



Warsaw, 2 July 2024

Dom Development S.A. Group: Preliminary information on results for Q2 2024

SALES

- In Q2 2024, the net sales of the Dom Development S.A. Group (“Dom Development Group” or “Group”) reached 943 units, a 1% increase from 931 units sold in the same period of 2023. This includes 408 units in Warsaw, 233 in Tri-City, 176 in Wrocław, and 126 in Krakow.
- The highest quarterly sales were achieved for the following projects: Dzielnica Mieszkańowa Metro Zachód (85 units), Harmonia Mokotów (69), and Osiedle Przy Forcie (57) in Warsaw; Synteza (51 units) in Tri-City; Osiedle Międzyzłeska (56 units), Osiedle Braniborska (35) in Wrocław; and Górka Narodowa (48 units) in Krakow.
- For the first six months of 2024, the Group’s net sales totalled 1,954 units, up 6% from 1,845 units a year earlier.

DELIVERIES

- In Q2 2024, the Group delivered 716 units to customers, compared to 648 units in Q2 2023. These deliveries included 562 units in Warsaw, 63 in Tri-City, 3 in Wrocław, and 88 in Krakow.
- The Group’s Q2 2024 financial results was mainly driven by deliveries from the following projects: Dzielnica Mieszkańowa Metro Zachód (226 units), Apartamenty Koło Parków (127), Osiedle Jagiellońska (100) and Apartamenty Białej Koniczyny (93) in Warsaw; and Osiedle Przy Malborskiej (79 units) in Krakow.
- Throughout the first half of 2024, the Group delivered a total of 1,637 units, compared to 1,998 units in the same period of 2023.
- The Management Board believes that the Group’s delivery potential for 2024 is higher than in the record year of 2023, which saw the delivery of 3,831 units. A significant number of deliveries are expected in Q4 2024.

MARKET OVERVIEW

Following strong sales in 2023 and in the first quarter of 2024, the Polish residential market has somewhat stabilised over the recent months. The second quarter was marked by a slight cooling in demand, accompanied by a gradual recovery in the supply of new flats in major urban areas. Uncertainty regarding the introduction, timing, and terms of the new government mortgage support scheme #naStart has caused some buyers to delay their purchases.

In this market environment, the Dom Development Group has continued to deliver robust financial results. Demand for our flats remains strong. The efficient replenishment of our stock, enables us to maintain high



sales volume . The three months ended 30 June 2024 were the sixth consecutive quarter with net sales exceeding 900 units. Cash transactions accounted for approximately 48% of total sales.

In 2024, the Dom Development Group aims to increase its sales volume relative to 2023, when net sales reached 3,906 units. Our financial position is very strong, with an almost record number of units under construction and an extensive list of attractive projects continuously entering the market.

We also expect 2024 to be a very successful year for the Group in terms of financial results, which are mainly driven by the number of units delivered to customers.

In the first half of 2024, the Dom Development Group delivered 1,637 units. We anticipate that in the latter half of the year we will commence deliveries in a large number of projects. All our constructions are being completed on schedule.

Jarosław Szanajca, President of the Management Board of Dom Development S.A.

Leszek Stankiewicz, Vice President of the Management Board, Chief Financial Officer, of Dom Development S.A.

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The Dom Development S.A. Group (“Dom Development Group”) is Poland’s largest residential developer, offering properties to retail customers in Warsaw, Wrocław, and Krakow, as well as in Tri-City and its region (through its subsidiary **Euro Styl S.A.**). The Group’s offer includes both affordable segment flats and premium apartments. The Group also owns the construction companies **Dom Construction Sp. z o.o.** and **Euro Styl Construction Sp. z o.o.**, which provide general contracting services for most of its projects. Over its 28 years of operation, the Group has delivered more than 49,000 flats. Since 2006, Dom Development S.A. has been listed on the Warsaw Stock Exchange.

For more information about the Company and our offerings in Warsaw, Wrocław, and Kraków, visit: www.domd.pl

For more information about our offerings in Tri-City, visit: www.eurostyl.com.pl

