



Warsaw, 14 May 2026

STRONG FIRST QUARTER OF 2026 FOR THE DOM DEVELOPMENT GROUP: HIGH SALES, STRONG DELIVERIES AND PLN 180 MILLION IN NET PROFIT

In the first quarter of 2026, the Dom Development Group (the “Group”) posted net profit of PLN 180 million, up 21% year on year, while revenue rose 30% year on year to PLN 961 million. The strong financial performance was driven by the delivery of 1,273 units to customers, up 29% from a year earlier, alongside continued high operational efficiency and cost discipline.

At the same time, the Group recorded net sales of 1,161 units in the first three months of the year, an increase of 12% year on year. This marked the seventh consecutive quarter with sales at or above 1,000 units, underscoring the consistency of the Group’s performance and reinforcing its leading position in the Polish residential market.

At the end of March 2026, cumulative net sales to be recognised in future periods, comprising units already sold but not yet delivered to buyers, stood at nearly 5.1 thousand units with a total value of PLN 4 billion.

‘The Dom Development Group started 2026 with strong operating and financial results, reinforcing its leading position in the Polish residential market and demonstrating its ability to capitalise on favourable market conditions. The first quarter saw a continued gradual recovery in demand, supported by improving mortgage affordability and further wage growth. At the same time, heightened geopolitical uncertainty linked to the situation in the Middle East prompted some buyers to accelerate purchase decisions amid concerns over a potential rise in inflation. Across Poland’s largest urban markets, sales increased markedly, while stock remained elevated, with a significant share of completed units. In response, developers reduced new launches, adjusting supply to the current pace of sales. At the same time, we continue to see clear regional differences: demand exceeding supply in Warsaw, relative balance in the Tricity and Wrocław, and elevated supply levels in Kraków. Against this backdrop, the months of inventory within the Dom Development Group remain well below market averages across cities, reflecting both the effectiveness of our sales operations and the strong alignment of our offering with customer expectations,’ said **Mikołaj Konopka, President of the Management Board of Dom Development.**

Quarterly net sales remain above 1,000 units

In the first quarter of 2026, the Dom Development Group recorded net sales of 1,161 units, up 12% year on year and marking the strongest first calendar quarter in the Group’s history. Mortgage-backed transactions accounted for 58% of total sales, compared with 53% in the first quarter of 2025 and an average of 56% for the whole of last year.

The average value of a residential unit sold by the Group in the first three months of 2026 (including the price of the flat together with any fit-out, storage unit and parking space) rose to PLN 842 thousand gross, from PLN 818 thousand in the corresponding period of 2025. The increase was driven mainly by changes in the mix of projects and units currently on offer.



'Across the broader market, residential prices have largely stabilised, with the exception of Warsaw, where average prices have continued to rise, driven mainly by the launch of new, higher-priced projects. At the same time, we are beginning to see upward pressure on construction costs linked to the conflict in the Middle East, which is likely to result in price adjustments in selected projects in the near term,' said **Mikołaj Konopka**.

In the first quarter, the Dom Development Group launched 1,382 units across eight projects. At the end of March 2026, the Group's offering comprised 3,538 units, broadly unchanged from a year earlier. If the first-quarter sales pace were maintained, the current offering could be fully sold out within just three quarters, significantly faster than in the case of most competitors.

Growing revenue and profits with a strong outlook for the coming quarters

The quarter was also a busy period for the Dom Development Group in terms of unit deliveries. The Group handed over 1,273 units to customers, up 29% from the first three months of 2025. Higher delivery volumes translated into stronger financial results: consolidated revenue for the first quarter of 2026 rose 30% year on year to PLN 961 million, while consolidated net profit increased 21% to PLN 180 million.

'At the end of March 2026, the Dom Development Group had nearly 5.1 thousand units worth a combined PLN 4 billion that had already been sold but not yet delivered to buyers. Of these, almost 0.5 thousand units had already been completed, while construction of a further 3.2 thousand units is due to finish later this year. The sales backlog and planned deliveries – concentrated mainly in the second half of the year – together with construction cost optimisation supported by our in-house general contracting operations, provide a strong basis for the Group's financial results in 2026. We believe this will allow us to improve on the record results delivered in 2025,' said **Monika Dobosz, Vice President of the Management Board and Chief Financial Officer of Dom Development**.

Land bank with capacity for more than 20 thousand units

'Another strength of the Dom Development Group is its strong funding position, including available credit lines and proceeds from bond issues. At the turn of February and March, we successfully completed a bond offering targeted at qualified investors, raising PLN 250 million at a record-low margin. This gives us considerable flexibility in managing liquidity, enables us to respond quickly to emerging opportunities and supports the continued expansion of our land bank. In the first quarter, we completed the acquisition of several attractive plots in Warsaw, the Tricity and Wrocław,' added **Monika Dobosz**.

At the end of the first quarter, the Dom Development Group's land bank had capacity for the development of approximately 20.3 thousand units, enough to sustain sales at the current pace for nearly five years.



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Consolidated financial highlights of the Dom Development Group

Statement of profit or loss (PLN million)	Q1 2026	Q1 2025	Change y/y
Revenue	960.9	741.9	30%
<i>Revenue from sale of finished products</i>	<i>943.1</i>	<i>712.4</i>	<i>32%</i>
<i>Units delivered</i>	<i>1,273</i>	<i>984</i>	<i>29%</i>
<i>Revenue per unit (PLN thousand)</i>	<i>741</i>	<i>724</i>	<i>2%</i>
Gross profit	301.8	253.4	19%
<i>Gross margin</i>	<i>31.4%</i>	<i>34.2%</i>	<i>(2.8)pp</i>
Operating profit (EBIT)	223.3	182.0	23%
<i>EBIT margin</i>	<i>23.2%</i>	<i>24.5%</i>	<i>(1.3)pp</i>
Profit before tax	222.6	184.0	21%
<i>Pre-tax margin</i>	<i>23.2%</i>	<i>24.8%</i>	<i>(1.6)pp</i>
Net profit	180.0	148.4	21%
<i>Net margin</i>	<i>18.7%</i>	<i>20.0%</i>	<i>(1.3)pp</i>
Earnings per share (PLN)	6.98	5.75	21%

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The **Dom Development S.A. Group** (the “**Dom Development Group**”) is Poland’s largest residential property developer, offering properties to retail customers in Warsaw, Wrocław, and Krakow, as well as in the Tricity and its vicinity (through the subsidiary **Euro Styl S.A.**). The Group’s portfolio 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 its projects. Over its 30 years of operation, the Group has delivered approximately 58,000 residential units. 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 Krakow, visit: www.domd.pl

For more information about our offering in the Tricity, visit: www.eurostyl.com.pl

