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The only binding version is the original Polish version.

Bank Hipoteczny

SELECTED FINANCIAL DATA RELATING TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

Bank Hipoteczny

SELECTED FINANCIAL DATA	in PLN '000		in EUR '000	
	period from 01.01.2026 to 30.06.2026	period from 01.01.2025 to 30.06.2025	period from 01.01.2026 to 30.06.2026	period from 01.01.2025 to 30.06.2025
Net interest income	106,424	142,461	25,028	33,752
Net fee and commission income	(3,649)	(3,251)	(858)	(770)
Profit / (loss) on business activities	100,472	142,500	23,628	33,761
Profit before tax	**25,246**	**75,634**	**5,937**	**17,919**
Net profit	**11,072**	**55,243**	**2,604**	**13,088**
Net comprehensive income	**4,252**	**63,660**	**1,000**	**15,082**
Net cash flows from operating activities	(1,127,566)	556,477	(265,172)	131,842
Net cash flows from in investing activities	22,605	(9,761)	5,316	(2,313)
Net cash flows from in financing activities	1,111,760	(550,681)	261,455	(130,468)
Net cash flows	**6,799**	**(3,965)**	**1,599**	**(939)**

SELECTED FINANCIAL DATA	in PLN '000		in EUR '000	
	as at 30.06.2026	as at 31.12.2025	as at 30.06.2026	as at 31.12.2025
Total assets	18,929,206	17,938,309	4,405,932	4,244,046
Total equity / book value	1,673,795	1,740,849	389,590	411,869
Share capital	1,611,300	1,611,300	375,044	381,219
Number of shares (in thousands)	1,611,300	1,611,300	1,611,300	1,611,300
Book value per share (in PLN/EUR)	1.04	1.08	0.24	0.26
Diluted number of shares (in thousands)	1,611,300	1,611,300	1,611,300	1,611,300
Diluted book value per share (in PLN/EUR)	1.04	1.08	0.24	0.26
Total capital ratio (TCR)	26.7%	28.7%	26.7%	28.7%
Common equity Tier 1 (CET1)	1,680,404	1,679,419	391,128	397,336
Own funds	1,680,404	1,679,419	391,128	397,336

Selected financial statement items have been translated to EUR at the following foreign exchange rates		
items of the income statement, statement of comprehensive income and statement of cash flows – the average of the NBP exchange rates prevailing as at the last day of each month of the period	**01.01.2026 – 30.06.2026**	**01.01.2025 – 30.06.2025**
	4.2522	4.2208
items of the statement of financial position – the average NBP exchange rate as at the last day of the period	**30.06.2026**	**31.12.2025**
	4.2963	4.2267

Bank Hipoteczny

Condensed interim financial statements of PKO Bank Hipoteczny SA for the six-month period ended 30 June 2026

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(IN PLN THOUSANDS)

INCOME STATEMENT

INCOME STATEMENT	Note	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Interest income and income similar to interest income, including:	7	257,127	506,256	308,522	621,786
Interest income recognized under the effective interest rate method		257,127	506,256	308,522	621,786
Interest expense and expenses similar to interest expense	7	(202,346)	(399,832)	(238,345)	(479,325)
Net interest income		**54,781**	**106,424**	**70,177**	**142,461**
Fee and commission income	8	1,207	2,410	1,276	2,608
Fee and commission expense	8	(3,305)	(6,059)	(2,938)	(5,859)
Net fee and commission income		**(2,098)**	**(3,649)**	**(1,662)**	**(3,251)**
Gains/(losses) on financial transactions		26	28	(2)	(7)
Net foreign exchange gains / (losses)	9	(328)	(962)	(813)	(198)
Net allowances for expected credit losses	10	(4,706)	(1,500)	888	3,249
Other operating income		378	494	164	371
Other operating expenses		(321)	(363)	(96)	(125)
Profit / (loss) on business activities		**47,732**	**100,472**	**68,656**	**142,500**
Administrative expenses	11	(14,234)	(28,089)	(13,063)	(25,735)
Regulatory charges	12	(163)	(19,510)	(115)	(17,044)
Tax on certain financial institutions		(14,447)	(27,627)	(12,059)	(24,087)
Operating profit		**18,888**	**25,246**	**43,419**	**75,634**
Profit before tax		**18,888**	**25,246**	**43,419**	**75,634**
Corporate income tax	13	(10,411)	(14,174)	(11,706)	(20,391)
Net profit		**8,477**	**11,072**	**31,713**	**55,243**

(IN PLN THOUSANDS)

STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME	Note	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Net profit		**8,477**	**11,072**	**31,713**	**55,243**
Other comprehensive income		**25,148**	**(6,820)**	**2,615**	**8,417**
Items which may be reclassified to profit or loss		**25,148**	**(6,820)**	**2,615**	**8,417**
Cash flow hedges (gross)		27,443	(6,302)	3,194	11,267
Deferred tax		(8,234)	1,890	(607)	(2,141)
Cash flow hedges (net)	14	19,209	(4,412)	2,587	9,126
Remeasurement of financial assets measured at fair value through other comprehensive income (gross)		8,482	(3,442)	35	(875)
Deferred tax		(2,543)	1,034	(7)	166
Remeasurement of financial assets measured at fair value through other comprehensive income (net)		5,939	(2,408)	28	(709)
Total net comprehensive income		**33,625**	**4,252**	**34,328**	**63,660**

(IN PLN THOUSANDS)

STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION	Note	30.06.2026	31.12.2025
ASSETS			
Cash and balances with the Central Bank		33	22
Amounts due from banks		9,657	2,869
Derivative hedging instruments	14	33,659	248
Securities	15	780,849	786,187
Loans and advances to customers	16, 17	18,087,371	17,130,406
Intangible assets		71	122
Property, plant and equipment		8,119	9,017
Other assets		9,447	9,438
TOTAL ASSETS		**18,929,206**	**17,938,309**
LIABILITIES AND EQUITY			
Liabilities			
Amounts due to banks	18	3,709,166	4,679,584
Derivative hedging instruments	14	29,937	21,721
Amounts due to customers		5,350	4,317
Liabilities in respect of mortgage covered bonds issued	19	10,587,771	8,431,638
Liabilities in respect of bonds issued	20	2,823,118	2,925,829
Other liabilities	21	79,703	61,741
Current income tax liabilities		10,297	39,516
Deferred tax provision		9,658	32,490
Provisions	22	411	624
TOTAL LIABILITIES		**17,255,411**	**16,197,460**
Equity			
Share capital		1,611,300	1,611,300
Supplementary capital		69,611	45,842
Accumulated other comprehensive income		(18,188)	(11,368)
Net result for the period		11,072	95,075
TOTAL EQUITY		**1,673,795**	**1,740,849**
TOTAL LIABILITIES AND EQUITY		**18,929,206**	**17,938,309**

(IN PLN THOUSANDS)

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 30 JUNE 2026	Share capital	Supplementary capital	Accumulated other comprehensive income	including: Cash flow hedges	including: Financial assets measured at fair value through other comprehensive income	Retained earnings	Net result for the period	Total equity
1 January 2026	**1,611,300**	**45,842**	**(11,368)**	**(14,448)**	**3,080**	**-**	**95,075**	**1,740,849**
Transfer to retained earnings	-	-	-	-	-	95,075	(95,075)	-
Transfer from retained earnings to equity	-	23,769	-	-	-	(23,769)	-	-
Dividend paid	-	-	-	-	-	(71,306)	-	(71,306)
Total comprehensive income, including:	-	-	(6,820)	(4,412)	(2,408)	-	11,072	4,252
Net profit	-	-	-	-	-	-	11,072	11,072
Other comprehensive income	-	-	(6,820)	(4,412)	(2,408)	-	-	(6,820)
30 June 2026	**1,611,300**	**69,611**	**(18,188)**	**(18,860)**	**672**	**-**	**11,072**	**1,673,795**

FOR THE PERIOD ENDED 30 JUNE 2025	Share capital	Supplementary capital	Accumulated other comprehensive income	including: Cash flow hedges	including: Financial assets measured at fair value through other comprehensive income	Retained earnings	Net result for the period	Total equity
1 January 2025	**1,611,300**	**13,263**	**(11,408)**	**(14,413)**	**3,005**	**-**	**130,317**	**1,743,472**
Transfer to retained earnings	-	-	-	-	-	130,317	(130,317)	-
Transfer from retained earnings to equity	-	32,579	-	-	-	(32,579)	-	-
Dividend paid	-	-	-	-	-	(97,738)	-	(97,738)
Total comprehensive income, including:	-	-	8,417	9,126	(709)	-	55,243	63,660
Net profit	-	-	-	-	-	-	55,243	55,243
Other comprehensive income	-	-	8,417	9,126	(709)	-	-	8,417
30 June 2025	**1,611,300**	**45,842**	**(2,991)**	**(5,287)**	**2,296**	**-**	**55,243**	**1,709,394**

(IN PLN THOUSANDS)

STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS	01.01.2026 - 30.06.2026	01.01.2025 - 30.06.2025
Operating activities		
Profit before tax	**25,246**	**75,634**
Income tax paid / settlement of tax within the Tax Group	**(63,301)**	**(40,360)**
Total adjustments:	**(1,089,511)**	**521,203**
Amortization and depreciation	868	918
Net interest income (from the income statement)	(106,424)	(142,461)
Interest received	582,708	655,244
Interests paid	(63,026)	(83,828)
Change in the balance of:		
derivative financial instruments	(55,264)	(206,786)
loans and advances to customers (gross)	(1,002,627)	220,646
other assets and right-of-use assets	73	(1,726)
amounts due to banks	(592,947)	(422)
amounts due to customers	1,033	1,145
liabilities in respect of mortgage covered bonds issued	62,112	(20,286)
liabilities in respect of bonds issued	70,381	76,520
allowances for expected credit losses and provisions	1,591	(3,293)
other liabilities	18,313	14,265
Other adjustments (including changes in the measurement of derivative instruments recognized in other comprehensive income)	(6,302)	11,267
Net cash flows from operating activities	**(1,127,566)**	**556,477**
Investing activities		
Inflows from investing activities	**5,250,506**	**1,122,301**
Redemption of securities measured at fair value through other comprehensive income	5,213,347	1,098,458
Interest received on securities measured at fair value through other comprehensive income	37,159	23,842
Disposal of intangible assets and property, plant and equipment	-	1
Outflows on investing activities	**(5,227,901)**	**(1,132,062)**
Acquisition of securities measured at fair value through other comprehensive income	(5,227,901)	(1,131,764)
Purchase of intangible assets and property, plant and equipment	-	(298)
Net cash flows from investing activities	**22,605**	**(9,761)**
Financing activities		
Proceeds from issue of mortgage covered bonds	3,104,552	2,921,274
Redemption of mortgage covered bonds issued	(1,000,000)	(2,360,200)
Proceeds from issue of bonds	2,798,233	2,515,791
Redemption of bonds issued	(2,959,500)	(2,760,500)
Inflows related to overdraft facilities	13,102,258	5,100,297
Outflows related to overdraft facilities	(11,949,566)	(5,636,945)
Inflows related to term loans	61,000	225,000
Outflows related to term loans	(1,582,000)	-
Dividend paid	(71,306)	(97,738)
Repayment of interest on mortgage covered bonds issued, bonds issued and loans obtained	(391,560)	(457,178)
Payments of lease liabilities (IFRS 16)	(351)	(482)
Net cash flows from financing activities	**1,111,760**	**(550,681)**
Net cash flows	**6,799**	**(3,965)**
Cash and cash equivalents at the beginning of the period	2,891	10,554
Cash and cash equivalents at the end of the period	**9,690**	**6,589**

The notes on pages 8 to 36 are an integral part
of the condensed interim financial statements.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. Business activities of the Bank

PKO Bank Hipoteczny Spółka Akcyjna ("PKO Bank Hipoteczny SA", "Bank") with its registered office in Warsaw ul. Świętokrzyska 36, 00-116 Warsaw is entered in the Register of Businesses of the National Court Register (KRS) maintained by the District Court in Warsaw, 12th Business Department of the National Court Register with the reference number KRS 0000528469. The Bank was entered to the Register of Businesses on 24 October 2014. The Bank was assigned the statistical number REGON 222181030. Its share capital as at 30 June 2026 was PLN 1,611,300,000 and it was fully paid up.

PKO Bank Hipoteczny is a specialized bank that operates on the basis of the Polish Covered Bonds and Mortgage Banks Act dated 29 August 1997, the Banking Law of 29 August 1997, the Commercial Companies Code and other generally applicable provisions of the law, regulatory recommendations and good corporate governance practices, and the Bank's Articles of Association.

The Bank specializes in granting residential mortgage loans for individuals. The Bank also acquires receivables in respect of such loans from PKO Bank Polski SA. The Bank acquires loans for its portfolio based on its strategic cooperation with PKO Bank Polski SA.

The Bank's principal objective, in terms of funding, is to issue mortgage covered bonds, which are to serve as the primary source of long-term funding for residential mortgage loans.

The Bank's activities do not show any significant seasonal or cyclical characteristics.

The Parent Company of PKO Bank Hipoteczny SA is PKO Bank Polski SA, in the share capital of which the State Treasury holds a 29.43% share. PKO Bank Polski SA prepares consolidated financial statements for the PKO Bank Polski SA Group.

2. Approval of the condensed interim financial statement

These condensed interim financial statements were assessed by the Audit and Finance Committee and reviewed by the Supervisory Board on 6 August 2026. The Bank's Management Board approved these financial statements for publication on 6 August 2026.

3. Representations of the Management Board

The Management Board of PKO Bank Hipoteczny SA hereby represents that according to its best knowledge the condensed interim financial statements and the comparative data have been prepared in accordance with the applicable accounting policies and give a true, fair and clear view of the Bank's financial position and results of operations.

4. Basis for the preparation of the condensed interim financial statements and statement of compliance

The Bank has prepared these condensed interim financial statements in accordance with International Accounting Standard 34 'Interim Financial Reporting' as adopted by the European Union, as well as the requirements relating to issuers of debt securities admitted to trading on an official listing market or on a regulated market in a Member State other than the Republic of Poland.

The condensed interim financial statements presented for the six months ended 30 June 2026 do not include all the information and disclosures required in the annual financial statements and should be read together with the annual financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2025 prepared in accordance with the International Financial Reporting Standards as endorsed by the European Union.

The condensed interim financial statements of PKO Bank Hipoteczny SA cover the six-month period ended 30 June 2026 and contain comparative data:

- for the six months ended 30 June 2025 in respect of the income statement, the statement of comprehensive income, the statement of cash flows and the statement of changes in equity;

- as at 31 December 2025 in respect of the statement of financial position.

The financial data is presented in thousands of Polish zlotys (PLN), rounded to a thousand, unless otherwise indicated. Therefore, there might be differences resulting from rounding the amounts to full thousands.

The accounting policies and calculation methods used in the preparation of these condensed interim financial statements are consistent with the policies applied in the financial year ended 31 December 2025 and they are described in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2025. In addition, the Bank has taken into account the principle of recognising income tax expense on the basis of the best possible estimate of the average annual income tax rate that the Bank expects for the full financial year.

5. Going concern

The condensed interim financial statements have been prepared on the assumption of the Bank continuing its business activities in the foreseeable future (i.e. in the period of at least 12 months of the date of preparing these condensed interim financial statements). As at the date of signing these financial statements, the Bank's Management Board has not identified any facts or circumstances which would indicate any threats to the Bank's ability to continue as a going concern for at least 12 months of the date of preparing these condensed interim financial statements as a result of intended or forced discontinuing or significantly curtailing the Bank's existing operations.

6. New standards and interpretations and WIBOR interest rate benchmarks reform

New standards and interpretations and amendments to the published standards and interpretations which became binding as of 1 January 2026

Standards and interpretations	Amendment and impact
Amendments to: IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments: Disclosures*	The amendments relate to: - the settlement of financial liabilities using an electronic payment system and an the assessment of the characteristics resulting from contractual cash flows from financial assets, including those associated with ESG; - the disclosure of information on investments in equity instruments measured at fair value through other comprehensive income have been changed; - rules governing contracts for the supply of nature-dependent electricity and the possibility of applying hedge accounting. **Impact:** The amendments had no impact on the financial statements.
Annual Improvements to IFRS - Volume 11 of the *International Accounting Standards Board*	Amendments aimed at improving the consistency of a number of accounting standards (IFRS 1 *First-time Adoption of International Financial Reporting Standards*, IFRS 7 *Financial Instruments: Disclosures* and the accompanying *Guidance on implementing IFRS 7*, IFRS 9 *Financial Instruments*, IFRS 10 *Consolidated Financial Statements* and IAS 7 *Statement of Cash Flows*). **Impact:** The amendments had no impact on the financial statements.

New standards and interpretations, and amendments thereto, which have been published, and are approved by the EU

Standards and interpretations	Amendment and impact
IFRS 18 *Presentation And Disclosures In Financial Statements*	IFRS 18 Presentation And Disclosures In Financial Statements", published in April 2024, replaces IAS 1 and introduces changes relating to the presentation of financial information, in particular in the profit and loss account, the cash flow statement and disclosures concerning performance measures defined by the management board (MPM). The standard does not alter the principles of recognition and measurement of assets and liabilities. **Effective from:** 1 January 2027 **Impact:** Based on analyses carried out to date, the Bank identifies itself as an entity whose principal business activity consists of providing financing to customers. It is expected that the implementation of the standard will mainly affect the presentation of selected items in the profit and loss account and the cash flow statement, including new subtotals and the classification of selected income and expenses. The following is planned: - the introduction of new mandatory subtotals in the profit and loss account, including operating profit and profit before financing and income tax; - the reclassification of interest costs on lease liabilities from the operating category to the financial category;

(IN PLN THOUSANDS)

- change to the structure of operating costs by identifying, in the basic profit and loss account, key cost categories such as employee benefits, depreciation, and material costs as separate headings, and presenting regulatory charges under this heading;
- elimination of redundant intermediate headings, e.g. 'other profit or loss'.

NEW STANDARDS AND INTERPRETATIONS, AND AMENDMENTS THERETO, WHICH HAVE BEEN PUBLISHED, BUT ARE NOT YET BINDING AND HAVE NOT BEEN APPLIED BY THE BANK

STANDARDS AND INTERPRETATIONS	AMENDMENT AND IMPACT
IFRS 19 *Subsidiaries without Public Accountability: Disclosures*	IFRS 19 introduces simplified reporting requirements and reduces mandatory disclosures for eligible subsidiaries in their separate financial statements. **Effective from:** 1 January 2027 **Impact:** Not applicable
Amendments to IAS 21 The effects of changes in foreign exchange rates - translation into the presentation currency in a hyperinflationary economy'	The amendments relate to the situation where an entity with a non-hyperinflationary functional currency presents a statement in a hyperinflationary currency. All amounts (assets, liabilities, income, expenses and comparative figures) are to be translated at the closing rate at the date of the most recent statement of financial position. **Effective from:** On or after 1 January 2027, with earlier application permitted **Impact:** Not applicable
IFRS 20 Regulatory Assets and Regulatory Liabilities	IFRS 20 introduces a comprehensive model for the recognition, measurement, presentation and disclosure of regulatory assets and regulatory liabilities arising in entities operating within rate-regulated activities. **Effective date:** 1 January 2029 (with earlier application permitted, subject to the requirements specified by the IASB). **Impact:** Not applicable
Amendments to the Fair Value Option in IAS 28 Investments in Associates and Joint Ventures	The amendments clarify the application of the fair value option in respect of investments in associates and joint ventures and provide additional guidance on its use in specific circumstances. The objective of the amendments is to improve the consistency of applying the requirements of IAS 28 and to enhance the comparability of financial statements. **Effective date:** 1 January 2028, with earlier application permitted). **Impact:** Not applicable

WORK ON THE REFORM OF THE WIBOR RATE IN POLAND

In December 2024, the Steering Committee of the National Working Group for the benchmarks reform (NWG SC) decided to select a proposed index technically named WIRF, which is based on unsecured deposits of Credit Institutions and Financial Institutions, as the target interest rate benchmark to replace the WIBOR benchmark. GPW Benchmark, entered in the register of the European Securities and Markets Authority (ESMA), is the administrator of WIRF within the meaning of the BMR Regulation. Therefore, NWG SC verified and modified its earlier decision adopted in September 2022 to select WIRON.

- On 25 January 2025, the NWG SC decided to adopt the name POLSTR (Polish Short Term Rate) for the new benchmark;
- On 28 March 2025, the NWG SC approved the updated Roadmap for the process of replacing the WIBOR and WIBID benchmarks;
- From 1 September 2025, POLSTR has held the status of an official benchmark; GPW Benchmark SA has been regularly publishing POLSTR and its term variants (POLSTR 1M, 3M, 6M, 12M) since 2 June 2025;
- On 15 September 2025, NWG SC adopted recommendations for new banking, leasing and factoring products based on POLSTR;
- 22 December 2025 – the compilation of shorter-term WIBOR rates (T/N, 2W) ceased; from 1 October 2026, the compilation of the WIBOR O/N Fixing Rate will cease;
- On 18 May 2026, GPW Benchmark SA, as the benchmark administrator, commenced the process of the orderly phase-out of the WIBOR benchmark (a so-called regulatory event). The last day on which WIBOR will be calculated and published will be 31 December 2036; consequently, 1 January 2037 is deemed to be the date of its orderly phase-out;
- Also on 18 May 2026, the Polish Financial Supervision Authority (PFSA) published a statement in which it noted that the proposed period for the orderly phase-out of the WIBOR interest rate benchmark enables financial market participants to effectively take measures aimed at reducing any exposures linked to this benchmark.

(IN PLN THOUSANDS)

According to the statement, the KNF expects all supervised entities to, amongst other things, cease entering into new contracts or issuing financial instruments in which the WIBOR interest rate benchmark would be used by 31 December 2026;

- In accordance with the Financial Stability Committee's statement of 19 June 2026, a representative of the Minister of Finance accepted the Financial Stability Committee's recommendation that there was no need to designate a replacement for the WIBOR rate and announced that, in these circumstances, there was no need to designate a replacement (or replacements) by way of a regulation.

The expectations of the PFSA and the Financial Stability Committee were reflected in the draft Act amending certain acts with a view to developing the financial market and enhancing financial stability in that market, published on 18 June 2026. The draft provides, amongst other things, for restrictions on the conclusion of financial contracts and the issuance of financial instruments using the WIBOR rate, as well as an obligation to offer borrowers the option to change the method of calculating interest on their loans.

Status of work at the Bank and exposure to the risk associated with the WIBOR reform

The evolving regulatory environment and migration of the market to benchmarks consistent with the BMR Regulation have an impact on the Bank's operations through its contracts with customers and counterparties, remeasurement of financial instruments and the need to adapt IT processes and systems.

In connection with the assumed replacement of WIBOR with another benchmark as part of the reform, a WIBOR Benchmark Reform Team (the"Team") is working on preparing the Bank for the implementation of the new interest rate benchmark. The Taskforce's objectives include, in particular:

- aligning contracts with counterparties and customers and changing the product offer;
- aligning methodologies and tools relating to valuation and risk management;
- aligning methodologies and tools relating to accounting (including, among other things, hedge accounting and transfer pricing);
- implementing changes to IT systems;
- estimating the impact of the reform on the Bank's financial results.

Work is currently focused on analysing the impact of the proposed Act on the Bank's financial position, as well as on the business plan, in particular with regard to the reduction of WIBOR-based exposures in the period of orderly liquidation after 31 December 2026.

Representatives of the Team actively participating in meetings of the various NWG working groups and in the work being carried out at the level of the PKO Bank Polski Group.

As a significant proportion of the Bank's financial assets and liabilities is based on the WIBOR reference rate, the Bank is exposed to the risk of its replacement. The table below sets out the Bank's exposure to the WIBOR reference rate.

	30.06.2026
Financial assets	
Securities	455,576
Loans and advances to customers [1]	18,083,474
Total financial assets	**18,539,050**
Financial liabilities	
Amounts due to banks	2,748,930
Liabilities in respect of mortgage covered bonds issued	4,070,387
Total financial liabilities	**6,819,317**
Contingent liabilities granted (financing), net [1]	113,612
Contingent liabilities received (financing)	4,359,038

[1] For loans and advances to customers and the corresponding contingent liabilities granted (financing), this item also includes instruments based on a fixed interest rate for a specified period, the interest rate on which, following the fixed-rate period, will be based on WIBOR in accordance with the terms of the agreement

Derivative hedging instruments (nominal amount)	30.06.2026
- Purchase (floating leg buy)	-
- Sale (floating leg sell)	4,297,323

(IN PLN THOUSANDS)

NOTES TO THE INCOME STATEMENT

7. INTEREST INCOME AND EXPENSE

INTEREST INCOME AND INCOME SIMILAR TO INTEREST INCOME	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Interest income recognized under the effective interest rate method, including:	**257,127**	**506,256**	**308,522**	**621,786**
on financial instruments measured at amortized cost, including:	245,099	485,525	296,472	598,447
loans and advances to customers, including:	244,256	483,759	295,416	596,570
result on non-substantial modification	(414)	(2,489)	(873)	(1,886)
amounts due from banks and mandatory reserve	843	1,766	1,056	1,877
on instruments measured at fair value through other comprehensive income, including:	12,028	20,731	12,050	23,339
debt securities	12,028	20,731	12,050	23,339
Total	**257,127**	**506,256**	**308,522**	**621,786**
including: interest income on impaired financial instruments	849	1,989	918	1,980

INTEREST EXPENSE AND EXPENSES SIMILAR TO INTEREST EXPENSE	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Interest expense on financial instruments measured at amortized cost, including:	**(184,223)**	**(369,448)**	**(210,332)**	**(421,889)**
loans received and overdraft facility used	(55,273)	(116,443)	(68,345)	(142,903)
liabilities in respect of the purchase of receivables	(1,648)	(9,293)	(1,940)	(1,940)
mortgage covered bonds issued	(99,651)	(185,058)	(102,251)	(199,975)
bonds issued	(27,601)	(58,556)	(37,755)	(76,989)
lease liabilities	(50)	(98)	(41)	(82)
Expenses similar to interest expense on instruments measured at fair value through profit or loss, including:	**(18,123)**	**(30,384)**	**(28,013)**	**(57,436)**
hedging CIRS transactions (net)	(17,974)	(30,047)	(27,592)	(56,566)
hedging IRS transactions (net)	(149)	(337)	(421)	(870)
Total	**(202,346)**	**(399,832)**	**(238,345)**	**(479,325)**

(IN PLN THOUSANDS)

8. Fee and commission income and expense

FEE AND COMMISSION INCOME	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Commission for full or partial prepayment of loans	790	1,484	805	1,676
Fees for property valuation	186	451	254	457
Fees for property inspection	33	56	42	95
Other	198	419	175	380
Total	**1,207**	**2,410**	**1,276**	**2,608**

FEE AND COMMISSION EXPENSE	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Preparation of appraisal reports on Property Value for Mortgage Lending Purposes (MLV) by property appraisers	(464)	(1,079)	(656)	(1,109)
Expenses related to bond issuance programmes	(1,078)	(1,675)	(724)	(1,583)
Expenses related to credit lines	(1,171)	(2,087)	(1,173)	(2,399)
Expenses related to mortgage covered bond issuance programmes	(297)	(585)	(154)	(313)
Loan insurance costs	(227)	(488)	(139)	(271)
Commissions for other operating services	(68)	(135)	(80)	(131)
Costs of debt collection and intermediation in selling collateral	-	(10)	(12)	(53)
Total	**(3,305)**	**(6,059)**	**(2,938)**	**(5,859)**

9. Net foreign exchange gains / (losses)

NET FOREIGN EXCHANGE GAINS / (LOSSES)	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Result on revaluation	299	(335)	(585)	30
Gain/(loss) on derivative instruments (CIRS, FX-Forward) before designation to hedge accounting and in respect of the final settlement	(585)	(585)	(120)	(120)
Gain/(loss) on derivative instruments (CIRS, FX-Forward) related to hedge ineffectiveness	(42)	(42)	(108)	(108)
Total	**(328)**	**(962)**	**(813)**	**(198)**

(IN PLN THOUSANDS)

10. Net allowances for expected credit losses

NET ALLOWANCES FOR EXPECTED CREDIT LOSSES	Note	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Net allowances for loans and advances to customers	17	(4,839)	(1,720)	922	3,297
Net allowances for securities	17	-	(21)	(3)	2
Net provisions for loan commitments granted relating to residential loans which have not been drawn in full	22	133	241	(31)	(50)
Total		**(4,706)**	**(1,500)**	**888**	**3,249**

11. Administrative expenses

ADMINISTRATIVE EXPENSES	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Employee benefits	(6,590)	(13,091)	(5,261)	(10,415)
Overheads	(7,220)	(14,130)	(7,339)	(14,402)
Amortization and depreciation, including:	(424)	(868)	(463)	(918)
property, plant and equipment	(153)	(307)	(161)	(314)
right-of-use assets, including:	(255)	(510)	(267)	(535)
real estate	(186)	(372)	(193)	(386)
cars	(69)	(138)	(74)	(149)
intangible assets	(16)	(51)	(35)	(69)
Total	**(14,234)**	**(28,089)**	**(13,063)**	**(25,735)**

12. Regulatory charges

REGULATORY CHARGES	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Contribution the Bank Guarantee Fund (BGF), including:	-	(16,989)	-	(13,967)
resolution fund	-	(16,989)	-	(13,967)
Payments to Polish Financial Supervision Authority (PFSA)	-	(2,015)	-	(2,579)
Other taxes and charges	(163)	(506)	(115)	(498)
Total	**(163)**	**(19,510)**	**(115)**	**(17,044)**

13. Corporate income tax

Income tax in the interim financial statements is determined in accordance with IAS 34. The tax expense in the interim period is calculated using the expected average annual effective tax rate that would apply to the expected profit before tax for the full year. The calculation of the average annual effective tax rate requires the use of a forecast of pre-tax income for the full financial year and permanent differences between the carrying amounts of assets and liabilities for accounting and tax purposes. The projected annual effective tax rate for 2026 is 56.14%.

(IN PLN THOUSANDS)

INCOME TAX EXPENSE	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Current income tax	(8,898)	(34,083)	(11,353)	(18,105)
Deferred income tax due to temporary differences	(1,513)	19,909	(353)	(2,286)
Income tax reported in the income statement	**(10,411)**	**(14,174)**	**(11,706)**	**(20,391)**
Income tax reported in other comprehensive income due to temporary differences	(10,777)	2,924	(614)	(1,975)
Total	**(21,188)**	**(11,250)**	**(12,320)**	**(22,366)**

RECONCILIATION OF THE EFFECTIVE TAX RATE	2 nd quarter period from 01.04.2026 to 30.06.2026	2 quarters period from 01.01.2026 to 30.06.2026	2 nd quarter period from 01.04.2025 to 30.06.2025	2 quarters period from 01.01.2025 to 30.06.2025
Profit / (loss) before income tax	**18,888**	**25,246**	**43,419**	**75,634**
Corporate income tax calculated at the statutory tax rate in force in Poland (30% for 2026 / 19% for 2025)	(5,667)	(7,574)	(8,249)	(14,370)
Effect of permanent differences between profit before income tax and taxable income, including:	**(4,699)**	**(13,933)**	**(2,335)**	**(7,253)**
tax on certain financial institutions	(4,334)	(8,288)	(2,292)	(4,577)
contribution to BGF	-	(5,097)	-	(2,654)
PFRON (State Disabled Persons Fund) costs	(10)	(16)	(5)	(8)
impact of tax costs under Article 15cb of the CIT Act (internal financing)	-	75	-	48
impact of other permanent differences	(355)	(607)	(38)	(62)
Impact of applying the annual effective tax rate in the interim financial statements	**27**	**7,962**	**(1,122)**	**1,232**
Impact of changes in tax rates from 1 January 2026	**(72)**	**(629)**		
Income tax reported in the income statement	**(10,411)**	**(14,174)**	**(11,706)**	**(20,391)**
Effective tax rate (excluding adjustments to previous periods)	**55.12%**	**56.14%**	**26.96%**	**26.96%**

NOTES TO THE STATEMENT OF FINANCIAL POSITION

14. DERIVATIVE HEDGING INSTRUMENTS

CARRYING AMOUNT / FAIR VALUE OF DERIVATIVES USED AS CASH FLOW HEDGES	30.06.2026		31.12.2025	
	Assets	Liabilities	Assets	Liabilities
IRS	251	-	-	718
CIRS	33,251	29,542	-	20,659
FX forward	157	395	248	344
Total	**33,659**	**29,937**	**248**	**21,721**

The Bank concludes and maintains derivative instruments exclusively for hedging purposes.

(IN PLN THOUSANDS)

NOMINAL VALUE OF HEDGING INSTRUMENTS	30.06.2026	31.12.2025
IRS		
PLN fixed - float	60,000	60,000
CIRS		
float PLN sale	4,237,323	2,128,295
fixed EUR purchase (original currency)	995,200	497,905
FX forward		
PLN sale	16,641	7,160
EUR purchase (original currency)	3,542	1,513
PLN purchase	13,636	6,811
EUR sale (original currency)	3,050	1,513

CHANGE IN OTHER COMPREHENSIVE INCOME ON CASH FLOW HEDGES AND INEFFECTIVE PORTION OF CASH FLOW HEDGES	01.01.2026 - 30.06.2026	01.01.2025 - 30.06.2025
Accumulated other comprehensive income on cash flow hedges at the beginning of the period, gross	(20,640)	(17,795)
Gains / (Losses) recognized in other comprehensive income during the period	25,479	(68,671)
Amounts transferred from other comprehensive income to the income statement during the period	(31,781)	79,939
- interest expense (net)	30,384	57,436
- net foreign exchange gains/(losses)	(62,165)	22,503
Accumulated other comprehensive income on cash flow hedges as at the end of the period, gross	(26,942)	(6,527)
Tax effect	8,082	1,240
Accumulated other comprehensive income on cash flow hedges at the end of the period, net	**(18,860)**	**(5,287)**
Ineffective portion of cash flow hedges recognized in the income statement	**(14)**	**(115)**
Impact on other comprehensive income during the period, gross	(6,302)	11,267
Deferred tax on cash flow hedges	1,890	(2,141)
Impact on other comprehensive income during the period, net	**(4,412)**	**9,126**

15. Securities

SECURITIES	30.06.2026	31.12.2025
Measured at fair value through other comprehensive income, including:	780,849	786,187
issued by the State Treasury, PLN Treasury bonds	780,849	786,187
Total	**780,849**	**786,187**

Securities put up as collateral for liabilities in respect of the payment of contributions to the Bank Guarantee Fund

As at 30 June 2026, the contribution to the bank resolution fund, which is contributed as an obligation to pay to the Bank Guarantee Fund ("BGF"), amounted to PLN 37,033 thousand, and the Bank held Treasury bonds with a carrying value of PLN 43,886 thousand to cover the contribution. As at 31 December 2025, these amounted to PLN 37,033 thousand and PLN 44,006 thousand respectively.

(IN PLN THOUSANDS)

16. LOANS AND ADVANCES TO CUSTOMERS

LOANS AND ADVANCES TO CUSTOMERS	30.06.2026	31.12.2025
Measured at amortized cost		
Residential loans, gross, including:	18,170,578	17,211,830
loans granted	8,846,255	9,099,454
receivables acquired	9,324,323	8,112,376
Allowances for expected credit losses	(83,207)	(81,424)
Loans and advances to customers, net	**18,087,371**	**17,130,406**

In the first half-year of 2026, based on the Framework Agreement for the Sale of Receivables signed with PKO Bank Polski SA on 17 November 2015, the Bank purchased mortgage covered residential loan portfolios amounting to PLN 1,916,527 thousand, and in the first half-year of 2025 – a portfolio of receivables amounting to PLN 497,318 thousand.

Residential loans that have been entered in the Bank's Cover Pool represent collateral for mortgage covered bonds issued by the Bank, as described in Note 19 "Liabilities in respect of mortgage covered bonds issued".

Information about exposure to credit risk for loans and advances to customers granted measured at amortized cost is described in Note 17 "Expected credit losses". Information about the quality of the loan portfolio is presented in Note 30 "Credit risk management".

17. EXPECTED CREDIT LOSSES

(IN PLN THOUSANDS)

FINANCIAL ASSETS AND ALLOWANCES FOR EXPECTED CREDIT LOSSES

FINANCIAL ASSETS AND ALLOWANCES FOR EXPECTED CREDIT LOSSES AS AT 30 JUNE 2026	Assets with no significant increase in credit risk since initial recognition (Stage 1)	Assets with a significant increase in credit risk since initial recognition, but not credit-impaired (Stage 2)	Credit-impaired assets (Stage 3)	Purchased or originated credit-impaired assets (POCI) [1]	Total
	Measured at fair value through other comprehensive income				
Securities	780,849	-	-	-	780,849
	Measured at amortized cost				
Amounts due from banks					
Gross amount	9,657	-	-	-	9,657
Allowances	-	-	-	-	-
Net amount	9,657	-	-	-	9,657
Loans and advances to customers					
Gross amount	17,376,106	703,817	89,453	1,202	18,170,578
Allowances	(5,436)	(38,151)	(40,106)	486	(83,207)
Net amount	17,370,670	665,666	49,347	1,688	18,087,371
Other financial assets					
Gross amount	1,112	-	-	-	1,112
Allowances	-	-	-	-	-
Net amount	1,112	-	-	-	1,112

FINANCIAL ASSETS AND ALLOWANCES FOR EXPECTED CREDIT LOSSES AS AT 31 DECEMBER 2025	Assets with no significant increase in credit risk since initial recognition (Stage 1)	Assets with a significant increase in credit risk since initial recognition, but not credit-impaired (Stage 2)	Credit-impaired assets (Stage 3)	Purchased or originated credit-impaired assets (POCI) [1]	Total
	Measured at fair value through other comprehensive income				
Securities	786,187	-	-	-	**786,187**
	Measured at amortized cost				
Amounts due from banks					
Gross amount	2,869	-	-	-	**2,869**
Allowances	-	-	-	-	-
Net amount	2,869	-	-	-	**2,869**
Loans and advances to customers					
Gross amount	16,468,720	660,482	81,589	1,039	**17,211,830**
Allowances	(5,001)	(38,788)	(38,037)	402	**(81,424)**
Net amount	16,463,719	621,694	43,552	1,441	**17,130,406**
Other financial assets					
Gross amount	1,215	-	-	-	**1,215**
Allowances	-	-	-	-	-
Net amount	1,215	-	-	-	**1,215**

[1] Financial assets presented as POCI result from a substantial modification of an impaired agreement. The Bank does not purchase impaired receivables.

(IN PLN THOUSANDS)

LOAN COMMITMENTS AND PROVISIONS

LOAN COMMITMENTS AND PROVISIONS AS AT 30 JUNE 2026	Nominal amount of loan commitments with no significant increase in credit risk since initial recognition (Stage 1)	Loan commitments with a significant increase in credit risk since initial recognition, but not credit-impaired (Stage 2)	Credit-impaired loan commitments (Stage 3)	Purchased or originated credit-impaired loan commitments (POCI)	Total
In respect of residential loans					
Nominal amount	113,527	86	-	-	113,613
Provisions	(36)	(2)	-	-	(38)

LOAN COMMITMENTS AND PROVISIONS AS AT 31 DECEMBER 2025	Nominal amount of loan commitments with no significant increase in credit risk since initial recognition (Stage 1)	Loan commitments with a significant increase in credit risk since initial recognition, but not credit-impaired (Stage 2)	Credit-impaired loan commitments (Stage 3)	Purchased or originated credit-impaired loan commitments (POCI)	Total
In respect of residential loans					
Nominal amount	185,259	1,104	-	-	186,363
Provisions	(91)	(188)	-	-	(279)

CHANGES IN ALLOWANCES FOR EXPECTED CREDIT LOSSES

CHANGES IN ALLOWANCES FOR EXPECTED CREDIT LOSSES ON FINANCIAL INSTRUMENTS FOR THE PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026	As at 01.01.2026	Increase due to granting and purchase of loans and accrual of interest*	Changes due to changes in credit risk (net), including total repayment*	Changes due to non-substantial modification, net*	Decrease due to substantial modification (derecognition)*	Changes due to lengthening the loss recognition horizon from 12 months to lifetime*	Changes due to shortening the loss recognition horizon from lifetime to 12 months*	Change in connection with a partial write-down or other	Transfers to S1	Transfers to S2	Transfers to S3	Other changes	As at 30.06.2026
Measured at fair value through other comprehensive income													
securities (S1)	-	23	(2)	-	-	-	-	-				21	-
Total	-	**23**	**(2)**	-	-	-	-	-				**21**	-
Measured at amortized cost													
amounts due from banks (S1)	-	-	-	-	-	-	-	-				-	-
loans and advances to customers	**81,424**	1,258	(2,424)	4	(98)	20,130	(17,150)	63				-	**83,207**
residential loans	**81,424**	1,258	(2,424)	4	(98)	20,130	(17,150)	63				-	**83,207**
Stage 1 (S1)	**5,001**	1,167	307	1	(7)	20,130	-	(158)	1,536	(21,529)	(1,012)	-	**5,436**
Stage 2 (S2)	**38,788**	42	2,140	(143)	(42)	-	(16,791)	221	(1,536)	22,152	(6,680)	-	**38,151**
Stage 3 (S3)	**38,037**	49	(4,785)	146	(49)	-	(359)	(2)	-	(623)	7,692	-	**40,106**
POCI	**(402)**	-	(86)	-	-	-	-	2	-	-	-	-	**(486)**
other financial assets (S1)	-	-	-	-	-	-	-	-				-	-
Total	**81,424**	**1,258**	**(2,424)**	**4**	**(98)**	**20,130**	**(17,150)**	**63**				-	**83,207**

(IN PLN THOUSANDS)

CHANGES IN ALLOWANCES FOR EXPECTED CREDIT LOSSES ON FINANCIAL INSTRUMENTS FOR THE PERIOD FROM 1 JANUARY 2025 TO 30 JUNE 2025	As at 01.01.2025	Increase due to granting and purchase of loans*	Changes due to changes in credit risk (net), including total repayment*	Changes due to non-substantial modification, net*	Decrease due to substantial modification (derecognition)*	Changes due to lengthening the loss recognition horizon from 12 months to lifetime*	Changes due to shortening the loss recognition horizon from lifetime to 12 months*	Decrease in connection with a partial write-down	Transfers to S1	Transfers to S2	Transfers to S3	Other changes	As at 30.06.2025
Measured at fair value through other comprehensive income													
securities (S1)	-	12	(14)	-	-	-	-	-				2	-
Total	-	**12**	**(14)**	-	-	-	-	-				**2**	-
Measured at amortized cost													
amounts due from banks (S1)	-	-	-	-	-	-	-	-				-	-
loans and advances to customers	**88,726**	670	(8,566)	375	(275)	19,123	(14,624)	(69)				-	**85,360**
residential loans	**88,726**	670	(8,566)	375	(275)	19,123	(14,624)	(69)				-	**85,360**
Stage 1 (S1)	**5,185**	400	338	304	(5)	19,123	-	(140)	1,332	(20,395)	(1,225)	-	**4,917**
Stage 2 (S2)	**45,669**	3	844	2	(3)	-	(14,562)	103	(1,332)	21,312	(8,345)	-	**43,691**
Stage 3 (S3)	**38,416**	286	(9,925)	69	(267)	-	(62)	47	-	(917)	9,570	-	**37,217**
POCI	**(544)**	(19)	177	-	-	-		(79)					**(465)**
other financial assets (S1)	-	-	-	-	-	-	-	-				-	-
Total	**88,726**	**670**	**(8,566)**	**375**	**(275)**	**19,123**	**(14,624)**	**(69)**				-	**85,360**

* - items affecting net allowances for expected credit losses

(IN PLN THOUSANDS)

18. AMOUNTS DUE TO BANKS

AMOUNTS DUE TO BANKS	30.06.2026	31.12.2025
Measured at amortized cost		
overdraft within the limit available	-	2,166
liability related to overdraft facilities	2,748,930	1,605,773
liability related to term loans	960,236	2,481,450
liability in respect of the purchase of receivables	-	590,195
Total	3,709,166	4,679,584

LIABILITIES IN RESPECT OF LOANS

Type of loan	Lender	Effective date of agreement	Maturity as at 30.06.2026	Amount of loan made available as at 30.06.2026	Liabilities as at 30.06.2026	Liabilities as at 31.12.2025
Overdraft facilities	PKO Bank Polski SA	29.10.2015	27.10.2028	2,000,000	5,359	5 799
	PKO Bank Polski SA	02.02.2017	02.02.2029	2,000,000	1,458,137	1 599 974
	PKO Bank Polski SA	10.07.2019	30.06.2028	3,100,000	1,285,434	-
Term loans	PKO Bank Polski SA	10.09.2020	22.03.2026	-	-	59 998
	PKO Bank Polski SA [1]	11.02.2022	25.06.2026	-	-	1 521 898
	PKO Bank Polski SA	03.01.2023	03.01.2032	1,300,000	960,236	899 554
Total				8,400,000	3,709,166	4 087 223

[1] On 22 March 2026, the loan was repaid in full.
[2] On 24 March 2026, PKO Bank Hipoteczny SA terminated the loan agreement with three months' notice. On 25 June 2026, the loan was repaid in full.

The above transactions with PKO Bank Polski SA, as the parent company, are conducted on arm's length terms. The interest rates on overdraft facilities are based on the WIBOR 3M or WIBOR 1M base rates, to which a margin is added. The interest rate on term loans is determined separately for each drawn tranche based on the 5-year IRS base rate plus a margin.

19. LIABILITIES IN RESPECT OF MORTGAGE COVERED BONDS ISSUED

LIABILITIES IN RESPECT OF MORTGAGE COVERED BONDS ISSUED	30.06.2026	31.12.2025
Measured at amortized cost		
Mortgage covered bonds, including issued under:	10,587,771	8,431,638
International Mortgage Covered Bonds Issuance Programme	8,358,069	7,206,815
National Mortgage Covered Bonds Issuance Programme (from 2015)	61,746	60,698
Mortgage Covered Bond Issue Programme (from 2025)	2,167,956	1,164,125
Total	10,587,771	8,431,638

In the first half-year of 2026 the Bank:

- on 15 April 2026, under the International Mortgage Covered Bonds Issuance Programme for the European market, concluded subscription for series 17 mortgage covered bonds with a nominal value of EUR 500,000 thousand, with an issue date set for 22 April 2026 and a maturity date set for 22 April 2031. The securities bear interest at a fixed rate of 3.125%;
- on 24 April 2026, under the Mortgage Covered Bond Issue Programme, carried out the second issue of mortgage covered bonds for retail investors with a nominal value of PLN 1,000,000 thousand. The interest rate in the first interest period was set at 4%, and in subsequent periods will be based on the NBP reference rate plus a margin of 0.25 p.p. Interest will be paid every three months and the maturity date is 30 April 2030.

Moreover in the first half-year of 2026 the Bank redeemed two series of mortgage covered bonds with a nominal value of PLN 1,000,000 thousand.

However, in the first half-year of 2025, the Bank issued two series of mortgage covered bonds with a nominal value of PLN 800,000 thousand and EUR 500,000 thousand and redeemed two series of mortgage covered bonds with a nominal value of PLN 230,000 thousand and EUR 500,000 thousand.

The total nominal value of the issued mortgage covered bonds in trading as at 30 June 2026 amounted to PLN 10,561,531 thousand and PLN 8,378,581 as at 31 December 2025.

MORTGAGE COVERED BONDS ISSUED AND OUTSTANDING AS AT 30 JUNE 2026

ISIN	Currency	Nominal amount	Carrying amount in PLN '000	Interest rate as 30.06.2026	Rate +margin/ fixed rate	Issue date	Redemption date	Moody's issue rating[1]	Quotation market
PLPKOHP00108	PLN	60,000	61,746	3.4875%	fixed rate	24.08.2018	24.08.2028	Aa1	Bondspot, WSE parallel market
XS2711876370	PLN	750,000	755,325	4.63%	WIBOR 3M + 0.78 p.p.	02.11.2023	02.11.2026	Aa1	LuxSE, WSE parallel market
XS2787873541	PLN	1,000,000	1,000,283	4.40%	WIBOR 3M + 0.55 p.p.	22.03.2024	22.03.2028	Aa1	LuxSE, WSE parallel market
XS2854926701	PLN	500,000	504,920	4.40%	WIBOR 3M + 0.55 p.p.	05.07.2024	04.07.2028	Aa1	LuxSE, WSE parallel market
PLL219200010	PLN	1,000,000	1,007,298	4.57%	WIBOR 3M + 0.70 p.p.	24.10.2024	24.10.2028	Aa1	WSE parallel market
PLL219200036	PLN	800,000	802,561	4.66%	WIBOR 3M + 0.80 p.p.	27.02.2025	27.02.2029	Aa1	WSE parallel market
XS3097942141	EUR	500,000	2,141,377	2.50%	fixed rate	25.06.2025	12.06.2029	Aa1	LuxSE
PLPKOHP00215	PLN	1,155,231	1,161,621	4.00%	NBP RR + 0.25 p.p.	24.10.2025	27.11.2028	-[2]	Catalyst, WSE parallel market
XS3346849113	EUR	500,000	2,146,304	3.125%	fixed rate	22.04.2026	22.04.2031	Aa1	LuxSE
PLPKOHP00223	PLN	1,000,000	1,006,336	4.00%	NBP RR + 0.25 p.p.	24.04.2026	30.04.2030	-[2]	Catalyst, WSE parallel market
			10,587,771						

[1] The limitation on the rating level of Polish securities is the country ceiling of Poland (i.e. the highest rating level possible in Poland) for debt instruments, currently at Aa1.
[2] The issuer has not applied for a rating.

SECURITY FOR MORTGAGE COVERED BONDS

The mortgage covered bonds are secured with loans which in turn are secured with the highest priority mortgage entered in the Land and Mortgage Register. Additionally, the mortgage covered bonds may also be issued based on the Bank's own funds:

- invested in securities issued or guaranteed by the National Bank of Poland, the European Central Bank, the governments and central banks of the Member States of the European Union, the Organization for Economic Cooperation and Development, excluding countries that are restructuring or have restructured their foreign debt in the past 5 years;
- deposited with the National Bank of Poland;
- deposited with domestic banks or a credit institution referred to in Article 18(3)(3) of the Polish Covered Bonds and Mortgage Banks Act of 29 August 1997.

The nominal value of loans entered in the Bank's Cover Pool and representing collateral for the mortgage covered bonds issued as at 30 June 2026 amounted to PLN 15,152,488 thousand, whereas the nominal value of additional collateral in the form of PLN-denominated securities issued by the State Treasury amounted to PLN 0 thousand. As at 31 December 2025, these amounted to PLN 15,004,466 thousand and PLN 0 thousand respectively. The Mortgage Covered Bonds Cover Pool also included CIRS transactions hedging the currency and interest rate risk of mortgage covered bonds denominated in EUR and IRS transactions hedging the interest rate risk of fixed rate mortgage covered bonds denominated in PLN.

In the first half-year of 2026 and in the previous years the Mortgage Covered Bonds Cover Pool did not include asset-backed securities (ABS), which do not meet the requirements specified in paragraph 1 of Article 80 of the Guideline (EU) 2015/510 of the European Central Bank of 19 December 2014 on the implementation of the Eurosystem monetary policy framework (ECB/2014/60) (recast).

20. Liabilities in respect of bonds issued

LIABILITIES IN RESPECT OF BONDS ISSUED	30.06.2026	31.12.2025
Measured at amortized cost		
bonds, including bonds issued under the Bond Issuance Programme	2,823,118	2,925,829
Total	**2,823,118**	**2,925,829**

In the first half-year of 2026 the Bank issued bonds with a total nominal value of PLN 2,855,500 thousand (i.e. 5,711 bonds with PLN 500,000 nominal value each) and redeemed bonds with a total nominal value of PLN 2,959,500 thousand (i.e. 5,919 bonds with PLN 500,000 nominal value each).

However, in the first half-year of 2025, the Bank issued bonds with a total nominal value of PLN 2,589,500 thousand (i.e. 5,179 bonds with PLN 500,000 nominal value each) and redeemed bonds with a total nominal value of PLN 2,760,500 thousand (i.e. 5,521 bonds with PLN 500,000 nominal value each).

As at 30 June 2026, the Bank's liability in respect of bonds issued as part of the Bond Issuance Programme had a nominal value of PLN 2,855,500 thousand, and as at 31 December 2025 its nominal value was PLN 2,959,500 thousand. As at 30 June 2026 and as at 31 December 2025, PKO Bank Polski SA did not hold any bonds under the Underwriting Agreement.

Bonds issued as at 30 June 2026

ISIN	Nominal value of 1 bond (in PLN)	Number of bonds	Nominal value (in PLN '000)	Carrying value (in PLN '000)	Currency	Interest rate	Issue date	Redemption date
PLO219200782	500,000	1,500	750,000	748,190	PLN	zero-coupon	23.01.2026	23.07.2026
PLO219200790	500,000	333	166,500	165,791	PLN	zero-coupon	10.02.2026	10.08.2026
PLO219200808	500,000	1,144	572,000	566,179	PLN	zero-coupon	01.04.2026	01.10.2026
PLO219200816	500,000	734	367,000	361,907	PLN	zero-coupon	04.05.2026	04.11.2026
PLO219200824	500,000	2,000	1,000,000	981,051	PLN	zero-coupon	18.06.2026	18.12.2026
Total		**5,711**	**2,855,500**	**2,823,118**				

The interest rate on the bonds is determined on the basis of the WIBOR 6M base rate plus a margin and is fixed for the duration of the issue.

(IN PLN THOUSANDS)

21. Other liabilities

OTHER LIABILITIES	30.06.2026	31.12.2025
Expenses to be paid *	3,468	2,727
Provision for holiday pay	950	871
Provision for other employee benefits	8,020	7,668
Liabilities in respect of contributions to the Bank Guarantee Fund (BGF), including:	54,022	37,033
the contribution to the resolution fund accrued by BGF / payable to BGF	16,989	-
maintained in the form of payment commitments to the resolution fund	37,033	37,033
Other liabilities, including:	7,648	7,525
sundry creditors*	2,486	2,585
settlements with the State budget, including:	5,162	4,940
liabilities in respect of tax on certain financial institutions	4,591	4,224
Lease liabilities *	5,595	5,917
Total	**79,703**	**61,741**
including financial liabilities marked with * above	11,549	11,229

As at 30 June 2026 and 31 December 2025, the Bank had no overdue contractual liabilities.

22. Provisions

PROVISIONS FOR THE PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026	Provision for disability and retirement benefits	Provisions for loan commitments	Total
As at 1 January 2026, including:	**345**	**279**	**624**
Short-term provision	-	279	279
Long-term provision	345	-	345
Set-up/reassessment of provisions	28	3	31
Release/utilization	-	(244)	(244)
As at 30 June 2026, including:	**373**	**38**	**411**
Short-term provision	-	38	38
Long-term provision	373	-	373

PROVISIONS FOR THE PERIOD FROM 1 JANUARY 2025 TO 30 JUNE 2025	Provision for disability and retirement benefits	Provisions for loan commitments	Total
As at 1 January 2025, including:	**275**	**43**	**318**
Short-term provision	-	43	43
Long-term provision	275	-	275
Set-up/reassessment of provisions	24	77	101
Release/utilization	-	(27)	(27)
As at 30 June 2025, including:	**299**	**93**	**392**
Short-term provision	-	93	93
Long-term provision	299	-	299

(IN PLN THOUSANDS)

OTHER NOTES TO FINANCIAL DATA

23. CONTINGENT LIABILITIES GRANTED AND RECEIVED

23.1 CONTRACTUAL COMMITMENTS

As at 30 June 2026 and 31 December 2025 the Bank had no contractual commitments relating to the purchase of intangible assets and property, plant and equipment.

23.2 LOAN COMMITMENTS

LOAN COMMITMENTS (CONTINGENT)	30.06.2026	31.12.2025
Relating to residential loans not drawn in full (nominal value)	113,613	186,363
provision for residential loans not drawn in full	(38)	(279)
Total, net	**113,575**	**186,084**
including irrevocable loan commitments	-	-

23.3 GUARANTEE COMMITMENTS GRANTED

PKO Bank Hipoteczny SA does not grant guarantee commitments.

23.4 CONTINGENT LIABILITIES RECEIVED

CONTINGENT LIABILITIES RECEIVED AT NOMINAL VALUE	30.06.2026	31.12.2025
Contingent liabilities received		
financial	4,698,038	5,911,730
guarantees	1,000,000	1,000,000
Total	**5,698,038**	**6,911,730**

Contingent liabilities of a financial nature received represent initiated and available loans, while guarantee commitments received represent the guarantees available to underwrite bonds issued.

RIGHT TO SELL OR PLEDGE COLLATERAL ESTABLISHED FOR THE BANK

As at 30 June 2026 and 31 December 2025, no collateral was established for the Bank, which the Bank would be entitled to sell or re-pledge, in the event of fulfilling all obligations by the owner of the collateral.

24. LEGAL CLAIMS

As at 30 June 2026 and 31 December 2025 there were no significant legal claims.

25. RELATED PARTY TRANSACTIONS

25.1 RELATED PARTY TRANSACTIONS – CAPITAL LINKS

PKO Bank Polski SA and PKO Bank Polski SA Group entities are the Bank's related parties.

Details of transactions with related parties with capital links are presented in Note 41.1 of the PKO Bank Hipoteczny SA financial statements for the year ended 31 December 2025.

(IN PLN THOUSANDS)

In addition on 24 March 2026, the Bank terminated the term loan agreement in PKO Bank Polski SA dated 11 February 2022 amounted to PLN 1,522,000 thousand , giving three months' notice. On 25 June 2026, the loan was repaid in full.

As at 30 June 2026

ENTITY	ASSETS	
	Receivables	including derivatives
PKO Bank Polski SA	43,710	33,659
Total	**43,710**	**33,659**

ENTITY	LIABILITIES				
	Loans and overdraft	Liability in respect of the purchase of receivables	Mortgage covered bonds and bonds	Other liabilities	including derivatives
PKO Bank Polski SA	3,709,166	-	587,593	38,910	29,937
PKO BP Finat Sp. z o.o.	-	-	4,905	45	-
PKO Masterlease SA	-	-	-	360	-
PKO Towarzystwo Ubezpieczeń SA	-	-	98,342	12	-
PKO VC - fizan	-	-	45,009	-	-
NEPTUN - fizan	-	-	64,375	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	24,630	-	-
Total	**3,709,166**	**-**	**824,854**	**39,327**	**29,937**

ENTITY	Contingent commitments received
PKO Bank Polski SA	5,698,038
Total	**5,698,038**

For the period from 1 January 2026 to 30 June 2026

ENTITY	Total revenues	including interest and commissions	Total costs	including interest and commissions	Net income / (expense) from financial instruments measured at fair value	Net foreign exchange gains / (losses)
PKO Bank Polski SA	273	1	186,243	175,975	28	61,611
PKO BP Finat Sp. z o.o.	-	-	309	105	-	-
MasterRent24 Sp. z o.o.	-	-	18	-	-	-
PKO Masterlease SA [1)]	-	-	97	12	-	-
PKO Towarzystwo Ubezpieczeń SA	-	-	2,606	2,606	-	-
PKO VC - fizan	-	-	982	982	-	-
NEPTUN - fizan	-	-	1,301	1,301	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	532	532	-	-
Total	**273**	**1**	**192,088**	**181,513**	**28**	**61,611**

[1)] Operating under the name Prime Car Management SA until 27 February 2026.

(IN PLN THOUSANDS)

As at 31 December 2025

ENTITY	ASSETS	
	Receivables	including derivatives
PKO Bank Polski SA	3,638	248
Total	**3,638**	**248**

ENTITY	LIABILITIES				
	Loans and overdraft	Liability in respect of the purchase of receivables	Mortgage covered bonds and bonds	Other liabilities	including derivatives
PKO Bank Polski SA	4,089,389	590,195	525,408	30,884	21,721
PKO BP Finat Sp. z o.o.	-	-	4,902	35	-
Prime Car Management SA	-	-	-	501	-
PKO Towarzystwo Ubezpieczeń SA	-	-	98,325	-	-
PKO VC - fizan	-	-	45,042	-	-
NEPTUN - fizan	-	-	64,375	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	24,604	-	-
Total	**4,089,389**	**590,195**	**762,656**	**31,420**	**21,721**

ENTITY	Contingent commitments received
PKO Bank Polski SA	6,911,730
Total	**6,911,730**

For the period from 1 January 2025 to 30 June 2025

ENTITY	Total revenues	including interest and commissions	Total costs	including interest and commissions	Net income / (expense) from financial instruments measured at fair value	Net foreign exchange gains / (losses)
PKO Bank Polski SA	51	1	235,699	225,093	(7)	(22,820)
PKO BP Finat Sp. z o.o.	-	-	668	505	-	-
Prime Car Management SA	-	-	114	19	-	-
PKO Towarzystwo Ubezpieczeń SA	-	-	3,102	3,102	-	-
PKO Życie Towarzystwo Ubezpieczeń SA	-	-	2,765	2,765	-	-
PKO VC - fizan	-	-	1,394	1,394	-	-
NEPTUN - fizan	-	-	1,041	1,041	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	656	656	-	-
Total	**51**	**1**	**245,439**	**234,575**	**(7)**	**(22,820)**

During the reporting period, the Bank did not enter into transactions with related parties on conditions other than at arm's length.

(IN PLN THOUSANDS)

25.2 TRANSACTIONS WITH THE STATE TREASURY AND ITS RELATED ENTITIES

Since the State Treasury holds 29.43% of the share capital of PKO Bank Polski SA, PKO Bank Hipoteczny SA (which is a part of the PKO Bank Polski SA Group) is a related entity of the State Treasury.

The Bank concludes the following transactions with the State Treasury and its related entities:

- purchases of Treasury bonds issued by the State Treasury and NBP bills, which are described in Note 15 "Securities";
- purchases of goods and services from related entities of the State Treasury which are not PKO Bank Polski SA Group entities as part of the Bank's operating activities, which are immaterial both individually and cumulatively from the financial statements perspective.

In addition, related entities of the State Treasury acquire mortgage covered bonds and bonds issued by the Bank.

The aforementioned transactions were conducted on the arm's length basis.

25.3 RELATED-PARTY TRANSACTIONS – PERSONAL LINKS

As at 30 June 2026, five entities were related to the Bank through members of the Management Board and Supervisory Board of PKO Bank Hipoteczny SA or their close relatives, whereas at 31 December 2025 it was six entities. In the first half-year of 2026 PKO Bank Hipoteczny purchased deposit and settlement services provided to issuers and purchasers of securities from one personally related entity. These transactions were carried out on an arm's length basis.

25.4 BENEFITS FOR PKO BANK HIPOTECZNY SA KEY MANAGEMENT PERSONNEL

COST OF REMUNERATION OF THE BANK'S MANAGEMENT BOARD AND SUPERVISORY BOARD	01.01.2026 - 30.06.2026	01.01.2025 - 30.06.2025
The Bank's Management Board		
Short-term employee benefits	1,437	1,054
Post-employment benefits	-	50
Long-term benefits	649	307
Share-based payments settled in cash	793	392
Total	**2,879**	**1,803**
Supervisory Board of the Bank		
Short-term employee benefits	141	132
Total	**141**	**132**

26. VALUE OF FINANCIAL LIABILITIES INCURRED, INCLUDING OVERDUE LIABILITIES

As at 30 June 2026, the value of financial liabilities incurred, in the context of Article 35(1)(1) of the Bonds Act of 15 January 2015 amounted to PLN 17,166,929 thousand, of which PLN 0 thousand was past due, whereas as at 31 December 2025, amounted to PLN 16,074,597 thousand and 0 thousand respectively. The Bank classifies the following as financial liabilities: amounts due to banks and to customers, liabilities in respect of derivative hedging instruments, liabilities in respect of mortgage covered bonds and bonds issued, provisions for loan commitments and other financial liabilities.

27. FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

27.1 CATEGORIES OF FAIR VALUE MEASUREMENT OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES MEASURED AT FAIR VALUE IN THE STATEMENT OF FINANCIAL POSITION

The classification of financial instruments and the methods for determining their fair value are presented in Note 43.1 of the PKO Bank Hipoteczny SA financial statements for the year ended 31 December 2025.

(IN PLN THOUSANDS)

ASSETS AND LIABILITIES MEASURED AT FAIR VALUE AS AT 30 JUNE 2026	Note	Carrying amount	Level 1	Level 2	Level 3
Derivative hedging instruments	14	33,659	-	33,659	-
CIRS		33,251	-	33,251	-
FX forward		157	-	157	-
IRS		251	-	251	-
Securities	15	780,849	780,849	-	-
measured at fair value through other comprehensive income		780,849	780,849	-	-
Total financial assets measured at fair value		**814,508**	**780,849**	**33,659**	-
Derivative hedging instruments	14	29,937	-	29,937	-
CIRS		29,542	-	29,542	-
FX forward		395	-	395	-
Total financial liabilities measured at fair value		**29,937**	-	**29,937**	-

ASSETS AND LIABILITIES MEASURED AT FAIR VALUE AS AT 31 DECEMBER 2025	Note	Carrying amount	Level 1	Level 2	Level 3
Derivative hedging instruments	14	248	-	248	-
FX forward		248	-	248	
Securities	15	786,187	786,187	-	-
measured at fair value through other comprehensive income		786,187	786,187	-	-
Total financial assets measured at fair value		**786,435**	**786,187**	**248**	-
Derivative hedging instruments	14	21,721	-	21,721	-
CIRS		20,659	-	20,659	-
FX forward		344	-	344	-
IRS		718	-	718	-
Total financial liabilities measured at fair value		**21,721**	-	**21,721**	-

27.2 FINANCIAL ASSETS AND LIABILITIES NOT PRESENTED AT FAIR VALUE IN THE STATEMENT OF FINANCIAL POSITION

The fair value measurement methods and assumptions used in the estimation of fair value of financial instruments which are not presented at fair value are presented in Note 43.2 of the PKO Bank Hipoteczny SA financial statements for the year ended 31 December 2025.

FINANCIAL ASSETS AND LIABILITIES NOT PRESENTED AT FAIR VALUE	fair value hierarchy level	measurement method	30.06.2026		31.12.2025	
			carrying amount	fair value	carrying amount	fair value
Cash and balances with the Central Bank	N/A	amount of consideration due	33	33	22	22
Amounts due from banks	2	discounted cashflows	9,657	9,657	2,869	2,869
Loans and advances to customers	3	discounted cashflows	18,087,371	17,600,383	17,130,406	16,660,118
Other financial assets	3	amount of consideration due taking into account impairment	1,112	1,112	1,215	1,215
Amounts due to banks	2	discounted cashflows	3,709,166	3,728,688	4,679,584	4,752,400
Amounts due to customers	2	discounted cashflows	5,350	5,350	4,317	4,317
Liabilities in respect of mortgage covered bonds issued	2	discounted cashflows	10,587,771	10,649,081	8,431,638	8,484,570
Liabilities in respect of bonds issued	2	discounted cashflows	2,823,118	2,823,118	2,925,829	2,925,829
Other financial liabilities	3	amount of consideration due	11,549	11,549	11,229	11,229
Provisions for loan commitments	3	discounted cashflows	38	38	279	279

(IN PLN THOUSANDS)

28. Operating segments

In the first half-year of 2026 and in 2025, due to the specific nature of its business activities, the Bank did not identify separate business segments and therefore did not analyse its operating results by segment.

OBJECTIVES AND PRINCIPLES OF RISK MANAGEMENT

29. Risk management at PKO Bank Hipoteczny SA

Risk management at PKO Bank Hipoteczny SA is aimed at ensuring the financial stability of the Bank, safeguarding the value and security of the mortgage covered bonds issued and guaranteeing the safety of funds resulting from the issue of bonds and the other sources of funding of the Bank's operations. The risk management system is also intended to ensure that information on the risk is appropriate and as comprehensive as possible when making decisions, to improve processes and to effectively embed risk management in the Bank's organizational culture. The level of risk is an important part of the planning processes.

The risk management at PKO Bank Hipoteczny SA was described in detail in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2025. In the first half of 2026, one significant change was introduced in the area of risk management at PKO Bank Hipoteczny SA – as part of the credit risk and capital adequacy management process, the bank began calculating internal capital under Pillar II to cover credit risk losses using the IRB approach. The change was introduced in the second quarter of 2026 and had no impact on own funds requirements or Total capital ratio (TCR).

30. Credit risk management

The loan portfolio is characterized by a low level of impaired exposures. As at 30 June 2026, the share of impaired loans in the total gross loan portfolio was 0.49%, and at 31 December 2025, it was 0.48%.

The structure of overdue loans is presented below:

LOANS OVERDUE AND IMPAIRED OR IMPAIRED AS AT 30.06.2026	up to 30 days	from 30 to 90 days	more than 90 days	TOTAL
Stage 1	41,678	-	-	41,678
Stage 2	64,858	14,097	4,347	83,302
Stage 3	9,730	11,002	33,794	54,526
POCI	-	-	416	416
Total, gross	**116,266**	**25,099**	**38,557**	**179,922**

LOANS OVERDUE AND IMPAIRED OR IMPAIRED AS AT 31.12.2025	up to 30 days	from 30 to 90 days	more than 90 days	TOTAL
Stage 1	36,759	1,126	-	37,885
Stage 2	64,407	24,949	5,465	94,821
Stage 3	7,671	12,195	32,179	52,045
POCI	-	331	283	614
Total, gross	**108,837**	**38,601**	**37,927**	**185,365**

In the tables above, exposures past due for more than 30 days classified in Stage 1 and exposures past due for more than 90 days classified in Stage 2 have not been included in the respective higher stages due to the failure to meet the materiality thresholds in relation to total customer exposure in the PKO Bank Polski SA Group.

(IN PLN THOUSANDS)

GROSS LOANS AND ADVANCES TO CUSTOMERS BY LTV BASED ON MARKET VALUATION - SHARE	30.06.2026	31.12.2025
below 50%	83.6%	86.2%
51% - 60%	6.1%	5.0%
61% - 70%	4.2%	3.5%
71% - 80%	3.3%	2.9%
81% - 90%	2.8%	2.4%
more than 90%	0.0%	-
Total	**100.0%**	**100.0%**
Average LtV based on market valuation	34.2%	33.4%

LOANS AND ADVANCES TO CUSTOMERS BY LTV BASED ON MARKET VALUATION - GROSS AMOUNT	30.06.2026	31.12.2025
below 50%	15,200,446	14,837,004
51% - 60%	1,100,661	857,868
61% - 70%	757,337	596,053
71% - 80%	605,997	504,111
81% - 90%	505,674	416,794
more than 90%	463	-
Total, gross	**18,170,578**	**17,211,830**

GROSS LOANS AND ADVANCES TO CUSTOMERS - BY GEOGRAPHICAL REGION	30.06.2026	31.12.2025
Warsaw region	21.4%	21.7%
Wrocław region	12.1%	12.5%
Gdańsk region	11.9%	11.6%
Poznań region	10.7%	10.8%
Katowice region	9.3%	9.7%
Kraków region	7.6%	7.7%
Szczecin region	7.6%	7.5%
Łódź region	7.7%	7.3%
Lublin region	6.3%	6.1%
Białystok region	5.4%	5.1%
Total	**100.0%**	**100.0%**

EXPOSURES SUBJECT TO FORBEARANCE IN THE LOAN PORTFOLIO	30.06.2026	31.12.2025
Gross loans and advances to customers, including:	18,170,578	17,211,830
subject to forbearance	31,496	26,280
Allowances for expected credit losses, including:	(83,207)	(81,424)
on loans and advances subject to forbearance	(9,834)	(8,730)
Net loans and advances to customers, including:	**18,087,371**	**17,130,406**
subject to forbearance	**21,662**	**17,550**

31. Liquidity risk management

The adjusted liquidity gaps as at 30 June 2026 and as at 31 December 2025 are presented below.

(IN PLN THOUSANDS)

LIQUIDITY GAP AS AT 30.06.2026	on demand	0-1 month	1-3 months	3 - 6 months	6-12 months	12-24 months	24-60 months	over 60 months
Adjusted periodic gap	2,551,728	387,888	545,110	96,362	1,401,294	(2,621,055)	(7,307,573)	4,946,246
Adjusted cumulative periodic gap	2,551,728	2,939,616	3,484,726	3,581,088	4,982,382	2,361,327	(4,946,246)	-

As at 30 June 2026, in the ranges of up to 24 months, the cumulative adjusted liquidity gap was positive, which means a surplus of maturing assets increased by estimated inflows from the available overdraft limit over mature liabilities in the short and medium term. The negative gap in the subsequent periods is related to the maturity of large volumes of mortgage covered bonds, with the Bank having liquidity support from PKO Bank Polski SA in the form of credit lines which are used to redeem mortgage covered bond issues. The Bank also seeks to raise further funds from new issues in place of the maturing ones, in line with its financial plans and strategy.

LIQUIDITY GAP AS AT 31.12.2025	on demand	0-1 month	1-3 months	3 - 6 months	6-12 months	12-24 months	24-60 months	over 60 months
Adjusted periodic gap	2,414,621	319,549	339,372	589,558	619,930	(300,236)	(8,910,904)	4,928,110
Adjusted cumulative periodic gap	2,414,621	2,734,170	3,073,542	3,663,100	4,283,030	3,982,794	(4,928,110)	-

Liquidity gap in the presentation of contractual cash flows is a mismatch between the inflows and outflows classified in a given range.

30.06.2026	on demand	0-1 month	1-3 months	3 - 6 months	6-12 months	12-24 months	24-60 months	over 60 months	Total
Inflows	9,690	179,503	282,535	434,403	868,771	1,924,548	5,423,605	21,456,423	30,579,478
securities	-	7,125	-	9,108	17,001	231,936	488,505	132,774	886,449
loans and advances to customers	-	172,378	282,535	425,295	851,770	1,692,612	4,935,100	21,323,649	29,683,339
other[1)]	9,690	-	-	-	-	-	-	-	9,690
Outflows	-	913,737	266,689	2,827,706	346,252	3,023,989	11,551,925	236	18,930,534
amounts due to banks	-	4,566	38,861	38,881	89,963	1,668,462	2,313,193	-	4,153,926
liabilities in respect of mortgage covered bonds issued	-	27,569	31,237	830,576	240,674	1,350,336	9,238,674	-	11,719,066
unsecured bonds issued	-	750,000	166,500	1,939,000	-	-	-	-	2,855,500
disbursement of loan commitments	-	43,173	30,091	19,249	15,615	5,191	58	236	113,613
other[1)]	-	88,429	-	-	-	-	-	-	88,429
Inflows due to initialled and available revolving current account loans	2,542,038	804,385	278,896	1,065,468	7,251	-	-	-	4,698,038
Outflows due to repayment of current account loans used	-	-	-	-	-	1,817,000	2,542,038	339,000	4,698,038
Inflows from derivative hedging instruments	-	-	2,093	-	129,689	131,872	4,561,385	-	4,825,039
Outflows from derivative hedging instruments	-	25,072	26,820	51,519	106,804	207,552	4,665,060	-	5,082,827
Periodic gap	2,551,728	45,079	270,015	(1,379,354)	552,655	(2,992,121)	(8,774,033)	21,117,187	11,391,156
Cumulative gap	2,551,728	2,596,807	2,866,822	1,487,468	2,040,123	(951,998)	(9,726,031)	11,391,156	

(IN PLN THOUSANDS)

31.12.2025	on demand	0-1 month	1-3 months	3 - 6 months	6-12 months	12-24 months	24-60 months	over 60 months	Total
Inflows	**2,891**	**562,269**	**275,217**	**420,763**	**837,899**	**1,726,490**	**5,203,417**	**20,912,805**	**29,941,751**
securities	-	395,110	-	4,784	4,178	65,739	369,552	-	**839,363**
loans and advances to customers	-	167,159	275,217	415,979	833,721	1,660,751	4,833,865	20,912,805	**29,099,497**
other[1]	2,891	-	-	-	-	-	-	-	**2,891**
Outflows	**-**	**1,189,818**	**701,336**	**2,677,887**	**1,007,719**	**2,557,457**	**9,553,421**	**-**	**17,687,638**
amounts due to banks	-	2,167	116,295	55,877	113,863	2,316,509	2,656,640	-	**5,261,351**
liabilities in respect of mortgage covered bonds issued	-	20,204	543,937	631,053	862,383	229,772	6,896,446	-	**9,183,795**
unsecured bonds issued	-	1,000,000	-	1,959,500	-	-	-	-	**2,959,500**
disbursement of loan commitments	-	70,818	41,104	31,457	31,473	11,176	335	-	**186,363**
other[1]	-	96,629	-	-	-	-	-	-	**96,629**
Inflows due to initialled and available revolving current account loans	2,411,730	1,000,000	500,000	1,600,000	-	400,000	-	-	**5,911,730**
Outflows due to repayment of current account loans used	-	-	-	-	-	-	5,511,730	400,000	**5,911,730**
Inflows from derivative hedging instruments	-	-	-	55,197	2,093	59,380	2,225,310	-	**2,341,980**
Outflows from derivative hedging instruments	-	-	27,309	27,947	47,924	97,803	2,290,837	-	**2,491,820**
Periodic gap	**2,414,621**	**372,451**	**46,572**	**(629,874)**	**(215,651)**	**(469,390)**	**(9,927,261)**	**20,512,805**	**12,104,273**
Cumulative gap	**2,414,621**	**2,787,072**	**2,833,644**	**2,203,770**	**1,988,119**	**1,518,729**	**(8,408,532)**	**12,104,273**	

[1] Under "Other" inflows show funds in current accounts and outflows show a shortfall in the reserve account with the NBP and funds in technical accounts for mortgage repayments.

SENSITIVITY MEASURE	30.06.2026	31.12.2025
Excess liquidity in the horizon of up to 1 month	2,405,421	2,006,387

SUPERVISORY LIQUIDITY MEASURES	30.06.2026	31.12.2025
Liquidity coverage ratio up to 1 month (LCR)	728.0%	565.0%
LCR regulatory limit	100.0%	100.0%
Net stable funding ratio (NSFR)	117.0%	115.3%
NSFR regulatory limit	100.0%	100.0%

In the first half-year of 2026 and in 2025, the values of the supervisory liquidity measures remained above the supervisory limits.

The table below presents the structure of the Bank's funding sources:

STRUCTURE OF THE BANK'S FUNDING	30.06.2026	31.12.2025
Mortgage covered bonds issued	55.9%	47.0%
Loans from the Parent Company	19.6%	26.1%
Bonds issued	14.9%	16.3%
Equity	8.9%	9.7%
Other	0.7%	0.9%
Total	**100.0%**	**100.0%**

Seeking to reduce the concentration risk of funding sources, the Bank has implemented a system of internal limits, both in short-term and long-term horizons, according to the mortgage covered bond issues carried out by the Bank. In the first half-year of 2026 and in 2025, none of these limits were exceeded.

32. Interest rate risk management

In the process of interest rate risk management, the Bank uses the net interest income sensitivity (NIIS) measure, economic value of equity sensitivity (EVE) measure, the supervisory outlier test (SOT) and repricing gap reports.

SENSITIVITY MEASURE 1)	30.06.2026	31.12.2025
Net interest income sensitivity (NIIS)	(1,467)	(19,356)
Economic value of equity (EVE) sensitivity	(22,200)	(5,209)
SOT NII (% Tier I)	0.22%	2.88%
SOT EVE (% Tier I)	2.98%	0.60%

1) Sensitivity of the net interest income and the economic value of the Bank's banking book to downward jumps in the yield curve of 100 b.p. in a one-year horizon in all currencies.

33. Foreign exchange risk management

FOREIGN CURRENCY POSITION IN '000 PLN	30.06.2026	31.12.2025
EUR	(2,134)	(2,423)
USD	5	3

The Bank's FX VaR, combined for all currencies, is shown in the table below:

SENSITIVITY MEASURE	30.06.2026	31.12.2025
10-day FX VaR at 99% confidence level in PLN '000	42	58

34. Capital adequacy and the management of capital risk

As at 30 June 2026, the total capital ratio of the Bank amounted to 26.7% (as at 31 December 2025: 28.7%). In the first half-year of 2026 and in 2025, all capital ratios throughout remained at safe levels, much above the internal limits adopted by the Bank and the external regulatory requirements.

The Bank's own funds for capital adequacy purposes have been calculated in accordance with the Banking Law and the CRR with implementing legislation.

The Bank's own funds consist entirely of common equity Tier 1 capital (CET 1).

(IN PLN THOUSANDS)

BANK'S OWN FUNDS	30.06.2026	31.12.2025
Share capital	1,611,300	1,611,300
Supplementary capital	69,611	45,842
Net profit for the period	11,072	95,075
Accumulated other comprehensive income - cash flow hedges	(18,860)	(14,448)
Accumulated other comprehensive income - financial assets measured at fair value through other comprehensive income	672	3,080
Equity	**1,673,795**	**1,740,849**
Equity adjustments	**6,609**	**(61,430)**
Net profit for the period	(11,072)	(95,075)
Net profit for the first half of the year included in equity by permission from the PFSA	-	20,000
Accumulated other comprehensive income - cash flow hedges	18,860	14,448
Intangible assets	-	(0)
Adjustment asset adjustments (AVA, NPE)	(1,179)	(803)
Own funds	**1,680,404**	**1,679,419**

The financial leverage ratio is monitored on a monthly basis, whereas the Bank recognizes a ratio in excess of 5% to be safe and not requiring further action.

LEVERAGE	30.06.2026	31.12.2025
Leverage ratio (LR)	8.8%	9.2%

As at 30 June 2026 and 31 December 2025, the Bank's financial leverage ratio was above the 3% level required by Regulation (EU) 2019/876 of the European Parliament and of the Council of 20 May 2019.

As at 30 June 2026 and 31 December 2025, the own fund requirements in respect of the risk of credit valuation adjustment, settlement and delivery, and market risk were nil, therefore, the total requirement in respect of own funds comprised the requirements in respect of credit and operational risk.

OWN FUNDS REQUIREMENTS	30.06.2026	31.12.2025
Credit risk	464,564	426,257
Operational risk	38,673	41,299
Total own funds requirement	**503,237**	**467,556**
Common equity Tier 1 capital ratio (CET1)	26.7%	28.7%
Tier 1 capital ratio (T1);	26.7%	28.7%
Total capital ratio (TCR)	**26.7%**	**28.7%**

35. DIVIDENTS AND PROFIT DISTRIBUTION

On 29 June 2026, the Annual General Meeting of PKO Bank Hipoteczny SA (hereinafter: "AGM") adopted a resolution on the distribution of net profit for the financial year ended 31 December 2025, in which, in accordance with the recommendation of the Bank's Management Board:

- 25% of the net profit, i.e. PLN 23,769 thousand was allocated to the Bank's reserve capital,
- the remaining 75% of the net profit, i.e. PLN 71,306 thousand was allocated to the payment of a dividend.

The dividend was paid on 30 June 2026.

In 2025, the Bank paid a dividend of PLN 97,738 thousand.

(IN PLN THOUSANDS)

OTHER NOTES

36. EVENTS AFTER THE END OF THE REPORTING PERIOD

- On 17 July 2026, based on the Framework Agreement for the Sale of Receivables signed with PKO Bank Polski SA on 17 November 2015, the Bank purchased a portfolio of receivables from mortgage-secured housing loans amounting to PLN 1,020,254 thousand;
- On 6 August 2026, the Supervisory Board of the Bank:
  - appointed Ms Katarzyna Kurkowska-Szczechowicz as President of the Management Board for the current joint term of office, subject to approval of the Polish Financial Supervision Authority (PFSA) and as of the date of this approval;
  - entrusted Ms Katarzyna Kurkowska-Szczechowicz, Vice President of the Management Board, with directing the work of the Management Board, starting from 7 August 2026, until such approval by the PFSA.

SIGNATURES OF ALL MEMBERS OF THE BANK'S MANAGEMENT BOARD

6 August 2026	Katarzyna Kurkowska-Szczechowicz	Vice-President of the Management Board	*Signed on Polish original* .... *(signature)*
6 August 2026	Piotr Kochanek	Vice-President of the Management Board	*Signed on Polish original* .... *(signature)*
6 August 2026	Michał Stępniewski	Vice-President of the Management Board	*Signed on Polish original* .... *(signature)*

SIGNATURE OF THE PERSON RESPONSIBLE FOR THE BANK'S ACCOUNTS

6 August 2026	Tomasz Rynkowski	Chief Accountant	*Signed on Polish original* .... *(signature)*