DOM DEVELOPMENT GROUP

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

PREPARED IN ACCORDANCE WITH
INTERNATIONAL FINANCIAL REPORTING STANDARDS

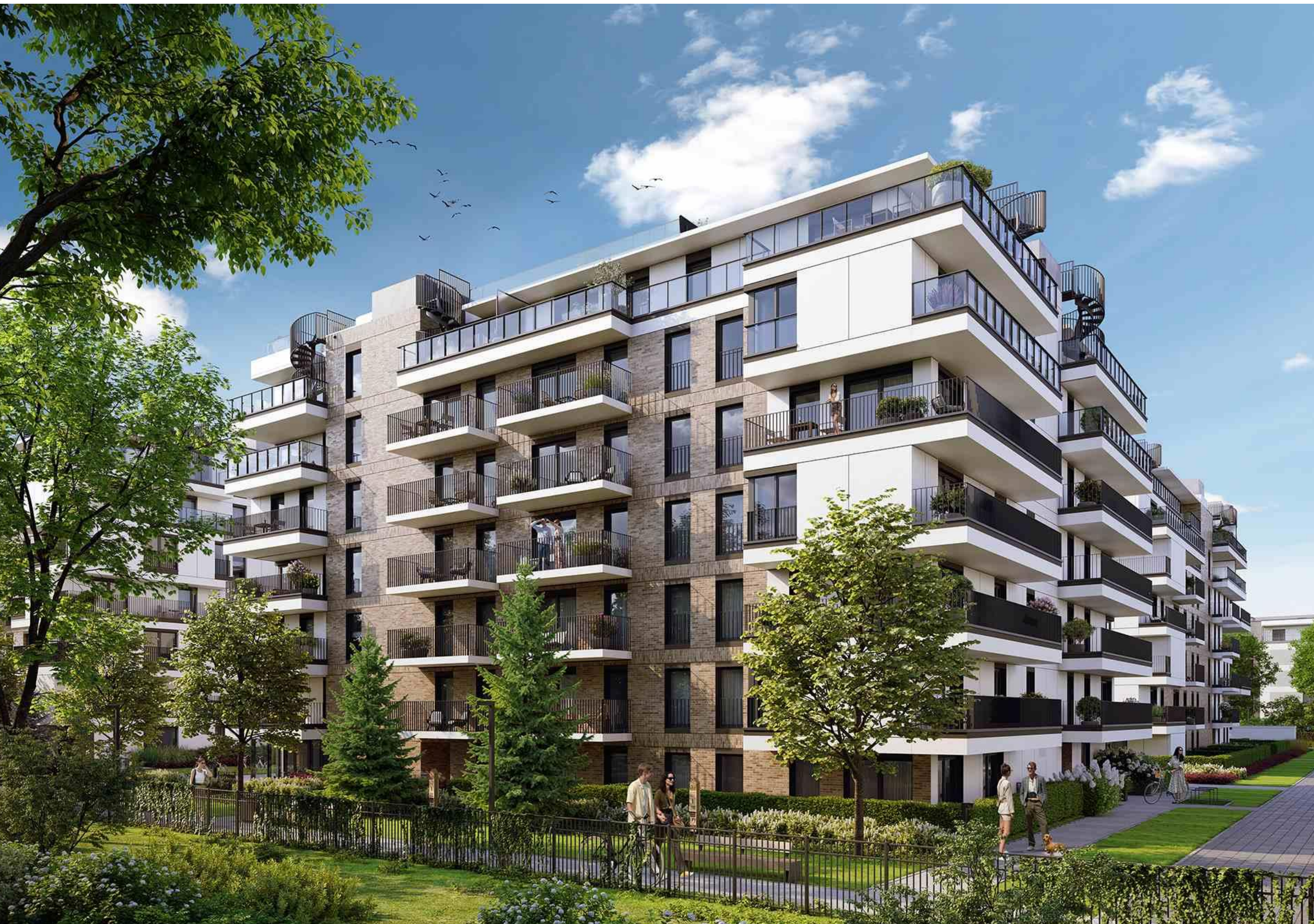

TABLE OF CONTENTS

1 AUTHORISATION OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR ISSUE

These consolidated financial statements for the year ended 31 December 2024, comprising:

- Consolidated balance sheet prepared as at 31 December 2024,
- Consolidated statement of profit or loss for the 12 months ended 31 December 2024,
- Consolidated statement of comprehensive income for the 12 months ended 31 December 2024,
- Consolidated statement of cash flows for the 12 months ended 31 December 2024,
- Consolidated statement of changes in shareholders' equity for the 12 months ended 31 December 2024,
- Notes to the consolidated financial statements

were prepared and authorised for issue by the Management Board of Dom Development S.A. on 17 March 2025.

The Management Board of Dom Development S.A. represents that, to the best of its knowledge, these annual consolidated financial statements for 2024, including comparative data, have been prepared in accordance with the applicable accounting policies, and give a true, accurate and fair view of the financial position, assets and financial performance of the Dom Development Group.

Mikołaj Konopka
President of the Management Board

Monika Dobosz
Vice President of the Management Board

Justyna Wilk
Member of the Management Board

Grzegorz Smoliński
Member of the Management Board

Terry R. Roydon
Member of the Management Board

2 CONSOLIDATED BALANCE SHEET

ASSETS	Note	31 Dec 2024	31 Dec 2023
Non-current assets			
Intangible assets	**7.6**	22,742	20,210
Property, plant and equipment	**7.7**	66,760	62,146
Deferred tax assets	**7.21**	26,167	31,902
Investments accounted for using the equity method	**7.39**	-	-
Long-term receivables	**7.8**	8,090	7,313
Long-term loans granted	**7.8**	52,408	-
Investment property		23,326	23,497
Other non-current assets		8,015	11,597
TOTAL NON-CURRENT ASSETS		**207,508**	**156,665**
Current assets			
Inventory	**7.9**	4,301,204	3,837,118
Trade and other receivables	**7.10**	109,740	85,695
Other current assets	**7.11**	26,103	77,357
Income tax receivables	**7.32**	50,118	2,645
Short-term loans granted	**7.8**	2,875	-
Current financial assets	**7.12**	230,124	117,560
Cash and cash equivalents	**7.13**	360,846	286,274
TOTAL CURRENT ASSETS		**5,081,010**	**4,406,649**
TOTAL ASSETS		**5,288,518**	**4,563,314**

EQUITY AND LIABILITIES	Note	31 Dec 2024	31 Dec 2023
Equity			
Share capital	**7.14**	25,798	25,698
Share premium	**7.15**	276,458	271,558
Other equity (statutory reserve funds)		898,638	765,143
Cash flow hedge reserve		4,691	5,484
Reserve for repurchase of non-controlling interests		-	-
Reserve from share capital reduction		510	510
Retained earnings		495,567	381,065
Equity attributable to owners of the Parent		**1,701,662**	**1,449,458**
Non-controlling interests		174	82
TOTAL EQUITY		**1,701,836**	**1,449,540**
Non-current liabilities			
Bank borrowings, non-current portion	**7.18**	-	-
Bonds, non-current portion	**7.19**	510,000	470,000
Deferred tax liabilities	**7.21**	62,113	28,012
Long-term provisions	**7.22**	65,249	45,610
Lease liabilities, non-current portion	**7.24**	35,163	38,450
Other non-current liabilities	**7.23**	93,832	107,906
TOTAL NON-CURRENT LIABILITIES		**766,357**	**689,978**
Current liabilities			
Trade, tax and other payables	**7.25**	697,175	484,222
Bank borrowings, current portion	**7.18**	-	-
Bonds, current portion	**7.19**	100,000	50,000
Accrued interest on bank borrowings and bonds	**7.20**	6,863	7,191
Lease liabilities, current portion	**7.24**	89,852	95,295
Corporate income tax payables		14,564	24,351
Short-term provisions	**7.26**	37,659	29,080
Deferred income	**7.27**	1,874,212	1,733,657
TOTAL CURRENT LIABILITIES		**2,820,325**	**2,423,796**
TOTAL LIABILITIES		**3,586,682**	**3,113,774**
TOTAL EQUITY AND LIABILITIES		**5,288,518**	**4,563,314**

All amounts are stated in thousands of Polish złoty.

3 CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	Note	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Revenue	**7.34**	3,168,177	2,550,313
Cost of sales	**7.34**	(2,149,016)	(1,735,262)
Gross profit		**1,019,161**	**815,051**
Selling costs	**7.35**	(106,064)	(77,010)
General and administrative expenses	**7.35**	(187,351)	(167,636)
Other income	**7.37**	20,966	24,559
Other expenses	**7.38**	(48,479)	(36,771)
Share of profit/(loss) of investees accounted using the equity method	**7.39**	(990)	-
Operating profit		**697,243**	**558,193**
Finance income	**7.40**	20,661	23,024
Finance costs	**7.41**	(11,472)	(7,962)
Profit before tax		**706,432**	**573,255**
Income tax	**7.32**	(137,275)	(113,005)
Net profit from continuing operations		**569,157**	**460,250**
Net profit from discontinued operations*)		**-**	**-**
Net profit		**569,157**	**460,250**
Net profit attributable to:			
Non-controlling interests		92	23
Owners of the Parent		**569,065**	**460,227**
Earnings per share attributable to owners of the Parent			
Basic (PLN)	**7.31**	**22.07**	**17.94**
Diluted (PLN)	**7.31**	**22.07**	**17.86**

*) In 2024 and 2023, the Group did not discontinue any of its operations.

Unless indicated otherwise, all amounts are stated in thousands of Polish złoty.

4 CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Net profit	**569,157**	**460,250**
Other comprehensive income:		
Net change due to cash flow hedges	(979)	**(13,531)**
Items that will be reclassified to the statement of profit or loss	**(979)**	(13,531)
Items that will not be reclassified to the statement of profit or loss	**-**	**-**
Other comprehensive income, before tax	**(979)**	**(13,531)**
Income tax on other comprehensive income that will be reclassified to the statement of profit or loss	186	2,571
Net other comprehensive income	**(793)**	**(10,960)**
Net comprehensive income	**568,364**	**449,290**

Net comprehensive income attributable to:		
Non-controlling interests	92	23
Owners of the Parent	568,272	449,267

All amounts are stated in thousands of Polish złoty.

5 CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Cash flows from operating activities			
Profit before tax		**706,432**	**573,255**
Adjustments for:			
Share of profit/(loss) of investees accounted using the equity method		990	-
Depreciation and amortisation		24,761	20,704
Foreign exchange (gains)/losses		(715)	(907)
(Gain)/loss from investments		2,209	(2,066)
Interest expense/(income)		6,736	10,177
Costs from valuation of management share option programmes		1,962	3,501
Changes in working capital:			
Change in provisions		28,218	5,816
Change in inventory		(465,005)	(371,676)
Change in receivables		(24,828)	3,488
Change in current liabilities, net of bank borrowings and bonds		198,189	96,487
Change in accruals and deferred income		77,596	85,579
Other adjustments		715	907
Cash from operating activities		**557,260**	**425,265**
Interest received		8,908	10,726
Interest paid		(34,163)	(21,215)
Income tax paid		(153,533)	(147,051)
Net cash from operating activities		**378,472**	**267,725**
Cash flows from investing activities			
Proceeds from sale of intangible assets and property, plant and equipment		1,894	1,262
Repayments of loans granted		35,570	-
Other proceeds/(payments) related to financial assets		6	340
Loans granted		(88,345)	-
Acquisition of intangible assets and property, plant and equipment		(21,528)	(17,294)
Acquisition of financial assets and contributions to equity		(100)	-
Net cash from investing activities		**(72,503)**	**(15,692)**
Cash flows from financing activities			
Proceeds from issue of shares (exercise of share options)	**7.14**	5,000	5,000
Proceeds from bank borrowings	**7.18**	251,154	425,456
Proceeds from issue of debt securities	**7.19**	140,000	260,000
Repayment of bank borrowings		(251,154)	(484,633)
Redemption of debt securities	**7.19**	(50,000)	(50,000)
Distribution of profit (dividends)	**7.17**	(323,030)	(424,024)
Payments under lease contracts		(3,367)	(1,794)
Net cash from financing activities		**(231,397)**	**(269,995)**
Net increase/(decrease) in cash and cash equivalents		**74,572**	**(17,962)**
Cash and cash equivalents at beginning of period	**7.13**	**286,274**	**304,236**
Cash and cash equivalents at end of period	**7.13**	**360,846**	**286,274**

All amounts are stated in thousands of Polish złoty.

6 CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Reporting year

	Note	Share capital	Share premium	Other equity (statutory reserve funds)	Reserve from share capital reduction	Reserve for repurchase of non-controlling interests	Cash flow hedge reserve	Retained earnings	Equity attributable to owners of the Parent	Non-controlling interests	Total equity
Equity at beginning of period		**25,698**	**271,558**	**765,143**	**510**	**-**	**5,484**	**381,065**	**1,449,458**	**82**	**1,449,540**
Share capital increase from exercise of share options	**7.14, 7.15**	100	4,900	-	-	-	-	-	**5,000**	-	**5,000**
Transfer of profit to statutory reserve funds	**7.17**	-	-	131,533	-	-	-	(131,533)	**-**	-	**-**
Dividend for shareholders	**7.17**	-	-	-	-	-	-	(323,030)	**(323,030)**	-	**(323,030)**
Creation of share-based payment reserve (from share option valuation)	**7.44**	-	-	1,962	-	-	-	-	**1,962**	-	**1,962**
Net profit for reporting period		-	-	-	-	-	-	569,065	**569,065**	92	**569,157**
Net other comprehensive income		-	-	-	-	-	(793)	-	**(793)**	-	**(793)**
Net comprehensive income		-	-	-	-	-	(793)	569,065	**568,272**	92	**568,364**
Increase/(decrease) in equity		**100**	**4,900**	**133,495**	**-**	**-**	**(793)**	**114,502**	**252,204**	**92**	**252,296**
Equity at end of period		**25,798**	**276,458**	**898,638**	**510**	**-**	**4,691**	**495,567**	**1,701,662**	**174**	**1,701,836**

All amounts are stated in thousands of Polish złoty.

Previous year

	Note	Share capital	Share premium	Other equity (statutory reserve funds)	Reserve from share capital reduction	Reserve for repurchase of non-controlling interests	Cash flow hedge reserve	Retained earnings	Equity attributable to owners of the Parent	Non-controlling interests	Total equity
Equity at beginning of period		**25,548**	**264,208**	**670,640**	**510**	**-**	**16,444**	**435,864**	**1,413,214**	**59**	**1,413,273**
Share capital increase from exercise of share options	**7.14, 7.15**	150	7,350	-	-	-	-	-	**7,500**	-	**7,500**
Transfer of profit to statutory reserve funds	**7.17**	-	-	91,002	-	-	-	(91,002)	**-**	-	**-**
Dividend for shareholders	**7.17**	-	-	-	-	-	-	(424,024)	**(424,024)**	-	**(424,024)**
Creation of share-based payment reserve (from share option valuation)	**7.44**	-	-	3,501	-	-	-	-	**3,501**	-	**3,501**
Net profit for reporting period		-	-	-	-	-	-	460,227	**460,227**	23	**460,250**
Net other comprehensive income		-	-	-	-	-	(10,960)	-	**(10,960)**	-	**(10,960)**
Net comprehensive income		-	-	-	-	-	(10,960)	460,227	**449,267**	23	**449,290**
Increase/(decrease) in equity		**150**	**7,350**	**94,503**	**-**	**-**	**(10,960)**	**(54,799)**	**36,244**	**23**	**36,267**
Equity at end of period		**25,698**	**271,558**	**765,143**	**510**	**-**	**5,484**	**381,065**	**1,449,458**	**82**	**1,449,540**

All amounts are stated in thousands of Polish złoty.

7 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

7.1 GENERAL INFORMATION ABOUT THE PARENT AND THE GROUP

THE PARENT

Company name:	Dom Development S.A.
Registered office:	Plac Piłsudskiego 3, 00-078 Warsaw, Poland
Legal form:	Joint-stock company (*spółka akcyjna*)
Country of registration:	Poland
Registered office address:	Plac Piłsudskiego 3, 00-078 Warsaw, Poland
Principal place of business:	Poland

The parent of the Dom Development Group (the 'Group') is Spółka Akcyjna Dom Development S.A. (the 'Company' or the 'Parent'), entered in the National Court Register maintained by the District Court for the Capital City of Warsaw, 12th Commercial Division of the National Court Register, under No. 0000031483.
According to the Polish Classification of Business Activities, the principal business activity of the Company is the development of building projects (PKD 4110Z). The Company operates mainly in Warsaw.

The Company is majority-owned by Groupe Belleforêt S.à r.l. of Luxembourg (see Note 7.14), which held 54.81% of the Company shares as at 31 December 2024. The ultimate parent of the Dom Development Group is the SCOP 2003 Trust, a trust established under the laws of England and Wales. The SCOP 2003 Trust is the sole shareholder of SCOP Luxembourg 2007 S.à r.l., which in turn is the majority shareholder of Groupe Belleforêt S.à r.l.

The ultimate consolidated financial statements are prepared by SCOP Luxembourg 2007 S.à r.l., which is the majority shareholder of Groupe Belleforêt S.à r.l.

THE GROUP

The table below sets out the Group's structure and the Parent's interests in the share capital of its subsidiaries as at 31 December 2024.

NAME	Country of registration	Parent's ownership interest	Voting interest	Consolidation method
Subsidiaries				
Dom Development Grunty Sp. z o.o.	Poland	46%	100%	full consolidation
Dom Development Kredyty Sp. z o.o.	Poland	100%	100%	full consolidation
Dom Development Wroclaw Sp. z o.o.	Poland	100%	100%	full consolidation
Dom Land Sp. z o.o.	Poland	-	-	full consolidation
Euro Styl S.A.*)	Poland	100%	100%	full consolidation
Dom Construction Sp. z o.o.	Poland	100%	100%	full consolidation
Dom Development Krakow Sp. z o.o.	Poland	100%	100%	full consolidation
Fundacja Nasz Dom	Poland	100%	100%	full consolidation

*) Euro Styl S.A. is the parent of the Euro Styl group.

The principal business of the group is the construction and sale of residential properties.
Dom Development Grunty Sp. z o.o., in which the Parent holds a 46% equity interest, is fully consolidated as its financial and operational policies are controlled by the Management Board appointed by Dom Development S.A. The subsidiary's business involves acquiring properties for the Group's residential development projects.

Dom Development S.A. does not hold any equity interests in Dom Land Sp. z o.o., but controls the company through its Management Board members. Dom Land Sp. z o.o. holds a 54% interests in Dom Development Grunty Sp. z o.o.

All Group companies conduct business in Poland in accordance with the Commercial Companies Code, and their duration is indefinite.

In the 12 months ended 31 December 2024, the Group did not discontinue any of its operations.

MATERIAL CHANGES IN THE GROUP STRUCTURE, INCLUDING MERGERS, ACQUISITIONS, DIVESTMENTS, LONG-TERM INVESTMENTS, DEMERGERS, RESTRUCTURINGS, AND BUSINESS DISCONTINUATION

- Further consolidation of residential development activities in the Krakow market within Dom Development Krakow Sp. z o.o.

On 10 June 2024, Dom Development S.A. sold interests in its subsidiary Dom Development Krakow 12 Sp. z o.o. to another subsidiary, Dom Development Krakow Sp. z o.o.

In June 2024, Dom Development Krakow 12 Sp. z o.o. announced an intended merger of Dom Development Krakow 12 Sp. z o.o. (as the acquiree) and Dom Development Krakow Sp. z o.o. (as the acquirer). The merger was registered with the National Court Register on 1 August 2024.

The business combination described above completed the process of consolidating the Group's residential property development activities in the Krakow market within Dom Development Krakow Sp. z o.o.

- Repayment of a capital contribution by Dom Development Wroclaw Sp. z o.o.

On 28 June 2024, the Company received a partial repayment of a capital contribution from Dom Development Wroclaw Sp. z o.o. in the amount of PLN 18,300 thousand.

- Formation of joint ventures within the Euro Styl group

In 2024, Euro Styl S.A. entered into two investment agreements for the execution of residential development projects through special purpose vehicles established specifically for this purpose. Pursuant to these joint venture agreements, Euro Styl S.A., together with its business partners, will undertake residential property development projects on land acquired directly by these joint ventures. Further details on these joint ventures and the scope of their activities are provided in Note 7.39.

Except for the transactions noted above, the Group did not make any material changes to the structure of its holdings in subsidiaries, associates, or joint ventures during the 12 months ended 31 December 2024.

7.2 BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

These consolidated financial statements have been prepared on a historical cost basis.

They have been prepared on the assumption that the Company will continue as a going concern for the foreseeable future.

The Russian invasion of Ukraine, which began on 24 February 2022, continues to disrupt the economic environment across the region. The Company and its subsidiaries operate exclusively in Poland. In the view of the Management Board, the war may impact demand for residential properties, construction costs, and the availability of subcontractors. As at the date of these consolidated financial statements, all of the Group's projects were progressing in line with plan or ahead of schedule. The Management Board continues to monitor developments closely and assess their potential implications at both the individual project level and from the perspective of the Group's long-term strategy. Based on its assessment, the Management Board considers that, as at the date of authorisation of these consolidated financial statements, the Group meets all necessary conditions to continue as a going concern for the foreseeable future.

The functional currency of the Parent and the other companies included in these consolidated financial statements is the Polish zloty. These consolidated financial statements have been prepared in the Polish zloty ('PLN'). Financial data presented in these consolidated financial statements are expressed in thousands of Polish zloty unless stated otherwise.

The accounting policies applied to the measurement of assets and liabilities and the determination of financial results, as presented in the notes to these consolidated financial statements, are consistent with the accounting principles adopted by the Parent.

7.3 STATEMENT OF COMPLIANCE

Polish legal regulations require the Group to prepare its consolidated financial statements in accordance with the International Financial Reporting Standards ('IFRS') as adopted by the European Union ('EU'). Given the ongoing process of IFRS endorsement within the EU and the nature of the Group's activities, there are no differences between the IFRS standards that have become effective and those endorsed by the EU for the financial year ended 31 December 2024 in respect of the accounting policies applied by the Group.

These consolidated financial statements have been prepared in compliance with all applicable IFRS as adopted by the European Union.

IFRS include standards and interpretations issued by the International Accounting Standards Board ('IASB') and the International Financial Reporting Interpretations Committee ('IFRIC').

Certain Group entities maintain their accounting records in accordance with the accounting policies prescribed by the Polish Accounting Act of 29 September 1994 (the 'Act'), as amended, and related regulations ('Polish Accounting Standards'). The consolidated financial statements include adjustments (not reflected in the statutory accounting records of these entities) to align their financial statements with IFRS.

The accounting policies applied in the preparation of these consolidated financial statements are consistent with those applied in the preparation of the Group's consolidated financial statements for the year ended 31 December 2023, except for the adoption of the following amendments to standards and new interpretations applicable to annual periods beginning on 1 January 2024:

- Amendments to IFRS 16 *Leases*. In September 2022, the IASB amended IFRS 16 *Leases* to add subsequent measurement requirements for lease liabilities arising from sale and leaseback transactions that satisfy the requirements of IFRS 15 to be accounted for as a sale. The amendments require a seller-lessee to measure lease liabilities arising from a leaseback in a manner that precludes the recognition of any gain or loss attributable to the retained right of use. This requirement is particularly relevant where a leaseback arrangement includes variable lease payments that are not linked to an index or rate, as such payments are excluded from the definition of 'lease payments' under IFRS 16.

- IAS 1 *Presentation of Financial Statements*. The amendments to IAS 1 clarify the presentation of liabilities as either current or non-current and specify how contractual covenants that an entity must comply with affect their classification. The amended IAS 1 provides that liabilities are classified as current or non-current depending on the rights existing at the end of the reporting period. This classification is unaffected by the entity's expectations or by events occurring after the reporting date, such as credit facility covenants that must be met post-reporting.

- Amendments to IAS 7 *Statement of Cash Flows* and IFRS 7 *Financial Instruments: Disclosures* – disclosure of information about supplier finance arrangements. Amendments to IAS 7 *Statement of Cash Flows* and IFRS 7 *Financial Instruments: Disclosures* introduce new disclosure requirements for supplier finance arrangements (e.g. reverse factoring). Entities must disclose specific information on supplier finance arrangements to enable users of financial statements to assess their impact on the entity's liabilities and cash flows, as well as their implications for liquidity risk exposure. The amendments are intended to enhance the transparency of disclosures related to such arrangements without altering the principles of recognition and measurement.

The Management Board has reviewed the amendments and concluded that they have no material impact on the Group's financial position, results, or the scope of disclosures in these consolidated financial statements.

Issued standards and interpretations that are not yet effective and have not been early adopted by the Group

In these consolidated financial statements, the Group has not elected to early adopt the following issued standards, interpretations, or amendments to existing standards prior to their effective date:

- Amendments to IFRS 10 and IAS 28 regarding sale or contribution of assets between an investor and its associates or joint ventures. The amendments resolve the previous inconsistency between the requirements of IFRS 10 and IAS 28. The accounting treatment depends on whether the non-monetary assets sold or contributed to an associate or joint venture constitute a business. If the non-monetary assets qualify as a business, the investor recognises the full gain or loss arising from the transaction. However, if the assets do not meet the definition of a business, the investor recognises the gain or loss only to the extent of the interests held by unrelated investors in the associate or joint venture. As at the date of these consolidated financial statements, endorsement of the amendment had been postponed by the European Union.

- IFRS 18 *Presentation and Disclosure in Financial Statements.* In April 2024, the IASB issued new IFRS 18 *Presentation and Disclosure in Financial Statements.* The standard is to replace IAS 1 *Presentation of Financial Statements*, and will be effective as of 1 January 2027. The amendments to IAS 1 address three key areas: the presentation of the statement of profit or loss, disclosure requirements for certain performance measures, and the principles governing the aggregation and disaggregation of information in financial statements. The new standard is effective for reporting periods beginning on or after 1 January 2027. As at the date of these consolidated financial statements, the amendments had not yet been endorsed by the European Union for application.

- Amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rate.* In August 2023, the IASB issued amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rate*, Which are designed to assist entities in assessing whether a currency is exchangeable for another and in estimating the spot exchange rate when it is not. Furthermore, where a currency is not exchangeable, the amended standard requires entities to disclose additional information on the methodology used to determine an alternative exchange rate. The amendments are effective for reporting periods beginning on or after 1 January 2025.

- Amendments to the classification and measurement of financial instruments – amendments to IFRS 9 and IFRS 7. In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7 to: a/ clarify the date of recognition and derecognition of certain financial assets and liabilities, with exemption for certain financial liabilities settled through electronic transfer; b/ clarify and add further guidance on the assessment of whether a financial asset meets the SPPI test; c/ add new disclosure requirements for certain instruments whose contractual terms may change cash flows; and d/ update disclosure requirements for equity instruments designated at fair value through other comprehensive income (FVOCI). The amendments are effective for reporting periods beginning on or after 1 January 2026. As at the date of these consolidated financial statements, the amendments had not yet been endorsed by the European Union for application.

The Management Board is currently assessing the impact of these standards on the Group's financial position, results, and the scope of disclosures in the consolidated financial statements. The Management Board does not anticipate that the new standards and amendments to existing standards will have a material impact on the Group's consolidated financial statements in the period of their initial application.

7.4 SIGNIFICANT ACCOUNTING POLICIES

BASIS OF CONSOLIDATION

These consolidated financial statements comprise the separate financial statements of Dom Development S.A. and its subsidiaries. The financial statements of the subsidiaries, adjusted as necessary to ensure compliance with IFRS, are prepared for the same reporting period as those of the Parent, using consistent accounting policies and a uniform approach to the recognition of transactions and economic events of a similar nature. Adjustments are made as necessary to align accounting policies across the Group.

All material balances and transactions between Group entities, including unrealised gains from intra-Group transactions, have been fully eliminated. Unrealised losses are eliminated unless they provide evidence of an impairment.

SUBSIDIARIES

Subsidiaries are consolidated from the date when the Group obtains control of them and cease to be consolidated when the control is lost. Control is exercised by the Parent when it holds, directly or indirectly through its subsidiaries, more than half of the voting rights in a given entity, unless it can be demonstrated that such ownership does not constitute control. Control is also deemed to exist when the Company has the ability to direct the financial and operating policies of an entity.

Changes in the Parent's ownership interest that do not result in the loss of control over a subsidiary are accounted for as equity transactions. In such cases, to reflect changes in relative ownership interests, the Group adjusts the carrying amounts of controlling and non-controlling interests. Any difference between the adjustment to non-controlling interests and the fair value of the consideration paid or received is recognised in equity and attributed to the Parent's owners.

INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

Investments in associates and joint ventures are consolidated using the equity method. These are entities over which the Parent exerts significant influence, either directly or through its subsidiaries, but which are not its subsidiaries. The financial statements of associates and joint ventures serve as the basis for measuring the Parent's interests using the equity method. The financial year of these entities is aligned with that of the Parent. These entities apply the accounting policies set out in the Act. Before determining the Group's share of the net assets of associates and joint ventures, appropriate adjustments are made to align their financial data with the IFRS standards applied by the Group. Investments in these entities are recognised in the balance sheet at cost, adjusted for subsequent changes in the Parent's share of their net assets, and reduced by any impairment losses, where applicable. The Group's share of these entities' profits or losses is recognised in consolidated profit or loss. An adjustment to the carrying amount may also be required due to changes in the proportion of the Group's interest in an associate or joint venture arising from changes in the entity's other comprehensive income. The Group's share of such changes is recognised in its own other comprehensive income.

Investments in associates and joint ventures are assessed for impairment when there is evidence indicating a potential impairment loss or when a previously recognised impairment loss is no longer required.

PROPERTY, PLANT AND EQUIPMENT

All property, plant and equipment are measured at cost, less accumulated depreciation (except for land) and any accumulated impairment losses. Acquisition cost includes the cost of replacing components of equipment when incurred, provided the expenditure is material. Depreciation is calculated on a straight-line basis over the asset's useful life. Buildings and structures are depreciated at rates ranging from 2.5% to 4.5%, vehicles at 20%, and equipment and other fixed assets at rates between 10% and 30%.

The right-of-use asset for office space is recognised in accordance with IFRS 16 *Leases* and depreciated over the lease term.

INVENTORY

Finished products

Finished goods primarily consist of residential units and parking spaces. They are measured at the lower of cost and net realisable value.

Net realisable value represents the estimated selling price, as determined by the Management Board based on prevailing market conditions.

Work in progress

Work in progress is measured at the lower of cost and net realisable value. Where a discrepancy arises, a write-down is recognised. For the Company's residential development projects, the assessment of whether an impairment write-down is required is based on the impairment test described below, which evaluates production cost against net realisable value.

Inventory impairment test

If a residential development project is expected to generate a loss, a write-down on work in progress is recognised immediately in the statement of profit or loss. A write-down may also be recognised for properties where the development process is exposed to a material risk of significant delay.

Budgets are prepared for each residential development project, covering both actual and projected cash flows, and are updated at least quarterly. For impairment testing purposes, project budgets include all historical and forecast net revenues, net of direct costs associated with land purchase, design, construction, and other project-related expenses, including show homes and on-site sales offices. Project budgets also account for both past and projected borrowing costs, as well as anticipated customer claims where applicable.

Project budgets are prepared in accordance with the principle of prudent valuation.

If the project margin, calculated based on total revenues and the aforementioned costs, is positive, no write-down on inventories is required. A negative margin indicates a potential impairment, which, following a detailed assessment of the project's cash flows, results in the recognition of a write-down on inventories equivalent to the estimated negative margin.

The write-down is recognised within cost of sales under 'Adjustment of inventories to net realisable value.' A previously recognised write-down may be reversed if the projected margin for the project turns positive.

If a project consists of multiple phases, the impairment assessment of inventories is conducted as follows:

a) all future phases of the project are treated as a single unit for impairment testing purposes;

b) each phase where both sales and construction have commenced is assessed separately from the remaining phases for impairment.

BORROWING COSTS

Borrowing costs are recognised as an expense in the statement of profit or loss in the period in which they are incurred, except for capitalised costs – i.e., costs that can be attributed to the production cost of qualifying assets (in the case of the Group: work in progress).

Borrowing costs are capitalised to work in progress only during periods when a residential development project is considered active. A project is deemed active when design or construction work is underway for acquired land, or when key administrative approvals necessary for project execution are being obtained.

Capitalisation of borrowing costs ceases when substantially all activities necessary to prepare the residential units for handover to customers have been completed.

Capitalisation is suspended if residential development activities related to the project – including design work, construction, or obtaining necessary permits and administrative approvals – are temporarily halted.

TRADE AND OTHER RECEIVABLES

Trade and other receivables are measured in accordance with IFRS 9, which introduced the estimation of impairment losses on financial assets using the expected credit loss model.

BANK DEPOSITS OVER THREE MONTHS

Bank deposits with a maturity over three months (as of the date when they are made) are presented in 'Current financial assets'.

CASH AND CASH EQUIVALENTS

Cash and short-term deposits with original maturities of up to three months (as at the date of their inception) are recognised in the balance sheet at nominal value and comprise cash held at banks and on hand, as well as short-term deposits with original maturities not exceeding three months. The balance of cash and cash equivalents presented in the statement of cash flows consists of the cash and cash equivalents described above, net of outstanding current account overdrafts.

INTEREST-BEARING BORROWINGS AND DEBT SECURITIES

At initial recognition, all interest-bearing borrowings and debt securities are measured at fair value, net of transaction costs incurred to obtain financing.

Subsequent to initial recognition, interest-bearing borrowings and debt securities are measured at amortised cost using the effective interest rate method.

The calculation of amortised cost reflects transaction costs incurred to obtain financing, as well as any discounts or premiums arising on issuance.

Drawdowns and repayments of borrowings and debt securities are presented in the statement of cash flows as cash inflows or outflows from financing activities and are not offset within the reporting period. An exception applies to overdraft facilities, where drawdowns and repayments are presented on a net basis due to their short maturities, high turnover, and rapid settlement cycles.

TRADE, TAX AND OTHER PAYABLES

Short-term trade and other payables, tax liabilities, and other liabilities are presented at amounts due.

Where the time value of money is significant – particularly in the case of retained guarantee deposits – the liability is measured by discounting the forecast future cash flows to present value. If the discounting approach is applied, the unwinding of the discount over time is recognised as finance costs.

PROVISIONS

Provisions are recognised when Group companies have a present obligation (legal or constructive) as a result of past events, it is probable that settling this obligation will require an outflow of economic benefits, and the obligation can be reliably estimated. The costs associated with a provision are recognised in the statement of profit or loss, net of any reimbursements.

REVENUE RECOGNITION

Revenue is recognised to the extent that it is probable that the Group will achieve economic benefits from a given transaction and the revenue can be reliably measured. Before revenue is recognised, the following criteria must be met:

Sale of products

Revenue from the sale of property (including residential units and commercial space) is recognised when control of the property, along with the significant risks and rewards of ownership, is transferred to the buyer. The Company considers this transfer to occur upon delivery of the property to the buyer, evidenced by a signed handover report, provided that the purchase price has been paid in full.

Where a residential development project involving the sale of real estate (including residential units and commercial space) is carried out on land owned by a third party, but the Company is responsible for the execution of the project – including marketing, sales, customer service, and design and construction management – and bears the associated risks, revenue from the sale of such properties is recognised in the same manner as described above for residential development projects undertaken on land owned by the Company or held under a perpetual usufruct right.

Revenue from the rendering of construction services

When it is probable that total contract costs will exceed total contract revenue, the expected loss (the excess of total estimated costs over total estimated revenue) is immediately recognised as an expense in the period and presented within cost of sales as cost of services sold. If revenue recognised using the percentage-of-completion method exceeds invoiced revenue, the difference is recorded as revenue from rendering of services, with a corresponding asset recognised within other current assets.

If revenue recognised using the percentage-of-completion method is lower than invoiced revenue, the difference is recorded as revenue from rendering of services, with a corresponding liability recognised as deferred income.

Revenue from other services
Revenue from the provision of non-construction services, including revenue from property management activities, is recognised in the period in which the service is rendered.

TAXATION

Current tax

Current tax liabilities and receivables for the current and prior periods are measured at the amounts expected to be paid to (or recovered from) the tax authorities, using the tax rates and tax laws that were enacted or substantively enacted as at the reporting date.

Deferred tax

For financial reporting purposes, deferred tax is calculated using the liability method, based on temporary differences as at the reporting date between the tax base of assets and liabilities and their carrying amount as presented in the financial statements.

Deferred tax assets are recognised for all deductible temporary differences, as well as for unused tax credits and unused tax losses carried forward, to the extent that it is probable that taxable profit will be available against which these deductible differences, credits, and losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow for the full or partial recovery of the deferred tax asset. Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available to recover the asset.

A deferred tax liability is recognised for the amount of income tax payable in future periods due to taxable temporary differences, i.e. differences that will increase the taxable base for income tax calculation in future periods.

Deferred tax assets and deferred tax liabilities are measured using the tax rates expected to be in effect in the period in which the asset is realised or the liability is settled, based on the tax rates (and tax laws) that are enacted or substantively enacted as at the reporting date.

Income tax related to items recognised outside profit or loss is also recognised outside profit or loss, as follows: in other comprehensive income, for items recognised in other comprehensive income, or directly in equity, for items recognised directly in equity.

The Group offsets deferred tax assets against deferred tax liabilities only when it has a legally enforceable right to offset current tax assets against current tax liabilities, and when the deferred tax relates to the same taxable entity and the same taxation authority.

DIVIDENDS

Dividends are recognised when the shareholders' rights to receive the payment are established.

EARNINGS PER SHARE

Earnings per share for each reporting period is calculated as the net profit for the period divided by the weighted average number of shares outstanding during that period.

LEASES

The Group recognises assets and liabilities for all lease transactions with a term exceeding 12 months, except where the leased asset is of low value. Depreciation of the leased asset is recognised separately from interest on the lease liability in the statement of profit or loss.

Right-of-use assets are presented in the balance sheet within the same line item as the corresponding underlying assets would have been classified if owned by the Company (the lessee).

Right-of-use assets related to office space and serviced apartments

The right-of-use assets related to office space and serviced apartments are depreciated, with corresponding finance costs recognised in respect of the lease. These assets are presented in the balance sheet under Property, plant and equipment, while the related lease liabilities are classified as either non-current or current liabilities, as appropriate.

Perpetual usufruct of land

Costs – costs related to the lease of perpetual usufruct rights to land are allocated to Inventory (as Semi-finished products and work in progress) during the execution of a residential development project.

Asset – the related asset is recognised in the balance sheet under Inventory or Short-term receivables.

Liability – the corresponding liability is fully classified under Current liabilities.

This allocation of perpetual usufruct lease payments reflects the fact that these rights pertain to land on which the Group carries out its residential development projects. Accordingly, the lease costs of perpetual usufruct rights are recognised under Inventory (as work in progress) and subsequently expensed to profit or loss as cost of sales when the completed units are transferred to customers, i.e., upon revenue recognition.

On 20 July 2018, the Act on the conversion of perpetual usufruct to land developed for residential purposes into freehold ownership came into effect. The Group treats land subject to this statutory conversion in the same manner as land previously held under perpetual usufruct, accounting for conversion fees in line with the treatment of perpetual usufruct charges.

<u>Classification of lease assets and liabilities related to perpetual usufruct rights to land in the balance sheet</u>

As a general principle, perpetual usufruct rights to land on which residential development projects are carried out are classified as Inventory. The corresponding liabilities for these rights are expected to be settled through their transfer to the buyers of the residential units to which they relate. Liabilities associated with these rights are classified as current liabilities, consistent with the classification of the related Inventories, which are recognised as current assets. This classification reflects the fact that both the inventories and the corresponding liabilities are settled within the Company's operating cycle, which extends from the start of a residential development project to the conversion of inventories into cash.

The Group is legally discharged from its obligation to pay usufruct fees or conversion fees only upon the legal (notarial) transfer of the corresponding share in the land to the buyer of a unit. Until this transfer is completed, the lease liability remains on the Group's balance sheet. Accordingly, upon delivery of the unit to the buyer (which coincides with the recognition of revenue from the sale), the portion of the lease asset relating to the unit is reclassified from Inventory to Receivables from the buyer, in an amount corresponding to the recognised lease liability for the land.

Until the legal title is transferred, both the receivable and the liability are classified as current, as their settlement is expected to occur within the Company's operating cycle through transfer to the buyer. Upon legal transfer of ownership to the buyer, the lease liability and the corresponding receivable are derecognised from the balance sheet.

All future payments arising from perpetual usufruct rights, based on the contractual term of the usufruct (which may be up to 99 years), are discounted. This period is independent of the timeframe anticipated by the Group for holding the perpetual usufruct rights, that is, the period planned for the development of these properties for investment purposes.

7.5 SIGNIFICANT JUDGEMENTS AND ASSUMPTIONS

The following areas required the significant application of management’s professional judgement, alongside accounting estimates and underlying business assumptions, in the process of applying the accounting policies.

DEVELOPMENT PROJECT BUDGETS

Decisions to acquire property (land) are based on detailed analyses, with purchase budgets serving as a key tool for assessing the expected profitability of residential development projects. Following the purchase of a property, budgets are updated regularly, drawing on management’s best knowledge and experience. All project budgets are reviewed at least every three months and revised as necessary. Updated project budgets form the basis for:

- assessing project profitability and determining the need for inventory write-downs, if applicable
- preparing financial projections, annual budgets, and medium-term plans

RECOGNITION OF REVENUE FROM SALE OF PRODUCTS

Revenue from the sale of property (including residential units and commercial space) is recognised when control of the property, along with the significant risks and rewards of ownership, is transferred to the buyer. Management considers this transfer to occur upon delivery of the property to the buyer, as confirmed by a signed handover report, provided that the full purchase price has been paid.

SEASONALITY

The Group's operations are not subject to any significant seasonal fluctuations.

DETERMINATION OF JOINT CONTROL IN JOINT ARRANGEMENTS

The Group exercises joint control over an entity if it must act collectively with all other investors to direct the entity’s relevant activities. This means that no single investor has control over the entity, nor can any investor unilaterally direct its activities without the cooperation of the others. Based on its professional judgement, the Group determines the nature of the joint arrangement in which it participates by assessing its rights and obligations, taking into account the structure and legal form of the arrangement, as well as the contractual terms agreed between the parties.

7.6 INTANGIBLE ASSETS

Reporting year

INTANGIBLE ASSETS	Other intangible assets	Software	Trademark	Intangible assets under development	Total
Gross carrying amount at beginning of period	**10,340**	**40,570**	**6,990**	**505**	**58,405**
Additions – acquisition of companies	-	-	-	-	-
Other additions	1,124	23	-	9,449	10,596
Transfers	674	6,439	-	(7,632)	(519)
(Reductions)	(682)	(24)	-	-	(706)
Gross carrying amount at end of period	**11,456**	**47,008**	**6,990**	**2,322**	**67,776**
Accumulated amortisation at beginning of period	**8,524**	**22,681**	**6,990**	**-**	**38,195**
Additions – acquisition of companies	-	-	-	-	-
Other additions	1,113	6,371	-	-	7,484
(Decrease)	(621)	(24)	-	-	(645)
Accumulated amortisation at end of period	**9,016**	**29,028**	**6,990**	**-**	**45,034**
Net carrying amount at end of period	**2,440**	**17,980**	**-**	**2,322**	**22,742**

Previous year

INTANGIBLE ASSETS	Other intangible assets	Software	Trademark	Intangible assets under development	Total
Gross carrying amount at beginning of period	**9,640**	**35,602**	**6,990**	**314**	**52,546**
Additions – acquisition of companies	-	-	-	-	-
Other additions	1,153	4,968	-	6,408	12,529
Transfers	30	-	-	-	30
(Reductions)	(483)	-	-	(6,217)	(6,700)
Gross carrying amount at end of period	**10,340**	**40,570**	**6,990**	**505**	**58,405**
Accumulated amortisation at beginning of period	7,733	17,288	6,990	-	32,011
Additions – acquisition of companies	-	-	-	-	-
Other additions	1,078	5,393	-	-	6,471
(Decrease)	(287)	-	-	-	(287)
Accumulated amortisation at end of period	**8,524**	**22,681**	**6,990**	**-**	**38,195**
Net carrying amount at end of period	**1,816**	**17,889**	**-**	**505**	**20,210**

Intangible assets are amortised over their estimated useful lives, which typically range from two to five years. The Trademark line item includes the value of the Euro Styl trademark, which was recognised at the time of acquisition of the Euro Styl group and measured at its acquisition-date fair value.

The Group has no intangible assets with an indefinite useful life.

As at 31 December 2024, no circumstances arose that would require the Group to recognise impairment losses on intangible assets. No charges, liens, or other security interests were established over were established over intangible assets.

Amortisation of intangible assets has been recognised within cost of sales and general and administrative expenses.

7.7 PROPERTY, PLANT AND EQUIPMENT

Reporting year

PROPERTY, PLANT AND EQUIPMENT	Right-of-use premises	Land and buildings	Vehicles	Equipment and other fixed assets	Total
Gross carrying amount at beginning of period	**74,017**	**5,020**	**16,499**	**21,539**	**117,075**
Additions – acquisition of companies	-	-	-	-	-
Other additions	8,402	7,646	5,065	6,243	27,356
(Decrease)	(3,626)	(5,339)	(2,412)	(4,927)	(16,304)
Gross carrying amount at end of period	**78,793**	**7,327**	**19,152**	**22,855**	**128,127**
Accumulated depreciation at beginning of period	**27,990**	**1,060**	**8,695**	**17,184**	**54,929**
Additions – acquisition of companies	-	-	-	-	-
Other additions	9,993	750	2,841	3,356	16,940
(Decrease)	(3,626)	(423)	(1,830)	(4,623)	(10,502)
Accumulated depreciation at end of period	**34,357**	**1,387**	**9,706**	**15,917**	**61,367**
Net carrying amount at end of period	**44,436**	**5,940**	**9,446**	**6,938**	**66,760**

Previous year

PROPERTY, PLANT AND EQUIPMENT	Right-of-use premises	Land and buildings	Vehicles	Equipment and other fixed assets	Total
Gross carrying amount at beginning of period	**56,224**	**2,512**	**15,179**	**18,954**	**92,869**
Additions – acquisition of companies	-	-	-	-	-
Other additions	17,793	2,508	3,783	4,133	28,217
(Decrease)	-	-	(2,463)	(1,548)	(4,011)
Gross carrying amount at end of period	**74,017**	**5,020**	**16,499**	**21,539**	**117,075**
Accumulated depreciation at beginning of period	**21,284**	**805**	**8,571**	**15,096**	**45,756**
Additions – acquisition of companies	-	-	-	-	-
Other additions	6,706	255	2,218	2,748	11,927
(Decrease)	-	-	(2,094)	(660)	(2,754)
Accumulated depreciation at end of period	**27,990**	**1,060**	**8,695**	**17,184**	**54,929**
Net carrying amount at end of period	**46,027**	**3,960**	**7,804**	**4,355**	**62,146**

Additions to property, plant and equipment resulted from acquisitions.

As at 31 December 2024, no circumstances were identified that would require the recognition of an impairment loss on property, plant and equipment.

No charges, liens, or other security interests were established over property, plant and equipment.

7.8 LONG-TERM RECEIVABLES AND GRANTED LOANS

LONG-TERM RECEIVABLES

LONG-TERM RECEIVABLES	31 Dec 2024	31 Dec 2023
Receivables from disposal of financial assets	-	-
Retention receivables	2,701	4,108
Other long-term receivables	5,389	3,205
Total	**8,090**	**7,313**

All long-term receivables are denominated in the Polish zloty.

No impairment allowances were recognised for long-term receivables.

LOANS GRANTED

LOANS GRANTED	31 Dec 2024	31 Dec 2023
Loans granted, non-current portion	52,408	-
Loans granted, current portion	2,875	-
Total	**55,283**	**-**

The loan amounts presented above include accrued interest as at the reporting date.

LOANS GRANTED TO JOINT VENTURES

The table below presents loans granted by Euro Styl S.A. to joint ventures (as described in Note 7.39), including their balances as at 31 December 2024 and accrued interest:

Agreement date	Borrower	Loan amount (excluding interest)	Due date	As at end of period
1 Jul 2024	Bysewska Sp. z o.o.	24,700	2 Jul 2029	25,732
11 Jul 2024	DOKI V Sp. z o.o.	2,875	28 Feb 2025	2,875
11 Jul 2024	DOKI V Sp. z o.o.	25,000	12 Jul 2029	26,101
29 Jul 2024	Bysewska Sp. z o.o.	11,070	8 Aug 2029	369
13 Aug 2024	Bysewska Sp. z o.o.	200	30 Nov 2026	206
Total		**63,845**		**55,283**

7.9 INVENTORY

INVENTORY	31 Dec 2024	31 Dec 2023
Prepaid deliveries	**156,413**	**121,445**
of which: at cost	156,413	121,445
write-down to net realisable value	-	-
Semi-finished products and work in progress	**3,840,631**	**3,511,016**
of which: at cost	3,798,541	3,460,500
perpetual usufruct of land (lease)	72,998	81,425
write-down to net realisable value	(30,908)	(30,909)
Finished products	**304,160**	**204,657**
of which: at cost	310,389	210,886
write-down to net realisable value	(6,229)	(6,229)
Total	**4,301,204**	**3,837,118**

INVENTORY WRITE-DOWNS	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
As at beginning of period	**37,137**	**47,134**
Increase	-	1,454
(Decrease)	-	(11,450)
As at end of period	**37,137**	**37,138**

Inventory write-down amounts were determined based on analyses and impairment tests performed by the Group.

The methodology of inventory impairment testing is set out in Note 7.4 – Significant accounting policies.

CARRYING AMOUNTS OF INVENTORIES PLEDGED AS SECURITY FOR LIABILITIES AND MORTGAGE AMOUNTS	31 Dec 2024	31 Dec 2023
MORTGAGES – amounts of mortgages securing liabilities:		
Under property purchase contracts	-	-
Under credit facility agreements executed by the Company and other Group entities	900,000	765,000

PRE-DEVELOPMENT COSTS

Where there is uncertainty regarding the acquisition of land for a potential project, the associated pre-development costs are expensed to the statement of profit or loss in the period in which they are incurred. All other pre-development costs are capitalised within work in progress.

The table below sets out the pre-development costs recognised in the statement of profit or loss.

PRE-DEVELOPMENT COSTS RECOGNISED IN THE STATEMENT OF PROFIT OR LOSS	31 Dec 2024	31 Dec 2023
Pre-development works	2,533	1,775

7.10 TRADE AND OTHER RECEIVABLES

TRADE AND OTHER RECEIVABLES	31 Dec 2024	31 Dec 2023
Trade receivables	57,994	43,279
Receivables from related parties	-	-
Tax receivables	33,895	27,037
Other receivables	17,851	15,379
Total	**109,740**	**85,695**

Tax receivables comprise VAT receivables.

The Group recognised impairment allowances for receivables, which are presented under Other expenses.

The allowances were recognised based on the Group's best knowledge and experience, following an individual assessment of specific balances.

AGEING ANALYSIS OF TRADE RECEIVABLES	31 Dec 2024	31 Dec 2023
Non-overdue receivables and receivables past due up to 3 months	48,359	40,156
Past due over 3 months to 6 months	952	1,304
Past due over 6 months to 1 year	4,085	1,910
Past due over 1 year	7,920	5,990
Gross carrying amount of trade receivables	**61,316**	**49,360**
Impairment allowances	(3,322)	(6,081)
Net carrying amount of trade receivables	**57,994**	**43,279**

The impairment allowances presented in the table below relate entirely to past due trade receivables.

CHANGE IN IMPAIRMENT ALLOWANCES FOR TRADE AND OTHER RECEIVABLES	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
As at beginning of period	**6,081**	**7,551**
Increase	1,588	4,284
(Decrease)	(4,347)	(5,754)
As at end of period	**3,322**	**6,081**

As at the reporting date, there were no trade or other receivables denominated in foreign currencies.

Income and expenses related to the recognition and reversal of impairment allowances for receivables are recognised under other income or other expenses, respectively.

7.11 OTHER CURRENT ASSETS

OTHER CURRENT ASSETS	31 Dec 2024	31 Dec 2023
Accrued expenses	7,503	6,978
Long-term contract accruals	17,057	68,837
Accrued finance income from deposits	123	28
Other	1,420	1,514
Total	**26,103**	**77,357**

The long-term contract accruals relate to the construction project executed by the Company under a general contracting model. These accruals represent the difference between revenue recognised based on the stage of contract completion and invoiced revenue.

7.12 CURRENT FINANCIAL ASSETS

CURRENT FINANCIAL ASSETS	31 Dec 2024	31 Dec 2023
Bank deposits over three months	-	-
Cash in open-end residential escrow accounts	216,608	102,623
Other current financial assets	13,516	14,937
Total	**230,124**	**117,560**

Cash in open-end residential escrow accounts comprises funds received from the Group's customers as advance payments for the sale of its residential units. These funds remain in escrow until the requirements set out in the Act on the protection of rights of residential property buyers are satisfied.

Other current financial assets consist of funds held in an escrow account for the development of external infrastructure associated with the Company's residential projects at the Metro Zachód estate.

7.13 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprises cash on hand and bank balances, including deposits with original maturities of up to three months at the time of placement. The carrying amounts of these assets correspond to their fair values.

CASH AND CASH EQUIVALENTS	31 Dec 2024	31 Dec 2023
Cash on hand and at banks	23,843	28,232
Short-term bank deposits	337,003	258,042
Other	-	-
Total	**360,846**	**286,274**

7.14 SHARE CAPITAL

CHANGES IN THE COMPANY'S SHARE CAPITAL FROM 1 JANUARY TO 31 DECEMBER 2024

CHANGE IN THE REPORTING PERIOD	Number of shares	Share capital – par value	Share premium
As at 1 Jan 2024	**25,698,422**	**25,698**	**271,558**
Change	100,000	100	4,900
As at end of period	**25,798,422**	**25,798**	**276,458**

PROCEEDS FROM SHARE ISSUANCE	31 Dec 2024	31 Dec 2023
Proceeds from share issuance, at par value	100	150
Share premium	4,900	7,350
Total	**5,000**	**7,500**

EXERCISE OF SHARE OPTIONS

On 24 January 2024, the Management Board resolved to increase the Company's share capital from PLN 25,698,422.00 to PLN 25,798,422.00, i.e., by PLN 100,000.00, through the issuance of 50,000 Series AJ ordinary bearer shares with a par value of PLN 1.00 per share and 50,000 Series AK ordinary bearer shares, also with a par value of PLN 1.00 per share. The issue price for both Series AJ and AK shares was set at PLN 50.00 per share. The shares were issued by way of a private placement. The purpose of the issue of shares within the limits of the authorised share capital was to enable the Company to meet its obligations arising from:

- 5th Management Share Option Programme for Mikołaj Konopka, Member of the Management Board, concerning 250,000 Dom Development shares, and
- 7th Management Share Option Programme for Leszek Stankiewicz, Vice President of the Management Board, concerning 250,000 Dom Development S.A. shares (see Note 7.23).

On 30 January 2024, Mikołaj Konopka exercised his share options, subscribing for 50,000 shares of the Company by exercising rights attached to subscription warrants. The issue price of the Series AJ shares was PLN 50.00 per share.

On 6 February 2024, Leszek Stankiewicz exercised his share options, subscribing for 50,000 shares of the Company by exercising rights attached to subscription warrants. The issue price of the Series AK shares was PLN 50.00 per share.

On 13 February 2024, the shares were registered by the District Court for the Capital City of Warsaw in Warsaw. On 28 May 2024, the Central Securities Depository of Poland (KDPW) issued a statement to the effect that it had entered into an agreement with the Company to register in the securities depository up to 50,000 Series AJ ordinary bearer shares and up to 50,000 Series AK ordinary bearer shares issued by the Company. The shares were registered pursuant to settlement orders as set out in Section 6 of the Detailed Rules of Operation of the Central Securities Depository of Poland, following the deregistration of the exercised subscription warrants. On 29 July 2024, the Central Securities Depository of Poland assimilated 50,000 Series AJ shares and 50,000 Series AK shares with the Company's listed shares bearing ISIN code PLDMDVL00012. On the same day, the Series AJ and AK shares were introduced to trading on the main market of the Warsaw Stock Exchange.

SHARE CAPITAL STRUCTURE AS AT 31 DECEMBER 2024

Series/ issue	Type of shares	Number of shares	Par value of series/issue	Manner of payment for shares	Registration date	Dividend entitlement (as of date)
A	Bearer	21,344,490	21,344,490	cash	12 Sep 2006	12 Sep 2006
F	Bearer	2,705,882	2,705,882	cash	31 Oct 2006	31 Oct 2006
H	Bearer	172,200	172,200	cash	14 Feb 2007	14 Feb 2007
I	Bearer	92,700	92,700	cash	14 Feb 2007	14 Feb 2007
J	Bearer	96,750	96,750	cash	14 Feb 2007	14 Feb 2007
L	Bearer	148,200	148,200	cash	14 Feb 2007	14 Feb 2007
Ł	Bearer	110,175	110,175	cash	12 Mar 2012	7 May 2012
M	Bearer	24,875	24,875	cash	3 Oct 2012	9 Nov 2012
N	Bearer	20,000	20,000	cash	3 Oct 2012	9 Nov 2012
O	Bearer	26,000	26,000	cash	5 Mar 2013	17 May 2013
P	Bearer	925	925	cash	31 Oct 2013	23 Dec 2013
R	Bearer	11,000	11,000	cash	31 Oct 2013	23 Dec 2013
S	Bearer	17,075	17,075	cash	20 Mar 2014	2 May 2014
T	Bearer	1,000	1,000	cash	14 Jan 2015	27 Mar 2015
U	Bearer	10,320	10,320	cash	17 May 2016	1 Jun 2016
V	Bearer	1,000	1,000	cash	17 May 2016	1 Jun 2016
W	Bearer	85,830	85,830	cash	10 Jan 2017	10 Mar 2017
Y	Bearer	100,000	100,000	cash	29 Mar 2018	21 May 2018
Z	Bearer	100,000	100,000	cash	28 Feb 2019	24 Apr 2019
AA	Bearer	100,000	100,000	cash	31 Mar 2020	28 May 2020
AB	Bearer	50,000	50,000	cash	31 Mar 2020	28 May 2020
AC	Bearer	100,000	100,000	cash	18 Feb 2021	23 Apr 2021
AD	Bearer	80,000	80,000	cash	18 Feb 2021	23 Apr 2021
AE	Bearer	100,000	100,000	cash	2 Mar 2022	10 Jun 2022
AF	Bearer	50,000	50,000	cash	2 Mar 2022	10 Jun 2022
AG	Bearer	50,000	50,000	cash	26 Jan 2023	14 Jun 2023
AH	Bearer	50,000	50,000	cash	15 May 2023	14 Jun 2023
AI	Bearer	50,000	50,000	cash	15 May 2023	14 Jun 2023
AJ	Bearer	50,000	50,000	cash	13 Feb 2024	28 May 2024
AK	Bearer	50,000	50,000	cash	13 Feb 2024	28 May 2024
Total		**25,798,422**	**25,798,422**			

Each Dom Development S.A. share has a par value of PLN 1.

None of the Company shares carry any preference or restriction on the rights attached to shares.

SHAREHOLDERS HOLDING DIRECTLY OR INDIRECTLY (THROUGH SUBSIDIARIES) AT LEAST 5% OF THE TOTAL VOTING RIGHTS AT THE GENERAL MEETING OF SHAREHOLDERS AS AT 31 DECEMBER 2024

	Shares	Ownership interest (%)	Number of voting rights	Voting interest (%)
Groupe Belleforêt S.à r.l.	14,140,441	54.81	14,140,441	54.81
PTE Allianz Polska S.A.*	2,501,493	9.70	2,501,493	9.70
Jarosław Szanajca	1,454,050	5.64	1,454,050	5.64

*) The shareholding of PTE Allianz Polska S.A. is presented in accordance with the notification dated 15 May 2023 and includes shares held by Allianz OFE.

HOLDINGS OF DOM DEVELOPMENT SHARES OR RIGHTS TO SHARES (SHARE OPTIONS) BY MEMBERS OF THE MANAGEMENT BOARD AND THE SUPERVISORY BOARD AS AT 31 DECEMBER 2024

	AS AT 31 DEC 2024				CHANGE IN 1 JAN–31 DEC 2024	
	Shares	Par value (PLN thousand)	Share options	Total shares and options	Shares	Share options
MANAGEMENT BOARD						
Jarosław Szanajca	1,454,050	1,454	-	1,454,050	-	-
Leszek Stankiewicz	-	-	-	-	(150,000)	(150,000)
Mikołaj Konopka	213,561	214	-	213,561	43,500	(50,000)
Grzegorz Smoliński	3,003	3	-	3,003	(297)	-
Terry Roydon	58,500	59	-	58,500	-	-
SUPERVISORY BOARD						
Grzegorz Kiełpsz	1,280,750	1,281	-	1,280,750	-	-
Janusz Zalewski	91,000	91	-	91,000	(209,000)	-
Mark Spiteri	900	1	-	900	-	-
Anna Panasiuk	-	-	-	-	-	-
Edyta Wojtkiewicz	-	-	-	-	-	-
Philippe Bonavero	-	-	-	-	-	-
Dorota Podedworna-Tarnowska	-	-	-	-	-	-

Members of the Company's Management Board and Supervisory Board did not hold any interests in other Group companies, except for Dom Land Sp. z o.o., in which, as at 31 December 2024, Jarosław Szanajca, Grzegorz Kiełpsz, and Mark Spiteri each held a 20% shareholding.

7.15 SHARE PREMIUM

In the 12 months ended 31 December 2024, share premium increased by PLN 4,900 thousand following the share capital increase described in Note 7.14.

Share premium amounted to PLN 276,458 thousand as at 31 December 2024 and PLN 271,558 thousand as at 31 December 2023.

7.16 ADDITIONAL INFORMATION ON EQUITY

As at 31 December 2024 and 31 December 2023, none of the subsidiaries held Company shares.

During the 12 months ended 31 December 2024 and 31 December 2023, the Company did not hold any treasury shares.

7.17 DIVIDEND AND APPROPRIATION OF PROFIT

DISTRIBUTION OF THE 2023 PROFIT

On 6 November 2023, based on the condensed interim financial statements of the Company for the six months ended 30 June 2023, audited by an independent statutory auditor, the Management Board resolved to distribute an interim dividend of PLN 141,341,321.00 (PLN 5.50 per share) for 2023. This resolution was subsequently approved by the Supervisory Board.

The Management Board set the record date for the interim dividend as 12 December 2023 and the payment date as 18 December 2023. All 25,698,422 Company shares were entitled to the interim dividend. The interim dividend was paid on 18 December 2023.

On 19 June 2024, the Annual General Meeting of the Company resolved on the appropriation of the Company’s net profit for 2023, as well as on the dividend record date and payment date.

Pursuant to this resolution, the Annual General Meeting approved the appropriation of Dom Development S.A.'s net profit for 2023, amounting to PLN 441,113,631.24, as follows:

1. PLN 309,581,064.00 (PLN 12.00 per share) to be distributed to the shareholders of Dom Development S.A.; taking into account the interim dividend for 2023 of PLN 141,341,321.00 (PLN 5.50 per share) paid by the Company on 18 December 2023, the remaining dividend to be paid for 2023 amounted to PLN 168,239,743.00, subject to the following provisions:

a) for 25,698,422 Company shares registered in securities accounts in the securities depository as at the record date for the interim dividend for 2023 (12 December 2023), the remaining dividend to be paid for 2023 amounted to PLN 167,039,743.00 (PLN 6.50 per share);

b) for 100,000 Company shares that were not registered in securities accounts in the securities depository as at the record date for the interim dividend for 2023 (12 December 2023), the remaining dividend to be paid for 2023 amounted to PLN 1,200,000.00 (PLN 12.00 per share),

2. PLN 131,532,567.24 to be transferred to the statutory reserve funds of Dom Development S.A.

All 25,798,422 Company shares were entitled to the dividend. The Annual General Meeting set the dividend record date as 26 June 2024 and the dividend payment date as 4 July 2024. The dividend was paid as scheduled.

The dividend for 2022, amounting to PLN 282,682,642.00 (PLN 11.00 per share), was paid by the Company on 4 July 2023.

Dividend from profit for the year:	**2023**	**2022**
Dividends paid to owners – per share (PLN)	12.00	11.00

INTERIM DIVIDEND FOR 2024

On 6 November 2024, based on the condensed interim financial statements of the Company for the six months ended 30 June 2024, audited by an independent statutory auditor, the Management Board resolved to distribute an interim dividend of PLN 154,790,532.00 (PLN 6.00 per share) for 2024. This resolution was subsequently approved by the Supervisory Board.

The Management Board set the record date for the interim dividend at 12 December 2024 and the payment date for 18 December 2024. All 25,798,422 Company shares were entitled to the interim dividend. The interim dividend was paid on 18 December 2024.

7.18 BANK BORROWINGS

MATERIAL CHANGES IN THE 12 MONTHS ENDED 31 DECEMBER 2024

On 27 May 2024, Dom Development S.A. and VeloBank S.A. signed an amendment to the revolving credit facility agreement dated 21 December 2023. Under the terms of this amendment, the credit limit was increased from PLN 50,000 thousand to PLN 60,000 thousand.

On 6 December 2025, Dom Development S.A., Euro Styl S.A., and PKO Bank Polski S.A. executed Amendment No. 5 to the overdraft credit facility agreement dated 27 July 2015, as subsequently amended. Under the amendment, the facility limit was increased from PLN 200,000 thousand to PLN 230,000 thousand. In accordance with the agreement, Euro Styl S.A. continues to be entitled to utilise up to PLN 50,000 thousand of this facility, with no change to this sub-limit.

On 12 December 2024, Dom Development S.A. and Bank Millennium S.A. executed an amendment to the multi-currency credit facility agreement originally dated 18 December 2019, as subsequently amended. Under the amendment, the facility limit was increased from PLN 60,000 thousand to PLN 85,000 thousand, and the availability period was extended to 17 December 2026.

The maturity structure of these liabilities is presented in the table below.

BANK BORROWINGS BY MATURITY	31 Dec 2024	31 Dec 2023
Up to 1 year	-	-
1 To 2 years	-	-
2 To 5 years	-	-
Over 5 years	-	-
Total bank borrowings	**-**	**-**
of which: long-term	-	-
short-term	-	-

As at 31 December 2024 and 31 December 2023, all credit facilities held by the Group were denominated in the Polish zloty.

CREDIT FACILITIES AS AT 31 DECEMBER 2024

Bank	Registered office	Credit facility amount as per agreement	Currency	Outstanding amount (excluding interest)	Currency	Due date
PKO BP S.A.	Warsaw	230,000	PLN	-	**PLN**	26 Feb 2027
mBank S.A.	Warsaw	200,000	PLN	-	**PLN**	29 Jan 2027
Bank Millennium S.A.	Warsaw	85,000	PLN	-	**PLN**	17 Dec 2026
ING Bank Śląski S.A.	Katowice	50,000	PLN	-	**PLN**	14 Nov 2026
VeloBank S.A.	Warsaw	60,000	PLN	-	**PLN**	30 Nov 2025
Total credit facilities				-		

KEY DETAILS OF THE GROUP'S CREDIT FACILITIES

- Credit facility with PKO BP (granted to Dom Development S.A. and Euro Styl S.A.)

Revolving credit facility of up to PLN 230,000 thousand. Under the terms of the facility agreement, Euro Styl S.A. may utilise up to PLN 50,000 thousand of this limit. As at 31 December 2024, neither Dom Development S.A. nor Euro Styl S.A. had drawn any funds under the facility.

- Credit facility with mBank (granted to Dom Development S.A, Dom Development Wroclaw Sp. z o.o. and Euro Styl S.A.)

Revolving credit facility of up to PLN 200,000 thousand. Under the terms of the facility agreement, Dom Development Wroclaw Sp. z o.o. and Euro Styl S.A. may utilise up to PLN 60,000 thousand and PLN 100,000 thousand, respectively. As at 31 December 2024, neither Dom Development S.A. nor any other Group company had drawn any funds under the facility.

- Credit facility with Bank Millennium (granted to Dom Development S.A.)

Revolving credit facility of up to PLN 85,000 thousand. As at 31 December 2024, Dom Development S.A. had not drawn any funds under the facility.

- Credit facility with ING Bank Śląski (granted to Dom Development S.A.)

PLN-denominated overdraft facility of up to PLN 50,000 thousand. As at 31 December 2024, Dom Development S.A. had not drawn any funds under the facility.

- Credit facility with VeloBank (granted to Dom Development S.A.)

Revolving working capital facility of up to PLN 60,000 thousand. As at 31 December 2024, Dom Development S.A. had not drawn any funds under the facility.

The line item Bank borrowings reflects the principal amount of the liabilities, while interest accrued as at the reporting date is presented separately under Accrued interest under bank borrowings and bonds.

As the credit facility interest rates are linked to the WIBOR rate, the Management Board estimates the fair value of the Company's credit facilities to be approximately equal to their carrying amounts, including accrued interest.

7.19 BONDS

BONDS	31 Dec 2024	31 Dec 2023
Nominal value of outstanding bonds, non-current portion	510,000	470,000
Nominal value of outstanding bonds, current portion	100,000	50,000
Nominal value of outstanding bonds	**610,000**	**520,000**

The line item Bonds presents the principal amount of the bond liabilities, while interest accrued as at the reporting date is presented separately under *Accrued interest on bank borrowings and bonds.*

As the bond interest rates are linked to the WIBOR rate, the Management Board estimates the fair value of the Company's outstanding bonds to be approximately equal to their carrying amounts, including accrued interest.

KEY DETAILS OF THE BONDS

- Agreement with Trigon Dom Maklerski S.A. and Trigon Investment Banking Spółka z ograniczoną odpowiedzialnością & Wspólnicy S.K.

Under the terms of the agreement, Dom Development S.A. may issue bonds with a total nominal value of up to PLN 400 million (including all bonds issued and outstanding) The programme limit is revolving, and the Company may issue bonds in multiple series until 17 November 2027.

- Agreement with mBank S.A.

Under the terms of the agreement, dated 7 February 2023, Dom Development S.A. may issue bonds with a total nominal value of up to PLN 400 million (including all bonds issued and outstanding) The Company may issue bonds in multiple series for an indefinite period from the date of the agreement. The programme limit is revolving.

BOND ISSUES AS AT 31 DECEMBER 2024

Series	Issuer	Issue date	Amount	Currency	Redemption date
DOMDET4250925	Dom Development S.A.	25 Sep 2020	100,000	PLN	25 Sep 2025
DOMDET5120526	Dom Development S.A.	12 May 2021	110,000	PLN	12 May 2026
DOMDEM1280928	Dom Development S.A.	28 Sep 2023	260,000	PLN	28 Sep 2028
DOMDEM2051229	Dom Development S.A.	5 Dec 2024	140,000	PLN	5 Dec 2029
Total			**610,000**		

The outstanding bonds have been admitted to trading on the alternative trading system operated by the Warsaw Stock Exchange (Giełda Papierów Wartościowych w Warszawie S.A.), except for the DOMDEM2051229 series bonds, which will be admitted to the alternative trading system on Catalyst in accordance with the terms of the bond issuance.

The key terms of bond issuances with future maturity dates are available on the website:

https://inwestor.domd.pl/pl/obligacje

MATERIAL CHANGES IN THE 12 MONTHS ENDED 31 DECEMBER 2024

- Bond issuance

On 5 December 2024, the Company issued 140,000 unsecured bearer bonds of series DOMDEM20512229, each with a nominal value of PLN 1,000, for a total nominal value of PLN 140,000 thousand. The bonds mature on 5 December 2029. The issue price was equal to the nominal value of the bonds. The interest rate for the DOMDEM2051229 series was set based on the 6-month WIBOR reference rate plus a margin of 1.40%. Interest payments will be made semi-annually. The proceeds from the issuance were allocated to finance the Company's current operations, with no specific purpose designated.

- Bond redemption on maturity

On 12 December 2024, the Company redeemed 50,000 bearer bonds of series DOMDET3121224, each with a nominal value of PLN 1,000, for a total nominal value of PLN 50,000 thousand, as scheduled.

7.20 ACCRUED INTEREST ON BANK BORROWINGS AND BONDS

ACCRUED INTEREST ON BANK BORROWINGS AND BONDS	31 Dec 2024	31 Dec 2023
Accrued interest on bonds	6,863	7,191
Accrued interest on bank borrowings	-	-
Total accrued interest on bank borrowings	**6,863**	**7,191**

7.21 DEFERRED TAX ASSETS AND LIABILITIES

Deferred income tax relates to the following items:

Reporting year

DEFERRED TAX ASSETS AND LIABILITIES	Carrying amount at beginning of period	Change in period recognised in the Statement of profit or loss / Statement of comprehensive income	Carrying amount at end of period
Deferred tax liabilities			
Foreign exchange differences	1	78	79
Accrued interest	457	1,798	2,255
Discounting of liabilities	3,870	77	3,947
Difference between taxable profit and accounting profit on sold products, including provisions for costs	50,926	47,838	98,764
Capitalised finance costs	3,728	2,595	6,323
Measurement of financial assets	1,271	(400)	871
Leases	31	47	78
Trademark	-	-	-
Other	307	2,268	2,575
Total deferred tax liabilities	**60,591**	**54,301**	**114,892**
Deferred tax assets			
Foreign exchange differences	58	(58)	-
Difference between taxable profit and accounting profit on sold products, including provisions for costs	-	-	-
Adjustment to inventory measurement	7,935	2	7,937
Impairment losses on receivables and other provisions	1,235	(353)	882
Provision for employee benefit obligations	8,958	2,974	11,932
Provision for costs	21,619	9,727	31,346
Elimination of margin on intra-Group transactions	13,051	(314)	12,737
Cost of acquisition of subsidiaries	1,318	-	1,318
Finance costs	3,427	2,738	6,165
Discounting of receivables	649	(65)	584
Measurement of financial assets	326	(326)	-
Tax loss available for carry forward	5,073	121	5,194
Other	832	19	851
Total deferred tax assets	**64,481**	**14,465**	**78,946**

Previous year

DEFERRED TAX ASSETS AND LIABILITIES	Carrying amount at beginning of period	Change in period recognised in the Statement of profit or loss / Statement of comprehensive income	Carrying amount at end of period
Deferred tax liabilities			
Foreign exchange differences	29	(28)	1
Accrued interest	604	(147)	457
Discounting of liabilities	3,292	578	3,870
Difference between taxable profit and accounting profit on sold products, including provisions for costs	50,273	653	50,926
Capitalised finance costs	4,053	(325)	3,728
Measurement of financial assets	3,983	(2,712)	1,271
Leases	-	31	31
Trademark	-	-	-
Other	144	163	307
Total deferred tax liabilities	**62,378**	**(1,787)**	**60,591**
Deferred tax assets			
Foreign exchange differences	258	(200)	58
Difference between taxable profit and accounting profit on sold products, including provisions for costs	21,336	(21,336)	-
Adjustment to inventory measurement	8,956	(1,021)	7,935
Impairment losses on receivables and other provisions	1,158	77	1,235
Provision for employee benefit obligations	9,539	(581)	8,958
Provision for costs	22,196	(577)	21,619
Elimination of margin on intra-Group transactions	11,785	1,266	13,051
Cost of acquisition of subsidiaries	1,318	-	1,318
Finance costs	584	2,843	3,427
Discounting of receivables	249	400	649
Measurement of financial assets	-	326	326
Tax loss available for carry forward	3,553	1,520	5,073
Other	162	670	832
Total deferred tax assets	**81,094**	**(16,613)**	**64,481**

	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Change in deferred tax liability resulting from acquisition of subsidiaries determined as of the acquisition date	-	-
Deferred income tax charge recognised in the statement of profit or loss	40,021	17,397
Deferred income tax charge recognised in net other comprehensive income	(186)	(2,571)

	31 Dec 2024	31 Dec 2023
Deferred tax asset recognised in the balance sheet	26,167	31,902
Deferred tax liability recognised in the balance sheet	62,113	28,012

7.22 LONG-TERM PROVISIONS

LONG-TERM PROVISIONS	31 Dec 2024	31 Dec 2023
Provision for warranty repair costs, long-term portion	64,607	44,502
Provision for retirement benefits	642	1,108
Provisions for legal claims and disputes	-	-
Total	**65,249**	**45,610**

LONG-TERM PROVISIONS – CHANGES	31 Dec 2024	31 Dec 2023
As at beginning of period	**45,610**	**36,032**
Provisions recognised in the financial year	24,695	13,995
Provisions used/reversed in the financial year	(5,056)	(4,417)
As at end of period	**65,249**	**45,610**

7.23 OTHER NON-CURRENT LIABILITIES

OTHER NON-CURRENT LIABILITIES	31 Dec 2024	31 Dec 2023
Guarantee retentions, non-current portion	56,903	55,332
Other	36,929	52,574
As at end of period	**93,832**	**107,906**

The Other line item includes, among others, long-term liabilities arising from the execution of infrastructure projects in collaboration with third parties. These projects are undertaken in connection with the Group's residential development projects. As at 31 December 2024, these liabilities amounted to PLN 26,287 thousand, compared with PLN 40,108 thousand as at 31 December 2023.

7.24 LEASE LIABILITIES

In accordance with IFRS 16, the following lease liabilities were recognised in the Group's balance sheet:

- right of use of office space and serviced apartments,

- perpetual usufruct of land.

LEASE LIABILITIES	31 Dec 2024	31 Dec 2023
Lease liabilities, current portion, of which:	**89,852**	**95,295**
Liabilities under perpetual usufruct of land	78,200	84,953
Right-of-use liabilities for office and other space	11,305	10,028
Other	347	314
Lease liabilities, non-current portion, of which:	**35,163**	**38,450**
Right-of-use liabilities for office and other space	34,667	38,450
Other	496	-
Total	**125,015**	**133,745**

According to the Management Board's estimates, based on plans for residential developments on properties for which the Group held perpetual usufruct rights as at 31 December 2024, lease liabilities for land classified as non-current amounted to PLN 78,200 thousand, of which:

- PLN 5,426 thousand will be payable by the Group within 12 months from the reporting date,
- PLN 6,532 thousand will be payable by the Group in more than 12 months from the reporting date,
- PLN 66,242 thousand will be transferred onto buyers of residential units.

7.25 TRADE, TAX AND OTHER PAYABLES

TRADE, TAX AND OTHER PAYABLES	31 Dec 2024	31 Dec 2023
Trade payables, including guarantee retentions (non-current portion)	348,450	243,802
Tax liabilities	18,919	8,126
Accrued expenses	326,557	218,345
Company Social Benefits Fund	540	540
Other liabilities	2,709	13,409
Total liabilities	**697,175**	**484,222**
Disaggregation of accrued expenses:	**326,557**	**218,345**
- estate construction costs	259,151	169,413
- personnel costs	52,800	35,632
- rent for office space	1,712	974
- other	12,894	12,326

Trade payables are non-interest-bearing liabilities. Excluding guarantee retentions (as described below), trade payables have a maturity of between 14 and 30 days.

The table below sets out the carrying amount of guarantee retention liabilities related to the execution of residential development projects. The current and non-current portions of these liabilities are disclosed in the relevant items of current and non-current liabilities.

GUARANTEE RETENTIONS	31 Dec 2024	31 Dec 2023
Guarantee retentions, current portion	58,015	42,726
Guarantee retentions, non-current portion	56,903	55,332
Total guarantee retentions	**114,918**	**98,058**

7.26 SHORT-TERM PROVISIONS

SHORT-TERM PROVISIONS	31 Dec 2024	31 Dec 2023
Provision for warranty repair costs, current portion	11,807	11,130
Provision for retirement benefits	61	64
Provisions for legal claims and disputes	25,791	17,886
Total	**37,659**	**29,080**

SHORT-TERM PROVISIONS – CHANGES	31 Dec 2024	31 Dec 2023
As at beginning of period	**29,080**	**32,842**
Provisions recognised in the financial year	27,227	10,164
Provisions used/reversed in the financial year	(18,648)	(13,926)
As at end of period	**37,659**	**29,080**

7.27 DEFERRED INCOME

DEFERRED INCOME	31 Dec 2024	31 Dec 2023
Deferred income from customer advance payments for products, not yet recognised as revenue in the statement of profit or loss	1,873,322	1,733,657
Other	890	-
Total	**1,874,212**	**1,733,657**

7.28 POST-EMPLOYMENT BENEFITS

The Group does not operate any specific post-employment benefit schemes.

7.29 FINANCIAL ASSETS AND LIABILITIES

CATEGORIES OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES AND MAXIMUM EXPOSURE TO CREDIT RISK

FINANCIAL ASSETS AND LIABILITIES	31 Dec 2024	31 Dec 2023
FINANCIAL ASSETS		
Long-term receivables	8,090	7,313
Loans granted	55,283	-
Trade and other receivables	89,755	58,658
Receivables from related parties	-	-
Total loans granted and receivables	**153,128**	**65,971**
Other	-	-
Financial assets at fair value through profit or loss (held for trading)	**-**	**-**
Cash on hand and at banks	23,843	28,232
Short-term bank deposits	337,003	258,042
Current financial assets	230,124	117,560
Maximum exposure to credit risk	**744,098**	**469,805**
FINANCIAL LIABILITIES		
Liabilities under bank borrowings	-	-
Own bonds issued	616,863	527,191
Trade and other payables, accruals, and other liabilities	771,548	583,462
Lease liabilities	125,016	133,745
Financial liabilities measured at amortised cost	**1,513,427**	**1,244,398**

The fair value of the Group's financial assets and liabilities does not differ materially from their carrying amount.

7.30 MANAGEMENT FINANCIAL RISK

The Group is exposed to the following types of financial risk:

- market risk (interest rate risk),
- credit risk,
- liquidity risk.

MARKET RISK

Market risk reflects the impact of changes in market prices – such as exchange rates, interest rates, or the prices of equity instruments – on the Group's financial results or the value of its financial instruments.

Market risk primarily comprises the following types of risk:

- currency risk,
- interest rate risk.

Currency risk

Where the Group holds material foreign currency positions, it uses forward and swap currency derivatives to hedge significant future foreign exchange transactions.

As at 31 December 2024 and 31 December 2023, the Group had no material foreign currency-denominated assets, liabilities, or future payments, and therefore did not require the use of hedging currency derivatives.

Interest rate risk

Credit facilities contracted at fixed interest rates expose the Group to fair value risk. Bank and non-bank borrowings contracted at variable interest rates expose the Group to cash flow risk.

Under the current financing structure, the Group has no fixed-rate credit facilities or bonds. The Group currently holds short-, medium-, and long-term credit facilities and bonds at variable interest rates, exposing it to cash flow risk, although this risk is mitigated as described below.

As at the reporting date, the Group had no long-term fixed-rate financial instruments.

Interest rate risk is largely mitigated by the Group's exposure to both financial liabilities and financial assets, creating a natural hedge through variable interest rates. The Group's exposure to interest rate risk on bond financing is further mitigated through the use of hedging instruments, including:

- CAP options, which provide the Company with protection against rising market interest rates. Under these agreements, the bank compensates the Company for any increase in rates above the predefined cap, allowing it to hedge against upward movements while retaining the ability to benefit from potential rate declines;

- Interest Rate Swaps (IRS), which involve exchanging interest payments with the bank based on different interest rates. The Company swaps variable-rate interest payments for fixed-rate payments. Both sets of interest payments are calculated on a notional amount agreed in the transaction, with settlement occurring on specified dates by comparing the relevant reference rate with the contracted fixed rate.

As at the reporting date, the Group’s portfolio of variable-rate financial instruments was as follows:

VARIABLE-RATE INSTRUMENTS	31 Dec 2024	31 Dec 2023
Financial assets	646,253	403,835
Financial liabilities	616,863	527,191
Total net	**29,390**	**(123,356)**

Financial assets include interest-bearing financial instruments, such as bank deposits and loans granted. Financial liabilities comprise interest-bearing obligations, including bank borrowings and bonds issued by the Company.

Sensitivity analysis of profit or loss to interest rate changes

A 100 basis point (‘bps’) change in the interest rates applicable to financial instruments as at the reporting date would increase (decrease) net assets and profit or loss (after tax) by the amounts presented in the table below. This analysis, conducted for the 12 months ended 31 December 2024 and 31 December 2023, assumes that all other variables remain constant.

Reporting year

INTEREST RATE SENSITIVITY ANALYSIS	Profit or loss Increase by 100 bps	Profit or loss Decrease by 100 bps	Net assets Increase by 100 bps	Net assets Decrease by 100 bps
Variable-rate assets	5,234	(5,234)	5,234	(5,234)
Variable-rate liabilities *)	(3,997)	3,997	(3,997)	3,997
Net sensitivity	**1,237**	**(1,237)**	**1,237**	**(1,237)**

Previous year

INTEREST RATE SENSITIVITY ANALYSIS	Profit or loss Increase by 100 bps	Profit or loss Decrease by 100 bps	Net assets Increase by 100 bps	Net assets Decrease by 100 bps
Variable-rate assets	3,271	(3,271)	3,271	(3,271)
Variable-rate liabilities *)	(3,416)	3,416	(3,416)	3,416
Net sensitivity	**(145)**	**145**	**(145)**	**145**

*) Borrowing costs on credit facilities and bonds are capitalised by the Group as part of work in progress and subsequently recognised in the statement of profit or loss as cost of sales.

CREDIT RISK

The Group's principal financial assets comprise bank balances, cash and cash equivalents, loans granted, trade receivables, and other receivables, representing the Group's largest credit risk exposure in relation to financial assets.

Credit risk is primarily associated with trade receivables. The amounts presented in the balance sheet are net of impairment allowances for doubtful receivables, as estimated by the Management Board based on historical experience, the nature of the business, and the assessment of the current economic environment.

Credit risk associated with liquid funds, including cash and cash equivalents as well as current financial assets, is limited, as transactions are conducted with reputable banks that hold high credit ratings assigned by international rating agencies. The following tables provide further details:

Reporting year

Rating agency	Rating	Amount of cash and cash equivalents and current financial assets
Moody's Ratings (Long Term deposit ratings)	A2	186,336
Fitch Ratings (Long Term Issuer Default Rating)	A+	23,830
Fitch Ratings (Long Term Issuer Default Rating)	A-	124,229
Fitch Ratings (Long Term Issuer Default Rating)	BBB-	163,361
Fitch Ratings (Long Term Issuer Default Rating)	BB+	92,770
Fitch Ratings (Long Term Issuer Default Rating)	BB-	152
Cash on hand	n/a	292
Total		**590,970**

Previous year

Rating agency	Rating	Amount of cash and cash equivalents and current financial assets
Moody's Ratings (Long Term deposit ratings)	A2	196,149
Fitch Ratings (Long Term Issuer Default Rating)	A+	15,508
Fitch Ratings (Long Term Issuer Default Rating)	A-	21,187
Fitch Ratings (Long Term Issuer Default Rating)	BBB-	122,704
Fitch Ratings (Long Term Issuer Default Rating)	BB+	45,159
Fitch Ratings (Long Term Issuer Default Rating)	BB-	131
Cash on hand	n/a	244
Total		**401,082**

Credit risk associated with loans granted is limited, as transactions are exclusively conducted with entities affiliated with the Company, over which the Company exercises joint operational and financial control. Furthermore, these loans are secured against the borrowers' properties, the value of which – as well as the profitability of ongoing or prospective residential development projects – is continuously monitored by the Company.

To maintain liquidity and ensure the availability of financial resources at the targeted level, the Group has a dedicated unit responsible for monitoring its liquidity position. This unit actively monitors liquid funds and projected cash flows, making informed allocation decisions to optimise finance income while mitigating credit risk.

The Group has no material concentration of credit risk, with exposure diversified across a broad range of counterparties and customers. Moreover, trade receivables arising from the Group's principal business – the sale of residential units, commercial premises, and garages – are fully secured, as ownership is transferred only upon full payment of the purchase price under the preliminary sale agreement.

The ageing profile of trade receivables is presented in Note 7.10 Trade and other receivables.

LIQUIDITY RISK

Liquidity risk is the risk that the Group may be unable to meet its financial obligations as they fall due. The Group's objective is to maintain liquidity at a level that ensures it can meet its financial obligations as they fall due, without incurring unaccptable losses or compromising its reputation.

The table below sets out the total undiscounted future cash flows relating to the Group's financial liabilities, disaggregated by contractual maturities.

Reporting year

MATURITY STRUCTURE OF LIABILITIES	0 – 6 months	6 – 12 months	1 – 2 years	2 – 5 years	Total
Liabilities under bank borrowings	-	-	-	-	-
Own bonds issued	18,113	117,995	137,662	456,362	730,132
Trade and other payables	630,140	33,721	43,031	64,656	771,548
Lease liabilities	11,325	5,961	16,095	91,635	125,016
Total	**659,578**	**157,677**	**196,788**	**612,653**	**1,626,696**

Previous year

MATURITY STRUCTURE OF LIABILITIES	0 – 6 months	6 – 12 months	1 – 2 years	2 – 5 years	Total
Liabilities under bank borrowings	-	-	-	-	-
Own bonds issued	13,491	64,777	125,928	422,228	626,424
Trade and other payables	443,687	29,555	55,960	54,260	583,462
Lease liabilities	12,131	4,991	15,591	101,032	133,745
Total	**469,309**	**99,323**	**197,479**	**577,520**	**1,343,631**

The Group manages liquidity primarily through:

- short-, medium-, and long-term cash flow planning, - detailed short-term forecasting, with forecasts updated at least monthly,
- optimising funding sources, based on an analysis of the Group's requirements and market conditions,
- ongoing monitoring of financial covenants under credit facility agreements,
- diversifying funding sources for its residential property development activities, and
- engaging with financial institutions of established high standing.

Capital management

The Management Board's policy is to maintain a strong capital base to sustain investor, creditor, and market confidence while supporting the Group's continued growth.

For the years ended 31 December 2024 and 2023, the return on equity (calculated as net profit divided by the average annual balance of equity) was 36.1% and 32.2%, respectively. During the same period, the Group's weighted average cost of debt stood at 5.87% in 2024 and 5.52% in 2023.

As at 31 December 2024 and 2023, the Group's net leverage ratio (calculated as total borrowings and bonds, less cash and cash equivalents, and current financial assets, divided by equity) was 1.5% and 8.5%, respectively.

The Company has no defined share buyback plan.

The Group's entities are not subject to any externally imposed capital requirements other than the statutory requirements set out in the Commercial Companies Code.

7.31 EARNINGS PER SHARE

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
EARNINGS PER SHARE		
Profit used to calculate basic earnings per share	569,065	460,227
Weighted average number of ordinary shares used to calculate basic earnings per share	25,786,400	25,657,874
Basic earnings per share (PLN)	**22.07**	**17.94**
DILUTED EARNINGS PER SHARE		
Profit used to calculate diluted earnings per share	569,065	460,227
Potentially dilutive shares from Management Share Option Programme	-	114,132
Weighted average number of ordinary shares used to calculate diluted earnings per share	25,786,400	25,772,006
Diluted earnings per share (PLN)	**22.07**	**17.86**

The Group has no discontinued operations; therefore, earnings per share from continuing operations is equal to the total earnings per share as calculated above.

7.32 INCOME TAX

INCOME TAX	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Current income tax	(97,254)	(95,608)
Deferred income tax	(40,021)	(17,397)
Total	**(137,275)**	**(113,005)**

As at 31 December 2024 and 2023, the Group's corporate income tax liabilities were PLN 14,564 thousand and PLN 24,351 thousand, respectively. At the same time, its corporate income tax receivables amounted to PLN 50,119 thousand and PLN 2,645 thousand, respectively.

The reconciliation of income tax, calculated as the product of profit before tax and the statutory tax rate, to the actual income tax expense recognised in the Group's statement of profit or loss is presented below.

RECONCILIATION	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Profit before tax	**706,432**	**573,255**
At statutory tax rate of 19%	134,222	108,918
Permanent differences not subject to current or deferred income tax in the financial statements (excluding the cost of share-based payments for management)	2,071	4,269
Tax effect of share-based payments for management that are permanently non-deductible for tax purposes	373	665
Other	609	(847)
Actual income tax expense	**137,275**	**113,005**
Effective tax rate (%)	**19.43%**	**19.71%**

Regulations on value added tax, corporate income tax, and social security contributions are subject to frequent changes, With a resulting lack of appropriate points of reference, conflicting interpretations, and scarcity of established precedents to follow. Furthermore, the applicable tax laws lack clarity, which leads to differences in opinions and diverse interpretations of tax regulations, both between various public authorities and between public authorities and businesses.

Tax settlements and other areas of activity (e.g. customs or foreign exchange control) may be subject to inspections by authorities that are entitled to impose high fines and penalties, and any additional tax liabilities resulting from such inspections must be paid with high interest. Consequently, the tax risk in Poland is higher than in countries with more mature tax systems.

Therefore, although the Group's companies have historically adopted and continues to follow a highly prudent tax policy, it cannot be ruled out – albeit unlikely – that amounts presented and disclosed in the financial statements may change in the future as a result of a final decision by the tax authorities.

On 15 July 2016, amendments were made to the Tax Law reflecting the provisions of the General Anti-Abuse Rule (GAAR). GAAR is intended to prevent creation and use of abusive arrangements to avoid paying taxes in Poland. GAAR defines tax evasion as measures taken primarily for the purpose of achieving a tax benefit which in the given circumstances is contrary to the object and purpose of tax laws. In accordance with GAAR, no tax advantage can be obtained through an arrangement which is abusive. Any arrangements involving (i) separation of transactions or operations without a sufficient rationale, (ii) engaging intermediaries where no business or economic rationale exists, (iii) any offsetting elements, and (iv) any arrangements operating in a similar way may be viewed as an indication of the existence of an abusive arrangement subject to GAAR. The new regulations will require much more judgment to be exercised when assessing the tax consequences of particular transactions.

GAAR should be applied with respect to arrangements made after its effective date as well as arrangements that were made before its effective date, but the benefit of the tax advantage obtained through the arrangement continued or continues after that date. The implementation of the above regulations will grant Polish tax inspection authorities the authority to challenge certain legal arrangements made by taxpayers, including the restructuring or reorganisation of corporate groups.

7.33 SEGMENT REPORTING

The Group's operations are largely homogenous and focus on the construction and sale of residential and commercial properties, along with related support activities. While the Company operates exclusively in the Warsaw market, the Dom Development Group, in which it is the parent, also has operations in the Tricity, Wroclaw, and Krakow markets, Conducted through the Group's subsidiaries.

The key metrics for the assessment of the performance in each market are revenue, gross profit and gross profit margin earned in the respective markets.

Considering the above, the Group's reportable segments were identified based on the geographical location criterion:

- the Warsaw segment
- the Tricity segment
- the Wroclaw segment
- the Krakow segment.

Presented below is the Group's financial data disaggregated by the geographical location of the Group's residential development projects.

Reporting year

	Warsaw segment	Wroclaw segment	Tricity segment	Krakow segment	**Unallocated**	**Total**
Revenue	1,783,620	338,993	719,445	326,119	-	**3,168,177**
Gross profit before purchase price allocation	533,053	107,064	282,663	96,381	-	**1,019,161**
Allocation of purchase price of acquired companies	-	-	-	-	-	**-**
Gross profit after purchase price allocation	**533,053**	**107,064**	**282,663**	**96,381**	**-**	**1,019,161**
Selling costs and general and administrative expenses					(293,415)	(293,415)
Net other income/(expenses)					(28,503)	(28,503)
Operating profit					**697,243**	**697,243**
Net finance income/(costs)					9,189	9,189
Profit before tax					**706,432**	**706,432**
Income tax					(137,275)	(137,275)
Net profit					**569,157**	**569,157**

Previous year

	Warsaw segment	Wroclaw segment	Tricity segment	Krakow segment	**Unallocated**	**Total**
Revenue	1,483,811	299,917	629,472	137,113	-	**2,550,313**
Gross profit before purchase price allocation	500,936	51,912	242,364	40,822	-	**836,034**
Allocation of purchase price of acquired companies	-	-	-	(20,983)	-	**(20,983)**
Gross profit after purchase price allocation	**500,936**	**51,912**	**242,364**	**19,839**	**-**	**815,051**
Selling costs and general and administrative expenses					(244,646)	(244,646)
Net other income/(expenses)					(12,212)	(12,212)
Operating profit					**558,193**	**558,193**
Net finance income/(costs)					15,062	15,062
Profit before tax					**573,255**	**573,255**
Income tax					(113,005)	(113,005)
Net profit					**460,250**	**460,250**

7.34 REVENUE AND COST OF SALES

ANALYSIS OF REVENUE AND COST OF SALES	**1 Jan–31 Dec 2024**	**1 Jan–31 Dec 2023**
Revenue from sale of finished products	2,928,446	2,429,468
Revenue from rendering of services	180,893	119,688
Revenue from sale of goods (land)	58,838	1,157
Total revenue	**3,168,177**	**2,550,313**
Cost of sales of finished products	(1,944,467)	(1,617,513)
Cost of services sold	(146,798)	(114,887)
Cost of goods sold	(57,751)	(1,085)
Inventory write-down to net realisable value	-	(1,777)
Total cost of sales	**(2,149,016)**	**(1,735,262)**
Gross profit	**1,019,161**	**815,051**

7.35 COSTS BY NATURE OF EXPENSE

OPERATING EXPENSES	**1 Jan–31 Dec 2024**	**1 Jan–31 Dec 2023**
Cost of sales	(2,149,016)	(1,735,262)
Selling costs	(106,064)	(77,010)
General and administrative expenses	(187,351)	(167,636)
Total	**(2,442,431)**	**(1,979,908)**
Costs by nature of expense		
Depreciation and amortisation	(24,761)	(20,704)
Raw materials and consumables used	(890,051)	(769,441)
Services	(1,999,835)	(1,715,988)
Taxes and charges	(16,898)	(12,928)
Employee benefits expense	(201,836)	(163,813)
Other expenses	(10,590)	(8,866)
Cost of goods and materials sold	(57,644)	(1,049)
Change in inventory of finished goods and work in progress	750,003	688,815
Cost of internally constructed assets	9,181	24,066
Total	**(2,442,431)**	**(1,979,908)**

7.36 EMPLOYEE BENEFITS EXPENSE AND EMPLOYMENT

EMPLOYEE BENEFITS EXPENSE (including management personnel)	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Employee benefits expense		
Salaries and wages, including:	169,166	139,876
- including cost of share-based payment arrangements (Note 7.44)	*1,963*	*3,551*
Social security contributions and other benefits	32,670	23,937
Total employee benefits expense	**201,836**	**163,813**

AVERAGE EMPLOYMENT (including management personnel)	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Employee categories (headcount)	**697**	**591**
White-collar workers	677	584
Blue-collar workers	20	7

7.37 OTHER INCOME

OTHER INCOME	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Income from contractual penalties, settlements, and damages	3,769	5,970
Release of provision for costs and claims	9,862	5,734
Gain on disposal of non-current non-financial assets	1,004	743
Other	6,331	12,112
Total	**20,966**	**24,559**

7.38 OTHER EXPENSES

OTHER EXPENSES	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Provision and costs related to penalties and settlements	9,457	2,338
Donations	4,373	8,269
Provision for other costs	16,647	4,131
Written-off uncollectible receivables	3,053	9,077
Cost of warranty repairs and defects (including change in provision)	12,657	9,545
Costs of abandoned projects	-	-
Cost of acquisition of subsidiaries	44	-
Other	2,248	3,411
Total	**48,479**	**36,771**

7.39 INVESTMENTS IN JOINT VENTURES ACCOUNTED FOR USING THE EQUITY METHOD

The Group has classified the following investments as joint ventures, which are measured in the consolidated financial statements using the equity method. Under the relevant agreements, all parties to the arrangements (co-investors) exercise joint control over these entities, with decisions on significant activities requiring unanimous consent. Additionally, the legal form of these separate entities does not confer upon the parties rights to their assets or obligations for their liabilities.

- BYSEWSKA Sp. z o.o.

On 2 July 2024, Euro Styl S.A. entered into an investment agreement with Activa JJ Sp. z o.o. regarding a planned residential development project. The project involves the comprehensive development and construction of several dozen single-family and multi-family residential buildings, along with the necessary infrastructure. The scope of the project includes, in particular, the design, financing, construction, and sale of approximately 550 residential units.

For this purpose, Bysewska Sp. z o.o. was established with a share capital of PLN 100 thousand, with each co-investor holding a 50% equity interest as at 31 December 2024.

The entire land intended for the development was acquired by Bysewska Sp. z o.o. in 2024.

- DOKI V Sp. z o.o.

On 12 July 2024, Euro Styl S.A. entered into an investment agreement with Grupa Torus Sp. z o.o. S.K.A., represented by Torus Sp. z o.o. (registered in Gdańsk), for the development of a residential project. The project involves the comprehensive development and construction of multi-family residential buildings, together with the necessary infrastructure, as well as an ancillary project, if applicable. The scope of the project includes the design, financing, construction, and sale of approximately 550 residential and commercial units.

For this purpose, DOKI V Sp. z o.o. was established with a share capital of PLN 100 thousand, with each co-investor holding a 50% equity interest as at 31 December 2024.

The land intended for the project is covered by a conditional preliminary sale agreement. The transfer of ownership is contingent upon the adoption of a resolution by the Gdańsk City Council determining the project's location. Once the resolution is passed, an application for a building permit can be submitted.

FINANCIAL DATA FOR INVESTMENTS IN JOINT VENTURES

CARRYING AMOUNT OF INVESTMENTS IN JOINT VENTURES	31 Dec 2024	31 Dec 2023
Bysewska Sp. z o.o.	-	-
DOKI V Sp. z o.o.	-	-
Total	**-**	**-**

SHARE OF PROFIT (LOSS) OF INVESTEES ACCOUNTED FOR USING THE EQUITY METHOD	31 Dec 2024	31 Dec 2023
Bysewska Sp. z o.o.	(540)	-
DOKI V Sp. z o.o.	(450)	-
Total	**(990)**	**-**

SELECTED FINANCIAL DATA FROM THE STATEMENT OF PROFIT OR LOSS	Bysewska Sp. z o.o.		DOKI V Sp. z o.o.	
	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Revenue	1	-	1	-
Cost of sales	-	-	-	-
Gross profit	**1**	**-**	**1**	**-**
Selling costs	-	-	-	-
General and administrative expenses	(125)	-	(139)	-
Net other income/(expenses)	-	-	-	-
Operating profit/(loss)	**(124)**	**-**	**(138)**	**-**
Net finance income/(costs)	(456)	-	(227)	-
Profit/(loss) before tax	**(580)**	**-**	**(365)**	**-**
Income tax	110	-	69	-
Net profit/(loss)	**(470)**	**-**	**(296)**	**-**
Group's share in joint venture (50%)	(235)	-	(148)	-
Elimination of share of loss in joint venture up to value of Group's investment in joint venture	185	-	98	-
Elimination of profit/(loss) from joint transactions *)	(490)	-	(400)	-
Group's share of profit/(loss) of joint venture accounted for using the equity method	**(540)**	**-**	**(450)**	**-**

SELECTED FINANCIAL DATA FROM THE BALANCE SHEET	Bysewska Sp. z o.o.		DOKI V Sp. z o.o.	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Non-current assets	**110**	**-**	**71**	**-**
Inventory	51,009	-	26,791	-
Cash and cash equivalents	394	-	5,743	-
Other current assets	352	-	463	-
Total current assets	**51,755**	**-**	**32,997**	**-**
TOTAL ASSETS	**51,865**	**-**	**33,068**	**-**
Long-term borrowings	51,761	-	25,987	-
Other non-current liabilities	-	-	2	-
Non-current liabilities	**51,761**	**-**	**25,989**	**-**
Short-term borrowings	-	-	5,977	-
Other current liabilities	474	-	1,298	-
Current liabilities	**474**	**-**	**7,275**	**-**
TOTAL LIABILITIES	**52,235**	**-**	**33,264**	**-**
NET ASSETS	**(370)**	**-**	**(196)**	**-**
Group's share in joint venture (50%)	(185)	-	(98)	-
Elimination of share of loss in joint venture up to value of Group's investment in joint venture	185	-	98	-
Elimination of profit/(loss) on transactions with joint ventures	(490)		(400)	
Elimination of profit/(loss) on transactions with joint ventures recognised as Group’s liabilities	490	-	400	-
Group's share of profit/(loss) of joint venture accounted for using the equity method	-	-	-	-

*) The carrying amount of eliminated profit/(loss) from transactions with joint ventures, to the extent that they exceed the net carrying amount of the investment in the joint ventures, is presented in the balance sheet under other Deferred income.

7.40 FINANCE INCOME

FINANCE INCOME	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Interest on bank deposits and loans granted	13,910	16,513
Income from discounting of receivables and payables	5,286	2,996
Other interest	832	501
Measurement of CAP hedging instruments	-	-
Other	633	3,014
Total	**20,661**	**23,024**

7.41 FINANCE COSTS

FINANCE COSTS	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Interest on bank borrowings and bonds (non-capitalised portion)	204	870
Other interest	274	464
Commissions and fees	2,279	2,051
Costs of discounting receivables and payables	4,285	1,550
Lease finance costs	1,928	1,040
Foreign exchange differences	-	85
Measurement of financial instruments (CAP options)	2,380	1,346
Loss on disposal of investments	-	-
Other	122	556
Total	**11,472**	**7,962**

7.42 INTEREST EXPENSE

INTEREST EXPENSE	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Borrowing costs (interest) capitalised as work in progress	39,013	26,073
Borrowing costs (interest) recognised in profit or loss	479	1,334
Total borrowing costs	**39,492**	**27,407**

*) Borrowing costs incurred in connection with the financing of the Company's residential development projects are, as a rule, capitalised as work in progress and include interest, fees, and charges related to bonds and bank borrowings.

7.43 RELATED-PARTY TRANSACTIONS

In the 12 months ended 31 December 2024 and 31 December 2023, the Group engaged in transactions with related parties, as detailed below. Descriptions of the transactions are presented in the tables below.

DOM DEVELOPMENT S.A. AS BUYER OF PRODUCTS OR SERVICES:	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Consulting services		
Hansom Property Company Limited	2,077	1,889

DOM DEVELOPMENT S.A. AS ENTITY PAYING DIVIDENDS:	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Dividends paid		
Groupe Belleforêt S.à r.l.	176,756	233,317

BALANCES WITH RELATED PARTIES – from the Company's perspective	31 Dec 2024	31 Dec 2023
Receivables from related parties		
Total balance	-	-

BALANCES WITH RELATED PARTIES – from the Company's perspective	31 Dec 2024	31 Dec 2023
Liabilities to related parties		
Total balance	**133**	**130**
Hansom Property Company Limited	133	130

Transactions with related parties are entered into on an arm's length basis.

7.44 SHARE OPTIONS OVER COMPANY SHARES

INCENTIVE SCHEME – MANAGEMENT SHARE OPTION PROGRAMMES

As at 31 December 2024, the Company no longer operated any Management Share Option Programmes adopted under the Incentive Plan for the Company's executive management.

MANAGEMENT SHARE OPTION PROGRAMMES	31 Dec 2024			31 Dec 2023		
Programme name	Programme options (number of shares)	Options granted (number of shares)	Options exercised (number of shares)	Programme options (number of shares)	Options granted (number of shares)	Options exercised (number of shares)
5th Management Share Option Programme	-	-	-	250,000	250,000	200,000
7th Management Share Option Programme	-	-	-	250,000	250,000	100,000

Management share option programmes operated in the 12 months ended 31 December 2024.

- 5th Management Share Option Programme

On 29 November 2019, the Supervisory Board of the Company, acting under the authority granted by the Annual General Meeting, passed a resolution approving the terms of the 5th Management Share Option Programme for Mr. Mikołaj Konopka, Member of the Management Board, covering 250,000 shares in Dom Development S.A. ('5th Programme'). Pursuant to the terms of the programme, Mr Konopka was granted a one-off award of options, entitling him to acquire 250,000 shares in Dom Development S.A. at a price of PLN 50.00 per share. The exercise of these options was subject to a vesting cap, restricting the number of shares that could be acquired to 50,000 within any rolling 12-month period, commencing on 1 January 2021. As at 31 December 2024, all options granted under the 5th Management Share Option Programme had been fully exercised.

- 7th Management Share Option Programme

On 4 November 2022, the Supervisory Board of the Company, acting under the authority granted by the Annual General Meeting, passed a resolution approving the terms of the 7th Management Share Option Programme for Mr. Leszek Stankiewicz, Vice President of the Management Board, covering 250,000 shares in Dom Development S.A. ('7th Programme'). Pursuant to the terms of the programme, Mr Stankiewicz was granted a one-off award of options, entitling him to acquire 250,000 shares in Dom Development S.A. at an exercise price of PLN 50.00 per share. The exercise of these options was subject to a vesting cap, restricting the number of shares that could be acquired in a calendar year to 50,000, in 2022. By March 2024, Leszek Stankiewicz had subscribed for 150,000 shares in the Company under 7th Programme. On 29 November 2024, Mr. Stankiewicz formally renounced his right to exercise options over 100,000 shares in the Company granted to him under the programme. As a result, the 7th Programme has been extinguished.

Grant of new share options under Management Share Option Programmes

In the 12 months ended 31 December 2024 the Company did not grant any new share options.

Exercise of share options under Management Share Option Programmes

In the 12 months ended 31 December 2024, the Management Board increased the Company's share capital by issuing 50,000 Series AJ ordinary bearer shares and 50,000 Series AK ordinary bearer shares. The issue price of the shares was set at PLN 50.00 per share. The purpose of the issue of shares within the limits of the authorised share capital was to enable the Company to meet its obligations arising from:

- 5th Management Share Option Programme for Mikołaj Konopka, Member of the Management Board, concerning 250,000 Dom Development shares, and

- 7th Management Share Option Programme for Leszek Stankiewicz, Vice President of the Management Board, concerning 250,000 Dom Development shares.

For more information on the issue of Series AJ and Series AK shares, see Note 7.15.

Expiry of share options under Management Share Option Programmes

On 29 November 2024, Mr. Stankiewicz formally renounced his right to exercise options over 100,000 shares in the Company granted to him under the programme. As a result, the 7th Programme has been extinguished.

SHARE OPTIONS GRANTED AND EXERCISABLE AS AT EACH REPORTING DATE AND CHANGES IN THE PERIODS PRESENTED

SHARE OPTIONS		1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Options outstanding at beginning of period	Number	**200,000**	**300,000**
	Total exercise price	**10,000**	**15,000**
Options granted during period	**Number**	-	-
	Total exercise price	-	-
Options expired during period	**Number**	100,000	-
	Total exercise price	5,000	-
Options exercised during period	**Number**	100,000	100,000
	Total exercise price	5,000	5,000
	Weighted average exercise price per share (PLN/share)	50.00	50.00
Options outstanding at end of period	Number	**-**	**200,000**
	Total exercise price	**-**	**10,000**
Options exercisable at beginning of period	Number	-	100,000
	Total exercise price	-	5,000
Options exercisable at end of period	Number	-	-
	Total exercise price	-	-

SHARE OPTION COSTS RECOGNISED IN THE STATEMENT OF PROFIT OR LOSS AND UNDER EQUITY

In the 12 months ended 31 December 2024 and 31 December 2023, share option costs recognised in the consolidated statement of profit or loss and in statutory reserve funds amounted to PLN 1,963 thousand and PLN 3,501 thousand, respectively.

7.45 REMUNERATION OF MEMBERS OF THE COMPANY'S MANAGEMENT AND SUPERVISORY BODIES

REMUNERATION FOR KEY EXECUTIVE PERSONNEL	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
MANAGEMENT BOARD		
Cash remuneration	21,182	15,413
Non-monetary benefits	102	213
Total remuneration	**21,284**	**15,626**
SUPERVISORY BOARD		
Cash remuneration	1,384	1,431
Non-monetary benefits	49	-
Total remuneration	1,433	1,431

The table above sets out remuneration (including bonuses) for serving on the governing bodies of the Company and its subsidiaries.

It does not include the cost of the Management Share Option Programme, which amounted to PLN 1,963 thousand and PLN 3,501 thousand in the years ended 31 December 2024 and 2023, respectively.

The composition of the Management Board and the Supervisory Board as at 31 December 2024 is presented in Note 7.47.

AGREEMENTS BETWEEN THE COMPANY AND MANAGEMENT BOARD MEMBERS PROVIDING FOR COMPENSATION IN THE EVENT OF RESIGNATION OR DISMISSAL

Monika Perekitko, a member of the Management Board, was employed by the Company under an employment contract approved by the Supervisory Board. The other members of the Management Board are remunerated pursuant to Supervisory Board resolutions.

No member of the Management Board is entitled to compensation in the event of resignation. Monika Perekitko was entitled to a six-month notice period, during which she was released from the obligation to perform work while retaining the right to remuneration. Pursuant to Supervisory Board resolutions, in the event of dismissal for reasons other than a material breach of duties or non-reappointment for a further term, Jarosław Szanajca, Leszek Stankiewicz, Mikołaj Konopka, and Grzegorz Smoliński are entitled to a severance payment equivalent to six months' remuneration.

7.46 CONTINGENT LIABILITIES

CONTINGENT LIABILITIES	31 Dec 2024	31 Dec 2023
Guarantees	29,744	17,917
Sureties	7,900	12,651
Total	**37,644**	**30,568**

In addition, certain liabilities of the Company are secured with promissory notes:

SECURITY FOR THE COMPANY'S LIABILITIES	31 Dec 2024	31 Dec 2023
Promissory notes, of which:		
- promissory notes classified as other security	5,900	5,900
- promissory notes securing lease contracts	-	-
Total	**5,900**	**5,900**

7.47 MATERIAL COURT DISPUTES AS AT 31 DECEMBER 2024

As at 31 December 2024, none of the Group companies were party to any material court proceedings.

7.48 CHANGES IN THE COMPOSITION OF THE MANAGEMENT BOARD AND SUPERVISORY BOARD OF THE PARENT

MANAGEMENT BOARD

Appointment of Monika Perekitko as Member of the Management Board

On 20 September 2023, pursuant to Article 6.2.2 of the Company's Articles of Association, the Supervisory Board appointed Monika Perekitko as a Member of the Management Board for a joint three-year term, effective from 1 January 2024.

Resignation of Jarosław Szanajca as President of the Management Board and appointment of Mikołaj Konopka as new President of the Management Board

On 28 August 2024, the Company received a notice of resignation from Jarosław Szanajca announcing his resignation as President of the Management Board, effective 31 December 2024. Following his departure, Mr Szanajca intended to join the Supervisory Board and contribute to the Company's continued development in that capacity. At the same time, Mr Szanajca recommended to the Company's majority shareholder, Groupe Belleforêt S.à r.l. of Luxembourg that Mikołaj Konopka, then serving as a Member of the Management Board, be appointed President of the Management Board, effective 1 January 2025.

Acting pursuant to Article 6.2.2 of the Company's Articles of Association, Groupe Belleforêt S.à r.l. appointed Mikołaj Konopka as President of the Management Board for a joint three-year term, effective 1 January 2025.

Resignation of Monika Perekitko as Member of the Management Board and appointment of Grzegorz Smoliński and Justyna Wilk as Members of the Management Board

On 29 October 2024, the Company received a notice of resignation from Monika Perekitko announcing her resignation as Member of the Management Board, effective 29 October 2024.

Groupe Belleforêt S.à r.l. of Luxembourg, a shareholder holding at least 50.1% of Company shares, acting pursuant to Art. 6.2.2 of the Company's Articles of Association, appointed Justyna Wilk as Member of the Management Board, effective 1 January 2025. Furthermore, on 29 October 2024, the Supervisory Board appointed Grzegorz Smoliński as Member of the Management Board. Pursuant to Art. 6.2.3 of the Company's Articles of Association, both Members of the Management Board were appointed for a joint three-year term of office.

Resignation of Leszek Stankiewicz as Member of the Management Board and appointment of Monika Dobosz as Member of the Management Board

On 29 November 2024, the Company received a notice of resignation from Leszek Stankiewicz announcing his resignation as Member and Vice President of the Management Board, effective 28 February 2025.

Furthermore, on 29 November 2024, the Company's shareholder holding at least 50.1% of its shares, Groupe Belleforêt S.à r.l. of Luxembourg, acting pursuant to Article 6.2.2 of the Company's Articles of Association, appointed Monika Dobosz as Member and Vice President of the Management Board for a joint three-year term, effective from 1 March 2025. In accordance with the Rules of the Management Board, Ms Dobosz will be responsible for finance at Dom Development S.A.

As at 31 December 2024, the Management Board of Dom Development S.A. consisted of five members:
Jarosław Szanajca, President of the Management Board,
Leszek Stankiewicz, Vice President of the Management Board,
Mikołaj Konopka, Member of the Management Board,
Grzegorz Smoliński, Member of the Management Board,
Terry Roydon, Member of the Management Board.

SUPERVISORY BOARD

In the 12 months ended 31 December 2024, there were no changes to the composition of the Company's Supervisory Board.

Resolution on the change in the number of members of the Supervisory Board

On 21 November 2024, the Extraordinary General Meeting of Dom Development S.A. passed a resolution amending Resolution No. 24 of the Annual General Meeting of Dom Development S.A. dated 30 June 2022, which determined the number of Supervisory Board members. It was resolved that, with effect from 1 January 2025, the Supervisory Board of Dom Development S.A. shall comprise eight members.

Resolution on the appointment of Jarosław Szanajca to the Supervisory Board with effect as of 1 January 2025

On 21 November 2024, the Extraordinary General Meeting of Dom Development S.A. appointed Jarosław Szanajca as Member of the Supervisory Board, effective 1 January 2025, for a joint three-year term.

On 22 November 2024, Grzegorz Kiełpsz, Chairman of the Supervisory Board, submitted his resignation from the position of Chairman, effective 31 December 2024. Mr Kiełpsz will continue to serve as Member of the Supervisory Board.

On 29 November 2024, the Supervisory Board appointed Jarosław Szanajca as Chairman of the Supervisory Board, effective 1 January 2025.

As at 31 December 2024, the Supervisory Board of Dom Development S.A. consisted of seven members:

Grzegorz Kiełpsz, Chairman of the Supervisory Board,
Janusz Zalewski, Deputy Chairman of the Supervisory Board,
Dorota Podedworna-Tarnowska, Deputy Chairwoman of the Supervisory Board (Independent Member),
Mark Spiteri, Member of the Supervisory Board,
Philippe Bonavero, Member of the Supervisory Board,
Edyta Wojtkiewicz, Member of the Supervisory Board (Independent Member),
Anna Maria Panasiuk, Member of the Supervisory Board (Independent Member).

7.49 ADDITIONAL INFORMATION ON THE ACTIVITIES OF THE GROUP

In the 12 months ended 31 December 2024, the following significant changes took place in the Group's residential development portfolio:

PROJECTS COMMENCED FROM 1 JANUARY TO 31 DECEMBER 2024

PROJECT	COMPANY	LOCATION	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Dzielnica Mieszkaniowa Metro Zachód, Stage 10, Phase 1	Dom Development S.A.	Warsaw	145
Osiedle Urbino, Stage 2, Phase 2	Dom Development S.A.	Warsaw	100
Osiedle Przy Alejach, Phase 3	Dom Development S.A.	Warsaw	105
Osiedle Harmonia Mokotów, Phase 2	Dom Development S.A.	Warsaw	213
Osiedle Przy Forcie, Phase 1	Dom Development S.A.	Warsaw	124
Wzgórze Hoplity 1	Euro Styl S.A.	Tricity	58
Konstelacja C5-C6	Euro Styl S.A.	Tricity	84
Osiedle Beauforta 2 (A7-A9)	Euro Styl S.A.	Tricity	113
Osiedle Międzyleska, Phase 2	Dom Development Wroclaw Sp. z o.o.	Wroclaw	248
Górka Narodowa E1	Dom Development Krakow Sp. z o.o.	Krakow	113
Q1 2024			**1,303**
Mokotów Sportowy, Stage 1, Phase 1a	Dom Development S.A.	Warsaw	158
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 3 (building E)	Dom Development S.A.	Warsaw	118
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 3 (building F)	Dom Development S.A.	Warsaw	90
Osiedle Przy Alejach, Stage 2	Dom Development S.A.	Warsaw	150
Osiedle Harmonia Mokotów, Stage 3	Dom Development S.A.	Warsaw	105
Apartamenty Rudnickiego, Stage 1	Dom Development S.A.	Warsaw	143
Osiedle przy Błoniach 3, Phase 2 (building B7)	Euro Styl S.A.	Tricity	56
Osiedle Synteza 1, Phase 3 (building D)	Euro Styl S.A.	Tricity	142
Osiedle Widoki 1, Phase 4 (building GH)	Euro Styl S.A.	Tricity	60
Osiedle Mieszkaniowe Górka Narodowa, Stage 5, Phase 2	Dom Development Krakow Sp. z o.o.	Krakow	111
Osiedle Mieszkaniowe Górka Narodowa, Stage 5, Phase 3	Dom Development Krakow Sp. z o.o.	Krakow	105
Apartamenty Park Matecznego, Stage 1, Phase 1	Dom Development Krakow Sp. z o.o.	Krakow	33
Apartamenty Park Matecznego, Stage 1, Phase 2	Dom Development Krakow Sp. z o.o.	Krakow	150
Apartamenty Park Matecznego, Stage 1, Phase 3	Dom Development Krakow Sp. z o.o.	Krakow	165
Osiedle przy Malborskiej, Stage 2, Phase 1	Dom Development Krakow Sp. z o.o.	Krakow	71
Q2 2024			**1,657**
Osiedle Przy Alejach, Stage 4	Dom Development S.A.	Warsaw	19
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 4	Dom Development S.A.	Warsaw	249
Wzgórze Hoplity 2	Euro Styl S.A.	Tricity	48
Jaskółcza	Euro Styl S.A.	Tricity	62
Osiedle Warszawska EF	Euro Styl S.A.	Tricity	102
DOKI G	Euro Styl S.A.	Tricity	246
Osiedle Zielna, Stage 4, Phase 1	Dom Development Wroclaw Sp. z o.o.	Wroclaw	89
Hubska 100, Stage 1	Dom Development Wroclaw Sp. z o.o.	Wroclaw	129
Osiedle 29. Aleja, Stage 2, Phase 1	Dom Development Krakow Sp. z o.o.	Krakow	166
Q3 2024			**1,110**
Dzielnica Mieszkaniowa Metro Zachód, Stage 6, Phase 1	Dom Development S.A.	Warsaw	57
Osiedle Urbino, Stage 1, Phase 3	Dom Development S.A.	Warsaw	159
Apartamenty Beethovena, Stage 1, Phase 1	Dom Development S.A.	Warsaw	209
Osiedle Wilno 7, Stage 3, Phase 1	Dom Development S.A.	Warsaw	294
Jaskółcza	Euro Styl S.A.	Tricity	35
Esencja	Euro Styl S.A.	Tricity	149
Konstelacja C7	Euro Styl S.A.	Tricity	35
Konstelacja C8	Euro Styl S.A.	Tricity	59
Osiedle Przy Błoniach 3 (buildings B2-B4)	Euro Styl S.A.	Tricity	167
Osiedle Rapsodia, Stage 1	Dom Development Wroclaw Sp. z o.o.	Wroclaw	132
Apartamenty nad Oławką, Stage 2	Dom Development Wroclaw Sp. z o.o.	Wroclaw	174
Q4 2024			**1,470**
SUMMARY: UNITS WITH CONSTRUCTION STARTED IN 2024	**DOM DEVELOPMENT GROUP**		**5,540**
	DOM DEVELOPMENT S.A.	Warsaw	2,438
	EURO STYL S.A.	Tricity	1,416
	DOM DEVELOPMENT WROCLAW SP. Z O.O.	Wroclaw	772
	DOM DEVELOPMENT KRAKOW SP. Z O.O.	Krakow	914

PROJECTS COMPLETED FROM 1 JANUARY TO 31 DECEMBER 2024

PROJECT	COMPANY	MARKET	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Dzielnica Mieszkaniowa Metro Zachód, Stage 4, Phase 3	Dom Development S.A.	Warsaw	71
Dzielnica Mieszkaniowa Metro Zachód, Stage 4, Phase 5	Dom Development S.A.	Warsaw	44
Apartamenty Koło Parków	Dom Development S.A.	Warsaw	133
DOKI – Task 3 (EF)	Euro Styl S.A.	Tricity	311
Nowodworska 43	Dom Development Wroclaw Sp. z o.o.	Wroclaw	36
Q1 2024			**595**
Dzielnica Mieszkaniowa Metro Zachód, Stage 4, Phase 4	Dom Development S.A.	Warsaw	85
Dzielnica Mieszkaniowa Metro Zachód, Stage 4, Phase 6	Dom Development S.A.	Warsaw	125
Osiedle Jagiellońska, Stage 1	Dom Development S.A.	Warsaw	134
Apartamenty Białej Koniczyny, Stage 1	Dom Development S.A.	Warsaw	129
Konstelacja C3	Euro Styl S.A.	Tricity	31
Osiedle przy Malborskiej, Stage 1	Dom Development Krakow Sp. z o.o.	Krakow	90
Osiedle Mieszkaniowe Górka Narodowa, Stage 3, Phase 2	Dom Development Krakow Sp. z o.o.	Krakow	108
Q2 2024			**702**
Osiedle Urbino, Stage 1, Phase 2	Dom Development S.A.	Warsaw	180
Osiedle Przystanek Międzylesie, Stage 2	Dom Development S.A.	Warsaw	108
Perspektywa I, J, K	Euro Styl S.A.	Tricity	204
Widoki ABCD	Euro Styl S.A.	Tricity	92
Osiedle Beauforta 2, buildings A5-A6	Euro Styl S.A.	Tricity	87
Osiedle Komedy, Stage 5	Dom Development Wroclaw Sp. z o.o.	Wroclaw	115
Q3 2024			**786**
Osiedle Jagiellońska, Stage 2	Dom Development S.A.	Warsaw	137
Osiedle Jagiellońska, Stage 3	Dom Development S.A.	Warsaw	45
Dzielnica Mieszkaniowa Metro Zachód, Stage 11, Phase 3	Dom Development S.A.	Warsaw	89
Osiedle Przy Alejach, Phase 1	Dom Development S.A.	Warsaw	122
Osiedle Wilno 7, Stage 1	Dom Development S.A.	Warsaw	60
Osiedle Wilno 7, Stage 2	Dom Development S.A.	Warsaw	126
Apartamenty Białej Koniczyny, Stage 2, Phase 1	Dom Development S.A.	Warsaw	71
Apartamenty Literacka, Stage 1, Phase 1	Dom Development S.A.	Warsaw	100
Dzielnica Mieszkaniowa Metro Zachód, Stage 5, Phases 1-3	Dom Development S.A.	Warsaw	300
Osiedle Przy Błoniach 3 (buildings B1, B8	Euro Styl S.A.	Tricity	124
Osiedle Dynamika E-F-G	Euro Styl S.A.	Tricity	114
Konstelacja C4	Euro Styl S.A.	Tricity	51
Osiedle Zielna, Stage 3, Phase 1	Dom Development Wroclaw Sp. z o.o.	Wroclaw	123
Osiedle Zielna, Stage 3, Phase 2	Dom Development Wroclaw Sp. z o.o.	Wroclaw	72
Apartamenty Nad Rzeką	Dom Development Wroclaw Sp. z o.o.	Wroclaw	152
Braniborska 80, Stage 1	Dom Development Wroclaw Sp. z o.o.	Wroclaw	187
Osiedle Międzyleska, Stage 1	Dom Development Wroclaw Sp. z o.o.	Wroclaw	159
Osiedle Harmonia	Dom Development Wroclaw Sp. z o.o.	Wroclaw	173
Osiedle 29. Aleja, Stage 1	Dom Development Krakow Sp. z o.o.	Krakow	151
Osiedle Mieszkaniowe Górka Narodowa, Stage 3, Phase 3	Dom Development Krakow Sp. z o.o.	Krakow	147
Q4 2024			**2,503**
SUMMARY: UNITS WITH CONSTRUCTION COMPLETED IN 2024	**DOM DEVELOPMENT GROUP**		**4,586**
	DOM DEVELOPMENT S.A.	Warsaw	2,059
	EURO STYL S.A.	Tricity	1,014
	DOM DEVELOPMENT WROCLAW SP. Z O.O.	Wroclaw	1,017
	DOM DEVELOPMENT KRAKOW SP. Z O.O.	Krakow	496

Projects of Euro Styl S.A. include projects implemented by other companies of the Euro Styl group. The Tricity market includes projects in Rumia and Jastarnia.

DELIVERIES OF RESIDENTIAL AND COMMERCIAL UNITS BY THE GROUP COMPANIES FROM 1 JANUARY 2024 TO 31 DECEMBER 2024

NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS DELIVERED TO CUSTOMERS			
COMPANY	**LOCATION**	**2024**	**2023**
Dom Development S.A. *)	Warsaw	1,969	1,928
Euro Styl S.A.	Tricity	950	1,045
Dom Development Wroclaw Sp. z o.o.	Wroclaw	522	618
Dom Development Krakow Sp. z o.o.	Krakow	475	240
TOTAL		**3,916**	**3,831**

In the fourth quarter of 2024, the Company delivered a total of 918 units, including 618 units handed over to individual buyers (as presented in the table above) and 300 units transferred to a PRS investor.

7.50 SIGNIFICANT EVENTS SUBSEQUENT TO THE REPORTING DATE

There were no material events in the Group after the reporting date.

7.51 APPROVAL OF THE 2023 FINANCIAL STATEMENTS

On 19 June 2024, the Annual General Meeting of Dom Development S.A. approved the financial statements for the year ended 31 December 2023, as presented by the Management Board, along with the Management Board's report on the operations of Dom Development S.A. and its Group in 2023, and the consolidated financial statements of the Dom Development S.A. Group for the year ended 31 December 2023. The Annual General Meeting granted discharge of duties to the Management Board members for the 2023 financial year.

7.52 FORECASTS

Save for the forecasts described below, the Management Board of Dom Development S.A. does not publish financial forecasts for either the Parent or the Group.
In accordance with the Bonds Act of 15 January 2015, the Company is required to publish forecasts of its financial liabilities on its website until the full redemption of its outstanding bonds (Article 35 of the Act).
The table below sets out the forecasts published by the Company on 28 December 2023, together with the actual figures derived from these consolidated financial statements prepared as at 31 December 2024.

Type of financial liability	Forecast as at 31 Dec 2024		Actual as at 31 Dec 2024	
	Forecast value of liability	Forecast share in total equity and liabilities	Actual value of liability	Share in total equity and liabilities
Liabilities under borrowings	450,000	8.03%	-	0.00%
Liabilities under outstanding debt securities	520,000	9.27%	610,000	11.53%
Lease liabilities	152,760	2.72%	125,015	2.36%

The variance between the lower actual level of total financial liabilities as at 31 December 2024 and the forecasts published in accordance with the Bonds Act is attributable to:

- a lower-than-anticipated level of Group debt, driven by a higher-than-expected net cash flow from operating activities;

- a slightly slower-than-planned pace of new residential development project launches (and associated expenditures), reflecting the Group's adjustment of its offering in response to weaker-than-expected market demand;

- lower-than-forecast expenditure on land acquisitions for future residential development projects, as well as the deferral of certain expenditures to 2025, which also resulted in lower-than-expected lease liabilities related to perpetual usufruct rights to land.

Additionally, the Management Board resolved to raise debt financing through a bond issuance in place of bank borrowing, issuing bonds with a nominal value of PLN 140 million on 5 December 2024.

7.53 FEES PAID TO THE INDEPENDENT STATUTORY AUDITOR OR AUDIT FIRM

The table below sets out the fees paid to the audit firm engaged to audit the Company's financial statements, including both the separate and consolidated financial statements.

The financial statements for the years ended 31 December 2024 and 31 December 2023 were audited by PricewaterhouseCoopers Polska spółka z o.o. Audyt Sp.k., as well as other entities affiliated with PricewaterhouseCoopers Polska spółka z o.o. Audyt Sp.k.

The fees paid or payable for the years ended 31 December 2024 and 31 December 2023, broken down by service category, are presented below.

SERVICE CATEGORY	1 Jan–31 Dec 2024	1 Jan–31 Dec 2023
Parent	**661**	**542**
- Audit of financial statements	506	417
- Review of semi-annual financial statements	112	91
- Review of report on remuneration of Management Board and the Supervisory Board	43	34
Subsidiaries	**823**	**504**
- Audit of financial statements	529	401
- Review of semi-annual financial statements	19	103
- Other services	275	0
Total	**1,484**	**1,046**

Other services include the assurance of sustainability reporting within the meaning of Article 64(7) of the Accounting Act.

The audit fees also cover the audit of the separate condensed financial statements of the Company for the six months ended 30 June 2024 and 30 June 2023.
Additionally, PricewaterhouseCoopers Polska spółka z o.o. Audyt Sp.k. provides audit services with respect to the consolidation package prepared for the parent, Groupe Belleforêt S.à r.l., as part of the parent's group consolidation process. The fees agreed for this service represent a cost borne by Groupe Belleforêt S.à r.l. and are not included in the above table.

7.54 FINANCIAL HIGHLIGHTS TRANSLATED INTO EURO

In accordance with the reporting requirements, the following financial data of the Group has been translated into the euro:

SELECTED DATA FROM THE CONSOLIDATED BALANCE SHEET	31 Dec 2024 EUR thousand	31 Dec 2023 EUR thousand
Total current assets	1,189,097	1,013,489
Total assets	1,237,659	1,049,520
Total equity	398,277	333,381
Non-current liabilities	179,349	158,689
Current liabilities	660,034	557,451
Total liabilities	839,383	716,139
PLN/EUR exchange rate as at the reporting date	***4.2730***	***4.3480***

SELECTED DATA FROM THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS	1 Jan–31 Dec 2024 EUR thousand	1 Jan–31 Dec 2023 EUR thousand
Revenue	736,071	563,182
Gross profit	236,784	179,988
Operating profit	161,993	123,266
Profit before tax	164,127	126,592
Net profit	132,213	101,637
Average PLN/EUR exchange rate in the reporting period	***4.3042***	***4.5284***