



Warsaw, 3 April 2025

## **DOM DEVELOPMENT GROUP MAINTAINS ROBUST SALES OF RESIDENTIAL UNITS, AT MORE THAN 1,000 PER QUARTER**

Preliminary results for the three months ended 31 March 2025

### **SALES**

- In the three months ended 31 March 2025, net sales of the Dom Development Group (the “Group”) reached 1,033 units, compared with 1,011 in the corresponding period of 2024 (up by 2% year on year). This includes 432 units sold in Warsaw, 260 in the Tri-City, 229 in Wrocław, and 112 in Kraków.
- The highest sales volumes in the first quarter were recorded in the following projects: Dzielnica Mieszkaniowa Metro Zachód (118 units), Osiedle Wilno (75) and Osiedle Urbino (66) in Warsaw, Konstelacja (47 units) and Osiedle przy Błoniach (44) in the Tri-City, Hubska 100 (42 units), Osiedle Międzyzleska (37) and Braniborska 80 (34) in Wrocław, as well as Osiedle Mieszkaniowe Górka Narodowa (68 units) in Kraków.

### **UNITS DELIVERED**

- In the three months to 31 March 2025, the Group delivered 984 units to retail buyers, relative to 921 in the first quarter of 2024 (up by 7% year on year), including 341 units in Warsaw, 172 in the Tri-City, 393 in Wrocław, and 78 in Kraków.
- Key contributors to the Q1 2025 financial results were deliveries in the following projects: Osiedle Urbino (133 units) and Apartamenty Literacka (66) in Warsaw, Osiedle Synteza (88 units) and Osiedle przy Błoniach (66) in the Tri-City, Osiedle Międzyzleska (148 units) and Osiedle Harmonia (127) in Wrocław, as well as Osiedle 29. Aleja (63 units) in Kraków.

### **MARKET OVERVIEW**

*“The opening months of 2025 have seen a continuation of the trends that emerged towards the end of last year, most notably the stabilisation of prices in the primary residential market, driven by a relatively balanced interplay between demand and supply. In our assessment, the newly announced government scheme to support first-time home buyers is unlikely to materially shift dynamics in Poland’s major urban markets. Its limited scope, being confined to the secondary market and subject to rigid price caps, means its impact will likely remain marginal. Meanwhile, persistently elevated inflation has delayed the anticipated easing of interest rates by the Monetary Policy Council, keeping Polish mortgage costs among the highest in the EU.*

*“Against this challenging backdrop, the Dom Development Group continues to deliver on its sales ambitions. Having achieved record-breaking sales volumes in 2024, we’ve carried that momentum into 2025: the first quarter marked yet another consecutive period in which we posted net sales of over 1,000 units. With our proven ability to bring new projects to market efficiently, a wide and diversified product portfolio, and offerings tailored to both cash buyers and those reliant on mortgage finance, we see strong potential to*



*further grow the scale of our business. We are well-positioned to exceed our 2024 sales performance this year. Should the long-awaited interest rate cutting cycle finally commence, we expect a tangible uplift in demand, which would further support the delivery of our targets. In the first quarter of 2025, mortgage-funded purchases accounted for 53% of the Group's total sales," commented **Mikołaj Konopka, President of the Management Board and CEO of Dom Development S.A.***

*"Given that in the first quarter of this year we delivered 7% more units to our customers than during the same period last year – and considering that a property developer's financial results are primarily driven by the volume of completed handovers – it is reasonable to expect that the first three months of 2025 will also yield solid top- and bottom-line performance. Our in-house general contracting companies, Dom Construction and Euro Styl Construction, provide us with full control over the timing, quality, and cost-efficiency of project execution. Meanwhile, conditions in the construction services and materials market remain relatively stable, enabling us to consistently deliver the margins we target," said **Monika Dobosz, Vice President of the Management Board and CFO of Dom Development S.A.***

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The **Dom Development S.A. Group** (the "**Dom Development Group**") is Poland's largest residential property developer, offering properties to retail customers in Warsaw, Wrocław, and Krakow, as well as in the Tri-City and its vicinity (through the subsidiary **Euro Styl S.A.**). The Group's portfolio includes both affordable segment flats and premium apartments. The Group also owns the construction companies **Dom Construction Sp. z o.o.** and **Euro Styl Construction Sp. z o.o.**, which provide general contracting services for a part of its projects. Over its 29 years of operation, the Group has delivered more than 53,000 residential units. Since 2006, Dom Development S.A. has been listed on the Warsaw Stock Exchange.

For more information about the Company and our offerings in Warsaw, Wrocław, and Krakow, visit: [www.domd.pl](http://www.domd.pl)

For more information about the offering in the Tri-City, visit: [www.eurostyl.com.pl](http://www.eurostyl.com.pl)

