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DOM DEVELOPMENT GROUP REPORTS RECORD-HIGH QUARTERLY SALES VOLUME AND STRONGLY IMPROVING FINANCIAL PERFORMANCE

In the third quarter of 2025, the Dom Development Group further strengthened its position as Poland's leading residential developer, achieving the highest ever quarterly net sales volume with 1,183 units sold. This represents an 18% increase versus the second quarter of this year and 2% growth compared with the very strong third quarter of 2024.

The number of units delivered to buyers during the quarter was 950, up by 59% year on year. This translated into a 47% year-on-year increase in revenue to nearly PLN 707 million, while net profit for the period reached PLN 129 million – almost double the level posted a year earlier. Year-to-date, over the first three quarters of 2025, the Group generated revenue exceeding PLN 2 billion (+8% year on year) and net profit of over PLN 374 million (+27% year on year).

Deferred income for recognition in future periods was also at a record high. As at the end of September 2025, the Dom Development Group's portfolio included more than 5,600 units (with an aggregate value of over PLN 4.3 billion) that had already been sold but not yet delivered to buyers. The potential delivery volume in the fourth quarter of 2025 is estimated at more than 2,000 units.

"The third quarter of 2025 was the best in the Dom Development Group's history in terms of residential sales, which reflects how well our product offering matches both the expectations and purchasing power of home buyers. Last quarter, our net sales reached a record level of 1,183 units, marking our fifth consecutive quarter with sales at or above 1,000 units. At the same time, we commenced 11 new projects totalling 1,316 units across all the four metropolitan areas where we operate. This positions us to maintain the Dom Development Group's leading market share in the quarters ahead. At a time when many of our competitors are grappling with excess inventories, we continue to maintain a healthy balance between the size of our available stock and the pace of sales – our current sell-through period is approximately three to four quarters. This is significantly shorter than the market average, which not only demonstrates the strong operational performance of our teams, but also translates into a higher market share in terms of sales than the size of our stock alone would suggest," comments **Mikołaj Konopka, President of the Management Board of Dom Development.**

On track toward the full-year sales target

Year-to-date, in the first nine months of 2025, the Dom Development Group achieved sales of 3,216 units, up by 3% relative to the same period in 2024. As at the end of September 2025, the Group's available stock comprised 3,965 units, an increase of 29% year on year.

"The very strong third quarter, combined with an attractive and diversified product offering, gives us confidence as we look toward our full-year target, which is to surpass the record we set in 2024 with net sales of 4,269 units. We are benefiting from a revival in demand, supported by successive interest rate cuts that have improved mortgage affordability among prospective home buyers. At the same time, our projects



*continue to attract strong interest from investment property buyers, as cash transactions in the third quarter accounted for 45% of our total sales. We have also swiftly adapted to the new price transparency regulations, further strengthening the Dom Development Group's reputation as a reliable and trusted residential developer," says **Mikołaj Konopka**.*

Over PLN 374 million in net profit for Q1-Q3 2025

Revenue recognised by the Dom Development Group for the third quarter of 2025 reached PLN 707 million, marking year-on-year growth of 47%. During the period, the Group delivered 950 units to buyers, up by 59% versus the year before. Net profit for the quarter came in at nearly PLN 129 million, almost twice the level recorded a year earlier (+99% year on year).

In total, during the first three quarters of 2025, the number of units delivered by the Group to retail customers was 2,545, up by 14% year on year (relative to 2,235 units in 2024). As a result, revenue rose to more than PLN 2 billion (+8% year on year), while net profit surpassed PLN 374 million (+27% year on year).

*"We closed the third quarter with a record level of deferred income for recognition in the coming periods. At the end of September, the Dom Development Group had more than 5,600 units sold but not yet delivered to buyers, worth in excess of PLN 4.3 billion. For the current fourth quarter alone, we estimate the potential delivery volume at more than 2,000 units. Our in-house general contracting capability gives us full control over costs, timelines and construction quality, which directly translates into satisfied customers and underpins margin levels we view as healthy for our shareholders," stresses **Monika Dobosz, Vice President of the Management Board, Chief Financial Officer of Dom Development**.*

Robust balance sheet, sizable land bank, and payment of interim dividend

A further strength and competitive advantage of the Dom Development Group lies in its robust balance sheet. As at the end of September 2025, the Group's total assets exceeded PLN 6.2 billion (+16% year on year), and its cash position covered all interest-bearing liabilities, resulting in negative gearing. Total available financing (cash plus undrawn credit lines) at the end of the third quarter was close to PLN 1.5 billion, providing the Group with operational flexibility and continued capacity to replenish and sustain a sizable land bank.

As at the end of September 2025, the Group's ongoing projects comprised 8,178 units under construction, 57% of which were already sold. In addition, land owned or controlled by the Group can accommodate a further pipeline of more than 18,000 units. This land bank is sufficient to sustain sales at current levels for more than four years.

Given the Company's strong financial and liquidity position, the Management Board resolved in early October – consistent with the past two years – to pay out interim dividend. The 2025 interim dividend will amount to PLN 7 per share (nearly PLN 181 million on all the shares) and will be paid on 9 December. The dividend record date has been set for 2 December.

Dom Development has shared its profits with shareholders on a regular basis since its IPO on the Warsaw Stock Exchange in 2006. Total dividend for the previous year amounted to PLN 13 per share (over PLN 335 million on all the shares), of which PLN 6 per share was paid as interim dividend in December 2024, and the balance of PLN 7 per share – in July 2025.



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Consolidated financial highlights of the Dom Development Group

Statement of profit or loss (PLN million)	Q3 2025	Q3 2024	Change y/y	Q1-Q3 2025	Q1-Q3 2024	Change y/y
Revenue	706.6	482.3	46.5%	2,000.5	1,851.9	8.0%
<i>Revenue from sale of finished products</i>	<i>681.0</i>	<i>420.6</i>	<i>61.9%</i>	<i>1,898.5</i>	<i>1,693.1</i>	<i>12.1%</i>
<i>Units delivered</i>	<i>950</i>	<i>598</i>	<i>58.9%</i>	<i>2 545</i>	<i>2 235</i>	<i>13.9%</i>
<i>Revenue per unit (PLN thousand)</i>	<i>716.8</i>	<i>703.3</i>	<i>1.9%</i>	<i>746.0</i>	<i>757.5</i>	<i>-1.5%</i>
Gross profit	229.2	150.8	52.0%	684.5	589.6	16.1%
<i>Gross margin</i>	<i>32.4%</i>	<i>31.3%</i>	<i>1.1 p.p</i>	<i>34.2%</i>	<i>31.8%</i>	<i>2.4 p.p</i>
Operating profit (EBIT)	154.0	78.9	95.2%	456.0	364.7	25.0%
<i>EBIT margin</i>	<i>21.8%</i>	<i>16.4%</i>	<i>5.4 p.p</i>	<i>22.8%</i>	<i>19.7%</i>	<i>3.1 p.p</i>
Pre-tax profit	158.7	79.1	100.6%	463.5	367.5	26.1%
<i>Pre-tax margin</i>	<i>22.5%</i>	<i>16.4%</i>	<i>6.1 p.p</i>	<i>23.2%</i>	<i>19.8%</i>	<i>3.4 p.p</i>
Net profit	128.6	64.7	98.8%	374.2	295.8	26.5%
<i>Net margin</i>	<i>18.2%</i>	<i>13.4%</i>	<i>4.8 p.p</i>	<i>18.7%</i>	<i>16.0%</i>	<i>2.7 p.p</i>
Earnings per share (PLN)	4.99	2.51	98.8%	14.51	11.47	26.5%

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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, Wroclaw, 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 29 years of operation, the Group has delivered more than 53,000 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, Wroclaw, and Krakow, visit: www.domd.pl

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

