



TRANSLATORS' EXPLANATORY NOTE

The English content of this report is a free translation of the registered auditor's report of the below-mentioned Polish Company.

In the event of any discrepancies in interpreting the terminology, the Polish language version is binding.

Independent registered auditor's report on the assurance engagement in relation to the assessment of the Remuneration Report

To the General Shareholders' Meeting, the Supervisory Board and the Management Board of Dom Development S.A.

Introduction

Management Board of Dom Development S.A. (the "Company") engaged us to conduct a reasonable assurance engagement for the verification of completeness and compliance with applicable requirements of the attached Remuneration Report for the year ended 31 December 2022 (the "Remuneration Report").

Description of the subject matter and applicable criteria

The Remuneration Report was prepared by the Supervisory Board to comply with the requirements in Art. 90g paragraph 1 of the Act of 29 July, 2005 on public offering, conditions for introducing financial instruments to an organized trading system and on public companies (the "Public Offering Act"). The applicable requirements regarding the Remuneration Report are contained in the Public Offering Act.

The requirements referred to in the preceding sentence determine the basis for preparation of the Remuneration Report (hereinafter the "Basis for Preparation") and, in our view, constitute appropriate criteria to form the reasonable assurance conclusion.

According to the requirements of Art. 90g paragraph 10 of the Public Offering Act, the Remuneration Report is subject to assessment by a registered auditor in terms of it including the information required under Art. 90g paragraph 1-5 and 8 of the Public Offering Act. This report fulfills this requirement.

By the registered auditor's assessment referred to in the preceding sentence and constituting the basis for our formulation of a conclusion providing reasonable assurance, we mean the assessment whether, in all material respects, the scope of information presented in the Remuneration Report is complete and has been disclosed with the level of detail required by the Public Offering Act. Additionally, our assessment includes verification that the information presented in the Remuneration Report is consistent, in all material respects, with the actual state of affairs, does not ignore significant facts and does not contain material distortions.

Responsibility of the Supervisory Board

The Supervisory Board is responsible for the preparation of the Remuneration Report in accordance with applicable law, and specifically for it to be complete. The Supervisory Board is responsible for the selection and application of the appropriate methods for preparation of financial data and non-financial information as well as for the design, implementation and maintenance of systems and processes of internal control and accounting records, that are necessary to enable preparation of a Remuneration Report that is free of material misstatements and complies with the applicable requirements.

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Our responsibility

Our responsibility was to assess the completeness and compliance with the applicable requirements of the information contained in the attached Remuneration Report and to express, based on the evidence obtained, an independent conclusion from the assurance service performed, providing reasonable assurance.

We have conducted our reasonable assurance engagement in accordance with the National Standard on Assurance Engagements Other than Audits and Reviews 3000 in the wording compliant with the International Standard on Assurance Engagements 3000 (as amended), namely "Assurance Engagements Other than Audits and Reviews of Historical Financial Information" (the "NSAE 3000 (Z)"). This Standard obliges us to comply with ethical requirements and to plan and perform our engagement in such a way as to obtain a reasonable assurance that the Remuneration Report has been drawn up in accordance with the applicable requirements in all material respects.

A reasonable assurance is a high level of certainty but it does not guarantee that the service provided in accordance with NSAE 3000 (Z) would always identify a material misstatement (material incompliance).

Quality control requirements

We apply the provisions of the National Standard on Quality Control 1 in the wording of the International Standard on Quality Control (PL) 1 - "Quality management for companies performing audits or reviews of financial statements or commissioning other assurance or related services" developed by the International Standards Board on Auditing and Assurance Services and adopted by a resolution of the Council of the Polish Audit Oversight Agency. This standard requires us to design, implement and operate a comprehensive system of quality control, including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We comply with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Summary of the work performed

We planned and performed our procedures in order to obtain a reasonable assurance about whether the Remuneration Report had been drawn up in accordance with the applicable requirements in all material respects, was complete and complied with the applicable requirements as well as regarding whether it did not contain any material misstatements nor omit any significant information. Our procedures included, amongst others, the following::

- review of the content of the Remuneration Report and comparison of the information contained in it with applicable requirements;
- reviewing resolutions by the General Meeting of Shareholders of the Company concerning the remuneration policy for members of the Management Board and the Supervisory Board, and resolutions by the Supervisory Board fine tuning the issues addressed therein and, where we considered it appropriate, of other documents regulating the matters of remuneration subject to disclosure in the Remuneration Report;
- familiarising ourselves with the procedures adopted by the Supervisory Board for the preparation of the Remuneration Report, and also understanding the relevant internal control procedures insofar as



- it was necessary to assess the risk of any material misstatement or omission of significant information occurring;
- determining the list of persons in respect of whom information is required to be published in the Remuneration Report by comparing the same with corporate documents and determining, by performing enquiries with the persons responsible for preparing the Remuneration Report and, where we considered it appropriate, also directly with the persons required to have such information published, whether all the information covered by the criteria for the preparation of the Remuneration Report have been disclosed;
 - where we considered it appropriate for the assessment of compliance of the Remuneration Report with the applicable regulations, reconciling the financial data presented in the Remuneration Report to the Company's accounts or relevant source documents;
 - where we considered it appropriate for the assessment of completeness of the Remuneration Report with the applicable regulations, reconciling with the relevant source documents whether the non-financial information required to be disclosed in the Remuneration Report matched these source documents and did not omit any material facts.

The Remuneration Report was not audited within the meaning of the National Audit Standards. In the course of our assurance engagement procedures we did not audit nor review the historical financial information used to prepare the Remuneration Report, and therefore we shall not be liable for the publication or updating of any reports or opinions on the Company's historical financial information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion expressed below.

Conclusion (assessment)

In our opinion, the Remuneration Report is complete and complies, in all material aspects, with the applicable requirements contained in the Basis for Preparation.

Restrictions of use

This report has been prepared by PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp. k. for the General Shareholders' Meeting, the Supervisory Board and the Management Board of the Company and is intended solely to fulfil the purpose described in the section "Description of the subject matter of the engagement and applicable criteria". It should not be used for any other purpose.

In connection with this report, PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp. k. does not accept any liability resulting from contractual and non-contractual relationships (including for negligence) with entities other than the Company. The above does not relieve us of liability where such release is excluded by law.

The Management Board of the Company is responsible for publishing the Remuneration Report on the Company's website and for providing access to it free of charge for at least 10 years from the date of the General Meeting, at which the resolution evaluating the Remuneration Report was adopted, and for the reliability of information on the Company's website. The scope of our work does not include an assessment of these matters. Accordingly, we are not responsible for any changes that may have been made to the information which is the subject of our assessment or for differences, if any, between the information covered by our report and the information provided on the Company's website.



Acting on behalf of PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp.k., a company entered on the list of entities authorised to audit financial statements under number 144:

Piotr Wyszogrodzki

Statutory Auditor
License no 90091

Warsaw, 15 May 2023