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Independent Auditor's Report on Review of Condensed Interim Financial Statements

To the Shareholders and Supervisory Board of mBank Hipoteczny S.A.

Introduction

We have reviewed the accompanying condensed interim separate financial statements of mBank Hipoteczny S.A. (the "Bank"), which comprise:

- the condensed statement of financial position as at 30 June 2022,
- and, for the six-month periods ended 30 June 2022:
- the condensed statement of profit or loss;
 - the condensed statement of comprehensive income;
 - the condensed statement of changes in equity;
 - the condensed statement of cash flows;

and

- explanatory notes comprising a summary of significant accounting policies and other explanatory information

(the "condensed interim financial statements").

The Management Board of the Bank is responsible for the preparation and presentation of these condensed interim separate financial statements in accordance with IAS 34 *Interim Financial Reporting*, as adopted by the European Union. Our responsibility is to express a conclusion on these condensed interim separate financial statements based on our review.

KPMG Audyt Spółka z ograniczoną odpowiedzialnością sp.k.

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Company registered at the District Court for the capital city of Warsaw in Warsaw, 12th Commercial Division of the National Business Register.

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NIP: 527-261-53-62
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Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as adopted by the resolution of the National Council of Statutory Auditors as the National Standard on Review 2410. A review of the interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters of the Bank and

applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with National Standards on Auditing or International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim separate financial statements are not prepared, in all

material respects, in accordance with IAS 34 *Interim Financial Reporting*, as adopted by the European Union.

On behalf of audit firm

KPMG Audyty Spółka z ograniczoną odpowiedzialnością sp.k.

Registration No. 3546

Signed on the Polish original

Signed on the Polish original

Katarzyna Łacka-Dziekan

Tadeusz de Ville

Key Statutory Auditor

Proxy

Registration No. 13131

Warsaw, 4 August 2022