

Quarterly report

of the Dekpol Capital Group

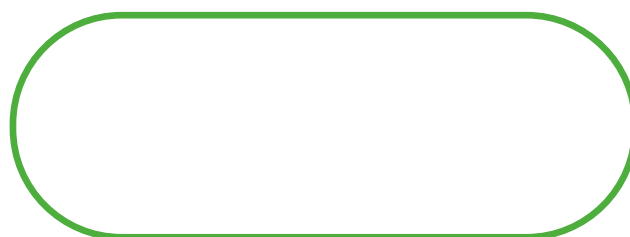
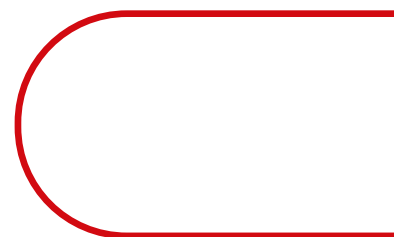


Quarterly report

of the Dekpol Capital Group

for the period from January 1, 2026, to March 31, 2026

Pinczyn, May 27, 2026



Selected achievements 2026

BUDOWNICTWO

Human Capital Investor



Dekpol Budownictwo was once again awarded the prestigious “Human Capital Investor” distinction, granted to the best employers in Poland.

DEVELOPER

Launch of the Eterna Project

The Eterna project, a new residential development located at Stępkarska Street in Gdańsk, was officially launched for sale.

DEKPOL GROUP

EBITDA LTM in the amount of PLN 147,43 million

in the Dekpol Capital Group cumulatively for the last four quarters

BUDOWNICTWO

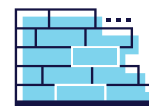
Musical Theatre visualization



New visualizations of the Musical Theatre in Poznań have been unveiled. Dekpol Budownictwo is delivering the construction of the theatre’s new headquarters under a Design and Build contract.

DEVELOPER

Commencement of construction works



by a special-purpose vehicle subsidiary of the Issuer on Sobieszewska Island in Gdańsk.

DEKPOL GROUP

Revenue of PLN 263,65 million

in the Dekpol Capital Group in Q1 2026.

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Major events 2026

January 2026 with a Heart for the Great Orchestra of Christmas Charity



A sign bearing the name Pinczyn - the town where the history of our Group began - will once again be displayed in Antarctica. We won an auction held in support of the **Great Orchestra of Christmas Charity**, organized by the Institute of Biochemistry and Biophysics of the Polish Academy of Sciences. The auction prize was the opportunity to place a custom sign on the iconic Antarctic signpost, which has been a part of the polar tradition maintained by successive expeditions to King George Island

February 2026 Trade Show in Dallas



This year, Dekpol Steel attended the trade show in Dallas for the first time as a member of the Associated Equipment Distributors (AED). It was an excellent opportunity to meet existing and prospective customers, discuss their needs, and gain insight into the trends and solutions that are currently shaping our industry on another continent.

March 2026 Groundbreaking Ceremony for the Lubomirski Princes Museum



In March, a groundbreaking ceremony was held, officially marking the start of construction of the new home of the Lubomirski Princes Museum in Wrocław. The project is of great importance to the Ossoliński National Institute, providing suitable facilities for the storage, conservation, and exhibition of its collections, while also supporting the further development of the institution's research and educational activities.

March 2026 Dekpol Developer at Real Estate Fairs in Gdynia, Poznań and Wrocław



In March, the Company participated in housing fairs held simultaneously in three different cities over a single weekend. These events served as important gatherings for the real estate industry, bringing together developers, market experts, and prospective homebuyers. Participation in the fairs enabled the Company to showcase its property portfolio, engage directly with potential customers, and strengthen brand awareness.

1. Condensed Interim Consolidated Financial Statement

1.1 Selected consolidated financial data

Selected consolidated financial data	Thousands of PLN		Thousands of EUR	
	01.01.2026- 31.03.2026	01.01.2025- 31.03.2025	01.01.2026- 31.03.2026	01.01.2025- 31.03.2025
I. Net revenue from sales of products, goods, and materials	263 654	343 009	62 155	81 965
II. Profit (loss) on operating activity	14 500	46 573	3 418	11 129
III. Profit (loss) before tax	18 296	38 761	4 313	9 262
IV. Net profit (loss)	13 254	30 413	3 125	7 267
V. Earnings (loss) per ordinary share (in PLN / EUR)	1,58	3,64	0,37	0,87
VI. Net cash flows from operating activity	(60 809)	82 157	(14 335)	19 632
VII. Net cash flows from investment activity	(5 506)	(36 871)	(1 298)	(8 811)
VIII. Net cash flows from financial activity	118 646	(38 098)	27 970	(9 104)
IX. Total net cash flows	52 331	7 188	12 337	1 718
	31.03.2026	31.12.2025	31.03.2026	31.12.2025
X. Total assets	1 970 198	1 749 558	459 318	418 164
XI. Liabilities and provisions for liabilities	1 248 117	1 077 454	290 977	257 524
XII. Long-term liabilities	617 174	457 415	143 884	109 327
XIII. Short-term liabilities	630 943	620 039	147 094	148 196
XIV. Equity	722 081	672 103	168 341	160 640
XV. Share capital	8 363	8 363	1 950	1 999
XVI. Number of shares at the end of the period	8 362 549	8 362 549	8 362 549	8 362 549
XVII. Book value per share (in PLN / EUR)	86,35	80,37	20,13	19,21

The above financial data have been converted into EUR according to the following principles:

- individual items of assets and liabilities - at the average exchange rate announced on the day:
 - March 31, 2026 - 4,2894 PLN/EUR
 - December 31, 2025 - 4,2267 PLN/EUR
- individual items of the profit and loss account and cash flow statement - according to the exchange rate being the arithmetic mean of average exchange rates set by the National Bank of Poland (NBP) on the last day of each month of financial period:
 - from January 1 to March 31, 2026 - 4,2419 PLN/EUR
 - from January 1 to March 31, 2025 - 4,1848 PLN/EUR

1.2 Condensed Interim Consolidated Statement of Comprehensive Income

Description	Note	01.01.-31.03.2026	01.01.-31.03.2025
Sales revenues	1.6.2	263 654	343 009
Own selling cost	1.6.3	218 857	265 993
Gross profit (loss) from sales		44 797	77 016
Selling costs		16 446	15 225
General administrative expenses		16 742	16 668
Other operating revenues	1.6.4	6 011	5 566
Profit from a bargain purchase		0	0
Other operating costs	1.6.5	3 121	4 116
Profit (loss) from operating activities		14 500	46 573
Financial revenues	1.6.6	9 705	3 730
Financial expenses	1.6.7	5 432	11 820
Share of profit (loss) of associates accounted for using the equity method		-476	278
Profit (loss) before tax		18 296	38 761
Income tax	1.6.8	5 042	8 348
Profit (loss) from continued operations		13 254	30 413
Profit (loss) from discontinued operations		0	0
Net profit (loss)		13 254	30 413
Net profit/loss falling to non-controlling shareholders		-17	-4
Net profit/loss falling to shareholders of parent entity		13 271	30 417

Description	01.01.-31.03.2026	01.01.-31.03.2025
Net profit (loss)	13 254	30 413
Other comprehensive income that cannot be transferred to the result	0	0
Other comprehensive income that can be transferred to the result	-6 040	2 423
Cash flow hedging instruments	-5 806	2 423
Exchange differences on translating foreign units	-234	0
Other comprehensive income before tax	-6 040	2 423
Income tax on other comprehensive income that cannot be transferred to the result	0	0
Income tax on other comprehensive income that can be transferred to the result	0	0
Other net comprehensive income	-6 040	2 423
Comprehensive Income	7 214	32 836
Comprehensive Income attributable to non-controlling shareholders	-17	297
Comprehensive Income attributable to shareholders of parent entity	7 231	32 539

1.3 Condensed Interim Consolidated Statement of Financial Position

Assets

Description	Note	31.03.2026	31.03.2025	31.12.2025
Fixed assets		372 652	360 352	359 996
Property, plant and equipment		155 925	153 916	156 406
Intangible assets		9 954	6 403	10 218
Goodwill		16	0	8
Investment properties		90 212	100 902	87 294
Stocks and shares		16 865	13 377	17 341
Trade liabilities and other long-term liabilities		17 127	12 764	15 383
Other long-term financial assets		29 731	38 968	26 547
Long-term deferred charges		52 822	34 021	46 799
Current assets		1 597 546	1 389 206	1 578 386
Inventory	1.6.9	719 983	677 954	673 990
Receivables due to contracts with clients		39 467	38 264	33 473
Trade receivables and other short-term receivables	1.6.10	315 023	305 335	394 204
Receivables from current income tax		3 841	20 072	2 101
Other short-term financial assets		1 849	12 063	9 572
Cash and cash equivalents		517 382	335 518	465 047
including cash of limited disposal right		50 023	43 413	67 267
Current assets other than fixed assets or groups for selling classified as held for sale		1 597 546	1 389 206	1 578 386
Assets classified as held for sale		0	0	0
Assets in total		1 970 198	1 749 558	1 938 382

Liabilities

Description	Note	31.03.2026	31.03.2025	31.12.2025
Equity		722 081	672 103	714 784
Share capital		8 363	8 363	8 363
Equity from sales of shares over its nominal value		26 309	26 309	26 309
Own shares (-)		0	0	0
Other reserve capital from valuation		1 229	9 706	7 269
Retained earnings:		669 695	611 174	656 340
Equity falling to shareholders of parent entity		705 595	655 552	698 281
Non-controlling shares		16 486	16 551	16 503
Liabilities		1 248 117	1 077 455	1 223 598
Long-term liabilities		617 174	457 415	461 027
Deferred income tax provision		37 628	34 744	30 060
Liabilities and provisions on employee benefits		837	440	837
Other long-term provisions		9 316	0	6 411
Long-term credits, borrowings and debt instruments		471 171	336 981	328 162
Other long-term financial liabilities		0	0	0
Liabilities from leasing long-term		49 220	41 103	49 714
Trade liabilities and other long-term liabilities		49 002	44 148	45 844
Short-term liabilities		630 943	620 039	762 571
Liabilities and provisions on employee benefits		399	49	101
Other short-term provisions		136 430	71 736	154 210
Short-term credits, borrowings and debt instruments		85 589	87 771	96 772
Other short-term liabilities		65	74	599
Liabilities from leasing short-term		10 101	8 992	10 171
Liabilities due to contracts with clients		155 764	56 923	152 950
Trade liabilities and other short-term liabilities	1.6.13	242 465	393 644	339 060
Liabilities from current income tax		131	850	8 707
Short-term liabilities other than related to assets held for sale		630 943	620 039	762 571
Liabilities related to assets held for sale		0	0	0
Liabilities in total		1 970 198	1 749 558	1 938 382

1.4 Condensed Interim Consolidated Cash-Flow Statement

Description	01.01.-31.03.2026	01.01.-31.03.2025
Profit (loss) before tax	18 296	38 761
Adjustments:	-66 460	53 320
Depreciation	4 590	4 449
Change of fair value of investment properties	0	0
Revaluation write-offs recognized in the financial result	0	0
Profit (loss) on the sale of fixed assets	503	-84
Profits (losses) due to exchange rate differences	-205	-48
Interest expenses	4 702	5 968
Interest receivables	42	0
Dividend receivables	0	0
Income tax on profit before tax	0	0
Other adjustments	37	0
Change in inventories	-57 254	-10 810
Change in receivables	86 059	-13 615
Change in liabilities	-90 423	107 121
Change in reserves	-14 558	-39 661
Cash flow from activities (used in activities)	-48 164	92 081
Income tax paid	-12 645	-9 923
Net cash from operating activities	-60 809	82 157
Expenses related to acquisition of intangible assets	0	-14
Inflows from sales of intangible assets	0	0
Expenses related to acquisition of property, plant and equipment	-2 579	-1 097
Inflows from sales of property, plant and equipment	105	373
Expenses related to acquisition of investment properties	0	-4
Inflows from sales of investment properties	-11	0
Net expenses for the acquisition of subsidiaries	-858	0
Net inflows from sales of subsidiaries	0	0
Loans granted	-2 270	0
Repayments received from loans granted	0	0
Interest received	0	0
Expenses for the acquisition of other financial assets	0	-36 129
Other inflows (expenses) from investment activities	107	0
Net cash from investment activities	-5 506	-36 871
Net inflows from issue of shares	0	0
Acquisition of own shares	0	0
Changes in a parent's ownership interest that do not result in a change in control of the subsidiary	0	0
Inflows from issue of debt securities	226 387	0
Redemption of debt securities	-82 693	-23 357
Inflows from loans and borrowings taken out	1 568	2 013
Repayment of loans and borrowings	-15 332	-8 319
Repayment of liabilities under finance lease	-2 547	-2 459
Interest paid	-8 731	-5 976

Dividends paid	0	0
Inflows from received grants	0	0
Other inflows (expenses) from financial activities	-6	0
Net cash from financial activities	118 646	-38 098
Change in net cash and cash equivalents without foreign exchange differences	52 331	7 188
Change in cash and cash equivalents due to foreign exchange differences	0	0
Change in net cash and cash equivalents	52 331	7 188
Cash and cash equivalents at the beginning of the period	465 052	328 329
Cash and cash equivalents at the end of the period	517 382	335 518
including cash of limited disposal right	50 023	43 413

1.5 Condensed Interim Statement in Changes in Consolidated Equity

For period 01.01-31.03.2026

Description	Common eq- uity	Equity from sale of shares over its nomi- nal value	Own shares (-)	Other equity from valua- tion	Retained earnings	Equity at- tributable to shareholders of the parent entity	Other equity shares	Non-control- ling shares	Total
Balance as at beginning of period	8 363	26 309	0	7 269	656 340	698 281	0	16 503	714 784
Error correction of previous years	0	0	0	0	0	0	0	0	0
Balance as at beginning after corrections	8 363	26 309	0	7 269	656 340	698 281	0	16 503	714 784
Net profit (loss)	0	0	0	0	13 271	13 271	0	-17	13 254
Other total comprehensive income	0	0	0	-6 040	0	-6 040	0	0	-6 040
Comprehensive income	0	0	0	-6 040	13 271	7 231	0	-17	7 214
Issue of shares	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0
Transactions on non-controlling interests	0	0	0	0	0	0	0	0	0
Other corrections	0	0	0	0	83	83	0	0	83
Changes in equity in total	0	0	0	-6 040	13 354	7 314	0	-17	7 297
Balance at the end of period	8 363	26 309	0	1 229	669 695	705 595	0	16 486	722 081

For period 01.01-31.03.2025

Description	Common eq- uity	Equity from sale of shares over its nomi- nal value	Own shares (-)	Other equity from valuation	Retained earn- ings	Equity at- tributable to shareholders of the parent entity	Other equity shares	Non-control- ling shares	Total
Balance as at beginning of period	8 363	26 309	0	7 283	580 758	622 713	0	16 554	639 267
Error correction of previous years	0	0	0	0	0	0	0	0	0
Balance as at beginning after corrections	8 363	26 309	0	7 283	580 758	622 713	0	16 554	639 267
Net profit (loss)	0	0	0	0	30 417	30 417	0	-4	30 413
Other total comprehensive income	0	0	0	2 423	0	2 423	0	0	2 423
Comprehensive income	0	0	0	2 423	30 417	32 840	0	-4	32 836
Issue of shares	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0
Transactions on non-controlling interests	0	0	0	0	0	0	0	0	0
Other corrections	0	0	0	0	0	0	0	0	0
Changes in equity in total	0	0	0	2 423	30 417	32 840	0	-4	32 836
Balance at the end of period	8 363	26 309	0	9 706	611 174	655 552	0	16 551	672 103

For period 01.01-31.12.2025

Description	Common equity	Equity from sale of shares over its nominal value	Own shares (-)	Other equity from valuation	Retained earnings	Equity attributable to share-holders of the parent entity	Other equity shares	Non-controlling shares	Total
Balance as at beginning of period	8 363	26 309	0	7 283	580 758	622 713	0	16 554	639 267
Error correction of previous years	0	0	0	0	0	0	0	0	0
Balance as at beginning after corrections	8 363	26 309	0	7 283	580 758	622 713	0	16 554	639 267
Net profit (loss)	0	0	0	0	104 434	104 434	0	-51	104 382
Other total comprehensive income	0	0	0	-14	0	-14	0	0	-14
Comprehensive income	0	0	0	-14	104 434	104 419	0	-51	104 368
Issue of shares	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	-28 851	-28 851	0	0	-28 851
Transactions on non-controlling interests	0	0	0	0	0	0	0	0	0
Other corrections	0	0	0	0	0	0	0	0	0
Changes in equity in total	0	0	0	-14	75 583	75 568	0	-51	75 517
Balance at the end of period	8 363	26 309	0	7 269	656 340	698 281	0	16 503	714 784

Result of application of hedging policy

The Group applies hedge accounting. As a result of measuring the effectiveness of the hedge in the current period, the effective part was recognized in the amount of gross PLN 1.804 thousand, presented in the revaluation reserve in the net value of PLN 1.461 thousand.

The Group secures general contracting contracts denominated in a foreign currency against the risk of exchange rate fluctuations by conclusion of derivative transactions e.g. Forward/SWAP. IN turn, in order to limit the risk of rising interest rates related to financial liabilities, the Group has entered into IRS transactions.

The result of usage of the aforementioned hedges on capital is shown in the following table.

	31.03.2026	31.12.2025
Equity	722 081	714 784
Share capital	8 363	8 363
Capital from the sale of shares above their nominal value	26 309	26 309
Other reserve capitals from valuation	1 229	7 268
Including capital from revaluation derivatives	1 461	7 267
foreign exchange differences on revaluation	-233	1
Reserve capital	0	0
Non-controlling shares	16 486	16 503
Retained earnings	669 694	656 340

1.6 Additional Information to the Condensed Interim Consolidated Financial Statement

1.6.1 Preparation principles of the Interim Condensed Consolidated Financial Statement

The Interim Condensed Consolidated Financial Statement of the Dekpol Capital Group for the three-month period ended on March 31, 2026, have been prepared in accordance with International Accounting Standard (IAS) 34 - Interim Financial Reporting, and in accordance with the applicable accounting standards for interim financial reporting adopted by the European Union, as published and in effect at the time of preparing the interim condensed consolidated financial statement, using the same principles for the current and comparative periods.

Interim condensed financial statement of the Dekpol Capital Group for 3 months ended March 31, 2026, has been prepared under assumption of continuation of business activities by the Group in the foreseeable future. Statement presents financial position of Dekpol Capital Group as of March 31, 2026, and December 31, 2025, results achieved with the Group's business operations and cash flow for the period of 3 months ended March 31, 2026, and March 31, 2025.

The accounting principles (policies) used for preparation of the interim condensed consolidated financial statement are consistent with those used in preparation of the Group's annual consolidated financial statement for the year ended December 31, 2025. In Q1 2026, there were no changes in the accounting principles (policies) applied.

There were no significant changes in estimated amounts or in the principles for determining the values of assets and liabilities, as well as measuring financial performance during reporting period.

The consolidation was prepared using the full method and covered all entities directly and indirectly dependent from Issuer. Associated companies are valued using the equity method.

The functional currency of the Dekpol Capital Group and the presentation currency of the interim condensed consolidated financial statement is the Polish zloty (PLN).

1.6.2 Operating segments

Revenues, result and other in reporting period 01.01-31.03.2026

Description	General contracting	Property development	Production of accessories for construction machines	Other	Total
Sales revenues in total	147 417	74 325	32 199	9 713	263 654
Operating expenses in total	142 734	60 850	29 776	18 684	252 045
Other operating revenues					6 011
Other operating expenses					3 121
Operating result	4 683	13 745	2 423	-8 972	14 500
Financial revenues					9 705
Financial expenses					5 907
Income tax					5 042
Net result					13 254

Revenues, result and other in previous reporting period 01.01-31.03.2025

Description	General contracting	Property development	Production of accessories for construction machines	Other	Total
Sales revenues in total	222 880	80 963	30 934	8 232	343 009
Operating expenses in total	208 026	51 180	28 886	9 794	297 886
Other operating revenues					5 566
Other operating expenses					4 116
Operating result	14 854	29 783	2 048	1 562	46 573
Financial revenues					4 008
Financial expenses					11 820
Income tax					8 348
Net result					30 413

1.6.3 Costs of major operating activities

Description	01.01.-31.03.2026	01.01.-31.03.2025
Costs by type	288 083	314 693

Depreciation	4 590	4 449
Consumption of materials and energy	94 030	71 033
Outsourced services	140 082	193 429
Taxes and fees	2 641	978
Remunerations	25 966	23 044
Employee benefits	5 952	6 000
Other costs by type	5 382	3 062
Cost of goods and materials sold	9 440	12 698
Movements in the balance of products	-37 478	-15 380
Cost of internal manufacturing	1 441	-1 427
Selling costs	-16 446	-15 225
Administrative expenses	-16 743	-16 668
Own selling cost	218 857	265 993

1.6.4 Other operating revenues

Description	01.01.-31.03.2026	01.01.-31.03.2025
Profit on disposal of non-financial fixed assets	75	193
Revenues on disposal of non-financial fixed assets - manual correction	0	0
Re-invoicing	0	0
Pricing of investment properties to fair value	0	0
Release of provisions	316	0
Penalties and compensations	2 091	3 005
Grants	77	79
Expired liabilities	0	0
Scrap yield	0	0
Bonus from turnover	0	0
Inventory surpluses	0	0
Impairment losses on inventories reversal in period (-)	2 197	424
Impairment losses on receivables reversal in period (-)	626	1 205
Profit from bargain purchase	0	0
Other titles	630	660
Other operating revenues	6 011	5 566

1.6.5 Other operating costs

Description	01.01.-31.03.2026	01.01.-31.03.2025
Impairment losses on inventories creation in the period	160	0

Pricing of investment properties to fair value	0	0
Creation of reserves	0	794
Costs related to acquisition of subsidiaries	0	0
Costs of gap's removal and scrapping	139	46
Donations	45	48
Handover of a road investment	0	0
Inventory deficits	0	0
Receivables	55	0
Contractual penalties	69	0
Material losses	1	0
Court litigation costs	521	0
Re-invoicing costs	0	0
Compensations	846	1 984
Receivables write-offs reversal in period	626	706
Loss on disposal of non-financial fixed assets	565	109
Other titles	93	429
Other operating costs	3 121	4 116

1.6.6 Financial revenues

Description	01.01.-31.03.2026	01.01.-31.03.2025
Interests	1 632	1 731
Surplus of positive exchange differences over the negative ones	2 373	7
Reversal of write-offs	0	0
Profit from sale of financial assets	0	0
Dividends	0	0
Other financial revenues	0	0
Pricing of financial instruments at fair value	5 699	1 993
Financial revenues	9 705	3 730

1.6.7 Financial expenses

Description	01.01.-31.03.2026	01.01.-31.03.2025
Interests	4 417	7 204
Surplus of negative exchange differences over the positive ones	25	2 665
Loss from sale of financial assets	0	0
Write-offs	6	9
Other financial expenses	899	1 942

Pricing of financial instruments at nominal value	85	0
Financial expenses	5 432	11 820

1.6.8 Income tax

Description	01.01.-31.03.2026	01.01.-31.03.2025
Current income tax	2 331	5 890
Current income tax for reporting period	2 331	5 894
Current income tax for previous periods covered in financial result	0	-4
Deferred income tax	2 711	2 458
Deferred tax-creation and reversal of temporary differences (+)	14 992	12 557
Deferred income tax settlement of unused tax losses	0	-283
Deferred tax-creation and reversal of temporary differences (-)	12 281	9 816
Income tax	5 042	8 348

1.6.9 Inventory

Description	31.03.2026	31.03.2025	31.12.2025
Materials balance value	32 061	34 649	28 374
Goods balance value	43 528	72 251	46 117
Semi-finished products and work in progress balance value	8 663	8 516	7 054
Finished products balance value	5 026	2 230	4 907
Premises under construction balance value	563 734	370 397	465 786
Finished premises balance value	66 971	189 910	121 751
Inventories	719 983	677 954	673 990

1.6.10 Trade receivables and other short-term receivables

Description	31.03.2026	31.03.2025	31.12.2025
Net trade receivables	197 750	233 176	296 189
Dividend receivables –short-term	0	3	0
Receivables due to other taxes, duties and social security	60 717	25 636	38 285
Deposits due to valuation of construction agreements balance value	18 495	11 440	17 601
Receivables and advance payments balance value	23 269	22 232	28 255
Other receivables balance value	2 680	1 279	1 603
Deposits from other titles	1 033	1 116	1 052
Trade receivables and other receivables	303 943	294 882	382 985
Short-term deferred charges	11 080	10 453	11 220
Trade receivables and other short-time receivables	315 023	305 335	394 204

Specification of receivables excluding receivables from corporate income tax.

1.6.11 Financial instruments

Financial instruments – assets

Description	31.03.2026	31.03.2025	31.12.2025
Financial assets measured at fair value through financial result	0	0	0
Financial assets measured at fair value through other comprehensive income	0	0	0
Hedging financial instruments	1 804	12 063	9 572
Financial assets excluded from IFRS 9 classification	16 531	13 377	17 329
Financial assets evaluated at depreciated cost	813 122	668 581	848 273
Cash and cash equivalents	517 382	335 518	465 047
Trade and other receivables	265 964	294 095	356 680
Loans and receivables	3 922	0	1 574
Other financial assets	25 854	38 968	24 973
Financial assets	831 457	694 021	875 174

Financial instruments - liabilities

Description	31.03.2026	31.03.2025	31.12.2025
Financial liabilities evaluated at fair value through financial result	0	0	0
Financial liabilities measured at fair value through other comprehensive income	0	0	0
Hedging financial instruments	65	0	599
Excluded from IFRS 9 classification	59 320	50 095	59 885
Leasing	59 320	50 095	59 885
Financial liabilities evaluated at depreciated cost	826 970	732 987	772 126
Bonds	323 833	366 670	178 440
Loans	232 926	58 081	246 494
Borrowings received	0	0	0
Trade and other liabilities	270 211	308 162	347 192
Other financial liabilities	0	74	0
Financial liabilities	886 356	783 082	832 610

1.6.12 Interest-bearing liabilities

Specification of interest-bearing liabilities

Description	31.03.2026	31.03.2025	31.12.2025
Other long-term financial liabilities	0	0	0
Loans, borrowings and long-term debt-instruments	471 171	336 981	328 162
Long-term lease liabilities	49 220	41 103	49 714
Long-term financial liabilities	520 391	378 084	377 875
Other short-term financial liabilities	65	74	599
Loans, borrowings, and short-term debt-instruments	85 589	87 771	96 772
Short-term lease liabilities	10 101	8 992	10 171
Short-term financial liabilities	95 754	96 837	107 542
Total financial liabilities	616 145	474 921	485 418

Maturity of Financial Liabilities as of March 31, 2026:

Description	Over-due	Up to 1 month	1-3 months	over 3 months up to 1 year	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total Amount Due	Discount	Balance Sheet Valuation Adjustment	Balance Sheet Value
Bonds	0	0	3 011	18 546	94 364	271 138	0	387 060	-58 623	-4 603	323 833
Loans	0	1 214	16 056	77 388	20 980	97 750	57 147	270 535	-37 445	-163	232 926
Borrowings	0	0	0	0	0	0	0	0	0	0	0
Leases	0	1 160	1 992	10 840	10 696	13 829	102 558	141 074	-81 754	0	59 320
Derivative liabilities	0	0	65	0	0	0	0	65	0	0	65
Interest-Bearing Liabilities - Maturity:	0	2 374	21 124	106 774	126 040	382 717	159 705	798 734	-177 823	-4 767	616 145

Interest due as of the balance sheet date amounted to PLN 177,823 thousand.

Maturity of Financial Liabilities as of December 31, 2025:

Description	Over-due	Up to 1 month	1-3 months	over 3 months up to 1 year	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total Amount Due	Discount	Balance Sheet Valuation Adjustment	Balance Sheet Value
Bonds	0	0	2 715	38 324	110 132	55 449	0	206 620	-27 977	-203	178 440
Loans	0	1 606	40 829	65 186	21 154	98 524	57 449	284 747	-38 085	-168	246 494
Borrowings	0	0	0	0	0	0	0	0	0	0	0
Leases	0	1 439	3 621	8 898	11 003	14 013	104 323	143 297	-83 412	0	59 885
Derivative liabilities	0	0	599	0	0	0	0	599	0	0	599
Interest-Bearing Liabilities - Maturity:	0	3 045	47 765	112 407	142 289	167 985	161 772	635 263	-149 474	-371	485 418

In 2025, the maturity profile of financial liabilities, as a measure of liquidity risk, was prepared based on undiscounted contractual cash flows and includes both principal and interest payments. Amounts denominated in foreign currencies were translated into Polish zloty using the National Bank of Poland (NBP) exchange rates prevailing at the end of the reporting period. Interest payments were calculated based on the interest rates applicable during the last interest period preceding December 31, 2025, and December 31, 2024. The amount of interest due as of the balance sheet date amounted to PLN 149,474 thousand.

Financial liabilities of Dekpol S.A. in nominal value

Loans and borrowings as at 31.03.2026	Loan value	Balance	Currency	Interest rate	Contractual re-payment date
Long-term					
PKO BP investment loan 82 1020 1026 0000 1896 0201 8943	139 300	139 300	PLN	WIBOR 3M+margin	2032-06-30
PKO BP investment loan 82 1020 1462 0000 7896 0154 4808	1 320	1 320	EUR	EURIBOR 1M+margin	2030-08-24
Total long-term	139 300	139 300	PLN	-	-
	1 320	1 320	EUR	-	-
Short-term					
PKO BP investment loan 54 1020 1462 0000 3739 0134 7483	80	80	EUR	EURIBOR 1M+margin	2026-07-16
PKO BP investment loan 82 1020 1462 0000 7896 0154 4808	387	387	EUR	EURIBOR 1M+margin	2030-08-24
PKO BP investment loan 82 1020 1026 0000 1896 0201 8943	10 700	10 700	PLN	WIBOR 3M+margin	2032-06-30
other	0	15	PLN		
	10 700	10 715	PLN	-	-
Total short-term	467	467	EUR	-	-

Loans and borrowings as at 31.12.2025	Loan value	Balance	Currency	Interest rate	Contractual re-payment date
Long-term					
PKO BP investment loan 82 1020 1026 0000 1896 0201 8943	139 300	139 300	PLN	WIBOR 3M+margin	2032-06-30
PKO BP investment loan 82 1020 1462 0000 7896 0154 4808	1 417	1 417	EUR	EURIBOR 1M+margin	2030-08-24
Total long-term	139 300	139 300	PLN	-	-
	1 417	1 417	EUR	-	-
Short-term					
PKO BP investment loan 54 1020 1462 0000 3739 0134 7483	139	139	EUR	EURIBOR 1M+margin	2026-07-16
PKO BP investment loan 82 1020 1462 0000 7896 0154 4808	387	387	EUR	EURIBOR 1M+margin	2030-08-24
PKO BP investment loan 82 1020 1026 0000 1896 0201 8943	10 700	10 700	PLN	WIBOR 3M+margin	2032-06-30
other	0	1	PLN		
	10 700	10 701	PLN	-	-
Total short-term	526	526	EUR	-	-

Bonds in nominal value

Bonds at the end of reporting period 31.03.2026	Value	Balance	Currency	Interest rate	Repayment date
Long-term					
M-series bonds	75 000	75 000	PLN	WIBOR 6M+margin	2028-06-06
O-series bonds	250 000	250 000	PLN	WIBOR 6M+margin	2030-02-23
Total long-term			EUR	-	-
	325 000	325 000	PLN	-	-
Short-term					
	-	-	-	-	-
Total short-term	0	0	PLN		

Bonds at the end of reporting period 31.12.2025	Value	Balance	Currency	Interest rate	Repayment date
Long-term					
M-series bonds	75 000	75 000	PLN	WIBOR 6M+margin	2028-06-06
N-series bonds ¹	102 569	102 569	PLN	WIBOR 3M+margin	2028-12-02
Total long-term	-	-	EUR	-	-
	177 569	177 569	PLN	-	-
Short-term					
-	-	-	PLN	-	-
	0	0	EUR	-	-
Total short-term	0	0	PLN	-	-

¹ At the Issuer's request, the entire Series N bonds were redeemed early on March 9, 2026.

Liabilities of Companies from Dekpol Capital Group in nominal value

Loans and borrowings as at 31.03.2026	Company	Loan value	Balance	Currency	Interest rate	Repayment date
Long-term:						
PKO BP, investment loan, agreement no. 69 1020 1462 0000 7396 0169	Dekpol Steel Sp. z o.o.	1 083	1 083	EUR	EURIBOR 3M+margin	2032-01-26
PKO BP investment loan, agreement no. 82 1020 1462 0000 7896 0154 4808	Dekpol S.A.	1 320	1 320	EUR	EURIBOR 1M+margin	2030-08-24
PKO BP investment loan, agreement no. 82 1020 1026 0000 1896 0201 8943	Dekpol S.A.	139 300	139 300	PLN	WIBOR 3M+margin	2032-06-30
other	-	-	-	-	-	-
		2 403	2 403	EUR	-	-
Total long-term		139 300	139 300	PLN	-	-

Short-term:							
PKO BP, investment loan, agreement no. 69 1020 1462 0000 7396 0169	Dekpol Steel Sp. z o.o.	224	224	EUR	EURIBOR 3M+margin	2032-01-26	
PKO BP investment loan, agreement no. 54 1020 1462 0000 7396 0134 7483	Dekpol S.A.	80	80	EUR	EURIBOR 1M+margin	2026-07-16	
PKO BP investment loan, agreement no. 82 1020 1462 0000 7896 0154 4808	Dekpol S.A.	387	387	EUR	EURIBOR 1M+margin	2030-08-24	
PKO BP investment loan, agreement no. 82 1020 1026 0000 1896 0201 8943	Dekpol S.A.	10 700	10 700	PLN	WIBOR 3M+margin	2032-06-30	
mBank overdraft facility, agreement no. 10/034/24/Z/VX ¹	Dekpol Budownictwo Sp. z o.o.	50 000	0	PLN	WIBOR 1M+margin/EURIBOR M+margin	2026-06-26	
mBank overdraft facility, agreement no. 10/034/24/Z/VX ¹	Dekpol Budownictwo Sp. z o.o.	10 000	0	PLN	WIBOR O/N/ESTR O/N+margin	2026-06-26	
Santander, overdraft facility, agreement no. K00029/23 ¹	Dekpol Budownictwo Sp. z o.o.	15 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	2027-02-14	
PKO BP overdraft facility, agreement no. LKW 13 1020 1462 0000 7202 0402 4451 ¹	Dekpol Budownictwo Sp. z o.o.	6 000	0	PLN	WIBOR 3M/EURIBOR 3M+margin	2026-12-15	
PKO BP Renewable working capital loan agreement no. LKW 13 1020 1462 0000 7202 0402 4451 ¹	Dekpol Budownictwo Sp. z o.o.	55 000	0	PLN	WIBOR 3M/EURIBOR 3M+margin	2026-12-15	
BNP Paribas, overdraft facility, Multi-Purpose Premium Credit Line Agreement WAR/8803/21/497/CB ¹	Dekpol Budownictwo Sp. z o.o.	5 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	2027-01-16	
BNP Paribas, overdraft facility, Multi-Purpose Premium Credit Line Agreement WAR/8803/21/497/CB ¹	Dekpol Budownictwo Sp. z o.o.	15 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	2027-01-16	
SGB-Bank S.A., revolving loan, agreement no. 118/UK05/2000251/22	Dekpol Budownictwo Sp. z o.o.	20 000	0	PLN	WIBOR 3M+margin	2027-12-31	
SGB- Bank S.A, overdraft facility, agreement no. 119/UK01/2000251/22	Dekpol Budownictwo Sp. z o.o.	20 000	0	PLN	WIBOR 3M+margin	2027-12-31	
Bank Ochrony Środowiska, working capital loan, agreement no. S/53/07/2022/1098/K/L KW	Dekpol Budownictwo Sp. z o.o.	20 000	0	PLN	WIBOR 3M+margin	2026-09-30	
Bank Gospodarstwa Krajowego, working capital loan, agreement no. 462401040 ²	Dekpol Budownictwo Sp. z o.o.	8 000	0	PLN	WIBOR 3M+margin	2026-04-30	

PKO Faktoring Sp. z o.o., agreement no. 2464/08/2021	Dekpol Budownictwo sp. z o.o.	40 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	Indefinite period
PKO BP, overdraft facility, agreement no. LKW 40 1020 1462 0000 7102 0389 1900 ¹	Dekpol Steel Sp. z o.o.	19 300	18 880	PLN	WIBOR 3M/EURIBOR3M+margin	2026-11-14
Credit Agricole S.A., multi-purpose credit facility KKW/S/1/2025	Dekpol Budownictwo sp. z o.o.	10 000	0	PLN	WIBOR 1M+margin	2026-05-29
Santander Factoring Sp. z o.o., agreement no. 4305/7131/2022 ¹	Dekpol Steel Sp. z o.o.	10 000	2 426	PLN	WIBOR 1M/EURIBOR 1M+margin	2027-01-31
PKO BP overdraft facility, agreement no. 23 1020 1462 0000 7802 0416 5015	Betpref Sp. z o.o.	5 000	4 758	PLN	WIBOR 3M+margin	2026-10-31
PKO BP, overdraft facility, agreement no. LKW 79 1020 1462 0000 7402 0392 1897 ¹	Intek Sp. z o.o.	7 000	6 826	PLN	WIBOR 3M/EURIBOR 3M+margin	2026-10-31
PKO BP S.A., overdraft facility, agreement no. LKW 65 1020 1462 0000 7102 0405 1694 ¹	Kombet Działdowo Sp. z o.o.	3 000	1 751	PLN	WIBOR 1M/EURIBOR 1M+margin	2026-10-31
SGB Bank S.A. - agreement no. 13/UK05/2000948/25	Dekpol Deweloper sp. z o.o.	35 000	35 000	PLN	WIBOR 3M+margin	2027-03-13
other		-	211	PLN	-	-
		691	691	EUR	-	-
Total short-term		364 000	80 552	PLN		

¹ Dual-currency limit with the option to utilize in PLN or EUR.

²As of the publication date, the agreement has been extended until April 2027.

Loans and borrowings as at 31.12.2025	Company	Loan value	Balance	Currency	Interest rate	Repayment date
Long-term:						
PKO BP, investment loan, agreement no. 69 1020 1462 0000 7396 0169	Dekpol Steel Sp. z o.o.	1 139	1 139	EUR	EURIBOR 3M+margin	2032-01-26
PKO BP investment loan, agreement no. 82 1020 1462 0000 7896 0154 4808	Dekpol S.A.	1 417	1 417	EUR	EURIBOR 1M+margin	2030-08-24
PKO BP investment loan, agreement no. 82 1020 1026 0000 1896 0201 8943	Dekpol S.A.	139 300	139 300	PLN	WIBOR 3M+margin	2032-06-30
other	-	-	-	-	-	-
		2 556	2 556	EUR	-	-
Total long-term		139 300	139 300	PLN	-	-
Short-term:						

PKO BP, investment loan, agreement no. 69 1020 1462 0000 7396 0169	Dekpol Steel Sp. z o.o.	224	224	EUR	EURIBOR 3M+margin	2032-01-26
PKO BP investment loan, agreement no. 54 1020 1462 0000 7396 0134 7483	Dekpol S.A.	139	139	EUR	EURIBOR 1M+margin	2026-07-16
PKO BP investment loan, agreement no. 82 1020 1462 0000 7896 0154 4808	Dekpol S.A.	387	387	EUR	EURIBOR 1M+margin	2030-08-24
PKO BP investment loan, agreement no. 82 1020 1026 0000 1896 0201 8943	Dekpol S.A.	10 700	10 700	PLN	WIBOR 3M+margin	2032-06-30
mBank overdraft facility, agreement no. 10/034/24/Z/VX ¹	Dekpol Budownictwo Sp. z o.o.	50 000	0	PLN	WIBOR 1M+margin/EURIBOR M+margin	2026-06-26
mBank overdraft facility, agreement no. 10/034/24/Z/VX ¹	Dekpol Budownictwo Sp. z o.o.	10 000	1 366	PLN	WIBOR O/N/ESTR O/N+margin	2026-06-26
Santander, overdraft facility, agreement no. K00029/23 ^{1,3}	Dekpol Budownictwo Sp. z o.o.	15 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	2026-02-14
PKO BP overdraft facility, agreement no. LKW 13 1020 1462 0000 7202 0402 4451 ¹	Dekpol Budownictwo Sp. z o.o.	6 000	116	PLN	WIBOR 3M/EURIBOR 3M+margin	2026-12-15
PKO BP renewable working capital loan, agreement no. LKW 13 1020 1462 0000 7202 0402 4451 ¹	Dekpol Budownictwo Sp. z o.o.	55 000	0	PLN	WIBOR 3M/EURIBOR 3M+margin	2026-12-15
BNP Paribas, overdraft facility, Multi-Purpose Premium Credit Line Agreement WAR/8803/21/497/CB ^{1,2}	Dekpol Budownictwo Sp. z o.o.	5 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	2026-01-16
BNP Paribas, overdraft facility, Multi-Purpose Premium Credit Line Agreement WAR/8803/21/497/CB ^{1,2}	Dekpol Budownictwo Sp. z o.o.	15 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	2026-01-16
SGB-Bank S.A., revolving loan, agreement no. 118/UK05/2000251/22	Dekpol Budownictwo Sp. z o.o.	20 000	0	PLN	WIBOR 3M+margin	2027-12-31
SGB- Bank S.A, overdraft facility, agreement no. 119/UK01/2000251/22	Dekpol Budownictwo Sp. z o.o.	20 000	10 999	PLN	WIBOR 3M+margin	2027-12-31
Bank Ochrony Środowiska, renewable working capital loan, agreement no. S/53/07/2022/1098/K/L KW	Dekpol Budownictwo Sp. z o.o.	20 000	0	PLN	WIBOR 3M+margin	2026-09-30
Bank Gospodarstwa Krajowego, working capital loan, agreement no 462401040 ⁴	Dekpol Budownictwo Sp. z o.o.	8 000	0	PLN	WIBOR 3M+margin	2026-04-30
PKO Faktoring Sp. z o.o., agreement no. 2464/08/2021	Dekpol Budownictwo sp. z o.o.	40 000	0	PLN	WIBOR 1M/EURIBOR 1M+margin	Indefinite period

PKO BP, overdraft facility, agreement no. LKW 40 1020 1462 0000 7102 0389 1900 ¹	Dekpol Steel Sp. z o.o.	19 300	19 105	PLN	WIBOR 3M/EU-RIBOR3M+margin	2026-11-14
Credit Agricole S.A., multi-purpose credit facility KKW/S/1/2025	Dekpol Budownictwo sp. z o.o.	10 000	0	PLN	WIBOR 1M+margin	2026-04-30
Santander Factoring Sp. z o.o., agreement no. 4305/7131/2022 ^{1,2}	Dekpol Steel Sp. z o.o.	16 200	2 135	PLN	WIBOR 1M/EU-RIBOR 1M+margin	2026-01-31
PKO BP overdraft facility, agreement no. 23 1020 1462 0000 7802 0416 5015	Betpref Sp. z o.o.	5 000	4 620	PLN	WIBOR 3M+margin	2026-10-31
PKO BP, overdraft facility, agreement no. LKW 79 1020 1462 0000 7402 0392 1897 ¹	Intek Sp. z o.o.	7 000	5 687	PLN	WIBOR 3M/EU-RIBOR 3M+margin	2026-10-31
PKO BP S.A., overdraft facility, agreement no. LKW 65 1020 1462 0000 7102 0405 1694 ¹	Kombet Działdowo Sp. z o.o.	3 000	2 436	PLN	WIBOR 1M/EU-RIBOR 1M+margin	2026-10-31
SGB Bank S.A. - agreement no. 13/UK05/2000948/25 ⁴	Dekpol Deweloper sp. z o.o.	35 000	35 000	PLN	WIBOR 3M+margin	2026-03-13
mBank, working capital loan, agreement no. 10/052/24/Z/OB	Dekpol Inwestycje - Turystyczna sp. Z o.o.	25 000	1 031	PLN	WIBOR 1M+margin	2026-02-27
other		-	204	PLN	-	-
		750	750	EUR	-	-
Total short-term		415 200	93 399	PLN		

¹Dual-currency limit with the option to utilize in PLN or EUR.

²As of the publication date, the agreement has been extended until January 2027

³As of the publication date, the agreement has been extended until February 2027

⁴As of the publication date, the agreement has been extended until March 2027

Bonds of Companies from the Dekpol Capital Group in nominal value

As of the end of the reporting period, the companies within the Dekpol Capital Group (other than Dekpol S.A.) did not have any debt instruments in the form of bonds outstanding.

1.6.13. Trade and other liabilities

Description	31.03.2026	31.03.2025	31.12.2025
Liabilities from deliveries and services	178 581	230 909	258 189
Payroll liabilities	6 188	5 599	6 070
Short-term deposits received	45 521	35 890	45 990
Prepayments and advances received for deliveries	0	109 316	0
Other short-term liabilities	116	381	286
Other taxes, duties and social security liabilities	11 703	11 053	27 779
Trade payables and other payables	242 108	393 148	338 314
Deferred income	357	496	746
Liabilities from deliveries and services and other short-term liabilities	242 465	393 644	339 060

1.7 Contract Assets and Contract Liabilities

Assets due to contracts for construction services	01.01.-31.03.2026	01.01.-31.12.2025
Status at the beginning of the period	33 473	36 406
Impairment loss	0	0
Valuation adjustments	0	0
Transfer to receivables (invoicing)	-33 473	-36 406
Valuation at the end of the period	39 467	33 473
Status at the end of the period	39 467	33 473

Liabilities due to contracts for construction services	01.01.-31.03.2026	01.01.-31.12.2025
Status at the beginning of the period	30 827	18 630
Valuation adjustments	0	0
Transfer to revenues (execution)	-30 827	18 630
Valuation at the end of the period	53 351	30 827
Status at the end of the period	53 351	30 827

Other liabilities due to contracts with clients from property development segment	01.01.-31.03.2026	01.01.-31.12.2025
Status at the beginning of the period	122 123	100 941
Advances paid	24 507	250 008
Transfer to revenues (execution)	-44 284	-228 826
Valuation at the end of the period	0	0
Status at the end of the period	102 346	122 123

Total transaction price assigned to benefits that have not been met	01.01.-31.03.2026	01.01.-31.12.2025
Other	0	0
Sale of premises	171 237	172 522
Contracts for construction services	895 829	760 929

1.7.1 Sureties and guarantees

In Q1 2026, neither the Company nor its subsidiaries provided guarantees for any loan or borrowing granted to a single entity or to an entity controlled by such entity where the aggregate value of the outstanding guarantees would be considered significant.

In Q1 2026, the Company and its subsidiaries did not provide guarantees regarding financial liabilities of other entities.

In Q1 2026, the Companies within the Dekpol Capital Group provided and received guarantees related to, among other things, completed construction works. Guarantees of the highest value in Q1 2026.

Beneficiary	Ordering party	Guarantor	Product	Amount of guarantee (in thousands of PLN)	Currency	Term of the guarantee
Investor *	Dekpol Budownictwo Sp. z o. o.	HESTIA S.A.	Performance Guarantee	36 226	PLN	2026-07-18
Investor *	Dekpol Budownictwo Sp. z o. o.	Santander Bank S.A.	Performance Guarantee	36 226	PLN	2026-07-18

* The guarantees provided constitute a continuation of guarantees issued in previous periods and disclosed in earlier reporting periods, the only changes relate to the guarantee amount and the validity period

Conditional assets and liabilities in the Dekpol Capital Group

Description	31.03.2026	31.12.2025
Conditional liabilities towards affiliates		
Conditional liabilities towards affiliates - guarantees and sureties of repayment of financial liabilities		
Conditional liabilities towards affiliates - guarantees of satisfactory performance of contracts		
Other conditional liabilities		
Conditional liabilities towards non-affiliates	452 791	482 138
Granted guarantees and sureties of repayment of financial liabilities	0	0
Granted guarantees of satisfactory performance of contracts - banking	134 933	173 510
Granted guarantees of satisfactory performance of contracts - insurance	295 219	285 989
Court litigations, tax proceedings	0	0
Other conditional liabilities*	22 639	22 639
Conditional liabilities	452 791	482 138
Conditional assets and received guarantees and sureties from affiliates		
Received guarantees and sureties of repayment of financial liabilities from affiliates		
Received guarantees and sureties of satisfactory performance of contracts from affiliates		
Other conditional assets		
Conditional assets and received guarantees and sureties from non-affiliates	134 544	145 071
Received guarantees and sureties of repayment of liabilities from non-affiliates	70 000	85 000

Received guarantees of satisfactory performance of contracts from non-affiliates - banking	24 282	19 685
Received guarantees of satisfactory performance of contracts from non-affiliates - insurance	40 262	40 386
Other conditional assets from non-affiliates	0	0
Conditional receivables - Court litigations	0	0
Conditional assets and received guarantees and sureties	134 544	145 071

*On September 26, 2024, the Company received a decision issued by the Head of the Tax Authority determining the Company's corporate income tax liability for 2019 in the amount of PLN 22,639 thousand. The Company strongly disagrees with the Authority's decision that the group of assets contributed in kind to Dekpol Deweloper Sp. z o.o. did not meet the criteria of an organized part of an enterprise (OPE).

On July 7, 2025, the Company received a decision from the Director of the Tax Administration Chamber in Gdańsk, pursuant to which, following the review of the Company's appeal, the above-mentioned decision of the first-instance authority was repealed in its entirety. The case was remanded to the first-instance authority for reconsideration due to the need to conduct a substantial part of the evidentiary proceedings.

Accordingly, as of the date of publication of this periodic report, the case is still being examined by the Head of the Pomeranian Customs and Tax Office in Gdynia. The Company continues to submit additional evidence to the Authority demonstrating that the group of assets contributed in kind to Dekpol Deweloper Sp. z o.o. possessed the characteristics of an organized part of an enterprise (OPE).

1.7.2 Transactions with affiliates

In Q1 2026, the Company and its subsidiaries did not enter transactions with affiliates on terms other than market terms.

Transactions and balances with affiliates in reporting period 01.01.2026–31.03.2026

Description	Consolidated	Subsidiary not consolidated	Associated and jointly controlled companies	Other affiliated	Total
Net sales (without VAT)		0	0	69	69
Revenue from interest		0	0	0	0
Net purchases (without VAT)		0	0	4 031	4 031
Cost of interest		0	0	0	0
Loans received		0	0	0	0
Loans granted		0	0	0	0
Short-term receivables		0	0	82	82
Long-term receivables		0	0	0	0
Short-term liabilities		0	0	1 142	1 142
Long-term liabilities		0	0	0	0
Dividends granted		0	0	0	0
Dividends paid		0	0	0	0
Revenues from sureties		0	0	0	0
Costs of sureties		0	0	0	0

2. Condensed Interim Separate Financial Statement

2.1 Selected Separate Financial Data

Selected separate financial data	Thousands of PLN		Thousands of EUR	
	01.01.2026- 31.03.2026	01.01.2025- 31.03.2025	01.01.2026- 31.03.2026	01.01.2025- 31.03.2025
I. Net revenue from sales of products, goods, and materials	12 712	9 326	2 997	2 229
II. Profit (loss) on operating activity	2 805	1 419	661	339
III. Profit (loss) before tax	3 626	1 823	855	436
IV. Net profit (loss)	3 009	1 490	709	356
V. Earnings (loss) per ordinary share (in PLN / EUR)	0,36	0,18	0,08	0,04
VI. Net cash flows from operating activity	(1 448)	(4 857)	(341)	(1 161)
VII. Net cash flows from investment activity	(134 546)	(12 122)	(31 718)	(2 897)
VIII. Net cash flows from financial activity	136 690	(27 978)	32 224	(6 686)
IX. Total net cash flows	695	(44 957)	164	(10 743)
	31.03.2026	31.12.2025	31.03.2026	31.12.2025
X. Total assets	841 065	697 094	196 080	166 613
XI. Liabilities and provisions for liabilities	513 570	370 987	119 730	88 651
XII. Long-term liabilities	486 405	353 788	113 397	84 541
XIII. Short-term liabilities	27 165	17 199	6 333	4 110
XIV. Equity	327 495	326 107	76 350	77 926
XV. Share capital	8 363	8 363	1 950	1 999
XVI. Number of shares at the end of the period	8 362 549	8 362 549	8 362 549	8 362 549
XVII. Book value per share (in PLN / EUR)	39	39	9	9

The above financial data have been converted into EUR according to the following rules:

- individual items of assets and liabilities - at the average exchange rate announced on the day:
 - March 31, 2026 - 4,2894 PLN/EUR
 - December 31, 2025 - 4,2267 PLN/EUR
- individual items of the profit and loss account and cash flow statement - according to the exchange rate being the arithmetic mean of average exchange rates set by the National Bank of Poland on the last day of each month of the financial period:
 - from January 1 to March 31, 2026- 4,2419 PLN/EUR,
 - from January 1 to March 31, 2025- 4,1848 PLN/EUR.

2.2 Condensed Interim Separate Statement of Comprehensive In-come

Description	01.01.-31.03.2026	01.01.-31.03.2025	01.01.-31.12.2025
Sales revenues	12 712	9 326	41 373
Own selling cost	9 049	6 759	35 552
Gross profit (loss) from sales	3 663	2 567	5 821
Selling costs	219	31	9
General administrative expenses	1 579	1 688	6 080
Other operating revenues	995	874	2 929
Profit from a bargain purchase	0	0	0
Other operating expenses	54	303	1 604
Operating profit (loss)	2 805	1 419	1 057
Share in the profit (loss) of entities accounted for using the equity method	0	0	0
Financial revenues	8 114	9 820	71 391
Financial costs	7 293	9 416	43 981
Profit (loss) before tax	3 626	1 823	28 466
Income tax	617	333	33
Profit (loss) from continuing operations	3 009	1 490	28 433
Net profit (loss)	3 009	1 490	28 433
Other comprehensive income that cannot be transferred to the result	0	0	0
Other comprehensive income that can be transferred to the result	711	3	-422
Exchange differences on translating foreign units	0	0	0
Other comprehensive income before tax	711	3	-422
Income tax on other comprehensive income that cannot be transferred to the result	0	0	0
Income tax on other comprehensive income that can be transferred to the result	0	0	0
Other net comprehensive income	711	3	-422
Comprehensive Income	3 720	1 493	28 011

2.3 Condensed Interim Separate Statement of Financial Position

Assets

Description	31.03.2026	31.03.2025	31.12.2025
Fixed assets	744 453	623 260	602 795
Property, plant and equipment	15 570	16 901	15 872
Investment properties	33 253	32 853	33 253
Goodwill	0	0	0
Intangible assets	6 029	6 504	6 221
Stocks and shares	232 579	238 849	232 579
Trade and other long-term receivables	63	63	20
Other long-term financial assets	454 330	325 173	312 756
Deferred income tax assets	2 630	2 916	2 093
Current assets	96 612	73 834	94 272
Inventory	9 627	8 858	8 441
Receivables due to contracts with clients	0	0	0
Trade and other short-term receivables	21 762	16 031	22 263
Receivables due to current income tax	0	13	0
Other short-term financial assets	3 329	10 421	2 368
Cash and cash equivalents	61 893	38 511	61 199
including cash of limited disposal right	804	5	1 951
Current assets other than fixed assets or disposal groups clas- sified as held for sale	96 612	73 834	94 272
Assets classified as held for sale	0	0	0
Assets in total	841 065	697 094	697 067

Liabilities

Description	31.03.2026	31.03.2025	31.12.2025
Equity	327 495	326 107	323 774
Share capital	8 363	8 363	8 363
Equity from sales of shares over its nominal value	26 309	26 309	26 309
Own shares (-)	0	0	0
Other reserve capital from the valuation	226	-60	-485
Retained earnings:	292 597	291 495	289 588
The result of the current year	3 009	1 490	28 433
Other capital shares	0	0	0
Liabilities	513 570	370 987	373 292
Long-term liabilities	486 405	353 788	342 226
Deferred income tax provision	15 396	16 209	14 075
Liabilities and provisions on employee benefits	128	62	128
Other long-term provisions	0	0	0
Long-term credits, borrowings, and debt instruments	466 527	331 514	323 349
Other long-term financial liabilities	0	0	0
Long-term lease liabilities	3 902	5 414	4 166
Liabilities from deliveries and services and other long-term liabilities	451	589	507
Other long-term liabilities	450	490	482
Short-term liabilities	27 165	17 199	31 066
Liabilities and provisions on employee benefits	4	1	4
Other short-term provisions	3 647	2 330	3 284
Short-term credits, borrowings and debt instruments	14 808	8 831	13 137
Other short-term financial liabilities	0	74	599
Short-term lease liabilities	2 584	2 241	2 601
Liabilities due to contracts with clients	0	0	0
Liabilities from deliveries and services and other short-term liabilities	6 123	3 721	11 441
Liabilities due to current income tax	0	0	0
Short-term liabilities other than those related to assets held for sale	27 165	17 199	31 066
Liabilities related to assets held for sale	0	0	0
Liabilities in total	841 065	697 094	697 067

2.4 Condensed Interim Separate Cash Flow Statement

Description	01.01.-31.03.2026	01.01.-31.03.2025	01.01.-31.12.2025
Profit (loss) before tax	3 626	1 823	28 466
Adjustments:	-5 075	-6 666	-29 608
Depreciation	973	980	4 289
Change of fair value of investment properties	0	0	-400
Change of fair value of financial assets (liabilities) valued by re- sult	0	0	0
Cash-flow hedging instruments transferred from capital	0	0	0
Revaluation write-offs recognized in the financial result	0	0	6 270
Profit (loss) on the sale of fixed assets	-10	93	-124
Profits (losses) due to exchange rate differences	-60	-20	-92
Interest expenses	7 115	8 444	36 836
Interest receivables	-7 111	-9 043	-31 377
Dividend receivables	0	0	-36 990
Income tax on profit before tax	0	0	0
Other adjustments	-257	-1	-1 702
Change in inventories	-1 186	428	845
Change in receivables	459	-3 265	-11 101
Change in liabilities	-5 359	-4 465	2 733
Change in reserves	362	182	1 206
Cash flow from activities (used in activities)	-1 448	-4 843	-1 141
Income tax paid	0	-14	-912
Net cash from operating activities	-1 448	-4 857	-2 053
Expenses related to acquisition of intangible assets	0	0	0
Inflows from sales of intangible assets	0	0	0
Expenses related to acquisition of property, plant and equipment	0	-38	-1 072
Inflows from sales of property, plant and equipment	10	169	397
Expenses related to acquisition of investment properties	0	0	0
Inflows from sales of investment properties	0	0	0
Net expenses for the acquisition of subsidiaries	0	0	0
Net inflows from the sale of subsidiaries	0	0	0
Expenses for the acquisition of other financial assets	0	-36 129	-11 710
Inflows from the sale of other financial assets	0	0	0
Loans granted	4 000	-2 467	-10 879
Repayments received from loans granted	-143 400	23 646	27 376
Interest received	4 430	2 696	27 592
Dividends received	0	0	36 990
Cash flow resulting from the decrease (increase) in the value of short-term deposits and investments	0	0	0
Other inflows (expenses) from investment activities	414	0	1 642
Net cash from investment activities	-134 546	-12 122	70 336

Net inflows from issue of shares	0	0	0
Expenses in parent's ownership interest that do not result in a change in control of the subsidiary	0	0	0
Inflows from issue of debt securities	226 387	0	0
Other inflows (expenses) from financial activities	-129	0	-288
Inflows from received grants	0	0	399
Redemption of debt securities	-82 693	-23 357	-173 357
Inflows from loans and borrowings taken out	0	0	150 000
Repayment of loans and borrowings	-659	-661	-2 824
Repayment of liabilities under finance lease	-801	-613	-2 475
Interest paid	-5 416	-3 347	-33 157
Dividends paid	0	0	-28 851
Net cash from financial activities	136 690	-27 978	-90 553
Change in net cash and cash equivalents	695	-44 957	-22 269
Cash and cash equivalents at the beginning of the period	61 199	83 468	83 468
Cash and cash equivalents at the end of the period	61 893	38 511	61 199
Including cash of limited disposal right	804	5	1 951

2.5 Condensed Interim Separate Statement of Changes in Equity

For period 01.01. – 31.03.2026

Description	Share capital	Capital from the sale of shares above their nominal value	Own shares (-)	Other reserve capital from the valuation	Retained earnings	Other capital shares	Non-controlling interests	Total
Balance at the beginning of the period	8 363	26 309	0	-485	289 588	0	0	323 774
Error corrections of previous years	0	0	0	0	0	0	0	0
Balance at the beginning of the period after changes	8 363	26 309	0	-485	289 588	0	0	323 774
Net profit (loss)	0	0	0	0	3 009	0	0	3 009
Other net comprehensive income	0	0	0	711	0	0	0	711
Comprehensive Income	0	0	0	711	3 009	0	0	3 720
Issue of shares	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0
Acquisition of own shares	0	0	0	0	0	0	0	0
Transactions on non-controlling shares	0	0	0	0	0	0	0	0
Other changes	0	0	0	0	0	0	0	0
Changes in equity in total	0	0	0	711	3 009	0	0	3 720
Balance at the end of the period	8 363	26 309	0	226	292 597	0	0	327 495

For period 01.01.-31.03.2025

Description	Share capital	Capital from the sale of shares above their nominal value	Own shares (-)	Other reserve capital from the valuation	Retained earnings	Other capital shares	Non-controlling interests	Total
Balance at the beginning of the period	8 363	26 309	0	-63	290 005	0	0	324 614
Error corrections of previous years	0	0	0	0	0	0	0	0
Balance at the beginning of the period after changes	8 363	26 309	0	-63	290 005	0	0	324 614
Net profit (loss)	0	0	0	0	1 490	0	0	1 490
Other net comprehensive income	0	0	0	3	0	0	0	3
Comprehensive Income	0	0	0	3	1 490	0	0	1 493
Issue of shares	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0
Acquisition of own shares	0	0	0	0	0	0	0	0
Transactions on non-controlling shares	0	0	0	0	0	0	0	0
Other changes	0	0	0	0	0	0	0	0
Changes in equity in total	0	0	0	3	1 490	0	0	1 493
Balance at the end of the period	8 363	26 309	0	-60	291 495	0	0	326 107

For period 01.01.-31.12.2025

Description	Share capital	Capital from the sale of shares above their nominal value	Own shares (-)	Other reserve capital from the valuation	Retained earnings	Other capital shares	Non-controlling interests	Total
Balance at the beginning of the period	8 363	26 309	0	-63	290 005	0	0	324 614
Error corrections of previous years	0	0	0	0	0	0	0	0
Balance at the beginning of the period after changes	8 363	26 309	0	-63	290 005	0	0	324 614
Net profit (loss)	0	0	0	0	28 433	0	0	28 433
Other net comprehensive income	0	0	0	-422	0	0	0	-422
Comprehensive Income	0	0	0	-422	28 433	0	0	28 011
Issue of shares	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	-28 851	0	0	-28 851
Acquisition of own shares	0	0	0	0	0	0	0	0
Transactions on non-controlling shares	0	0	0	0	0	0	0	0
Other changes	0	0	0	0	0	0	0	0
Changes in equity in total	0	0	0	-422	-418	0	0	-840
Balance at the end of the period	8 363	26 309	0	-485	289 588	0	0	323 774

2.6 Additional Information to the Condensed Interim Separate Financial Statement

2.6.1 Procedure of preparation of the interim condensed separate financial statement

Interim condensed separate financial statement of the Company Dekpol S.A. for the period of 3 months ended March 31, 2026, has been prepared in accordance with International Accounting Standards ("IAS") 34 - Interim Financial Reporting and the relevant accounting standards applicable to interim financial reporting adopted by the European Union, published and effective at the time of preparing the interim financial statements using the same procedures for the current and comparative period.

Interim condensed separate financial statement of the company Dekpol S.A. for the period of 3 months ended March 31, 2026, was prepared under assumption, that the Company would continue its business operations in the foreseeable future. The statement presents financial position of Dekpol S.A. as of March 31, 2026, and December 31, 2025, results achieved on business operations by the Company for the period of 3 months ended March 31, 2026, and March 31, 2025.

The accounting principles (policies) used to prepare the interim condensed financial statement are consistent with those used in the preparation of the Company's annual financial statement for the year ended December 31, 2025. In Q1 2026, there were no changes in the accounting procedures (policies) applied.

In the reporting period, there were no significant changes in estimates or change in procedures determining the value of assets and liabilities as well as measurement of financial result.

The functional currency and the presentation currency of this interim condensed financial statement of Dekpol S.A. is the Polish zloty (PLN).

3. Additional information to extended consolidated statement of the Dekpol Capital Group for Q1 2026

3.1 Information about the Dekpol Capital Group

3.1.1 Business activities

Dekpol Capital Group conducts operational activities in three main areas:

- • general contracting for the construction of industrial facilities, public utilities, sports and recreation facilities, environmental protection facilities, as well as sanitary, road and hydrotechnical works;
- • property development - construction, finishing and sale of housing estates, single-family housing estates, luxury apartment buildings, condo hotels and commercial and service areas;
- • production of accessories for construction machines - manufacturer of buckets and integrated accessories for machines.

In addition, within the Dekpol Capital Group, there is an activity involving production of concrete prefabricates and steel structures.



„Business diversification, both at the Group level and within individual operating segments, has a stabilizing effect on the Company’s current position and financial performance, enabling us to effectively grow capital even during periods of significant market volatility.”

Mariusz Tuchlin
CEO

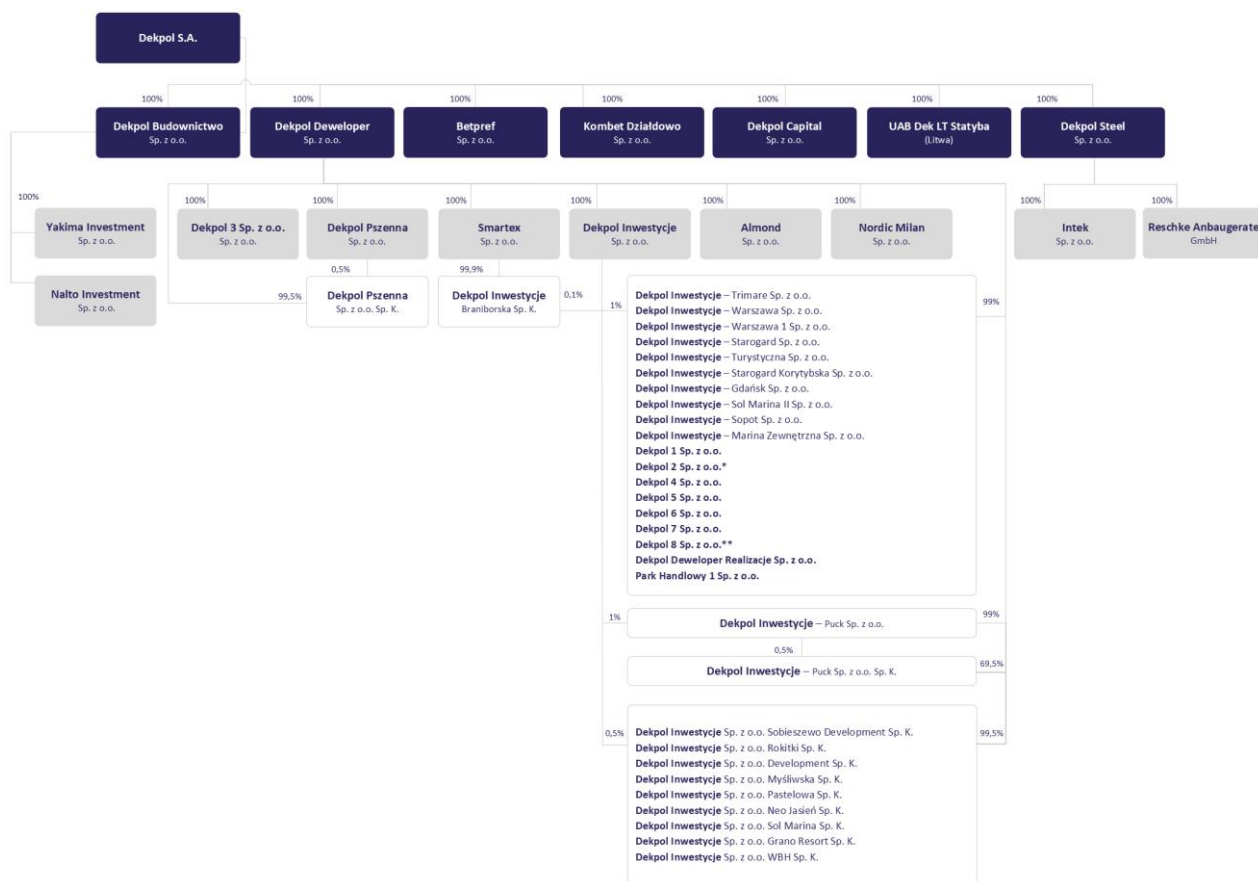
3.1.2 Structure of the Dekpol Capital Group

Dekpol Capital Group consists of the company Dekpol S.A. (“Company”, “Dekpol”, “Issuer”) as the parent entity as well as direct or indirect subsidiaries of Dekpol S.A.

Dekpol S.A. acts as the holding company managing the Group, while the operating activities of the Dekpol Capital Group are carried out by subsidiaries of Dekpol S.A. All entities directly and indirectly controlled by Dekpol S.A. are consolidated using the full consolidation method. Associates are accounted for using the equity method.

The organizational structure of the Dekpol Capital Group as of March 31, 2026, and as at publication date of this Report is presented on the diagram below:

STRUCTURE OF THE DEKPOL CAPITAL GROUP S.A.



* On April 10, 2026 (an event after the balance sheet date), the merger of Dekpol Inwestycje - Sopocka Sp. z o.o. (the Acquired Company) with Dekpol 2 Sp. z o.o. (the Acquiring Company) was registered in the Register of Entrepreneurs of the National Court Register (KRS).

** Dekpol 8 Sp. z o.o. - a company registered in the National Court Register (KRS) on April 24, 2026 (an event after the balance sheet date).

Business activities of Dekpol S.A.

The Company Dekpol S.A. („Company”, „Dekpol”, Issuer”) is entered in the register of entrepreneurs of the National Court Register maintained by District Court Gdańsk-North in Gdańsk, VII Commercial Division of the National Court Register under ID (KRS) number 0000505979. The Issuer’s company was registered on April 11, 2014. It was created as a result of the transformation of Dekpol Spółka z ograniczoną odpowiedzialnością in Dekpol Spółka Akcyjna with the resolution of the General Meeting of Shareholders. The Company has been created as a permanent entity.

Since the beginning of 2021, Dekpol S.A., as the parent company of the Dekpol Capital Group, performs mainly the role of the holding company managing the Dekpol Capital Group and provides services to entities from the Dekpol Capital Group. As a part of the reorganization undertaken in previous years, the Company’s distinct business segments (general contracting, property development, and production activities) were transferred from the parent entity to newly established subsidiaries.

General contracting activities

Business activities in the field of general contracting, starting from 2021 are carried out by Dekpol Budownictwo Sp. z o.o.

Previously, this business activity was carried out by Dekpol S.A., with effect on January 1, 2021, it was transferred to a subsidiary by means of an in-kind contribution of an organized part of the enterprise, covering business activities of General Contracting Department. The Issuer owns 100% of shares of Dekpol Budownictwo Sp. z o.o.

Dekpol Budownictwo Sp. z o.o. also holds 100% of the shares in Yakima Investment Sp. z o.o., headquartered in Warsaw, acquired on October 23, 2025, and 100% of the shares in Nalto Investment Sp. z o.o., headquartered in Warsaw, acquired on February 19, 2026. Both companies are intended to carry out investment projects.

Property development activities

Property development activities are carried out by Dekpol Deweloper Spółka z ograniczoną odpowiedzialnością (the Issuer owns 100% of the company's shares) and its subsidiary special purpose vehicles - limited liability companies or limited partnerships.

Since 2019, Dekpol Deweloper Sp. z o.o. has been responsible for conducting and managing the property development activities of the entities within the Dekpol Group. The company coordinates tasks related to the preparation and execution of property development projects, the sale of completed properties, the design and delivery of fit-out works, and after-sales services.

Individual development projects have been or are being implemented through subsidiary special-purpose vehicles:

- 1) Dekpol Pszenna Sp. z o.o. Sp.k. - a special purpose company established to carry out the property development investment in Gdańsk at ul. Pszenna;
- 2) Dekpol Inwestycje Sp. z o.o. Pastelowa Sp.k. - a special purpose company to carry out a property development investment under the name Pastelowa in Gdańsk;
- 3) Dekpol Inwestycje Sp. z o.o. Rokitki Sp.k. - special purpose vehicle to carry out property development investments in Rokitki and Śliwiny near Tczew;
- 4) Dekpol Inwestycje Sp. z o.o. Development Sp. k. - a special purpose company established to carry out the property development investment in e.g. Jurata and Gdańsk;
- 5) Dekpol Inwestycje Sp. z o.o. Braniborska Sp. k. - a special purpose vehicle to carry out a property development investment in Wrocław;
- 6) Dekpol Inwestycje Sp. z o.o. Myśliwska Sp. k. - a special purpose company to carry out a property development investment under the name Foresta in Gdańsk;
- 7) Dekpol Inwestycje Sp. z o.o. Grano Resort Sp. k. - a special purpose company to carry out a property development investment in Gdańsk on the Sobieszewska Island;
- 8) Dekpol Inwestycje Sp. z o.o. WBH Sp. k. - a special purpose vehicle to carry out a real estate development investment in Warsaw at Prądyńskiego Street 21;
- 9) Dekpol Inwestycje Sp. z o.o. Neo Jasień Sp. k. - a special purpose company to carry out a property development investment under the name Neo Jasień in Gdańsk;
- 10) Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k. - a special purpose vehicle to carry out a real estate development investment in Wiślinka;
- 11) Dekpol Inwestycje Sp. z o.o. Sobieszewo Development Sp. k. - a special purpose vehicle for the implementation of smaller property development investments in Gdańsk on the Sobieszewska Island (e.g., Villa Neptun),
- 12) Nordic Milan Sp. z o.o. - the company performed property development project Eco Milan in Milanówek;
- 13) Dekpol Inwestycje Trimare Sp. z o.o. - a special purpose vehicle established to carry out a property development investment in Sztutowo;
- 14) Dekpol Inwestycje Warszawa 1 Sp. z o.o. - a special purpose vehicle established to carry out property development investments in and around Warsaw;
- 15) Dekpol Inwestycje Warszawa Sp. z o.o. - a special purpose vehicle established to carry out property development investments in and around Warsaw;

- 16) Dekpol Inwestycje Starogard Sp. z o. o. - special purpose vehicle being a party to preliminary agreements for the purchase of premises as part of an investment in Gdańsk implemented by an external entity, aimed at introducing premises to the sales offer of the Dekpol Group;
- 17) Dekpol Inwestycje Turystyczna Sp. z o.o. - a special purpose vehicle established to implement an investment in Gdańsk on the Sobieszewska Island at Turystyczna street;
- 18) Dekpol Inwestycje Puck Sp. z o.o. Sp. k. - general partner of a special purpose vehicle established to implement an investment in Puck;
- 19) Dekpol Inwestycje Gdańsk Sp. z o.o. - a special purpose company established to carry out property development projects in the Pomeranian Voivodeship;
- 20) Dekpol Inwestycje Starogard Korytybska Sp. z o.o. - a special purpose company established to carry out a property development project in Starogard Gdański at Sosabowskiego street;
- 21) Dekpol Inwestycje Sol Marina II Sp. z o.o. - a special purpose company established for the purpose of investment in Wiślinka;
- 22) Dekpol Inwestycje Sopot Sp. z o.o. - a special purpose company established to carry out an investment project in Sopot;
- 23) Dekpol Inwestycje Marina Zewnętrzna Sp. z o.o. - a special-purpose vehicle established for the management of berth rentals and the maintenance of the external marina forming part of the Sol Marina property development;
- 24) Dekpol 1 Sp. z o.o. - a special purpose vehicle established to carry out property development projects;
- 25) Dekpol 2 Sp. z o.o. - a special purpose vehicle established to carry out property development projects in Sopot;
- 26) Dekpol 3 Sp. z o.o. - a special purpose vehicle established to carry out property development projects in Silesian Voivodship;
- 27) Dekpol 4 Sp. z o.o. - a special purpose vehicle established to carry out property development projects in Gdynia;
- 28) Dekpol 5 Sp. z o.o. - a special purpose vehicle established to carry out property development projects within the Gdańsk County area;
- 29) Dekpol 6 Sp. z o.o. - a special purpose vehicle established to carry out property development projects (a company registered in the National Court Register (KRS) on March 18, 2026);
- 30) Dekpol 7 Sp. z o.o. - a special purpose vehicle established to carry out property development projects (a company registered in the National Court Register (KRS) on March 19, 2026);
- 31) Dekpol 8 Sp. z o.o. - a special purpose vehicle established to carry out property development projects (a company registered in the National Court Register (KRS) on March 24, 2026 - event after balance sheet date);
- 32) Park Handlowy 1 Sp. z o.o. - a special purpose vehicle established to carry out property development projects (a company registered in the National Court Register (KRS) on February 26, 2026).

Dekpol Deweloper Sp. z o.o. is the only limited partner of the special purpose vehicles specified in points 1) - 4) and 6) - 11) above, as well as the sole partner of the company specified in points 12) and 27). Dekpol Deweloper Sp. z o.o. owns 99% of shares of the companies listed in points 13) - 17), 19) - 25) i 27) - 32) as well as in the company Dekpol Inwestycje - Puck Sp. z o.o. (general partner of the company mentioned in point 18) above), and the remaining shares belong to the subsidiary of Dekpol Deweloper Sp. z o.o., i.e. below mentioned company Dekpol Inwestycje Sp. z o.o.

Partners for Dekpol Inwestycje Sp. z o.o. Braniborska Sp. k. (point 5) above) are:

- Dekpol Inwestycje Sp. z o.o. (general partner with a profit and loss share of 0,1%),
- Smartex Sp. z o.o. (limited partner with profit and loss share of 99,9%).

Partners for Dekpol Inwestycje - Puck Sp. z o.o. sp. k. (point 18) above) are:

- Dekpol Inwestycje Puck Sp. z o.o. (general partner with profit and loss share of 0,5%),
- Dekpol Deweloper Sp. z o.o. (limited partner with profit and loss share of 69,5%),
- a legal person not related to the Capital Group (limited partner with a profit and loss share of 30%).

Subsidiaries of Dekpol Deweloper Sp. z o.o. (Dekpol Deweloper owns 100% of shares of these companies) are also:

- 1) Smartex Sp. z o.o. – limited partner of a special purpose vehicle established to carry out a property development investment in Wrocław at ul. Braniborska - Dekpol Inwestycje Sp. z o.o. Braniborska Sp. k specified in item 5) of the above listing;
- 2) Dekpol Pszenna Sp. z o.o. – general partner of a special purpose vehicle Dekpol Pszenna Sp. z o.o. sp. k., which performed property development investment called Grano Hotel and Grano Residence in Gdańsk at ul. Pszenna;
- 3) Dekpol Inwestycje Sp. z o.o. – general partner of limited partnerships indicated in points 2)-11) in the above table and a partner holding 1% of shares in the companies indicated in points 13)-17), 19)-25) and 27)-32) in the above table and in the company Dekpol Inwestycje – Puck Sp. z o.o.;
- 4) Almond Sp. z o.o. - a company owning real-estate property in Gdańsk at ul. Toruńska 12 (Hotel Riverside, formerly Almond).

The Dekpol Deweloper Group also includes Dekpol Deweloper Realizacje Sp. z o.o., which was registered in the National Court Register (KRS) on November 28, 2025. Dekpol Deweloper Realizacje Sp. z o.o. was established to act as the general contractor for the property development segment. Dekpol Deweloper Sp. z o.o. holds 99% of the shares in the company's share capital, while Dekpol Inwestycje Sp. z o.o. holds the remaining 1%.

Production activity

Production activities of the Dekpol Capital Group are carried out by the following companies:

- Dekpol Steel Sp. z o.o. based in Pinczyn,
- Intek Sp. z o.o. z based in Lubawa,
- Reschke Anbaugeräte GmbH based in Maintal,
- Betpref Sp. z o.o. based in Pinczyn,
- Kombet Działdowo Sp. z o.o. based in Komorniki.

Dekpol S.A. holds 100% of shares in companies Dekpol Steel Sp. z o.o., Betpref Sp. z o.o. and Kombet Działdowo Sp. z o.o. Dekpol Steel Sp. z o.o. holds 100% shares in companies Intek Sp. z o.o. and Reschke Anbaugeräte GmbH.

Dekpol Steel Sp. z o.o. is engaged in the production and sale of buckets and accessories for construction machinery. Intek Sp. z o.o. operates a steel products manufacturing plant in Lubawa. The company focuses on the production of steel structures, heavy wheel transport solutions and offshore production. The business activity of Reschke Anbaugeräte GmbH consists of the sale of accessories for construction machines and equipment, as well as steel products, on the German market.

Betpref Sp. z o.o. operates a production plant for precast concrete elements and steel structures in facilities located in Toruń and Pinczyn. On the other hand, Kombet Działdowo Sp. z o.o. is engaged in the production of precast concrete elements in Działdowo.

Remaining entities from Dekpol Capital Group

Dekpol S.A. holds 100% of shares in the following companies:

- UAB DEK LT Statyba - company established to support the construction activities of the Dekpol Capital Group in Lithuania and to manage future general contracting contracts performed in the territory of this country;
- Dekpol Capital Sp. z o.o. - company established to provide business and management advice.

Other entities in which entities from the Dekpol Capital Group participate (associate companies)

Entities within the Dekpol Capital Group also participate as partners in the following entities that are not part of the Dekpol Group (associated companies):

1. LM1 SPV Sp. z o.o. – An entity established to carry out construction projects related to the erection of buildings. Since December 5, 2023, Dekpol Capital Sp. z o.o. has held a 19.35% share in the company's share capital and voting rights. Remaining shares are held by another entity not affiliated with the Dekpol Capital Group.
2. LM2 SPV Sp. z o.o. – entity established to execute construction projects related to building development. Since February 2024, Dekpol Capital Sp. z o.o. holds a 19.35% share in the company's share capital and voting rights. The remaining shares are owned by another entity not affiliated with the Dekpol Capital Group;
3. LM3 SPV Sp. z o.o. – entity established to execute construction projects related to building development. Dekpol Capital Sp. z o.o. holds a 19.35% share in the company's share capital and voting rights. The remaining shares are owned by another entity not affiliated with the Dekpol Capital Group;
4. Dekpol SPV 1 Sp. z o.o. – entity established to carry out investment projects together with OMT Holding Sp. z o.o., an entity controlled by the President of the Management Board of the Issuer. Dekpol S.A. holds 324 out of 1,200 shares in the company's share capital (amounting to PLN 60,000).

The Dekpol Foundation

In 2024, Dekpol S.A. established the Dekpol Foundation based in Pinczyn. The mission of the Dekpol Foundation is to focus its activities on providing assistance to those in need, in particular financial support for employees and their families. The Dekpol Foundation's operations are focused on providing aid and support within the territory of Poland, especially in the areas where the Dekpol Capital Group conducts its business activities, thereby supporting the local community.

3.1.3 Changes in the structure of the Dekpol Capital Group in Q1 2026 and after balance sheet date

On February 19, 2026, Dekpol Budownictwo Sp. z o.o. acquired 100% of the shares in Nalto Investment Sp. z o.o. The purchase price of the shares was not material from the perspective of the scale of the Dekpol Group's operations and financial performance. The company is intended to carry out investment projects

On February 26, 2026, Park Handlowy 1 Sp. z o.o. was registered in the National Court Register (KRS). The company is a special-purpose vehicle established to carry out development projects. Dekpol Deweloper Sp. z o.o. holds 99% of the shares in the company, while the remaining shares are held by Dekpol Inwestycje Sp. z o.o.

On March 18, 2026, Dekpol 6 Sp. z o.o. was registered in the National Court Register (KRS). The company is a special-purpose vehicle established to carry out development projects. Dekpol Deweloper Sp. z o.o. holds 99% of the shares in the company, while the remaining shares are held by Dekpol Inwestycje Sp. z o.o.

On March 19, 2026, Dekpol 7 Sp. z o.o. was registered in the National Court Register (KRS). The company is a special-purpose vehicle established to carry out development projects. Dekpol Deweloper Sp. z o.o. holds 99% of the shares in the company, while the remaining shares are held by Dekpol Inwestycje Sp. z o.o.

On April 10, 2026 (an event after the balance sheet date), the merger of Dekpol Inwestycje – Sopocka Sp. z o.o. (the Acquired Company) with Dekpol 2 Sp. z o.o. (the Acquiring Company) was registered in the National Court Register (KRS). The merger was carried out through the transfer of all assets of the Acquired Company to the Acquiring Company. The purpose of the merger was to consolidate the adjacent land properties owned by the Dekpol Group in Sopot within a single entity, thereby enabling a more efficient execution of the property development project.

On April 24, 2026 (an event after the balance sheet date), Dekpol 8 Sp. z o.o. was registered in the National Court Register (KRS). The company is a special-purpose vehicle established to carry out development projects. Dekpol Deweloper Sp. z o.o. holds 99% of the shares in the company, while the remaining shares are held by Dekpol Inwestycje Sp. z o.o.

3.1.4 Governing Bodies of the Company

Management Board

Management Board of Dekpol S.A. is composed of one or more Members, appointed, or dismissed by Supervisory Board. The Supervisory Board entrusts one of the Members of the Management Board with the function of the President of Management Board. Other Members of Management Board may be entrusted with the function of Vice Presidents of Management Board. The term of office of Members of Management Board is 5 years and is not joint.

In Q1 2026 and as of the date of publication of this periodic Report, the Management Board of Dekpol S.A. consisted of the following members:

Name and surname	Function
Mariusz Tuchlin	President of Management Board
Katarzyna Szymczak-Dampc	Vice-President of Management Board
Michał Skowron	Vice-President of Management Board

The terms of office of the above-mentioned persons will expire on December 31, 2030.

In Q1 2026 and as at the date of publication of this periodic report, there were no changes in the composition of the Company's Management Board.

Supervisory Board

Supervisory Board consists of five to seven members. Appointment as well as dismissal of members of the Supervisory Board follows through resolution of General Meeting of Shareholders. This body elects the Chairman of Supervisory Board, may also entrust the function of Vice-president to another member. The term of office of Supervisory Board members takes 5 years and cannot be joint.

In Q1 2026 and as of the date of publication of this periodic report, the Supervisory Board of Dekpol S.A. consisted of the following members:

Name and surname	Function
Roman Suszek	Chairman of Supervisory Board
Jacek Grzywacz	Vice-Chairman of Supervisory Board
Wojciech Sobczak	Member of Supervisory Board
Grzegorz Wąsacz	Member of Supervisory Board
Jacek Kędzierski	Member of Supervisory Board

The terms of office of Mr. Grzegorz Wąsacz expires on December 31, 2027. The terms of office of Mr. Wojciech Sobczak expires on December 31, 2029. The terms of offices of Mr. Jacek Grzywacz, Mr. Jacek Kędzierski and Mr. Roman Suszek expire on December 31, 2030.

In Q1 2026 and until publication of this Report, there were no changes in the composition of the Company's Supervisory Board.

3.1.5 Structure of share capital of the Company

In Q1 2026 and as at publication date of this periodic report, the share capital of DEKPOL S.A. amounts to PLN 8,362,549.00 and is divided into 8,362,549 ordinary bearer shares with a par value of PLN 1 each, including:

- 6.410.000 of A-series ordinary bearer shares,
- 1.952.549 of B-series ordinary bearer shares,

which entitle jointly to 8.362.549 votes at the General Meeting of Shareholders of the Company.

In Q1 2026 and until publication of this periodic Report, there were no changes in the Company's share capital structure.

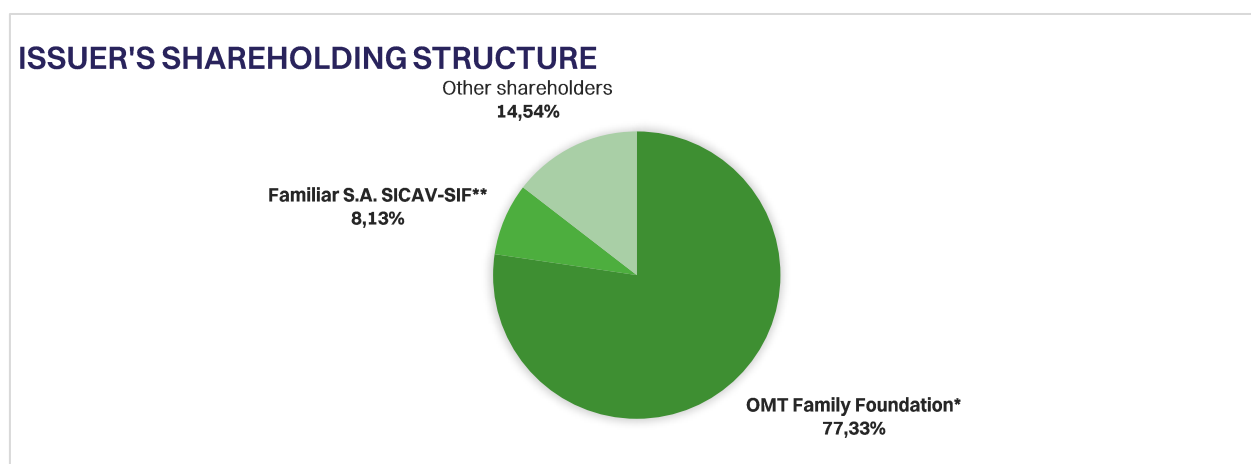
3.1.6 Shareholding structure of the Company

Shareholders of Dekpol S.A. holding more than 5% of the total number of votes at the General Meeting of Shareholders of the Company as at the date of publication of this report, i.e. as of May 27, 2026, according to the best knowledge of the Management Board of Dekpol S.A.:

Major shareholders	Number of shares/number of votes	Share in the share capital / total number of votes
OMT Family Foundation*	6.466.845	77,33%
Familiar S.A. SICAV-SIF**	679.583	8,13%
Other shareholders	1.216.121	14,54%
Total:	8.362.549	100%

* The founder and sole member of the Board of Directors of OMT Family Foundation is Mariusz Tuchlin - President of Management Board of Dekpol S.A.

** Based on the number of registered shares for the Ordinary General Meeting of Shareholder of the Company convened for June 28, 2019.



In the period from the publication of the last periodic report, i.e., the Annual Report for 2025 published on April 24, 2026, to the publication of this periodic Report, to the Company's knowledge, there have been no changes in the Company's shareholding structure.

3.1.7 Holdings of shares by management and supervisory board members

Holdings of shares by management and supervisory board members of Dekpol S.A. as of the date of publication of this Report, i.e. as of May 27, 2026, and as of the date of publication of the previous periodical report, i.e. the Annual Report for 2025 published on April 24, 2026:

Item	Number of shares as at publi- cation date of the Annual Re- port for 2025	Changes	Number of shares as at publi- cation date of the report for Q1 2026
Mariusz Tuchlin President of Management Board - via OMT Family Foun- dation *	6.466.845	-	6.466.845

*Mariusz Tuchlin is the founder and sole member of the board of OMT Family Foundation

Other members of Management Board and Supervisory Board did not and do not hold any shares of the Company in the period from submission date of the latest report, which is Report for 2025 published April 24, 2026, to the date of submission of this quarterly Report.

To the best knowledge of the Company, Members of Management Board and Supervisory Board do not have any rights to Issuer's shares and did not have such rights in the indicated period.

3.2 Information about business activities of the Dekpol Capital Group

3.2.1 Summary of business activities of the Dekpol Capital Group in Q1 2026

In the first quarter of 2026, the Dekpol Capital Group recognized nearly PLN 264 million in sales revenue, compared with PLN 343.0 million in the first quarter of 2025. In addition to the schedules of property development projects and prevailing market conditions, adverse weather conditions had a significant impact on the lower revenue level recorded during the period under review, negatively affecting the pace of construction works in the completed quarter. The Group's operating profit amounted to PLN 14.5 million in the first quarter of 2026, compared with PLN 46.6 million in the corresponding period of the previous year. The Group closed the first quarter of 2026 with a net profit of PLN 13.3 million. As of March 31, 2026, the Group's cash and cash equivalents amounted to PLN 517.38 million, while the Net Debt/LTM EBITDA ratio (defined as the ratio of total net debt - i.e. the total carrying amount of the Dekpol Capital Group's consolidated interest-bearing liabilities less cash and cash equivalents - to EBITDA, understood as the sum of operating profit and depreciation and amortization on a trailing twelve-month basis) remained at a safe level of 0.67.

Revenue generated by the General Contracting segment in the first quarter of 2026 exceeded PLN 147.4 million, representing a year-on-year decrease of more than 33.9%. The segment's operating profit amounted to PLN 4.7 million in the first quarter of 2026, compared with PLN 14.8 million in the first quarter of 2025. The key factor affecting the segment's performance during the period under review were adverse weather conditions, which limited construction activity in January and February of the current year. Despite the challenging market environment, Dekpol Budownictwo Sp. z o.o. maintained a high level of effectiveness in securing new contracts during the first months of 2026, ending the first quarter with a project backlog valued at PLN 2.5 billion, of which nearly PLN 1 billion remained to be executed in subsequent periods as of March 31, 2026. The General Contracting segment accounted for approximately 56% of the Dekpol Capital Group's sales revenue in the first quarter of 2026.

In the first quarter of 2026, the Group's Property Development segment recognized revenue of PLN 74.3 million, accounting for more than 28% of the Group's total revenue during the period. Segment revenue decreased by 8% year-on-year, primarily due to the mix of residential units delivered to customers during the quarter. The segment's operating profit amounted to PLN 13.7 million, compared with PLN 29.8 million in the first quarter of 2025. This decrease was driven by the lower level of revenue and the mix of units delivered during the period. The segment's operating margin stood at 18.5%, remaining at a level comparable to that achieved in the last three quarters of 2025.

The Segment of production of buckets and accessories for construction machines accounted for more than 12.2% of the Dekpol Capital Group's sales revenue in the first quarter of 2026. Revenue generated by the segment amounted to PLN 32.2 million during the period under review, representing a 4% increase compared with the first quarter of 2025. Operating profit for the first quarter of 2026 reached PLN 2.4 million, an increase of nearly PLN 0.38 million compared with the corresponding period of the previous year. The segment's operating and financial performance in the first quarter was significantly influenced by the market environment, including an economic slowdown resulting both from weather-related restrictions on construction activity during the first months of the year and from the political and economic situation in the region. Despite these challenges, the Group consistently pursued the segment's development strategy, focusing not only on actively securing new orders but also on process optimization and increasing operational flexibility.

The Group's development strategy, based on three pillars - General Contracting (Dekpol Budownictwo), Production of buckets and of accessories for construction machines (Dekpol Steel), and the Property Development segment (Dekpol Deweloper)—enables the Group to achieve solid performance in the environment, which remains challenging.

General contracting

Within the General Contracting segment, as at the end of the first quarter of 2026, the Group's portfolio included contracts for external entities with a total contractual value of over PLN 2,536 million net (PLN 2,342 million at the end of 2025 and PLN 1,528 million at the end of the first quarter of 2025). Projects with a total value of approximately PLN 994 million net remained to be completed after reporting period (PLN 853 million at the December 31, 2025, and approximately PLN 711 million at the end of the first quarter of 2025).

As part of the execution of intra-group contracts for the Property Development segment, the General Contracting segment had contracts with a total value exceeding PLN 178 million as of the end of the first quarter of 2026 (compared with more than PLN 187 million at the end of 2025 and approximately PLN 219 million at the end of the first quarter of 2025). Of this amount, approximately PLN 43 million remained to be executed as of March 31, 2026 (compared with PLN 54 million at the end of 2025 and nearly PLN 117 million at the end of the first quarter of 2025).

Within the general contracting segment, projects include industrial, logistics, commercial, service, and residential properties, along with full external infrastructure (roads, squares, parking lots) and public utility facilities. Most of the projects are carried out on behalf of private investors.

A summary of selected contracts carried out by the Dekpol Capital Group in the General Contracting segment as of March 31, 2026, is presented in the table below:

Ordering party	Description of a project
TELE-FONIKA BYDGOSZCZ	Construction of a Production Hall with a Process Tower in Bydgoszcz
POSCO BRZEG	Construction of a Production and Warehouse Facility in Brzeg
7R PARK GDAŃSK IV	Construction of a Production and Warehouse Development in Barniewice
PANATTONI BTS DANFOSS	Construction of an Office and Staff Facilities Building in Żukowo

INWESTOR	Construction of a Distribution Center in Brześć Kujawski
LUBLIN EAST	Construction of a Warehouse and Production Facility in Lublin
GMINA MIEJSKA ŚWIDNIK	Construction of the Multifunctional Development Center in Świdnik
ŻABKA BS	Construction of a Warehouse and Production Facility near Łódź
TEATR MUZYCZNY	Construction of the New Musical Theatre Building in Poznań
PANATTONI BTS	Construction of a Production and Warehouse Building in Łódź
MARS POLSKA	Expansion of a Food Production Facility in Sochaczew
BTS ŚWIEBODZIN	Construction of a Production, Warehouse and Service Facility in Świebodzin
LOGISTICS TCZEW	Construction of a Distribution Center in Tczew
ZAKŁAD NARODOWY IM. OSSOLIŃSKICH	Construction of the Lubomirski Princes Museum Building in Wrocław

The value of contracts executed by the Group has been steadily increasing and, as of March 31, 2026, the average contract value amounted to PLN 115 million. The Group is also carrying out contracts whose value exceeds the average contract size. As of March 31, 2026, the General Contracting segment's portfolio included eight contracts with a value exceeding PLN 115 million each. During the period under review, the Group was involved in several significant tendering processes, some of which had been successfully concluded by the date of publication of this periodic report.

Industrial and logistics projects continue to represent the largest share of the order backlog, accounting for approximately 75%–80% of the total backlog in recent years. As of March 31, 2026, industrial and logistics projects represented more than 75% of the entire order backlog.

The segment's operations in the first quarter of 2026 were significantly affected by weather conditions (a severe winter), which negatively impacted the progress of construction works in January and February. During the period under review, the segment continued to operate in an increasingly challenging market environment characterized by a persistent slow-down in investment activity, a limited supply of new projects, record-high competition, and aggressive bidding strategies adopted by certain general contractors. Key external factors influencing market conditions in the construction industry in 2026 included the international situation, particularly the war in Ukraine and the conflict in the Middle East, which contributed, among other effects, to rising prices of construction materials and a general increase in direct costs. In light of the current market and macroeconomic environment, the Depol Capital Group remains committed to maintaining a conservative bidding policy. At the same time, in the Management Board's opinion, market conditions in the construction sector should improve over the coming quarters, supporting the implementation of the Depol Capital Group's General Contracting segment development strategy.

Property development activities

The property development activity of the Dekpol Capital Group focuses on the construction, finishing, and sale of residential estates, single-family housing estates, luxury apartment buildings, condominiums, aparthotels, as well as commercial and service premises.

In the first quarter of 2026, the Dekpol Capital Group's operations in the Property Development segment were characterized by a stable level of operating activity. During the period under review, the Group sold 116 units (based on reservation agreements, development agreements, and preliminary sale agreements), compared with 173 units sold in the first quarter of 2025.

In the first quarter of 2026, the Group delivered 175 units to customers and recognized the related revenue in its financial results, compared with 124 units delivered and recognized in the financial results for the first quarter of 2025.

As of March 31, 2026, the Group's sales offering comprised 839 units, compared with 801 units available in the offering at the end of the first quarter of 2025.

In the first quarter of 2026, final decisions granting occupancy permits were issued:

- Dekpol Inwestycje Sp. z o.o. Pastelowa sp. k. occupancy permit for a public-use service and retail building, together with the related technical infrastructure, located on the plot at Pastelowa 4 Street in Gdańsk;
- Dekpol Inwestycje sp. z o.o. WBH sp. k. occupancy permit for a service building classified as collective accommodation – a guesthouse with service and office space on the ground floor, a garage, and related technical infrastructure, located at Prądzyńskiego 21 Street in the Wola District of Warsaw.

One of the Dekpol Capital Group Property Development segment's objectives for 2026 is to achieve annual sales revenue of approximately PLN 350 million, driven by the recognition of revenue from the delivery of around 550 units. The segment's sales target for 2026 is to conclude sales agreements (reservation agreements, development agreements, and preliminary sale agreements) for 670 units.

The Company disclosed the above-mentioned operational objectives of the Property Development segment in Current Report No. 7/2026 dated January 21, 2026, while at the same time noting that none of the above forward-looking statements should be understood or interpreted as any guarantee or assurance by the Company or entities belonging to the Dekpol Capital Group that such events will occur or that the sales targets specified above will be achieved.

Furthermore, with reference to Current Report No. 32/2026 dated May 13, 2026, and as a supplement to Current Report No. 27/2026 dated May 5, 2026 concerning the receipt by DEKPOL Inwestycje sp. z o.o. WBH s.k. (a special-purpose vehicle indirectly controlled by the Issuer through Dekpol Deweloper sp. z o.o., the "Investor") of a decision issued by the Mayor of the City of Warsaw refusing to issue certificates confirming the independent status of commercial units within the OVAL SKY development (the "Decision"), it was announced that the Dekpol Capital Group had planned to recognize the delivery of 84 units within the OVAL SKY project in its financial results for 2026, with a total net value of approximately PLN 46 million.

As of the date of preparation of the financial statements, the Management Board of the Company analyzed potential indicators that could suggest an impairment of assets related to the property development project being carried out in Warsaw. As a result of this analysis, no circumstances were identified that, in the Management Board's opinion, would justify the creation of provisions or the recognition of impairment losses on the value of the assets.

As of the date of preparation of the financial statement, the project remains recognized as an asset. At the same time, given the ongoing appeal procedures, it would be premature to determine the final scenario for the use of the property. The Company is financially, organizationally, and operationally prepared to manage the situation appropriately and has analyzed various options for further action.

The Management Board continuously monitors market conditions, the progress of the proceedings, and the impact of changing economic and market conditions on the recoverability of the assumed asset values in future reporting periods.

Segment of production of accessories for construction machines

In the first quarter of 2026, the segment of production of accessories for construction machines continued to operate in a challenging market environment characterized by a low inflow of new orders and difficult economic conditions in both domestic and international markets. Despite these challenges, the segment achieved a higher level of sales compared with the corresponding period of the previous year.

During the period under review, efforts aimed at improving operational efficiency were continued, including the optimization of production processes, the reduction of inventory levels, and the lowering of operating costs. At the same time, intensive sales activities were carried out, with particular focus on the German market and the development of export destinations outside Europe. These initiatives are expected to contribute to further diversification of the customer portfolio and increased sales in future periods.

In the first quarter of 2026, the segment continued to expand its operations in the German market, where sales and acquisition activities delivered positive results. The experience gained and the development of business relationships in Germany create favorable prospects for further increasing the segment's presence in that market. At the same time, intensive efforts are being undertaken to acquire additional customers and identify new acquisition opportunities, which should support the continued growth of the segment's international operations.

3.2.2 Major achievements and faults and the most important events in business activities of the Dekpol Capital Group in Q1 2026

Tripartite framework agreement of a subsidiary for granting sureties for liabilities

On January 5, 2026, Dekpol Budownictwo Sp. z o.o. entered into a tripartite framework agreement with Fundusz Rozwoju i Promocji Województwa Wielkopolskiego S.A. and Bydgoski Fundusz Poręczeń Kredytowych Sp. z o.o. (jointly referred to as the Sureties Providers), the subject of which is the granting of sureties for the liabilities of Dekpol Budownictwo Sp. z o.o. The agreement provides that, during the period until December 2026, the total exposure limit for sureties granted under the agreement amounts to PLN 70 million. Under the agreement, sureties may be granted for the liabilities of Dekpol Budownictwo Sp. z o.o. related to bid bond payments, proper performance of contracts, rectification of defects and faults, and advance payment refunds. The sureties will be granted exclusively in Polish zloty and for periods not exceeding 180 months, subject to sureties covered by counter-guarantees. The agreement was concluded for an indefinite period with a one-month notice period. The remuneration of the Sureties Providers for granting sureties was determined on market terms. A condition for granting sureties under the agreement is the establishment of security standard for agreements of this type. Pursuant to the agreement, each of the Sureties Providers is entitled, at its sole discretion and at any time, to partially or fully reduce the agreed limit with effect for the future. In addition, the Sureties Providers retain the right to suspend the granting of further sureties in situations specified in the agreement, such as a deterioration in the economic and financial condition of Dekpol Budownictwo Sp. z o.o.

The Company informed about the conclusion of the agreement in current report No. 1/2026 dated January 5, 2026.

Execution of a general contracting agreement for a distribution centre in the northern part of the country

On January 14, 2026, Dekpol Budownictwo Sp. z o.o. (Contractor) entered into a construction works agreement with a third party (Contracting Authority) on a general contracting basis for a distribution center in the Pomeranian Voivodeship. The subject of the agreement is the preparation of documentation (excluding the design and documents required to obtain the building permit), the execution of comprehensive construction, assembly and installation works, as well as obtaining all required approvals and permits, including the final occupancy permit for the investment. The completion of the investment is scheduled for the first quarter of 2027. The lump-sum net remuneration for the execution of the investment was determined at a level corresponding to approximately 8% of the sales revenues of the Issuer's Capital Group for 2025. The Contracting Authority has the right to exclude part of the works from execution, as well as to entrust the Contractor with substitute and additional works.

The agreement contains provisions regarding contractual penalties, including penalties for delays in the execution of the investment and in the removal of defects or faults. The total amount of contractual penalties may not exceed 10% of the remuneration value. In case of termination or withdrawal from the agreement by the Contracting Authority for reasons attributable to the Contractor, the Contractor shall be obliged to pay the Contracting Authority a contractual penalty amounting to 10% of the remuneration value. The Contracting Authority shall have the right to claim damages exceeding the amount of the contractual penalties. The Contracting Authority shall also have the right to withdraw from the agreement, in whole or in part, without any obligation to pay compensation to the Contractor in the cases specified in the agreement, including, among others, if the Contracting Authority does not obtain the final building permit decision for the investment within the specified period or does not acquire all plots of land required for the execution of the investment.

The agreement was concluded as a result of the parties signing, on December 12, 2025, a letter of intent confirming their intention to enter into an agreement for the construction of the distribution center.

The Company informed about the execution of the letter of intent in current report No. 46/2025 dated December 12, 2025, and about the execution of the agreement in current report No. 3/2026 dated January 14, 2026.

Issuance of O-series bonds

On January 14, 2026, Management Board of Dekpol S.A. adopted a resolution on the issuance of up to 200,000 O-series bearer bonds, with a nominal value of PLN 1,000 each and a total nominal value of up to PLN 200 million, with the possibility of increasing the number of bonds offered to up to 250,000. Subsequently, on February 16, 2026, Management Board adopted a resolution to increase the maximum number of O-series bonds offered for subscription to 250,000, with a total nominal value of up to PLN 250 million.

On February 16, 2026, the Company's Management Board also adopted a resolution on the preliminary allocation of 250,000 O-series bearer bonds with a nominal value of PLN 1,000 each and a total nominal value of PLN 250 million. The bonds were allocated subject to the condition precedent of final settlement of the transaction for the purchase of the bonds under the issue in the system of the National Depository for Securities. The final settlement of O-series bonds took place on February 23, 2026, and thus their issuance was successfully completed.

The bonds were issued in accordance with Article 33(1) of the Act on Bonds of January 15, 2015. They were issued at an issue price equal to their nominal value, i.e. PLN 1,000 per bond. The average subscription reduction rate amounted to 55%. The interest rate on the bonds is variable and equals WIBOR 6M plus a margin, with interest payable at six-monthly intervals. The bonds are unsecured. The bonds will be redeemed within a period not exceeding 4 years from the issue date, subject to the Company's and bondholders' rights to early redemption, as well as mandatory partial amortization in accordance with the terms set out in the terms and conditions of issue. The Issuer will apply for the admission of the bonds to trading in the alternative trading system Catalyst operated by the Warsaw Stock Exchange.

The proceeds from the issuance of O-series bonds, after deducting issuance costs, were allocated to financing the on-going operations of the Dekpol Capital Group, including the refinancing of the Company's existing N-series bonds.

The Company informed about its intention to issue O-series bonds in current report No. 4/2026 dated January 15, 2026. The increase in the maximum number of O-series bonds offered for subscription and the conditional allocation of these bonds were disclosed in current report No. 9/2026 dated February 16, 2026. The final allocation of the bonds was announced in current report No. 12/2026 dated February 23, 2026.

Annexes to the multi-purpose premium credit line agreement of the subsidiary with BNP Paribas Bank Polska S.A.

On January 15, 2026, Dekpol Budownictwo Sp. z o.o. entered into an annex to the premium multi-purpose credit line agreement dated September 2021 with BNP Paribas Bank Polska S.A., pursuant to which the availability period of the credit facility in the amount of up to PLN 100 million was extended until January 2027 (previously: January 2026), and the maturity period was set at 133 months from the date of execution of the annex, (previously: January 2036).

Under the multi-purpose credit line, Dekpol Budownictwo Sp. z o.o. may utilize an overdraft facility in PLN or EUR, a guarantee line in PLN, and a letter of credit line in PLN. The interest rate on credit drawn under the facility is based on a variable rate equal to 1M WIBOR/EURIBOR plus the bank's margin. Within the guarantee line, the following types of guarantees

may be issued: bid bond, performance bond, defect and liability bond, payment guarantee, lease agreement performance guarantee, and advance payment return guarantee. The collateral for all obligations of Dekpol Budownictwo arising under agreement includes, among others, a surety by the Issuer, a mortgage established on the Issuer's land properties, and other collateral typical for credit agreements. The agreement specifies obligations during its term, including maintaining the Issuer Group's debt ratios at defined levels.

The Company informed about the execution of the annex to the multi-purpose credit facility agreement in Current Report No. 5/2026 dated January 15, 2026.

Annex to the multi-line agreement of the subsidiary with Santander Bank Polska S.A.

On February 13, 2026, Dekpol Budownictwo Sp. z o.o. entered into an annex to the multi-facility agreement concluded with Santander Bank Polska S.A. in February 2023. Under the amendment, the multi-facility limit was increased to PLN 100 million and the availability period was extended until February 2027 (previously PLN 85 million and February 2026, respectively). All other terms and conditions remained unchanged.

Pursuant to the annex, under the multi-line facility, Dekpol Budownictwo Sp. z o.o. may utilize an overdraft facility and a guaran-tee line in PLN or EUR. The interest rate on credit drawn under the multi-line is based on a variable rate equal to 1M WIBOR/EURIBOR plus the bank's margin. Within the guarantee line, the following types of guarantees may be issued: performance bond, warranty bond, bid bond, payment guarantee, and advance payment return guarantee. The security for all obligations arising under the agreement includes a surety by Dekpol S.A. as well as other forms of collateral typical for credit agreements. The agreement also sets out obligations during its term, including the requirement to maintain Dekpol Capital Group's debt ratios at specified levels.

The Company informed about the execution of the annex in Current Report No. 8/2026 dated February 13, 2026.

Conclusion of an agreement for the transfer of the right of perpetual usufruct and ownership of land properties in Gdańsk

On February 16, 2026, Dekpol Inwestycje Gdańsk Sp. z o.o. (Buyer) concluded an agreement with an entity outside the Issuer's Capital Group (Seller) for the transfer of the right of perpetual usufruct and ownership of adjacent undeveloped land properties with a total area of approximately 0.57 hectares, located in Gdańsk (collectively, Properties). The agreement transferring the perpetual usufruct right and ownership of the Property was executed pursuant to the conditional property acquisition agreement entered into on December 23, 2025, following the fulfilment of the condition precedent, namely the City of Gdańsk's failure to exercise its pre-emption right with respect to the Property.

The net purchase price of the Properties amounted to approximately 8% of the Issuer's Capital Group's equity as at the end of Q1 2026. Under the Agreement, within the above price, the Seller agreed to transfer to the Buyer, among others, the final decision of the President of the City of Gdańsk approving the construction design and granting a building permit for a multi-family residential building with services, garages, and site development

In 2Q quarter of 2026, in line with the plans presented in current report No. 10/2026, the Buyer commenced the implementation of a project named Eterna on the Properties. As part of the project, in accordance with the building permit held, the construction of residential and commercial units is planned. The value of revenues expected from the implementation of the entire project is currently estimated at approximately 9% of the Dekpol Capital Group's sales revenue for 2025. Completion of the project and its commissioning, including the handover of the first units to customers, is planned for the 4Q of 2027 (previously 1Q 2027).

The Company informed about the conclusion of the conditional agreement in current report No. 49/2025 dated December 23, 2025, and about the conclusion of the agreement for the transfer of the right of perpetual usufruct and ownership of the Properties in current report No. 10/2026 dated February 16, 2026.

Early full redemption of N-series bonds

On February 18, 2026, Management Board of Dekpol S.A. decided to redeem, at the Issuer's request, all N-series bonds that had not been redeemed or held by the Issuer, i.e. 82,693 bonds with a total nominal value of PLN 82,693,000, identified by ISIN code PLDEKPL00172.

In accordance with the terms and conditions of the Series N bonds ("T&C"), the maturity date of the N-series bonds was set for December 2, 2028. The early redemption at the Issuer's request will be carried out on March 9, 2026, and the record date for determining the right to this redemption will be March 4, 2026. As a result, trading in N-series bonds on the alternative trading system Catalyst operated by the Warsaw Stock Exchange will be suspended as of March 2, 2026. On the redemption date, the Issuer will pay for each N-series bond an amount equal to its nominal value, i.e. PLN 1,000, increased by accrued interest calculated in accordance with clause 16.2 of the T&C, and a premium for early redemption of PLN 6.20 per bond.

The legal basis for the early redemption of N-series bonds at the Issuer's request is clause 14 of the Terms and Conditions of the Issue (T&C). The early redemption of the N-series bonds will be carried out through the National Depository for Securities, in accordance with the regulations applicable within NDS.

Early redemption of N-series bonds was financed with proceeds from the issuance of O-series bonds, as disclosed above.

Remaining 19,876 of N-series bonds, with a total nominal value of PLN 19,876,000, have been repurchased by the Issuer through contractual set-off against investors' subscriptions for O-series bonds (refinancing). As a result, following the redemption of the N-series bonds referred to in this current report, the Issuer will have no outstanding liabilities arising in respect of N-series bonds.

The company announced its intention to make an early full redemption of N-series bonds in Current Report No. 11/2026 dated February 18, 2026.

Conclusion of an agreement for the construction of the Lubomirski Princes Museum building in Wrocław

On February 26, 2026, Dekpol Budownictwo Sp. z o.o. ("Contractor") concluded an agreement with the Ossoliński National Institute ("Ordering Party") for the execution of construction works and other services related to the investment project titled "Construction of the Lubomirski Princes Museum building in Wrocław" ("Agreement").

The subject of the Agreement is the execution of all construction works together with accompanying infrastructure and connections, preparation of detailed design documentation, obtaining and delivering to the Ordering Party the final occupancy permit, as well as providing and performing quality guarantees and maintenance and service during the warranty period. Completion of the Agreement and obtaining the occupancy permit is scheduled for the first quarter of 2029. The Contractor provides a quality guarantee in accordance with the Agreement, including an extended 10-year period for selected elements.

The Contractor's lump-sum remuneration amounts to approximately PLN 143 million gross (approx. PLN 116 million net). The Ordering Party may exclude certain works or assign additional or substitute works. The remuneration is subject to indexation under the Agreement.

The Agreement provides for contractual liquidated damages payable to the Ordering Party, including, inter alia, in the event of delays in the performance of the Works and in the remedying of defects, as well as liquidated damages in the amount of 20% of the gross Contract Price in the event that the Ordering Party terminates or withdraws from the Agreement for reasons attributable to the Contractor. The aggregate amount of all liquidated damages claimable by the Ordering Party under the Agreement shall not exceed 20% of the gross Contract Price. Furthermore, the Ordering Party is entitled to impose liquidated damages for delay in remedying defects identified during the statutory warranty (defects liability) or contractual warranty period, provided that the aggregate amount of such damages shall not exceed 10% of the gross Contract Price. The Ordering Party shall also be entitled to claim additional damages in excess of the stipulated liquidated damages on general principles.

The parties are entitled to withdraw from the Agreement in the cases specified therein, including, inter alia, the Ordering Party's right to withdraw from the Agreement in the event of non-award or reduction of funding granted to the Ordering Party from the financial resources of the Minister of Culture and National Heritage for the performance of the subject matter of the Agreement.

The Agreement was concluded as a result of a public procurement procedure conducted in the form of an open tender, in accordance with the Act of September 11, 2019 – Public Procurement Law, and the financing of the subject matter of the Agreement is dependent, inter alia, on the level of funds allocated in the respective budget years for its performance.

The Company informed about the opening of bids in the tender procedure in current report No. 33/2025 dated September 3, 2025. The Company also informed about the conclusion of the Agreement in current report No. 13/2026 dated February 26, 2026.

Cancellation of a Tender Procedure involving Dekpol Budownictwo Sp. z o.o.

On March 4, 2026, Dekpol Budownictwo Sp. z o.o. was informed that Poznańskie Inwestycje Miejskie sp. z o.o. (the Contracting Authority) had cancelled the procurement procedure concerning the project entitled: "Construction works relating to buildings – execution of construction works and services related thereto as part of the investment project 'Comprehensive Reconstruction of the Poznań Palm House Facilities'. As part of the above-mentioned procurement procedure, bids were opened on December 4, 2025. The bid opening revealed that Dekpol Budownictwo Sp. z o.o. had submitted an offer, whose parameters were the most advantageous according to the criteria specified by the Ordering Party, including the warranty or guarantee period, warranty period for structural elements, the experience of the contractor's personnel, and the price. The value of the offer submitted by Dekpol Budownictwo Sp. z o.o. amounted to PLN 221.99 million gross. On the same day, prior to the disclosure of the bid opening information, the Ordering Party announced that the amount it intended to allocate for financing the contract was PLN 177.09 million gross.

The cancellation of the above-mentioned procurement procedure by the Contracting Authority was made pursuant to Article 255(3) of the Public Procurement Law Act of September 11, 2019, due to the fact that the price of the most advantageous bid, as well as the lowest-priced bid, exceeded the amount that the Contracting Authority intended to allocate for financing the contract.

The Company disclosed the cancellation of the public procurement procedure in Current Report No. 15/2026 dated March 4, 2026. The opening of bids had previously been disclosed by the Company in Current Report No. 45/2025 dated December 4, 2025.

Issuance of a building permit for first stage of a property development project in the Silesian Voivodeship

On March 9, 2026, Dekpol 3 Sp. z o.o. became aware that the District Governor of Żywiec had issued a final building permit for first stage of a property development project comprising mixed-use service and residential development together with the necessary technical infrastructure, located in the Municipality of Milówka in the Silesian Voivodeship.

As part of Stage I of the Project, the construction of a complex of three mixed-use service and residential buildings, together with accompanying infrastructure, is planned in Kamesznica at Koniakowska Street. The buildings will comprise 108 units with a total usable area of approximately 4,000 m². The estimated revenue from the implementation of first stage of the Project is expected to amount to approximately 3% of the Dekpol Capital Group's sales revenue for 2025.

The Issuer informed about the conclusion of agreements for the transfer of ownership of certain land properties located in the Silesian Voivodeship, on which the Project will be carried out, in current report No. 50/2024 dated October 11, 2024. The acquisition of the land properties referred to in current report No. 50/2024 is being carried out in two stages. The building permit obtained relates to the land properties covered by Stage I of the transaction. The Company will inform about the implementation of Stage II of the transaction in separate current reports. The Company informed about obtaining the building permit for Stage I of the Project in current report No. 16/2026 dated March 9, 2026.

Commencement of the implementation of an investment project on Sobieszewska Island in Gdańsk

On March 16, 2026, Dekpol Inwestycje Sp. z o.o. Grano Resort Sp. k. obtained the final administrative decisions required to commence the implementation of the Project, comprising the construction of a complex of buildings on a land property owned by the above-mentioned special purpose vehicle in Gdańsk, on Sobieszewska Island

Under the Project, in accordance with the building permit held, the development of nine buildings is planned, including: seven mixed-use service and apartment buildings comprising a total of 360 units with an total usable area of approximately 19,000 m², one building intended for restaurant use, and a hotel building comprising 141 rooms with an area of approximately 5,800 m². The total revenue expected from the implementation of the entire Project is currently estimated at approximately 27% of the Dekpol Capital Group's sales revenue for 2025.

The Project will be implemented in phases. Under Phase I, the construction of two mixed-use service and apartment buildings is planned, comprising a total of 84 units with an aggregate usable area of approximately 4,800 m², together with accompanying infrastructure (including utilities and access roads), as well as one restaurant building. Commencement of Phase I is scheduled for the first half of 2026. The revenue expected from the implementation of Phase I of the Project is currently estimated at approximately 5% of the Dekpol Capital Group's sales revenue for 2025.

The Company reported the commencement of the Project in current report No. 17/2026 dated March 16, 2026.

Annex to the master agreement for the provision of contractual insurance guarantees with InterRisk TU S.A.

On March 20, 2026, Dekpol Budownictwo Sp. z o.o. received an annex executed unilaterally by InterRisk Towarzystwo Ubezpieczeń S.A. Vienna Insurance Group (the Guarantor), to the general agreement concluded in January 2023 concerning the provision of insurance contract guarantees.

Pursuant to the annex, the guarantee limit was increased to PLN 60 million (previously PLN 18 million), and the period for issuing guarantees under the agreement was extended until March 2027. Under the agreement, guarantees may be issued for bid bond payments, proper performance of contracts, rectification of defects and faults, and advance payment refunds. Claims of the Guarantor arising under the agreement are secured by blank promissory notes issued by Dekpol Budownictwo Sp. z o.o., together with promissory note declarations

The Company informed about the conclusion of the agreement in current report No. 18/2026 dated March 20, 2026

Dekpol Capital Group Sustainability Strategy for 2026–2030

On March 25, 2026, the Management Board of the Company adopted a resolution approving the Dekpol Capital Group Sustainability Strategy for 2026–2030 (the "Sustainability Strategy").

Main Objectives of the Sustainability Strategy:

- Environmental Responsibility.
- Commitment to People.
- Ethical Conduct.

Environmental Responsibility – reducing environmental impact and building a greener future. The Group is committed to responsible resource management, energy efficiency, and solutions that minimize climate impact. Examples of objectives in this area include increasing the share of electricity sourced from renewable energy, implementing a system for monitoring emissions across the supply chain, introducing a system for tracking the proportion of waste sent for recycling or recovery relative to the total waste generated at construction sites, and establishing biodiversity management standards.

Commitment to People – supporting the safety, well-being, and development of employees while fostering strong relationships with the surrounding community. The Group is focused on creating safe workplaces, investing in employee development, and strengthening local communities. Examples of objectives in this area include conducting regular employee satisfaction surveys and providing employees with recurring training on anti-bullying, anti-discrimination, anti-corruption practices, as well as the Group's values and ethical principles.

Ethical Conduct – acting responsibly, transparently, and in accordance with the highest standards. The Group is committed to making decisions in line with its values, thereby building long-term trust among stakeholders. Examples of objectives in this area include training employees on the Business Code of Conduct, ethical principles, corporate values, and corporate culture, with particular emphasis on standards of service for consumers and end users.

The adoption of the Sustainability Strategy is a response to growing environmental, social, and economic challenges, as well as the need to align the Group's operations with current and upcoming national and European Union regulations. The Sustainability Strategy is intended to establish a coherent, long-term framework for action, enabling responsible and efficient resource management, minimizing negative impacts on the environment and society, and creating greater value for stakeholders.

The Company disclosed this event in Current Report No. 19/2026 dated March 25, 2026. The presentation of the Dekpol Group Sustainability Strategy for 2026–2030 is attached to the above-mentioned current report and is also available on the Company's website.

Execution of a letter of intent regarding the general contracting of a distribution center in western Poland

On March 26, 2026, a subsidiary of the Issuer – Dekpol Budownictwo Sp. z o.o. – entered into a letter of intent with a third party confirming the parties' intention to conclude an agreement for the execution, under a general contracting arrangement, of a distribution center in western Poland. The letter of intent sets out the principal terms for the implementation of the Project as agreed by the parties in the course of negotiations, including, inter alia, the Contractor's net remuneration at a level corresponding to approximately 7% of the Dekpol Capital Group's sales revenue for 2025 and a Project completion date scheduled for the first quarter of 2027. The parties intend to agree the final terms of the agreement for the execution of the Project by the end of May 2026. At the same time, the Issuer notes that the letter of intent does not create any legally binding obligations between the parties.

The Company reported the execution of the amendment in current report No. 20/2026 dated March 26, 2026.

Selection of the subsidiary's bid for the construction of the District Sports and Recreation Centre in Kruszyn

On March 31, 2026, the bid submitted by the Issuer's subsidiary – Dekpol Budownictwo Sp. z o.o. – was selected as the most advantageous in a public procurement procedure titled "Construction of the District Sports and Recreation Centre" in Kruszyn, conducted under an open tender procedure. The scope of the public procurement includes, in particular, the construction of sports fields and a swimming pool building together with sanitary, changing room and technical facilities, as well as related infrastructure, with completion evidenced by the issuance of an occupancy permit. The gross value of the bid amounts to PLN 159.98 million. The deadline for completion of all works covered by the contract has been specified in the Terms of Reference as up to 30 months from the date of execution of the contract by both parties.

As of the date of publication of this periodic report, the tender procedure has not yet been concluded.

The Company reported the selection of the subsidiary's bid with current report no. 21/2026 dated March 31, 2026.

3.2.3 Factors and events, including of unusual character, affecting financial statement

In 1Q 2026, no factors or events other than those described in the remaining sections of this periodic report, including those of an unusual nature, occurred that had a material impact on the financial statements of the Issuer or the Group.

3.2.4 Events after balance sheet date

Execution of agreements concerning land properties in Gdynia

On April 2, 2026, Dekpol 4 Sp. z o.o. ("Buyer") entered into an agreement with legal entities ("Sellers"), unrelated to the Issuer's Capital Group, for the acquisition of land properties with a total area of approximately 1.2 hectares, located in Gdynia.

Furthermore, the Buyer entered into preliminary agreements with the Sellers for the acquisition of land properties adjacent to the above-mentioned properties (the "Preliminary Agreements"), with a total area of approximately 5.5 hectares. The Preliminary Agreements were concluded subject to a condition precedent stipulated for the benefit of the Buyer, namely that the proper ties shall be free from encumbrances, except for those permitted under the Preliminary Agreements, and that a cadastral subdivision of part of the properties shall be carried out. Under the Preliminary Agreements, the Sellers granted the Buyer the right to use the properties for construction purposes. In the event that, as a result of the subdivision, certain plots are designated for transfer to the State Treasury or a local government unit, the Sellers shall assign to the Buyer, as part of the purchase price, the related compensation claims. Pursuant to the Preliminary Agreements, the parties undertook to enter into final agreements for the acquisition of the properties in two stages, i.e. by November 16, 2026 with respect to part of the properties and by April 30, 2027 with respect to the remaining part, provided that these deadlines may be adjusted in accordance with the terms of the Preliminary Agreements. The Preliminary Agreements provide for the right to withdraw therefrom in the cases specified therein, in particular in the event that the State Treasury exercises its pre-emption right with respect to part of the properties.

Furthermore, Park Handlowy 1 Sp. z o.o. entered into preliminary agreements with the Sellers for the acquisition of adjacent land properties with a total area of approximately 7.5 hectares. The parties undertook to enter into final agreements for the acquisition of the properties in two stages, i.e. by January 31, 2027, with respect to part of the properties and by October 31, 2027, with respect to the remaining part, provided that these deadlines may be subject to change. In all other respects, the material terms of the agreements are analogous to those set out in the Preliminary Agreements described above.

The total net purchase price of the above-mentioned properties is expected to amount to approximately 9% of the Issuer's Capital Group's equity as at the end of 1Q 2026. The purpose of the acquisition by Dekpol 4 Sp. z o.o. and Park Handlowy 1 Sp. z o.o. is the implementation of a property development project comprising mixed-use residential and commercial buildings. The estimated revenue from the implementation of the above project may amount to approximately 24% of the Dekpol Capital Group's sales revenue for 2025. Commencement of the Project is planned for 2028.

The Company reported the execution of the agreements in current report No. 22/2026 dated April 2, 2026.

Conclusion of an agreement and an amendment for the expansion of a production facility in the Mazovian Voivodeship

On April 9, 2026, Dekpol Budownictwo Sp. z o.o. entered into an annex with MARS Polska Sp. z o.o. to the agreement dated October 22, 2025, concerning the construction of the main production building and the expansion of a warehouse within a manufacturing facility located in the Masovian Voivodeship. The annex introduced additional tasks comprising installation-related works.

As a result of the execution of the annex, the net lump-sum remuneration for the performance of the works covered by the Agreement increased by approximately 43% compared with its original value and currently represents more than 5% of the Dekpol Capital Group's sales revenue for 2025. Furthermore, the completion date for all works covered by the Agreement was postponed to the first quarter of 2027 (previously: the fourth quarter of 2026).

The Company disclosed the execution of the Agreement in Current Report No. 41/2025 dated October 22, 2025, and the execution of the annex in Current Report No. 23/2026 dated April 9, 2026.

Refusal to issue certificates of independent status for commercial units within the OVAL SKY development

On May 5, 2026, DEKPOL Inwestycje Sp. z o.o. WBH s.k. ("Investor") received a decision issued by the Mayor of the City of Warsaw refusing to issue certificates confirming the independent status of commercial units within the OVAL SKY development located on Prądzyńskiego Street in Warsaw ("Decision"). Obtaining such certificates is a prerequisite for the Investor to transfer ownership of the units to their purchasers (i.e. to execute the final notarial deeds). The Investor is required to obtain the certificates and conclude the ownership transfer agreements by October 15, 2026.

The situation described above is beyond the Investor's control and results from a decision issued by a public administration authority. Dekpol Capital Group has previously completed other similar projects, and no administrative issues of this nature have been identified in any of those cases. In the Investor's opinion, the current refusal by the Mayor of the City of Warsaw to issue certificates confirming the independent status of the commercial units within the OVAL SKY development is unfounded and results from an excessively broad interpretation of the applicable legal regulations. All activities undertaken by the Investor in connection with the project were carried out in compliance with applicable laws, with due diligence, and in full cooperation with the relevant public administration authorities. The commercial units developed as part of the project (so-called investment apartments) are independent units and were constructed in accordance with the provisions of the local zoning plan and the building permit issued by the Mayor of the City of Warsaw. The building has also obtained an occupancy permit.

In response to the above circumstances, the Investor has undertaken, and will continue to undertake, actions aimed at protecting the interests of the company and its customers, including measures intended to make use of the available legal remedies provided under applicable law. Within the statutory deadline, the decision was appealed to the Local Government Appeals Board in Warsaw. At the same time, the Group remains in contact with the purchasers of the units, providing them with updates on the status of the case and addressing their expectations. Further decisions will be made depending on the outcome of the proceedings concerning the property.

The event described above does not have a material impact on the current operations or financial position of the Dekpol Capital Group. In accordance with the Group's operational and financial assumptions for 2026, the financial results for 2026 are expected to include the recognition of revenue from the sale of 84 units within the OVAL SKY development, with a total net value of approximately PLN 46 million (compared with the Dekpol Capital Group's sales revenue of approximately PLN 1,876 million in 2025). However, there is a risk that the administrative proceedings and any subsequent rulings of the administrative courts may continue for several years, which could prevent the completion and recognition of revenue from the project within the originally anticipated timeframe. Any failure to recognize revenue from the above-mentioned units would not have a material impact on the Group's financial ratios or its ability to meet its financial obligations.

The Company disclosed information regarding the refusal to issue certificates confirming the independent status of commercial units in Current Reports No. 27/2026 dated May 5, 2026, and No. 32/2026 dated May 13, 2026. Information concerning the commencement of the OVAL SKY development project was disclosed by the Company in Current Report No. 16/2024 dated April 19, 2024.

Management Board Recommendation and Supervisory Board Opinion on the Allocation of Profit for 2025

On May 7, 2026, Management Board of Dekpol S.A. adopted a resolution pursuant to which it decided to recommend that the Annual General Meeting of the Company approve the payment of a dividend in the amount of PLN 31,275,933.26, representing PLN 3.74 per share.

The recommended dividend amount comprises:

- net profit for the financial year 2025 in the amount of PLN 28,433,089.82,
- amount of PLN 2,842,843.44 transferred from the supplementary capital created from profits generated in previous years.

Management Board recommended June 15, 2026, as the dividend record date and June 19, 2026, as the dividend payment date.

The above recommendation of the Management Board was positively reviewed by the Supervisory Board of Dekpol S.A. on the same day.

Final decision regarding the allocation of profit, the dividend record date, and the dividend payment date will be made by the Annual General Meeting of the Company.

The Company disclosed Management Board's recommendation regarding the allocation of profit for 2025 and its positive assessment by the Supervisory Board in Current Report No. 28/2026 dated May 7, 2026.

Building permits for a property development project in Wrocław

On May 11, 2026, Dekpol 1 Sp. z o.o. received a final building permit, issued by the Mayor of Wrocław, for a property development project comprising a multi-family residential building with commercial premises and an underground garage, located on Braniborska Street in Wrocław. The project involves the construction of a residential building containing 116 residential units with a total floor area of approximately 5.8 thousand sqm, as well as two commercial units. The estimated revenue to be generated from the project is expected to amount to approximately 5% of the Dekpol Capital Group's sales revenue for 2025. Construction of the project is planned to commence in the first half of 2026, while completion and commissioning are scheduled for the second quarter of 2028.

The Company disclosed the receipt of the building permit in Current Report No. 30/2026 dated May 12, 2026.

Amendment to the general contracting agreement of a distribution center in the northern part of the country

On May 13, 2026, Dekpol Budownictwo Sp. z o.o. ("Contractor") entered into an amendment with the other party (the "Client") to the construction contract dated December 20, 2024, concerning the execution, under a general contracting model, of a distribution center in northern Poland, together with site development works and the necessary infrastructure. Pursuant to the amendment, additional and replacement works were introduced. As a result, the net remuneration for the works covered by the contract, taking into account all additional and replacement works commissioned to date under the contract, increased by approximately 7% compared with the value reported in the previous amendment and currently represents approximately 39% of the Dekpol Capital Group's sales revenue for 2025. The deadline for completion of all works covered by the contract was extended to June 2026 (previously: the first quarter of 2026).

The Company disclosed the execution of the amendment in Current Report No. 31/2026 dated May 13, 2026. The execution of the construction contract was previously disclosed in Current Report No. 62/2024 dated December 20, 2024, while the execution of the previous amendment to the contract was disclosed in Current Report No. 21/2025 dated June 3, 2025.

General Contracting Agreement for a Logistics Park in the Pomeranian Voivodeship

On May 19, 2026, Dekpol Budownictwo Sp. z o.o. ("Contractor") entered into an agreement with a third party ("Investor") for the construction, under a general contracting model, of a logistics park in the Pomeranian Voivodeship. The project comprises two warehouse and industrial buildings, together with office and staff facilities, as well as related internal and external infrastructure ("Project"). The scope of the agreement includes the preparation of design documentation, execution of preparatory works, performance of comprehensive construction and installation works, and obtaining the required administrative decisions, including the occupancy permit for the Project.

The Project is to be carried out by the Contractor in two phases, with the first phase comprising preparatory works. The second, principal phase is optional, and the Investor is entitled to trigger its execution by October 2026. Completion of the first phase of the Project is scheduled for December 2026, while completion of the second phase, if executed, is planned within nine months from the date on which it is triggered. The Contractor's net lump-sum remuneration for the performance of the contract amounts to the equivalent of approximately 7% of the Dekpol Capital Group's sales revenue for 2025 (calculated using the euro exchange rate applicable on the date of execution of the agreement). The majority of this remuneration relates to the optional phase of the Project.

The agreement contains provisions regarding contractual penalties, including penalties for delays in the execution of the Project, termination of the agreement by the Investor, and other breaches of the agreement by the Contractor. The aggregate amount of contractual penalties for delays in the execution of the Project is capped at 10% of the remuneration due to the Contractor. The Investor is entitled to seek additional damages, under general legal principles, for losses exceeding the amount of the contractual penalties. The parties have the right to withdraw from the agreement in the cases specified therein. In addition, the Investor may terminate the agreement at any time without providing any reason.

Agreement was concluded following the parties' agreement on the key terms and conditions of the contract on April 23, 2026.

The Company disclosed the agreement on the key terms and conditions of the contract in Current Report No. 26/2026 dated April 23, 2026, and the execution of the general contracting agreement in Current Report No. 33/2026 dated May 19, 2026.

Contract for the Construction of the New Headquarters of the Municipal Police Headquarters in Katowice

On May 21, 2026, Dekpol Budownictwo Sp. z o.o. ("Contractor") entered into an agreement with the State Treasury - the Provincial Police Commander in Katowice ("Contracting Authority") for the implementation of the project entitled "Construction of the New Headquarters of the Municipal Police Headquarters in Katowice" (the "Project"). The scope of the agreement includes the construction of the new headquarters of the Municipal Police Headquarters in Katowice, together with internal and external installations, site development works, and the obtaining, on behalf of the Contracting Authority, of all permits, decisions, and approvals required for the implementation of the Project, including the final occupancy permit. The Project is to be completed within 60 months from the date of execution of the agreement, i.e. by May 2031. The

Contractor's net cost-based remuneration for the execution of the contract amounts to PLN 125.14 million (gross remuneration: PLN 153.93 million).

The agreement contains provisions regarding contractual penalties payable to the Contracting Authority, including penalties for delays by the Contractor in the execution of the Project, termination of the agreement by the Contracting Authority, and other breaches of the agreement by the Contractor. The aggregate amount of contractual penalties imposed by the Contracting Authority on any grounds may not exceed 20% of the Contractor's gross remuneration. The Contracting Authority is entitled to seek additional damages, under general legal principles, for losses exceeding the amount of the contractual penalties. The Contracting Authority also has the right to withdraw from the agreement in the cases specified therein.

The agreement was concluded following a public procurement procedure conducted in the form of an open tender in accordance with the Public Procurement Law Act of September 11, 2019. The Contractor's bid was selected as the most advantageous offer in the procedure on December 30, 2025, which the Company disclosed in Current Report No. 50/2025 dated December 30, 2025.

The Company disclosed the execution of the agreement in Current Report No. 34/2026 dated May 21, 2026.

Information on receiving the highest evaluation score in the tender procedure

On May 27, 2026, Dekpol Budownictwo Sp. z o.o. received a document from Poznańskie Inwestycje Miejskie Sp. z o.o. ("Contracting Authority") confirming that Dekpol Budownictwo's bid submitted in the public procurement procedure entitled "Execution of Construction Works and Services Related to the Construction Works Performed under the Investment Project 'Comprehensive Reconstruction of the Poznań Palm House Facilities'" ("Project") had received the highest evaluation score.

The value of the bid submitted by Dekpol Budownictwo amounts to PLN 196.56 million gross. The core scope of the Project is to be completed within approximately 3.5 years from the date of execution of the agreement.

At the same time, the Issuer notes that the tender procedure has not yet been concluded. During the course of the procedure, the Contracting Authority indicated that the amount allocated for financing the contract was PLN 192 million gross. Furthermore, the Issuer points out that Dekpol Budownictwo participated in a previous procurement procedure concerning the implementation of the Project, which was subsequently cancelled by the Contracting Authority. The Issuer disclosed this matter in Current Reports No. 45/2025 dated December 4, 2025, and No. 15/2026 dated March 4, 2026.

Accordingly, the Issuer will disclose, in a separate current report, either the execution of the agreement for the implementation of the Project or the receipt of information that the agreement will not be concluded.

The Company disclosed the receipt of information that its bid had received the highest evaluation score in Current Report No. 35/2026 dated May 27, 2026.

3.3 Position of the board regarding possibility of fulfillment of previously published forecasts of results

Dekpol S.A. did not publish financial results forecasts of the Company and the Dekpol Capital Group for 2026.

3.4 Factors, which may affect achieved results in perspective of at least next quarter

Future results of the Issuer and the Capital Group will depend on the success in implementing the development strategy and the investment plan specified in the strategy of the Dekpol Capital Group.

Internal factors affecting the results of the Company and the Group in subsequent periods will be:

- acquiring new construction contracts and their timely implementation,
- developing the potential of production plants,
- on-time delivery of products and maintaining their high quality,
- smooth obtaining of construction permits for real-estate development investments,
- timely implementation of property development projects,
- appropriate sales policy for premises in terms of prices, surface structure and expanding the services offered to clients (assistance in finding financing, design services, finishing services, troubleshooting),
- developing cooperation with financial institutions, which is to provide the Company with access to capital enabling the implementation of its objectives,
- implementation of current projects.

The internal factors that appeared in Q1 2026 and after its end, which have had or may have an impact on Company's and Group's results in subsequent periods, also include the events mentioned in the sections "Major achievements and failures and the most important events in business activities of the Dekpol Capital Group in Q1 2026" and "Events After Balance Sheet Date" of this Report.

Acquisition of new construction contracts and their timely implementation

General Contracting Segment constitutes the largest part of the Dekpol Capital Group's operations. Within this segment, the Group carries out projects both for external clients and for entities within the Dekpol Capital Group as part of the Group's property development activity.

The Group continuously undertakes active efforts to acquire new projects for execution. The Group's commercial strategy is primarily based on the broad spectrum of project types offered by the segment. The Management Board of Dekpol Budownic-two Sp. z o.o. also consistently pursues actions aimed at expanding and enhancing the current offering, which is possible thanks in part to a highly specialized workforce. Furthermore, the Group intends to strengthen its acquisition efforts in central Poland as well as in the western part of the country. The high quality and timely completion of executed contracts are also significant factors that influence future cooperation with contractors.

Development of potential of production plants

Dekpol Capital Group conducts production activities at four manufacturing facilities. Within the segment of production of accessories for construction machines, operations are carried out at the Dekpol Steel Sp. z o.o. plant in Pinczyn and the Intek Sp. z o.o. plant in Lubawa. In the area of prefabrication, the Group owns two production facilities - in Toruń, where operations are conducted by Betpref Sp. z o.o., and in Działdowo, where operations are conducted by Kombet Działdowo Sp. z o.o.

The production facilities in Lubawa, Toruń, and Działdowo were acquired by the Company over the course of the Dekpol Capital Group's development. The Group continuously analyses investment opportunities at the acquired production facilities, taking into account both the potential of these facilities and the current market situation. In addition, the Group is gradually modernizing the equipment at the aforementioned production facilities.

External factors important for the development of the Company and the Capital Group will be:

- armed conflicts in Ukraine and the Middle East and their potential impact on the political and economic situation,
- high level of interest rates,
- labor costs and labor market developments,
- production materials costs,
- geopolitical factors,
- costs of energy carriers,
- Legal factors and administrative decisions related to the Group's property development projects.

Armed conflicts in Ukraine and the Middle East and their potential impact on the operations of the Company and the Capital Group

Events having an indirect impact on the operations of the Company and the Capital Group include the armed conflict in Ukraine initiated by Russia and the armed conflicts in the Middle East, together with their consequences for the regional and global economic and social environment, including global supply chains, commodity markets (including energy markets), and investor and consumer sentiment.

The Management Board continuously monitors the impact of the above-mentioned conflicts on the operations of the Company and the Capital Group, including their effect on the market environment. In the course of its day-to-day operations, the Group takes into account risks associated with the international political and economic situation, including the actual and potential impact of the conflicts on the costs of project execution. The Group also diversifies its sources of supply and undertakes measures aimed at mitigating the risk of disruptions in supply chains.

As of the date of preparation of this periodic report, the Management Board assesses the impact of the above-mentioned armed conflicts on the operations of the Company and the Group as limited. At the same time, given the high level of uncertainty and volatility of the situation, the Management Board is unable to determine the extent of the future impact of these conflicts on the operations of the Company and the Capital Group. Nevertheless, the Management Board continues to undertake measures aimed at mitigating risks associated with the geopolitical situation.

Impact related to an increase in interest rates

In the course of its operations, the Group is exposed to interest rate risk. In March 2026, the National Bank of Poland reduced its reference rate from 4.00% to 3.75%, i.e. by 0.25 percentage points. Currently (as of May 2026), the rate remains unchanged at 3.75%, indicating a stabilization of monetary policy and affecting the interest rates applicable to loans and deposits. Despite the current stability, the situation remains uncertain, as much depends on international developments, particularly tensions in the Middle East, which may affect the economy and future decisions regarding interest rates.

The condition of the Polish economy, like that of global markets, is largely dependent on three interrelated factors: the level of economic growth, interest rates, and inflation.

Moreover, a reduction in the amount of money available in the market affects corporate lending conditions and, consequently, increases the need for careful liquidity management. As a result, limited access to new financing may constrain investment activity, as only a relatively small number of companies are able to fund significant investments and development expenditures entirely from their own resources. Banks have also adopted a more stringent approach to assessing credit applications, meaning that only companies that are well prepared to operate in a challenging environment are likely to secure financing for the implementation of their investment projects.

3.5 Court litigations, proceedings in arbitration bodies or in public administration bodies

In Q1 2026, no significant legal proceedings other than those indicated below were pending before a court, arbitration body, or public administration body, concerning liabilities and receivables of the Company or any of its subsidiaries.

Tax proceedings with Dekpol S.A. after customs and treasury inspection

In June 2023, Dekpol S.A. received the result of an inspection conducted based on Article 54(1)(1) and Article 82(1) and (2) of the Act of November 16, 2016, on the National Fiscal Administration, concerning the accuracy of declared tax bases and the correctness of calculating and paying corporate income tax for the year 2019. This inspection was carried out by Pomorski Urząd Celno-Skarbowy w Gdyni (Authority) as a part of a customs and fiscal control conducted at the Company. In the letter, it was indicated that the difference between the corporate income tax calculated by the Authority for the year 2019 and the amount indicated by the Company in the CIT 8 declaration is PLN 22.8 million, including in particular the tax due to the acquisition of shares by Dekpol S.A. in exchange for a non-cash contribution in Dekpol Deweloper Sp. z o.o. in the amount of PLN 22.6 million. According to the Authority, the contributed non-cash assets did not constitute an organized part of the enterprise (OPE) of Dekpol S.A.

The Company strongly disagrees with the assessment made. The method of interpretation of tax law provisions regarding the existing factual situation presented in the protocol lacks justification in the light of the provisions of the applicable law, as well as the case law of administrative courts concerning cases with a similar factual and legal situation. Furthermore, on December 27, 2018, the Company obtained an individual interpretation issued by Director of Krajowa Informacja Skarbowa regarding provisions of VAT tax in the same factual situation, which unambiguously indicates that the contributed non-cash assets constitute an OPE. Evidence of the segregation of a part of the enterprise arises both from the financial statements submitted and the information provided in current reports. The organizational separation of the development activity was clearly evident from the Company's structure, which had been indicating this for many years before the contribution was made, and the financial distinctiveness had been communicated publicly and to the tax authorities on multiple occasions.

In August 2023, by the decision of the Chief of Pomorski Urząd Celno-Skarbowy w Gdyni, a tax proceeding involving the Company was initiated because of the audit mentioned above. The subject of the proceeding is to verify the accuracy of the declared tax bases and the correctness of the calculation and payment of corporate income tax (CIT) for the year 2019, in the context of the contribution-in-kind transaction by Dekpol S.A. and the acquisition of newly created shares in Dekpol Deweloper Sp. z o.o.

On September 26, 2024, the Company received a decision from the Chief of the Authority determining the Company's corporate income tax liability for the year 2019 in the amount of PLN 22,638,870.00.

The Company still completely disagrees with the Authority's position regarding the failure of the assets contributed as an in-kind contribution to Dekpol Deweloper Sp. z o.o. to meet the criteria of an Organized Part of an Enterprise (ZCP). In the Company's view, all criteria ensuring the tax neutrality of the contribution-in-kind transaction have been met, particularly as the contributed assets constituted, from a financial, organizational, and functional perspective, an organized part of Dekpol S.A.'s enterprise. The Company presents additional arguments and evidence supporting its position in procedural documents submitted to the authority. At the same time, the Company questions the validity of reasons cited by the Authority in formulating the final conclusions because of the inspection.

After analysing of justification provided in the decision of the Tax Authority, the Company exercised its right to appeal and submitted an objection to the Director of the Tax Administration Chamber in Gdańsk.

On July 7, 2025, the Company received a decision from the Director of the Tax Administration Chamber in Gdańsk, pursuant to which, following the review of the Company's appeal, the above-mentioned decision of the first-instance authority was repealed in its entirety. The case was remanded to the first-instance authority for reconsideration due to the need to conduct a substantial part of the evidentiary proceedings.

Accordingly, as of the date of publication of this periodic report, the case is still being examined by the Chief of Pomorski Urząd Celno-Skarbowy w Gdyni. The Company continues to submit additional evidence to the Authority demonstrating that the group of assets contributed in kind to Dekpol Deweloper Sp. z o.o. possessed the characteristics of an organized part of an enterprise (OPE).

The event has no impact on the Group's financial position.

The Company disclosed the receipt of information regarding the results of the customs and tax audit in Current Report No. 17/2023 dated June 16, 2023, and the decision of the tax authority in Current Report No. 49/2024 dated September 27, 2024. The repeal of the first-instance authority's decision was disclosed by the Company in Current Report No. 28/2025 dated July 7, 2025

Proceedings related to the preliminary agreement for the acquisition of a land property in Wiślinka

On January 13, 2023, Dekpol Inwestycje – Sol Marina II Sp. z o.o. ("Buyer") entered into a preliminary agreement with an entity outside the Dekpol Group ("Seller") for the acquisition of a land property with an area of approximately 9 hectares located in Wiślinka, Pruszcz Gdański Municipality (the "Preliminary Agreement"). On January 28, 2025, the Company announced that, pursuant to a court order granting interim relief, Dekpol S.A. and the Buyer had been obliged to suspend all activities related to the Preliminary Agreement entered into by the Buyer. The court order is connected with a dispute between the current and former shareholder of the Seller (the "Entitled Party" / the "Claimant"). The order was served on the companies on April 29, 2025. The companies appealed the order in its entirety; however, the appeal was dismissed.

Subsequently, on July 4, 2025, the Company received a copy of the statement of claim filed by the Entitled Party with respect to the aforementioned claims. The Claimant requested that the court, with respect to the defendants, including the Issuer and the Buyer, order the restoration of the previous legal state on a joint and several bases by declaring, among other things, the above-mentioned Preliminary Agreement invalid (the principal claim). Alternatively, the Claimant requested that the court declare, with respect to the defendants, the invalidity of, among other agreements, the above-mentioned Preliminary Agreement (the alternative claim).

The Issuer and the Buyer do not acknowledge the claims and are actively participating in the proceedings in order to protect and pursue their rights. Prior to receiving information about the above-mentioned court order, preparatory and design-related activities had been carried out on the property with the aim of obtaining the permits required for the implementation of a property development project.

The Buyer's claims are secured by a mortgage registered on the property; therefore, the matter has no financial consequences.

The Company disclosed the execution of the preliminary agreement for the acquisition of the property in Current Report No. 2/2023 dated January 13, 2023, and the obligation to suspend activities related to that agreement in Current Report No. 5/2025 dated January 28, 2025. The receipt of the statement of claim was disclosed by the Company in Current Report No. 27/2025 dated July 4, 2025.

3.6 Other information significant for assessment of position of the Capital Group

There is no information other than information indicated below and in remaining items of this report that, in Company's opinion, would be significant for assessment of the employment, property, financial situation, financial result of the Company and the Capital Group and their changes, as well as information that would be significant for the assessment of the possibility of meeting obligations by the company and the Dekpol Capital Group.

Amendment to the general agreement for the provision of insurance guarantees concluded with TU KUKE S.A.

In March 2026, Dekpol Budownictwo Sp. z o.o. executed an amendment to the general agreement concluded in July 2025 with Towarzystwo Ubezpieczeniowe Korporacja Ubezpieczeń Kredytów Eksportowych S.A. concerning the provision of State Treasury-backed insurance guarantees. Under the amendment, the validity period of the EUR 3.0 million guarantee limit was extended for a further year, i.e. until December 2026.

Subsidiary's revolving credit facility agreement with SGB Bank S.A.

In March 2026, Dekpol Deweloper Sp. z o.o. entered into an annex with SGB Bank S.A. to the revolving credit facility agreement concluded in March 2025 for an amount of PLN 35 million, intended to finance the company's current operational needs. Under the annex, the repayment date of the facility was extended until March 2027 (previously: March 2026). All other terms and conditions of the agreement remained unchanged.

Amendment to the subsidiary's multi-purpose credit facility agreement with BGK S.A.

In April 2026 (event after balance sheet date), Dekpol Budownictwo Sp. z o.o. entered into an amendment to the multi-purpose credit facility agreement concluded with Bank Gospodarstwa Krajowego S.A. in April 2024. Pursuant to the amendment, the term of the agreement was extended. The facility is now available until April 2027 (previously: April 2026). Under the agreement, the borrower is entitled to use a facility limit of PLN 30 million, including PLN 8 million in working capital financing and PLN 22 million available under the guarantee facility.

Amendment to the general agreement for the issuance of insurance guarantees

In April 2026 (event after balance sheet date), Dekpol S.A. entered into an amendment with Towarzystwo Ubezpieczeń UNIQA S.A. to the general agreement concluded in April 2022 concerning the provision of insurance guarantees. Pursuant to the amendment, the validity period of the guarantee limit was extended until April 2027 (previously: April 2026), and the limit amount was increased to PLN 40 million (previously: PLN 20 million). Under the available limit, Dekpol S.A. and Dekpol Budownictwo Sp. z o.o. may obtain insurance guarantees, including bid bond guarantees, performance guarantees, warranty and defect liability guarantees, and advance payment guarantees.

Execution of an agreement for the construction of a logistics park in the Silesian Voivodeship

In April 2026 (event after balance sheet date), Dekpol Budownictwo Sp. z o.o. entered into an agreement with EQT Real Estate (the "Investor") for the construction of the second warehouse building within a logistics park located in the Silesian Voivodeship. The first warehouse building was completed under the agreement disclosed by the Company in Current Report No. 17/2025 dated May 20, 2025. Under that agreement, the construction of the second building constituted an optional phase. However, the Investor did not exercise its right to trigger that phase within the specified period. Consequently, following the expiry of the option period, the parties agreed to proceed with the construction of the second building under a separate agreement. The agreement concluded in April 2026 provides for the completion of the second warehouse building by the fourth quarter of 2026, for net remuneration equivalent to approximately 2% of the Dekpol Capital Group's sales revenue for 2025.

Approval of the base prospectus for Dekpol S.A.'s IV bond issuance program

On April 15, 2026 (event after balance sheet date), the Polish Financial Supervision Authority (KNF) approved the base prospectus serving as the basis for bond issuances under the IV Bond Issuance Program (PEO IV), which was established by the Management Board of Dekpol S.A. on December 16, 2025. Under the Program, the Company may issue bonds, in accordance with Article 33(1) of the Bond Act of January 15, 2015, with a total nominal value not exceeding PLN 250 million or the equivalent of that amount denominated in euro. The Company may issue one or more bond series within a period of 12 months from the date of approval of the base prospectus. Each bond issuance will be carried out pursuant to a resolution of the Management Board of the Company, which will specify the final terms and conditions of the relevant bond series. The establishment of the Fourth Bond Issuance Program was disclosed by the Company in Current Report No. 47/2025 dated December 16, 2025.

3.7 Ratios

Debt to EBITDA ratio - meaning the ratio of the total value of net debt (total balance sheet value of consolidated interest-bearing liabilities of the Dekpol Capital Group less cash and cash equivalents) to EBITDA (the sum of operating result and depreciation) amounts as of March 31, 2026: 0,67.

Debt-to-Equity Ratio - defined as the ratio of total net debt (as defined above) to the equity of the Dekpol Capital Group, amounted as of March 31, 2026, to: 0,14.

Unencumbered Assets to Unsecured Debt Ratio - defined as the ratio of consolidated total assets less secured financial indebtedness multiplied by a factor of 1.3 to unsecured financial indebtedness, as of March 31, 2026: 4,91**.

*Ratio described in accordance with the requirements of M-series bonds issued in June 2024. Under the terms of the issue, the ratio must be greater than or equal to 2.

** Secured financial debt as of 31.03.2026 amounts to: PLN 292 313 thousand, unsecured financial debt as of 31.03.2026 amounts to: PLN:323 833 thousand.

Signatures of Members of Management Board:**Mariusz Tuchlin**

President of Management Board
Dekpol S.A.

Katarzyna Szymczak-Dampc

Vice-President of Management Board
Dekpol S.A.

Michał Skowron

Vice-President of Management Board
Dekpol S.A.

Signature of the person responsible for bookkeeping:**Anna Miksza**

Chief Accounting Officer
Dekpol S.A.

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