Bank Hipoteczny

This document is a translation of a document originally issued in Polish.
The only binding version is the original Polish version.

PKO Bank Hipoteczny SA
Directors' Report
for the six months ended
30 June 2026

SELECTED FINANCIAL DATA

INCOME STATEMENT IN PLN MILLION	01.01.2026 – 30.06.2026	01.01.2025 – 30.06.2025	Change y/y
Net interest income	106.4	142.5	(36.1)
Net fee and commission income	(3.6)	(3.3)	(0.3)
Net foreign exchange gains / (losses)	(0.9)	(0.2)	(0.7)
Net allowance for expected credit losses	(1.5)	3.2	(4.7)
Net other operating income and expenses	0.1	0.2	(0.1)
Administrative expenses	(28.1)	(25.7)	(2.4)
Regulatory charges	(19.5)	(17.0)	(2.5)
Tax on certain financial institutions	(27.6)	(24.1)	(3.5)
Operating profit	**25.3**	**75.6**	**(50.3)**
Profit before tax	**25.3**	**75.6**	**(50.3)**
Corporate income tax	(14.2)	(20.4)	6.2
Net profit	**11.1**	**55.2**	**(44.1)**

STATEMENT OF FINANCIAL POSITION IN PLN MILLION	30.06.2026	31.12.2025
Cash and balances with the Central Bank	0.0	0.0
Amounts due from banks	9.7	2.9
Derivative hedging instruments	33.7	0.2
Securities	780.8	786.2
Loans and advances to customers	18,087.4	17,130.4
Other assets[1]	17.6	18.6
TOTAL ASSETS	**18,929.2**	**17,938.3**
Amounts due to banks	3,709.2	4,679.6
Derivative hedging instruments	29.9	21.7
Liabilities in respect of mortgage covered bonds issued	10,587.8	8,431.6
Liabilities in respect of bonds issued	2,823.1	2,925.8
Other liabilities and provisions[2]	105.4	138.7
Equity	1,673.8	1,740.9
TOTAL LIABILITIES AND EQUITY	**18,929.2**	**17,938.3**

[1] It covers the following items of the statement of financial position: intangible assets, property, plant and equipment, and other assets.
[2] It covers the following items of the statement of financial position: amounts due to customers; other liabilities, current income tax liabilities, a deferred income tax provision and other provisions.

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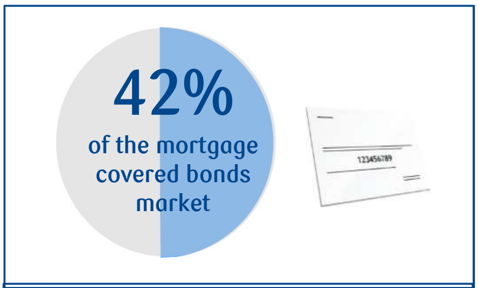
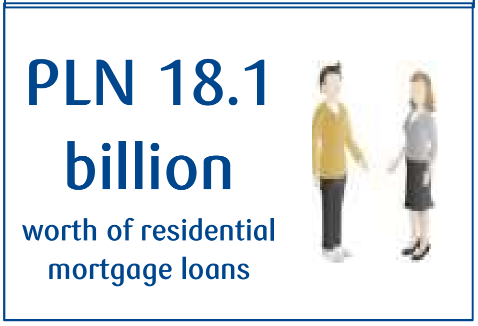
1. INTRODUCTION





PKO Bank Hipoteczny SA (the "Bank") specializes in granting residential mortgage loans to individual customers and purchasing receivables in respect of such loans. The Bank acquires loans for its portfolio based on strategic cooperation with PKO Bank Polski SA.

PKO Bank Hipoteczny SA is the leader of the Polish mortgage bank market in terms of both total assets and the volume of residential mortgage loans.

The Bank is also the largest issuer of mortgage covered bonds in Poland (as at 30 June 2026) with a share of 42% of the total value of outstanding mortgage covered bonds issued by the mortgage banks operating in Poland. It was the only bank in Poland to carry out benchmark issues of EUR-denominated mortgage covered bonds, including the first issue of green covered bonds in Central and Eastern Europe; it also carried out the first issue of retail mortgage covered bonds in nearly 100 years.

The activities of PKO Bank Hipoteczny were rewarded by the Warsaw Stock Exchange which, on 14 January 2026, presented the Bank with an award for the issue of mortgage covered bonds for individual investors carried out in October 2025.

As at 30 June 2026, 10 series of mortgage covered bonds issued by the Bank with a total nominal value of PLN 10.6 billion were outstanding.

As at 30 June 2026, the Bank's total assets amounted to approximately PLN 18.9 billion, including PLN 18.1 billion worth of a high-quality portfolio of residential loans whose main source of funding was mortgage covered bonds.

ASSESSMENT OF PKO BANK HIPOTECZNY SA'S FINANCIAL CREDIBILITY – RATINGS

The financial credibility of PKO Bank Hipoteczny SA and of the mortgage covered bonds issued by the Bank is assessed by the international rating agency Moody's Investors Service Ltd ("Moody's").

As at 30 June 2026, PKO Bank Hipoteczny SA had the following ratings assigned by Moody's:

	Rating	Outlook	Initial rating / rating confirmation date
Long-term issuer rating	A3	Negative	23.04.2026 - change of outlook[3]
Short-term issuer rating	P-2	n/a	
Opinion on long-term counterparty risk	A1(cr)	n/a	
Opinion on short-term counterparty risk	P-1(cr)	n/a	
Long-term counterparty risk rating	A1	n/a	
Short-term counterparty risk rating	P-1	n/a	

The ratings take into account Moody's assessment of the Bank's mutual relations with its Parent Company – PKO Bank Polski SA – and they reflect a low probability that, should financial tensions occur within the Group, the Parent Company will assign a low priority to meeting the Bank's liabilities as compared with meeting its own liabilities.

As at 30 June 2026, the mortgage covered bonds of PKO Bank Hipoteczny SA had the following ratings assigned by Moody's:

	Rating	Rating confirmation date

[3] On 23 April this year, Moody's changed the issuer's long-term rating outlook from stable to negative. The change in the assessment reflects the negative rating outlook for the parent bank's unsecured liabilities which is the result of an earlier downgrade to a negative outlook for the country.

Mortgage covered bonds denominated in PLN	Aa1	27.02.2025
Mortgage covered bonds denominated in EUR	Aa1	23.04.2026

The rating assigned to the mortgage covered bonds of PKO Bank Hipoteczny SA is the highest rating which can be achieved by Polish securities. The limit for the ratings of Polish securities is Poland's country ceiling[4] for debt instruments, which is currently at Aa1 level.

Issues of mortgage covered bonds

In the first half of 2026, PKO Bank Hipoteczny SA carried out two issues of mortgage covered bonds.

On 22 April 2026, PKO Bank Hipoteczny issued Series 17 fixed coupon mortgage covered bonds of EUR 500 million. The issue was carried out under the International Programme of Issuance of Mortgage Covered Bonds of PKO Bank Hipoteczny. The offer aroused a great deal of interest among investors – 77 international financial institutions voiced demand, and the scale of the subscriptions exceeded its value nearly fivefold. The mortgage covered bonds issued are traded on the regulated market managed by the Luxembourg Stock Exchange.

On 24 April 2026, the Bank issued Series 2N variable coupon mortgage covered bonds with a nominal value of PLN 1 billion. This was the second issue intended for retail investors, and it enjoyed record demand of PLN 1.338 billion, and the subscriptions ended as early as the third day of the offer. The mortgage covered bonds were issued under the National Programme of Issuance of Mortgage Covered Bonds, and they are traded on the parallel regulated market of the Warsaw Stock Exchange.

War in Ukraine and the Middle East and its impact on the Bank's operations

Due to the ongoing military conflicts, the Bank identifies geopolitical risks which have or may have an indirect impact on the operations of the Bank as an issuer.

The Bank is monitoring the developments relating to the conflicts in Ukraine and the Middle East and is adjusting its actions accordingly.

Current and expected financial position of the Bank

In the opinion of the Management Board, the financial position and business outlook of PKO Bank Hipoteczny as at 30 June 2026 remain stable. The Bank carries out its operating activities with a high level of security, both in terms of the quality and level of collateralization of the loan portfolio and in all areas of risk control and supervision, to which its solid capital base also contributes.

PKO Bank Polski SA's strategy for the years 2026-2028

In the first quarter of 2026, the Bank's Management Board adopted and the Supervisory Board approved an updated Strategy of PKO Bank Hipoteczny SA for the years 2026 - 2028.

The Strategy defines:

- pillars and strategic goals of the Bank;
- macroeconomic parameters and market position of the Bank;
- operating model of the Bank;
- financial model of the Bank in the years 2026 - 2028.

The Bank's strategic goals under the strategy include:

[4] Maximum country rating.

SELECTED PROJECTS

Development of a special offer to support sustainable development – mortgage loans

The special offer is being developed as part of ESG sustainability activities. The strategic objective of the initiative is to create an offer which will support sustainable development of the PKO BP Group's mortgage loan offer and build the potential to issue Green Covered Bonds.

Currently, in cooperation with PKO Bank Polski SA, the Bank is promoting such an offer and granting preferential price terms in return for the customer providing an energy efficiency certificate confirming the low carbon performance of the real estate being funded (required to meet a specific EP value, i.e. an indicator defining a building's annual demand for non-renewable primary energy).

A new approach to the offer is also planned in order to increase the scale of loans obtained to support sustainable development.

Implementation of external communication to educate customers

In the first half of 2026, PKO Bank Hipoteczny continued its customer education activities. The Bank published articles and educational films on the Bankomania website, on the Bank's profile on the LinkedIn platform and on the Bank's website. It also cooperated with social partners such as, e.g., the Association of Individual Investors, with which it prepared a webinar for investors about retail mortgage covered bonds. It also participated in a webinar organized by PKO Bank Polski (which was also dedicated to mortgage covered bonds).

By 30 June 2026, the following educational articles were published:

- Frequently asked questions about investment in mortgage covered bonds;
- What is the EU Taxonomy and why is it important to the Bank's customers?
- Informed decisions relating to retail mortgage covered bonds;
- How ESG is changing the real estate market;

and short educational films:

- What is a mortgage covered bond?
- What does the safety of mortgage covered bonds consist of?
- Can I sell a mortgage covered bond of PKO Bank Hipoteczny SA before its maturity date, i.e. the date of redemption by the bank?

The values promoted in external communications are consistent with the activities carried out within the organization.

Optimization and automation of processes

The strategic goal of the initiative is to digitize and simplify the Bank's processes, using new technologies, including AI.

Among other things, the Bank participates in the "Digital Mortgage" project of the PKO BP Group which aims to optimize and digitize the process of granting and servicing mortgage loans. The Bank has continued working on launching the process of granting mortgage loans through a remote channel.

The Bank implements improvements and automates activities forming part of other processes regularly, including, among other things, simplifications of loan agreements and other documents provided to customers.

In addition, the Bank has set up an AI implementation team. One of the tasks of that team will be to implement AI-based solutions in order to support the internal processes of PKO Bank Hipoteczny SA.

The Bank's adaptation to the benchmark reform

In connection with the planned replacement of WIBOR with a new benchmark as part of the reform, a WIBOR Benchmark Reform Taskforce was established at the Bank. The objective of the Taskforce is to prepare the Bank for the implementation of the new interest rate benchmark and to replace the currently used WIBOR benchmark with it. The Taskforce's objectives include, in particular:

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

On 18 May 2026, GPW Benchmark SA, as the benchmark administrator, launched the process of phasing out the WIBOR benchmark (the so-called regulatory event). The last day of calculation and publication of WIBOR will be 31 December 2036, therefore, 1 January 2037 is assumed to be the date of its withdrawal. On the same day, the PFSA published an announcement in which it stated that the proposed period of withdrawal of the WIBOR interest rate benchmark enables financial market players to take effective measures to reduce any exposures relating to that benchmark. According to the announcement, the PFSA expects that, by 31 December 2026, all the supervised entities will, among other things, stop concluding new agreements or issuing financial instruments in which the WIBOR interest rate benchmark would be used.

According to the announcement of the Financial Stability Committee of 19 June 2026, a representative of the Minister of Finance accepted the recommendation of the Financial Stability Committee that there was no need to designate a replacement for WIBOR and informed that, in this situation, it was not necessary to designate a replacement (replacements) by way of decree. The expectations of the PFSA and the Financial Stability Committee were reflected in the draft Act on amending certain acts in order to develop the financial market and increase financial stability in that market, published on 18 June 2026. The draft assumes, among other things, reducing the possibilities of concluding financial agreements and issuing financial instruments using WIBOR, as well as the obligation to present borrowers with an offer to change the manner in which interest is calculated on their loans.

Within the PKO Bank Polski SA Group, the Bank is working on analysing the impact of the draft Act on the financial position of the Bank, as well as the business plan, in particular with regard to the reduction of exposures based on WIBOR.

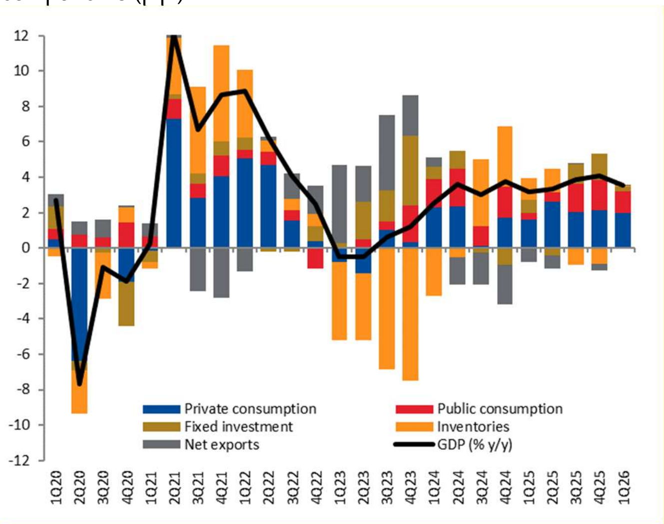
2. EXTERNAL OPERATING CONDITIONS

2.1. MACROECONOMIC ENVIRONMENT

The macroeconomic factors which shaped the national economy in the first half of 2026 are presented below.

CONTINUED ECONOMIC RECOVERY

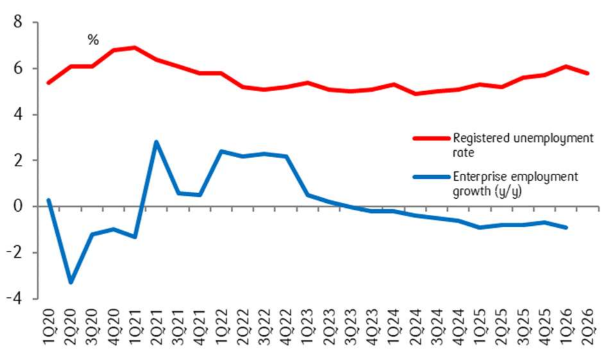
Pace and decomposition of GDP growth (%, y/y) and its components (p.p.)



The national economy has been coping with disruption since the beginning of 2026. In January and February, severe frosts curtailed activity, mainly in the processing and construction sectors. At the end of March, the global economy faced the biggest oil crisis in years, which lasted for most of the second quarter. Despite these adverse conditions, GDP growth slowed down only slightly in the first quarter of 2026, to 3.5% y/y from 4.1% y/y in the fourth quarter of 2025, and the monthly results for April and May suggest that, in the second quarter, it remained at a level similar to that recorded in the first three months of the year. Private consumption remained the pillar of the economic growth; in the first quarter, it increased by 3.3% and – based on the retail sales figures – it slowed down only slightly in the second quarter. Private consumption was backed by the real wage growth (although its scale was decreasing) and positive consumer sentiments whose deterioration as a result of the outbreak of the war in the Middle East were short-lived. The weather conditions and supplies of military equipment (smaller than in the previous year) in the first quarter of 2026 had a negative impact on the performance of investments which only increased by 2.4% y/y, with a decline in investments in the public sector. The available data for the second quarter suggests a marked increase in investment activity, largely due to the utilization of EU funds and expenditure in the area.

BALANCED LABOUR MARKET

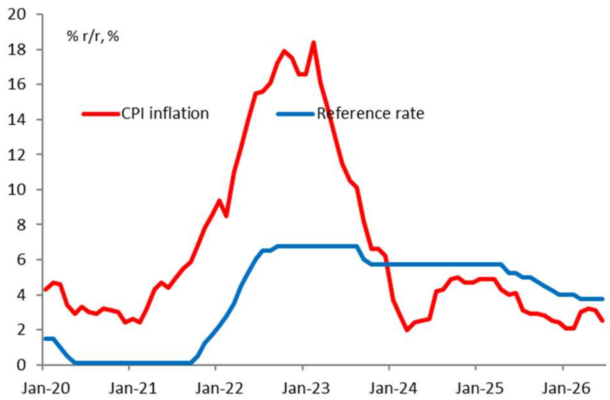
Unemployment and employment (end of period, %)



The domestic labour market is balanced. Employment in the enterprise sector has continued its slight downward trend since the beginning of 2026, but the number of employees in the entire economy (data from the Labour Force Survey) increased by 1% y/y in the first quarter of 2026. The wage growth rate in the enterprise sector slowed down to 6.3% y/y in the first quarter, and in April and May it was still slightly lower. The deceleration of the wage growth rate is stronger in the manufacturing sectors than in the service sectors. In the first quarter, the registered unemployment rate increased slightly to 6.1% in February and March, but as from April it entered the seasonal downward trend. In June, compared with the corresponding period of 2025, the registered unemployment rate was 0.7p.p. higher, which was due to the methodological changes made in June 2025 and decreased expenditure on activating the unemployed. In the first quarter of 2026, the unemployment rate according to the Labour Force Survey amounted to 3.3% and was 0.1p.p. lower than in th eprevious year.

INFLATION CAUSED BY THE OIL SHOCK (NBP)

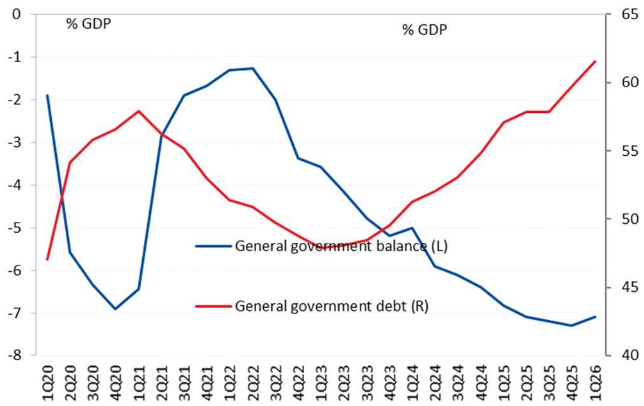
Inflation (%, y/y) and reference rate (%, monthly data)



Since the beginning of 2026, the CPI inflation has remained within the acceptable deviation from the NBP target. The favourable inflation trend was disrupted in March by the increase in fuel prices associated with the outbreak of the war in the Middle East. The inflationary effects of the increase in oil prices were mitigated by the CPN (Lower Fuel Prices) programme which was in force from 29 March to 30 June. This programme, as well as favourable food prices, caused the CPI inflation in April and May to reach 3.2% y/y and 3.1% y/y respectively, and to decrease further in June to 2.5% y/y. Detailed data did not show the effect of more expensive fuels spilling over into the prices of other goods and services, excluding transport services. In the first half of 2026, base inflation remained relatively stable, ranging from 2.5% to 3.1% y/y.

PUBLIC FINANCES ARE PUTTING PRESSURE ON POLAND'S RATING

Deficit and debt of the public sector



As at the end of 2025, the government deficit (ESA) increased to 7.3% GDP from 6.4% GDP as at the end of 2024. At the beginning of 2026, the fiscal condition remained tight, whereas in the first quarter of 2026 the deficit decreased only slightly, to 7.1% GDP, mainly due to a decline in public investment. The ratio of government debt to GDP has been increasing successively. As at the end of 2025, it amounted to 59.7% compared with 54.8% a year before, and in the first quarter of 2026 it amounted to 61.6%, reflecting military equipment procurement in addition to the growing deficit. Poland is subject to an excessive deficit procedure of the European Commission, but the EC, at Poland's request, has triggered the so-called exit clause in relation to military spending. However, rating agencies point out to the growing ratio of public debt to GDP as a risk factor which may result in changes in Poland's credit rating (currently A-/A2, with a negative outlook at Fitch and Moody's and a stable one at S&P).

INTEREST RATE ADJUSTMENT

In March 2026, already after the outbreak of the war in the Middle East, the good inflation data as at the beginning of the year and a favourable inflation outlook in the NBP projection encouraged the Monetary Policy Council (MPC) to make a cut of 25 base points and lower the reference rate to 3.75%. In April and May, the Council's rhetoric was becoming more stringent, and the NBP President pointed out that interest rates could be raised. The fall in oil prices on the global markets, which took place after the ceasefire between the USA and Iran was declared, and the positively surprising data about inflation resulted in the MPC's rhetoric being softened again in June, and in July an announcement was made that, after the summer holidays, the NBP President may apply for a cut in interest rates. In the second quarter of 2026, the market valuations of the NBP interest rates were highly volatile. At first, the pricing of interest rate hikes was mounting; at peak, the market was pricing in three interest rate hikes. The faith in them was waning towards the end of the second quarter, and after the MPC meeting in July the market began pricing a cut in the NBP interest rates.

NBP interest rates:

Rate	As at the end of the first half of 2026 [in %]
reference	3.75
bill of exchange rediscount	3.80
bill of exchange discount	3.85
Lombard	4.25
deposit	3.25

2.2. RESIDENTIAL REAL ESTATE MARKET

SITUATION ON THE RESIDENTIAL REAL ESTATE MARKET IN POLAND

Since the second half of 2024, i.e. for nearly two years, residential property prices have been stable. During that time, we have seen a gradual recovery in the values of the housing affordability indices reflecting the ratio of the average household income to average apartment prices, following their deterioration at the turn of 2023 and 2024, brought about by the dynamic increase in apartment prices during the functioning of the 2% Safe Loan programme.

In 2025 and in the first half of 2026, the residential property market was characterized by a gradual recovery in demand for residential real estate, driven mainly by factors such as: (1) a series of interest rate cuts leading to lower costs of funding and an increase in homebuyers' borrowing capacity (of 2 percentage points in total); (2) stabilization of residential real estate prices; (3) real growth in wages and salaries; (4) a stable labour market.

The increase in demand was met with a record high supply of new apartments on the primary market, which effectively curbed the rise in apartment prices.

PRIMARY MARKET

The year 2026 on the domestic primary market began with a record high volume of new apartments on offer in the developers' portfolios. During the first quarter of 2026, a continuation of the recovery in demand and an increase in apartment sales was noted. According to JLL monitoring, in the segment of the seven most liquid markets[5] this was already the fourth quarter in a row in which an increase in apartment sales was recorded (the average quarterly increase in sales was 9% in that period). At the same time, developers maintained a high level of investment activity, bringing 46.2 thousand apartments onto the market over the last four quarters, i.e. nearly a thousand more than the number of apartments sold during that period. In consequence, the supply of new apartments stood at 69 thousand as at the end of the first quarter of 2026. As a result of the systematic increase in sales, despite the growing volume of the offer, the average time to sell the stock decreased from 19 months in the first quarter of 2025 to 16 months in the first quarter of 2026.

[5] Warsaw, Wrocław, Kraków, Tricity, Poznań, Łódź, and Katowice

The high supply of residential real estate had a stabilizing effect on their prices. The data published by the National Bank of Poland indicate that average transaction prices on the primary market in the segment of the six largest metropolises[6] in the first quarter of 2026 remained at a level almost identical as in the previous year, and in the segment of 10 medium-sized cities[7] they increased slightly, i.e. approximately by 3% p.a. The data collected in the Central Real Estate Database of the PKO BP Group (CBN) for the second quarter of 2026 shows that transaction prices remained stable throughout the second quarter of 2026.

SECONDARY MARKET

On the secondary market, trends in pricing and sales volumes were largely in line with those observed on the primary market. According to the data from the National Bank of Poland, in the segment of the six largest metropolises the average price in the first quarter of 2026 was similar to that in the previous year, whereas in the segment of 10 medium-sized cities it increased by just 1.5%. The data from the CBN for the second quarter of 2026 shows that prices stabilized in both segments in the second quarter of the current year.

SUPPLY AND DEMAND IN THE RESIDENTIAL REAL ESTATE MARKET

According to the data from Statistics Poland (GUS), in the first half of 2026 developers maintained a high level of investment activity. During that time, they were issued permits to construct nearly 96 thousand apartments, i.e. a number 27% higher than in the previous year. The number of apartments which developers began to construct in the first half of the current year was nearly 70 thousand and was similar to the number recorded in the first half of the previous year (despite the severe winter which curbed activity in the construction sector over the first two months of the current year). The number of apartments handed over for use during the six months of 2026 was nearly 57 thousand and was also similar to last year's. It is worth noting that developers usually put apartments in their sales offers shortly after construction begins and, therefore, the volume of supply on the primary market is determined by the number of residential construction projects started rather than the number of apartments handed over for use.

The stabilization of apartment prices and the decreasing interest rate levels, accompanied by the continued relatively high rate of real growth in wages and salaries (according to the data from Statistics Poland, in June 2026 the rate of growth in wages and salaries in the enterprise sector amounted to +5.9% p.a., i.e. 3.4 p.p. above inflation), had a positive effect on the recovery in demand. According to the NBP data, the average interest rate on the residential loans granted by banks in May 2026 was 6.0% compared with 7.4% at the beginning of 2025. The composite measure of housing affordability in Poland – Housing Affordability Index M3, published by the Polish Bank Association (the Amron Centre), which amounted to 138.79 points as at the end of 2024, increased to 164.78 points during 2025, reaching 172.89 points in the first quarter of 2026, thus increasing to a level last seen in 2021. This index reflects changes in the level of affordability of an apartment for an example family consisting of two working adults and an older child, with the help of a mortgage loan.

The purchases of residential real estate are financed with funds from mortgage loans and household savings. According to the NBP data, the estimated proportion of the purchases of apartments for cash on the primary market in the seven largest metropolises in the first quarter of 2026 stood at 58% (compared with 56% in the fourth quarter of 2025).

According to the data from Statistics Poland, the nominal value of household deposits in the first quarter of 2026 increased by 9.3% p.a. During that time, the inflation rate (the change in the prices of consumer goods and services in the first quarter of 2026) amounted to 2.4% p.a., which means that the real value of household deposits has increased.

2.3. RESIDENTIAL LOAN MARKET

Based on the NBP data, the banks' receivables in respect of residential loans in Poland were PLN 531.9 billion as at 30 June 2026 and increased by 5.8% y/y. As at 30 June 2026, the balance of loans in PLN was PLN 497.5 billion (94% of the total amounts due to banks in respect of residential loans in Poland) and increased by 9.8% y/y.

The total outstanding balance of residential loans as a percentage of GDP (as estimated by PKO BP and expressed in market prices) amounted to approx. 13% as at the end of June 2026. This figure is significantly below the European Union average. This shows the large development potential of the residential loan market in Poland.

[6] Warsaw, Wrocław, Kraków, Tricity, Poznań, and Łódź
[7] Bydgoszcz, Białystok, Katowice, Kielce, Lublin, Olsztyn, Opole, Rzeszów, Szczecin, and Zielona Góra

2.4. MORTGAGE COVERED BONDS MARKET

As at 30 June 2026, five mortgage banks were operating in Poland:

- PKO Bank Hipoteczny SA;
- mBank Hipoteczny SA;
- Pekao Bank Hipoteczny SA;
- ING Bank Hipoteczny SA;
- Millennium Bank Hipoteczny SA.

The Polish mortgage covered bonds market is relatively small and moderately liquid. As at 30 June 2026, outstanding mortgage covered bonds issued by Polish mortgage banks totalled PLN 25.2 billion, i.e. PLN 6.8 million more than as at 30 June 2025. As at 30 June 2026, the mortgage covered bonds issued by Polish banks corresponded to less than 4,8% of the amount of the residential loans granted by banks.

PKO Bank Hipoteczny SA is the largest issuer of mortgage covered bonds in Poland. As at 30 June 2026, outstanding mortgage covered bonds issued by PKO Bank Hipoteczny SA amounted to PLN 10.6 billion, representing approx. 42% of the total value of outstanding mortgage covered bonds issued by Polish mortgage banks.

2.5. REGULATORY AND LEGAL ENVIRONMENT

In the first half of 2026, the following legal and regulatory solutions significantly affecting the operations of PKO Bank Hipoteczny SA came into force:

TAXES	On 1 January 2026, the Act of 6 November 2025 amending the Corporate Income Tax Act and the Act on tax on certain financial institutions came into force – the amendments to the Act involved an increase in the CIT rate for taxpayers including, amongst others, banks. As a result of these changes, the CIT rate will be 30% of the tax base in 2026, 26% of the tax base 2027, and 23% of the tax base in the following years.
COMPLAINTS	On 13 February 2026, the Act of 17 October 2025 amending the Act on the handling of complaints by financial market entities, on the Financial Ombudsman and on the Financial Education Fund came into force, introducing new rules for handling customer complaints, including the designation of electronic complaints as the standard form of complaints.
BGF RESOLUTION FUND	On 26 February 2026, the Council of the Bank Guarantee Fund adopted Resolution No. 6/2026 of 26 February 2026 on determining the total amount of contributions to the bank resolution fund for 2026, the deadline for paying them and the proportion of contributions paid in the form of a payment obligation – setting the total amount of contributions to the bank resolution fund for 2026 at PLN 2,725,000,000, which represents an increase in the total amount of the contribution of 0.7% compared to 2025.
COVER POOL FOR MORTGAGE COVERED BONDS	On 1 January 2026, Resolution No. 383/2025 of the Polish Financial Supervision Authority of 3 October 2025 on the establishment of a template for the cover pool for mortgage covered bonds came into force – establishing, among other things, an updated template for the cover pool for mortgage covered bonds in order to ensure greater transparency of the entries made in that cover pool.

CYBERSECURITY	On 3 April 2026, the Act of 23 January 2026 amending the Act on the national cybersecurity system and certain other acts came into force, incorporating Directive (EU) 2022/2555 of the European Parliament and of the Council of 14 December 2022 on measures for a high common level of cybersecurity across the EU, amending Regulation (EU) No 910/2014 and Directive (EU) 2018/1972, and repealing Directive (EU) 2016/1148 (NIS 2 Directive) into the national legal system; the amendment covers the banking sector to a limited extent due to the specific provisions set out in the DORA; nevertheless, it introduces a number of new obligations, including formal ones and a system of severe penalties related to cybersecurity management.
WIBOR BENCHMARK	On 18 May 2026, GPW Benchmark S.A., the administrator of the benchmarks WIBID and WIBOR, issued an announcement about ceasing to calculate these benchmarks following the resolution procedure as from 1 January 2037.
CONFIDENTIAL INFORMATION	On 5 June 2026, amendments to Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (...) came into force, to the extent relating to, among other things, the rules for disclosing confidential information and the conditions for delaying the publication of confidential information.

3. FINANCIAL PERFORMANCE AND CAPITAL ADEQUACY

Key financial indicators of PKO Bank Hipoteczny SA
Statement of financial position of PKO Bank Hipoteczny SA
Income statement of PKO Bank Hipoteczny SA
Own funds requirements (Pillar I)
Internal capital (Pillar II)
Disclosures (Pillar III)

3.1. KEY FINANCIAL INDICATORS OF PKO BANK HIPOTECZNY SA

	30.06.2026	31.12.2025	30.06.2025
Total assets (in PLN million)	18,929.2	17,938.3	17,177.0
ROA[8]	0.1%	0.5	0.6%
ROE[9]	1.3%	5.4	6.3%
Total capital ratio (TCR)	26.7%	28.7%	26.1%
Leverage ratio (LR)	8.8%	9.2%	9.5%
Cost/income ratio (C/I)[10]	34.7%	27.7%	21.2%

The performance indicators in the first half of 2026 reflect an increased pressure of additional regulatory charges (a 22% increase in the contribution to the Bank Guarantee Fund) and significantly higher fiscal costs (an increase in CIT from 19% to 30%) on the Bank's results. Despite an increase in the scale of operations measured with total

[8] Annualized ratio expressed as a ratio of the net profit/(loss) for a given period and the average balance of assets as at the beginning and as at the end of the reporting period, and interim monthly periods.
[9] Annualized ratio calculated by dividing the net profit/(loss) for a given period by the average balance of total equity as at the beginning and as at the end of the reporting period, and interim monthly periods.
[10] The ratio calculated on the basis of data for the last 12 months,does not take into account the tax on certain financial institutions.

assets and loans, the levels of the performance measures were also affected by the significant cuts in market interest rates.

3.2. STATEMENT OF FINANCIAL POSITION OF PKO BANK HIPOTECZNY SA

in PLN million	30.06.2026	31.12.2025	30.06.2025
Cash and balances with the Central Bank	0.0	0.0	0.0
Amounts due from banks	9.7	2.9	6.6
Derivative hedging instruments	33.7	0.2	0.1
Securities	780.8	786.2	781.2
Loans and advances to customers	18,087.4	17,130.4	16,371.9
Other assets[11]	17.6	18.6	17.2
TOTAL ASSETS	**18,929.2**	**17,938.3**	**17,177.0**

in PLN million	30.06.2026	31.12.2025	30.06.2025
Amounts due to banks	3,709.2	4,679.6	5,008.1
Derivative hedging instruments	29.9	21.7	22.9
Liabilities in respect of mortgage covered bonds issued	10,587.8	8,431.6	7,759.0
Liabilities in respect of bonds issued	2,823.1	2,925.8	2,553.5
Other liabilities and provisions[12]	105.4	138.7	124.1
Equity	1,673.8	1,740.9	1,709.4
TOTAL LIABILITIES AND EQUITY	**18,929.2**	**17,938.3**	**17,177.0**

As at 30 June 2026, the total assets of PKO Bank Hipoteczny SA amounted to PLN 18,929.2 million. Residential loans were the key component of the Bank's assets. Their carrying amount, taking into account allowances for expected credit losses recognized as at 30 June 2026, amounted to PLN 18,087.4 million, including PLN 8,798.8 million worth of the loans granted by PKO Bank Hipoteczny SA, whereas the loans purchased from PKO Bank Polski SA amounted to PLN 9,288.6 million.

As at the end of June 2026, the carrying amount of mortgage covered bonds was PLN 10,587.8 million, which represents 55.9% of total assets. This represents an increase in the volume of mortgage covered bonds of 25.6 p.p. compared with the end of 2025, due to the issues of mortgage covered bonds carried out in the first half of 2026.

As at 30 June 2026, financial liabilities to PKO Bank Polski SA constituted a significant item of the Bank's liabilities and equity. They consisted of liabilities in the form of loans and overdraft facilities under the available limit and other liabilities to PKO Bank Polski SA. Their total balance was PLN 4,335.7 million. Unsecured bonds issued by the Bank also constituted one of the sources of funding for the Bank's operations. As at 30 June 2026, their balance amounted to PLN 2,823.1 million, which represents a 3.5% decrease compared with the end of 2025.

3.3. INCOME STATEMENT OF PKO BANK HIPOTECZNY SA

in PLN million	01.01.2026 – 30.06.2026	01.01.2025 – 30.06.2025	Change y/y
Net interest income	106.4	142.5	(36.1)
Net fee and commission income	(3.6)	(3.3)	(0.3)
Net gain/(loss) on financial instruments measured at fair value through profit or loss	0.00	0.0	0.0
Net foreign exchange gains / (losses)	(0.9)	(0.2)	(0.7)

[11] It covers the following items of the statement of financial position: intangible assets, property, plant and equipment and other assets.
[12] It covers the following items of the statement of financial position: amounts due to customers; other liabilities, current income tax liabilities, a deferred income tax provision and other provisions.

Net allowance for expected credit losses	(1.5)	3.2	(4.7)
Net other operating income and expenses	0.1	0.2	(0.1)
Administrative expenses	(28.1)	(25.7)	(2.4)
Regulatory charges	(19.5)	(17.0)	(2.5)
Tax on certain financial institutions	(27.6)	(24.1)	(3.5)
Operating profit	**25.3**	**75.6**	**(50.3)**
Profit before tax	**25.3**	**75.6**	**(50.3)**
Corporate income tax	(14.2)	(20.4)	6.2
Net profit	**11.1**	**55.2**	**(44.1)**

PKO Bank Hipoteczny SA ended the first half of 2026 with a net profit of PLN 11.1 million. The decrease in the net profit year-on-year was, above all, the result of significant cuts in market interest rates, the increase in regulatory charges and the increase in CIT.

In the analysed period, the Bank generated interest income of PLN 506.2 million. This amount mainly consists of interest income on residential loans of PLN 483.8 million and income from debt securities. In that period, the Bank incurred interest expense of PLN 399.8 million. The interest expense incurred resulted primarily from the mortgage covered bonds issued and the costs of hedging transactions. The respective interest expense totalled PLN 215.4 million. The Bank also incurred, among other things, interest expense of PLN 116.4 million on loans received and the utilization of the overdraft limit and PLN 58.6 million on bonds issued.

The Bank's turnover in 2026 (understood as the total of interest income and fee and commission income) amounted to PLN 508.7 million. The entire turnover achieved was generated from the Bank's operations in Poland.

In the first half of 2026, the Bank incurred administrative expenses of PLN 28.1 million. Material costs of PLN 14.1 million were a significant item in the structure of the administrative expenses.

In the first half of 2026, the Bank also incurred regulatory charges totalling PLN 19.5 million. The main component of this item is a contribution to the resolution fund of the Bank Guarantee Fund, which amounted to PLN 17 million and increased by PLN 3 million (i.e. 22%) year-on-year.

Tax on certain financial institutions, which amounted to PLN 27.6 million in the reporting period, was another material cost in the Bank's activities.

In the first half of 2026, the Bank's allowances for expected credit losses amounted to PLN 1.5 million, which translated into a credit risk cost ratio of -0.01%. The cost of risk is very low, which is the consequence of maintaining strict control over credit risk.

DIVIDEND PAYMENT

On 29 June 2026, the Ordinary General Shareholders' Meeting of PKO Bank Hipoteczny SA adopted a resolution on the appropriation of the net profit for the financial year 2025, in which:

- PLN 23.8 million, i.e. 25% of the profit, was earmarked for transfer to the Bank's supplementary capital in accordance with Article 348 and Article 396 of the Commercial Companies Code and in accordance with a recommendation of the PFSA;
- PLN 71.3 million, i.e. the remainder of the profit, was earmarked for the payment of a dividend. On 30 June 2026, the funds for the payment of a dividend to PKO Bank Polski SA were transferred to the register of shareholders of non-public market companies, maintained by the Brokerage Office of PKO Bank Polski SA.

THE BANK'S FUNDING STRUCTURE

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

	30.06.2026	31.12.2025
Issues of mortgage covered bonds	55.9%	47.0%
Funds from the Parent Company	19.6%	26.1%
Bond issues	14.9%	16.3%
Equity	8.9%	9.7%

Other	0.7%	0.9%
Total	**100.0%**	**100.0%**

As at 30 June 2026 and as at 31 December 2025, the Bank was not in default in respect of any contractual liabilities.

3.4. Own funds requirements (Pillar I)

General information

In accordance with the CRR, the Bank calculates own funds requirements for the following risks:

- credit risk – using the standardized approach;
- operational risk – using the standardized approach based on the business indicator component (BIC);
- credit valuation adjustment (CVA) risk – using the standardized approach;
- settlement and delivery risk – using the standardized approach;
- market risk (foreign exchange risk only) – using the basic approaches.

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

Own funds requirements	30.06.2026	31.12.2025
Credit risk (in PLN million)	464.6	426.3
Operational risk (in PLN million)	38.7	41.3
Total own funds requirement (in PLN million)	503.2	467.6
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%

The tables below present exposure values, risk weighted assets (RWA) and own funds requirements, by exposure class:

30.06.2026 in PLN million	Gross exposure	Exposure value[13]	Risk-weighted assets (RWA)	Own funds requirement
Exposures secured with mortgages on residential real estate – exposures other than IPRE exposures (unsecured)[14]	3,885.9	3,872.5	2,862.0	229.0
Exposures secured with mortgages on residential real estate – exposures other than IPRE exposures (secured)	14,402.4	14,377.0	2,875.4	230.0
Exposures to central governments or central banks	780.9	780.9	-	-
Exposures to institutions	1,001.1	1,001.1	-	-
Exposures in default	89.9	50.0	52.4	4.2
Other exposures	17.2	17.2	17.2	1.4
Total	**3,885.9**	**3,872.5**	**2,862.0**	**229.0**

[13] The value of balance-sheet exposures and the balance-sheet equivalent of contingent liabilities and transactions, taking into account specific credit risk adjustments and the CCF (Credit Conversion Factor).
[14] These result from that part of the exposure which is not fully and completely secured, i.e. which exceeds 55% of the value of the real estate determined in accordance with Article 229 of the CRR or is in a transitional period, i.e. until the collateral is fully set up and exposures resulting from positive lending decisions for which no loan agreement was signed.

31.12.2025 in PLN million	Gross exposure	Exposure value	Risk-weighted assets (RWA)	Own funds requirement
Exposures secured with mortgages on residential real estate – exposures other than IPRE exposures (unsecured)	3,358.6	3,342.0	2,450.4	196.1
Exposures secured with mortgages on residential real estate – exposures other than IPRE exposures (secured)	14,082.0	14,051.6	2,810.3	224.9
Exposures to central governments or central banks	786.2	786.2	-	-
Exposures to institutions	422.0	422.0	-	-
Exposures in default	82.1	46.3	49.4	3.9
Other exposures	18.1	18.1	18.1	1.4
Total	**18,749.0**	**18,666.2**	**5,328.2**	**426.3**

CREDIT RISK ADJUSTMENTS

As regards specific credit risk adjustments, the Bank uses the impairment loss which was recognized in the Bank's Tier 1 capital in accordance with the CRR and the implementing legislation.

The approach applied by the Bank to identifying exposures at risk of impairment and the methods for estimating allowances for expected credit losses and provisions for financial liabilities granted are described in Note 46.5 "Allowances for expected credit losses" to the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2025.

USE OF CREDIT RISK MITIGATION TECHNIQUES

The Bank uses mortgage collateral to classify exposures to classes of exposures secured with mortgages on real estate and to apply preferential risk weights. Detailed information about the main types of collateral accepted by the Bank and the method of determining the mortgage lending value of real estate can be found in Note 46.2 "Use of credit risk mitigation techniques – hedging" in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2025.

3.5. INTERNAL CAPITAL (PILLAR II)

Internal capital is the estimated amount of capital required to cover all material risks identified in the Bank's activities, as well as the effect of changes in the business environment, taking into account the expected level of risk.

As from 31.05.2026, changes have been made to the process of managing credit risk and capital adequacy – the Bank has begun calculating its internal capital within Pillar II for covering credit risk losses using the IRB approach.

PKO Bank Hipoteczny SA monitors the materiality of the individual risks relating to the Bank's activities on a regular basis.

The Bank estimates its internal capital separately for the following risks considered to be material:
- credit risk;
- liquidity risk;
- operational risk;
- interest rate risk;
- business risk;
- model risk.

The internal capital required to cover individual risks is determined in accordance with the methods set out in the Bank's internal regulations. The total internal capital is the sum of the internal capital required to cover all the risks material to the Bank.

Internal capital structure	30.06.2026	31.12.2025
For credit risk	50.7%	59.3%
For liquidity risk	7.9%	7.7%
For operational risk	5.8%	5.7%
For interest rate risk	19.7%	13.2%
For business risk	15.6%	13.9%
For model risk	0.3%	0.2%
Total	100.0%	100.0%

As at 30 June 2026, the ratio of the Bank's own funds to its internal capital remained above both the statutory limit and the internal limit.

In order to estimate the amount of capital required to operate safely in times of recession, the Bank conducts stress tests regularly.

3.6. Disclosures (Pillar III)

Taking into account the scale and specific nature of its operations, the Bank publishes, in particular, the following information in the financial statements and the Directors' Report[15]:

- risk management objectives and strategies;
- own funds for capital adequacy purposes;
- capital buffers;
- leverage;
- capital requirements;
- credit risk adjustments;
- credit risk mitigation techniques used;
- the Bank's remuneration policy, in accordance with Recommendation Z;
- the main provisions of the Rules for Managing Conflicts of Interest in accordance with Recommendation Z;
- the requirements referred to in Article 111a of the Banking Law and in Recommendation H;
- operational risk, in accordance with Recommendation M;
- credit risk and information on the impairment of financial assets in accordance with Recommendation R and with IFRS 9;
- liquidity risk management system and liquidity position, in accordance with Recommendation P.

The Bank, as it operates within the PKO Bank Polski Group, also provides information to the Parent Company for inclusion in the consolidated data.

Detailed information about the scope of the information disclosed and the manner in which it is verified and published is contained in the Disclosure Policy of PKO Bank Hipoteczny SA concerning capital adequacy and other reportable information, which is available on the Bank's website:
https://www.pkobh.pl/o-banku/informacje-wymagane-przepisami-prawa/polityka-informacyjna-w-zakresie-adekwatnosci-kapitalowej-oraz-innych-informacji-podlegajacych-oglaszaniu/

4. Business operations of PKO Bank Hipoteczny SA

Sale of residential mortgage loans under the agency model
Acquisition of residential mortgage loan receivables

[15] In accordance with the Disclosure Policy of PKO Bank Hipoteczny SA concerning capital adequacy and other reportable information, the disclosure requirements of Recommendations R and Z are effective from 1 January 2022. The full scope of the said information is published by the Bank on an annual basis, as at 31 December each year. Changes in capital buffer information are published on a semi-annual basis, as at 30 June each year.

Structure of the residential mortgage loan portfolio
Mortgage covered bonds
Financial market operations
Bonds - Issue Programme Agreement concluded with PKO Bank Polski SA

4.1. SALE OF RESIDENTIAL MORTGAGE LOANS UNDER THE AGENCY MODEL

PKO Bank Hipoteczny SA has been granting residential loans in Polish zlotys since 1 April 2015. Residential loans are sold under the agency model, through the largest network of branches, agents and intermediaries of PKO Bank Polski SA in Poland. The Bank accepts apartments and single-family houses as collateral.

In the first half of 2026, the Bank granted mortgage loans of PLN 492.2 million.

In accordance with the provisions of Recommendation S of the Polish Financial Supervision Authority, the Bank grants loans for which the ratio of the loan amount to the market value of the real estate does not exceed 80%[16]. Moreover, in accordance with the Polish Act on Mortgage Covered Bonds and Mortgage Banks, the Bank only grants loans for which the ratio of the loan amount to the mortgage lending value of the real estate does not exceed 100%.

The main criteria applied by PKO Bank Hipoteczny SA in the process of granting mortgage loans are presented in the table below.

CRITERIA	AGENCY MODEL
Loan amount / market value of real estate	Max. 80%[17]
Loan amount / mortgage lending value of real estate	Max. 100%
Legal title to real estate	Ownership
Loan collateral	First mortgage entered in Section IV of the Land and Mortgage Register
Currency	PLN
Purpose	Residential purposes

The Bank offers both loans with variable interest rates and loans with interest rates based on a five-year fixed base interest rate. It also offers the option of changing the interest rates on the loans from variable interest rates to interest rates based on the five-year fixed base interest rate (by signing an annex to the agreement) for the entire loan portfolio.

4.2. ACQUISITION OF RECEIVABLES IN RESPECT OF RESIDENTIAL MORTGAGE LOANS

As part of its business activities, PKO Bank Hipoteczny SA acquires receivables in respect of residential mortgage loans from PKO Bank Polski SA based on a framework agreement signed in 2015.

In the first half of 2026, PKO Bank Hipoteczny SA acquired portfolios of receivables in respect of residential mortgage loans totalling PLN 1,916.5 billion from PKO Bank Polski SA.

The main criteria applied by PKO Bank Hipoteczny SA in the process of acquiring residential mortgage loans are presented in the table below.

CRITERIA	POOLING MODEL
Loan amount / mortgage lending value of real estate	Max. 100%
Legal title to real estate	Ownership
Loan collateral	First mortgage entered in Section IV of the Land and Mortgage Register
Currency	PLN

[16] If the required own down payment is insured, the Bank allows granting a loan where the ratio does not exceed 90%.
[17] If the required own down payment is insured, the Bank allows granting a loan where the ratio does not exceed 90%.

Days past due or indications of impairment	None
Purpose	Residential purposes
Assessment of borrowers' creditworthiness	Positive

4.3. Structure of the residential mortgage loan portfolio

Portfolio structure by LtV

The structure of the portfolio of residential loans in the balance sheet of PKO Bank Hipoteczny SA by LtV based on market valuation[18] and LtV based on MLV is presented in the tables below.

Gross loans granted to customers by LtV based on market valuation	30.06.2026	31.12.2025
less than 50%	83.7%	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%	0.0%
Total, gross	**100.0%**	**100.0%**
Average LTV based on market valuation	34.2%	33.4%

Gross loans granted to customers by LtV based on MLV	30.06.2026	31.12.2025
less than 50%	29.3%	26.0%
51% - 60%	15.2%	14.2%
61% - 70%	18.0%	17.7%
71% - 80%	18.8%	21.1%
81% - 90%	14.1%	18.4%
more than 90%	4.6%	2.6%
Total, gross	**100.0%**	**100.0%**
Average LtV based on MLV	60.9%	62.4%

In the first half of 2026, the average LtV based on the market valuation of the loan portfolio increased by 0.8 p.p., which is the result of sales characterized by significantly higher LtV ratios compared with the portfolio average. For the LtV ratio based on MLV, there was a slight decrease in the average value (-1.5 p.p.). The MLV of real estate determined as at the moment of granting the loans did not require updating – in the Bank's opinion, it is at a safe level, lower than the market value, and it meets the requirements of the Regulations for Determining the Mortgage Lending Value of Real Estate at PKO Bank Hipoteczny SA.

Loan interest rates

The Bank grants loans bearing interest rates based on WIBOR 6M and a periodically fixed interest rate. In the past, the Bank also offered loans based on WIBOR 3M.

The basic reference interest rates used by the Bank are WIBOR 6M, WIBOR 3M and a fixed base rate which amounted to 3.86%, 3.86% and 4.50% on average, respectively, in the first half of 2026.

[18] The current level of LtV is calculated according to the value of the real estate as at the moment of granting the loan, updated using statistical methods based on an analysis of the real estate market.

4.4. MORTGAGE COVERED BONDS

One of the key objectives of the operations of PKO Bank Hipoteczny SA is the issuance of mortgage covered bonds which are the main source of funding for loans secured with real estate.

ISSUES OF MORTGAGE COVERED BONDS UNDER THE DOMESTIC PROGRAMME OF ISSUANCE OF MORTGAGE COVERED BONDS

Since the beginning of its operations, PKO Bank Hipoteczny SA has issued 13 series of domestic mortgage covered bonds, including two issues of Green Covered Bonds. These issues were conducted under the Domestic Programme of Issuance of Mortgage Covered Bonds of PKO Bank Hipoteczny SA established in November 2015. Under the domestic programme updated in 2025, the Bank issued two series of mortgage covered bonds, 1N and 2N, dedicated to retail investors.

The total value of outstanding mortgage covered bonds issued by PKO Bank Hipoteczny SA for the domestic market (at nominal value) amounted to PLN 2,215.2 million as at 30 June 2026.

All the series of domestic mortgage covered bonds issued are traded on the parallel regulated market of the Warsaw Stock Exchange and on the regulated market. They are also accepted in repo transactions by the National Bank of Poland. The issues of new series of mortgage covered bonds are listed on the parallel regulated market of the WSE.

Chart: Purchasers of domestic issues of PKO Bank Hipoteczny SA's covered bonds in the years 2015-2026

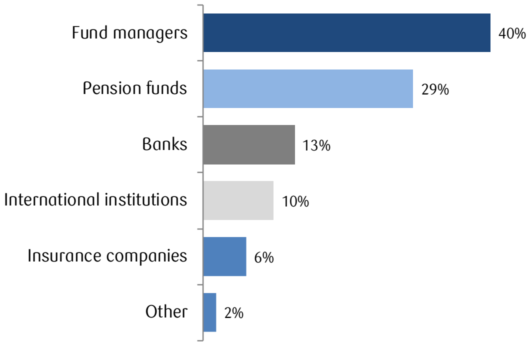
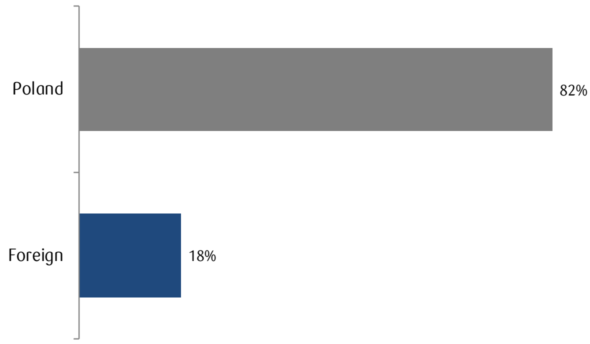


Chart: Geographical distribution of domestic issues of PKO Bank Hipoteczny SA's covered bonds in the years 2015-2026



The issues of mortgage covered bonds of PKO Bank Hipoteczny SA in PLN, outstanding as at 30 June 2026:

Series	Mortgage covered bond number (ISIN)	Issue date	Redemption date	Value of series (in PLN million)	Interest rate	Currency	Issue rating	Place of listing
10	PLPKOHP00108	24.08.2018	24.08.2028	60	3.4875%	PLN	Aa1	Bondspot, parallel regulated market of the WSE
1N (series for individual investors)	PLPKOHP00215	24.10.2025	27.11.2028	1,155.2	5% p.a. in the first six-month period, NBP reference rate plus a margin of 0.25% in the following periods	PLN	issuer did not apply for a rating	parallel regulated market of the WSE
2N (series for individual investors)	PLPKOHP00223	24.04.2026	30.04.2030	1,000	4% p.a. in the first three-month period, NBP reference rate plus a margin of 0.25% in the	PLN	issuer did not apply for a rating	parallel regulated market of the WSE

Series	Mortgage covered bond number (ISIN)	Issue date	Redemption date	Value of series (in PLN million)	Interest rate	Currency	Issue rating	Place of listing
					following periods			

ISSUES OF MORTGAGE COVERED BONDS UNDER THE INTERNATIONAL PROGRAMME OF ISSUANCE OF MORTGAGE COVERED BONDS

Since the beginning of its operations, as at 30 June 2026, PKO Bank Hipoteczny SA has issued 17 series of mortgage covered bonds under the International Programme of Issuance of Mortgage Covered Bonds, including 10 issues denominated in EUR and seven issues denominated in PLN.

In the first half of 2026, PKO Bank Hipoteczny SA issued Series 17 fixed-coupon mortgage covered bonds with a nominal value of EUR 500 million and redeemed two series of mortgage covered bonds with a total value of PLN 1 billion.

The total value of outstanding mortgage covered bonds issued under the International Programme of Issuance of Mortgage Covered Bonds of PKO Bank Hipoteczny SA (at nominal value) denominated in EUR and PLN as at 30 June 2026 amounted to EUR 1 billion and PLN 4,050 million, respectively, which, using the average exchange rate of the euro published by the National Bank of Poland (EUR 1 = 4.2963) as at the end of June 2026, totals PLN 8,346.3 million.

Series 11, 12 and 13 of mortgage covered bonds issued under the International Programme of Issuance of Mortgage Covered Bonds are listed on the parallel regulated market of the Warsaw Stock Exchange and on the Luxembourg Stock Exchange. Whereas Series 14 and 15 are listed on the parallel regulated market of the Warsaw Stock Exchange, and Series 16 and 17 are listed on the Luxembourg Stock Exchange. Moreover, mortgage covered bonds denominated in EUR are accepted in repo transactions by the National Bank of Poland and the European Central Bank.

Chart: Purchasers of EUR-denominated issues of PKO Bank Hipoteczny SA's covered bonds in the years 2016-2026

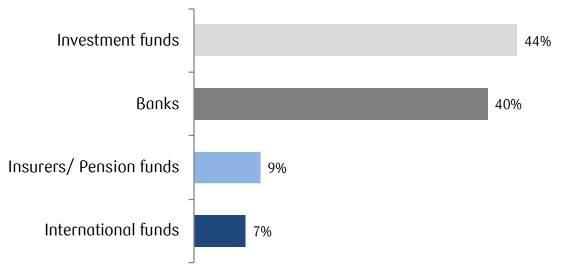
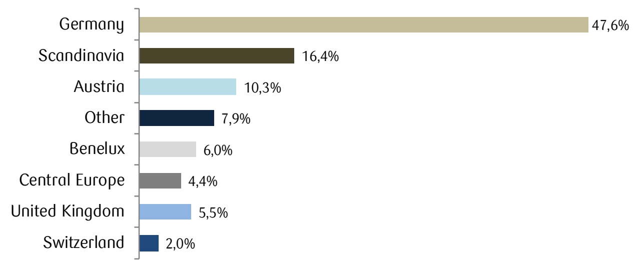


Chart: Geographical distribution of purchasers of EUR-denominated covered bonds of PKO Bank Hipoteczny SA's in the years 2016-2026



20,0%

Chart: Purchasers of PKO Bank Hipoteczny SA's PLN covered bonds issues in the years 2023-2026.

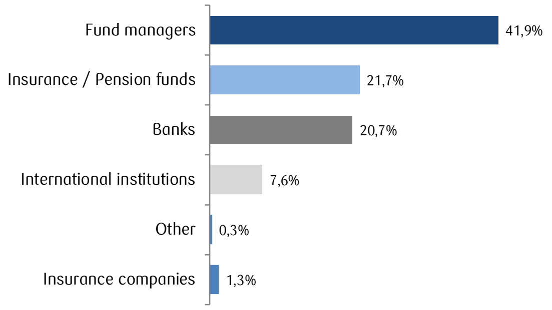
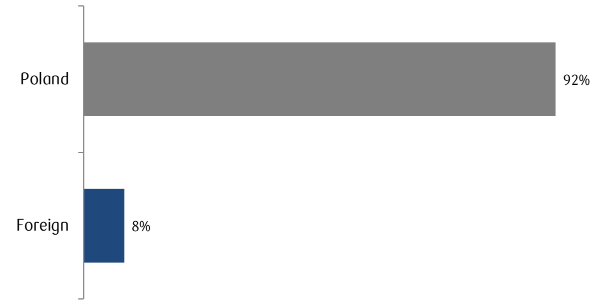


Chart: Geographical distribution of PLN covered bonds of PKO Bank Hipoteczny SA in the years 2023-2026.



Mortgage covered bonds of PKO Bank Hipoteczny SA issued under the International Programme of Issuance of Mortgage Covered Bonds and outstanding as at 30 June 2026:

Series	Mortgage covered bond number (ISIN)	Issue date	Redemption date	Value of series (in millions)	Currency	Coupon	Issue rating	Place of listing
11	XS2711876370	02.11.2023	02.11.2026	750	PLN	WIBOR 3M + 0.78%	Aa1	LuxSE, parallel regulated market of the WSE
12	XS2787873541	22.03.2024	22.03.2028	1,000	PLN	WIBOR 3M + 0.55%	Aa1	LuxSE, parallel regulated market of the WSE
13	XS2854926701	05.07.2024	04.07.2028	500	PLN	WIBOR 3M + 0.55%	Aa1	LuxSE, parallel regulated market of the WSE
14	PLL219200010	24.10.2024	24.10.2028	1,000	PLN	WIBOR 3M + 0.70%	Aa1	parallel regulated market of the WSE
15	PLL219200036	27.02.2025	27.02.2029	800	PLN	WIBOR 3M + 0.80%	Aa1	parallel regulated market of the WSE
16	XS3097942141	25.06.2025	12.06.2029	500	EUR	2.5%	Aa1	LuxSE
17	XS3346849113	22.04.2026	22.04.2031	500	EUR	3.125%	Aa1	LuxSE

The funds raised from the issues of mortgage covered bonds have been used by PKO Bank Hipoteczny SA to grant residential loans and to purchase receivables in respect of such loans from PKO Bank Polski SA.

Premium Label

Pursuant to Article 7d of the Polish Act on Mortgage Covered Bonds and Mortgage Banks of 29 August 1997, mortgage covered bonds may be labelled as European Covered Bonds or European Covered Bonds (premium). The mortgage covered bonds of PKO Bank Hipoteczny are labelled as European Covered Bonds (premium). The "premium" label makes it possible to identify, in a simple and clear manner, whether mortgage covered bonds meet the requirements of Article 129 of the CRR, the purpose of which is to make it easier for investors to assess the quality of mortgage covered bonds and, consequently, make them more attractive as an investment instrument both in the European Union and outside it.

The list of issues of mortgage covered bonds as part of which mortgage covered bonds labelled as European Covered Bonds or European Covered Bonds (premium) were issued is available on the PFSA website:

https://www.knf.gov.pl/podmioty/Podmioty_sektora_bankowego/Banki_hipoteczne

Covered Bond Label

On 6 February 2018, PKO Bank Hipoteczny, as the first issuer of mortgage covered bonds from Poland, joined the Covered Bond Label. The Covered Bond Label is a quality certificate whose purpose is to build awareness among investors of the safety and high quality of assets such as mortgage covered bonds.

The Bank's details on the website of the Covered Bond Label are available at:

https://coveredbondlabel.com/issuer/132-pko-bank-hipoteczny-spolka-akcyjna

Energy Efficient Mortgage Label

The Energy Efficient Mortgage Label was created by the European Mortgage Federation – European Covered Bond Council (EMF-ECBC) as a clear and transparent quality label for consumers, lenders and investors, aimed at identifying energy-efficient residential mortgage loans.

PKO Bank Hipoteczny was the first Polish bank to join the Energy Efficient Mortgage Label initiative in 2021. The aim of this initiative is to support the EU Green Deal and climate neutrality by 2050 and to tailor the product portfolio to regulatory changes such as the new EU taxonomy.

The Bank's details on the website of the Energy Efficient Mortgage Label are available at:

https://www.energy-efficient-mortgage-label.org/issuer/22-pko-bank-hipoteczny-spolka-akcyjna

Green Covered Bonds

In 2019, PKO Bank Hipoteczny SA published the Green Covered Bond Framework (GCBF) for the first time. In June 2022, an updated version of the GCBF was published by the Bank in connection with the planned issue of Green Covered Bonds. The GCBF specifies, among other things, the rules for selecting assets to secure green issues. The green issues of PKO Bank Hipoteczny SA are secured with mortgages which meet the highest standards in energy efficiency and CO_2 emissions.

In June 2019 and in June 2022, PKO Bank Hipoteczny SA obtained a Second Party Opinion for its Green Covered Bond Framework from Sustainalytics, a specialized certified international institution. The Green Covered Bonds of PKO Bank Hipoteczny SA are certified by the Climate Bond Initiative (CBI) – the latest post-issue certification took place in May 2023. The CBI certificate is awarded to bonds and mortgage covered bonds which meet the highest standards in terms of positive environmental impact.

On 27 August 2024, in order to standardize the framework for the issuance of green debt instruments for the companies in the PKO Bank Polski S.A. Group, PKO Bank Hipoteczny adopted the Green Bond Framework of the PKO Bank Polski S.A. Group. The Green Bond Framework is a framework document containing the principles of green and sustainable funding in the Bank's Group. It was developed on the basis of the Green Bond Principles (International Capital Market Association's (ICMA)) of 2021. The document defines the objectives of green funding and the types of investments for which funds obtained from green issues can be used, and it indicates the distribution of the tasks related to this topic.

The proceeds from Green Covered Bonds are used solely to fund or refund new and/or existing projects which have been classified as green assets. The Green Covered Bonds of PKO Bank Hipoteczny SA meet the criteria set by the International Capital Market Association (ICMA) which are known as the Green Bond Principles (GBP). These principles are a set of guidelines for defining the purpose of funding, assessing and selecting assets, managing the proceeds from issues and reporting on the allocation of funds.

At least once a year, the Bank publishes a report on the allocation and impact of the issues of Green Covered Bonds on the natural environment.

Detailed information relating to the Green Covered Bonds issued by the Bank can be found at:

https://www.pkobh.pl/listy-zastawne/zielone-listy-zastawne/

4.5. Financial market operations

PKO Bank Hipoteczny SA enters into treasury transactions on the wholesale financial market. The purpose of the transactions is to manage liquidity (over short-, mid- and long-term horizons) and the Bank's foreign currency position. Additionally, the Polish Act on Mortgage Covered Bonds and Mortgage Banks imposes an obligation on PKO Bank Hipoteczny SA to mitigate the risk caused by fluctuations in exchange rates.

In order to fund the activities consisting of granting residential loans and acquiring receivables from the residential loans granted by PKO Bank Polski SA, PKO Bank Hipoteczny SA issues mortgage covered bonds and other bonds and incurs liabilities as part of credit lines and liabilities in respect of purchased receivables.

In the Management Board's opinion, as at 30 June 2026, there were no indications of a risk of late settlement of the liabilities incurred by the Bank. As at 30 June 2026, the Bank complied with all internal and regulatory liquidity limits. Detailed information about the levels of the Bank's liquidity standards is presented in Note 34 "Liquidity risk management" to the financial statements of PKO Bank Hipoteczny SA for the six months ended 30 June 2025.

In the case of the issue of EUR-denominated mortgage covered bonds, in order to hedge interest rate risk and foreign exchange risks PKO Bank Hipoteczny SA has entered into Cross-Currency Interest Rate Swap (CIRS) transactions in which the Bank pays a coupon in PLN based on a variable interest rate and receives a coupon based on a fixed interest rate for EUR. If PKO Bank Hipoteczny SA should be declared bankrupt by a court, the CIRS transactions will be automatically extended by 12 months on the terms set out on the transaction date. Additionally, the Bank has concluded a series of FX-Forward contracts which hedge currency exposures which mature on the payment dates of the coupons for the EUR-denominated mortgage covered bonds.

In the case of the issue of mortgage covered bonds with fixed interest rates in PLN, in order to hedge interest rate risk PKO Bank Hipoteczny SA has entered into IRS transactions in which it pays a coupon based on a variable interest rate in PLN and receives a coupon based on a fixed interest rate in PLN.

4.6. Bonds – Bond Issue Programme Agreement concluded with PKO Bank Polski SA

On 30 September 2015, PKO Bank Hipoteczny SA concluded an Own Bond Issue Programme Agreement with PKO Bank Polski SA, based on which zero coupon bonds, variable coupon bonds and fixed coupon bonds with the maximum tenors of up to 36 months may be issued.

In the first half of 2026, the Bank issued bonds with a total nominal value of PLN 2,855.5 million under this Programme. Furthermore, in the same period, the Bank redeemed bonds with a total nominal value of PLN 2,959.5 million. The balance of the bonds issued under the Programme was PLN 2,855.5 million as at 30 June 2026. The Bank intends to continue raising funds under this Programme.

5. Internal Operating Conditions

5.1. Lending process and cooperation with PKO Bank Polski SA

PKO Bank Hipoteczny SA acquires residential mortgage loans for its portfolio as part of its strategic cooperation with PKO Bank Polski SA. The banks work together under two models:

- agency model;
- pooling model.

The cooperation with PKO Bank Polski SA is governed in detail by an outsourcing agreement concluded on 16 January 2015, as amended. The agreement governs the scope of the cooperation and describes in detail the method of performing the outsourced functions, primarily in the area of offering and administering residential loans and performing support functions for PKO Bank Hipoteczny SA. Additionally, in the agreement PKO Bank Polski SA committed to perform the functions entrusted to it properly, as well as to reporting and controlling activities for PKO Bank Hipoteczny SA.

On 17 November 2015, the Framework Agreement for the Sale of Receivables was signed with PKO Bank Polski SA. On the basis thereof, the Bank has been acquiring portfolios of receivables in respect of residential mortgage loans from PKO Bank Polski SA since December 2015.

5.2. Internal governance

The description of the functioning and the assessment of corporate governance was presented in the Directors' Report of PKO Bank Hipoteczny SA for the year ended 31 December 2025 and remains valid as at the date of this report.

5.3. Internal control system

The internal control system at PKO Bank Hipoteczny SA was described in the Directors' Report of PKO Bank Hipoteczny SA for the year ended 31 December 2025 and remains valid as at the date of this report.

5.4. Risk management

The risk management process is a key process at PKO Bank Hipoteczny SA. Its purpose is to ensure the Bank's financial stability, protect the values and safety of the mortgage covered bonds issued and ensure that the funds derived from the issuance of bonds and the Bank's other funding sources are secure by striving to maintain risk within the adopted tolerance level. The risk management system is also intended to ensure that information on the risk is appropriate and as comprehensive as possible when making decisions, and to embed risk management effectively in the Bank's organizational culture. The assumed level of risk is an important element of the planning and decision-making processes.

Risk management in the Bank is based, in particular, on the following principles:

- the Bank manages all the identified risks associated with its operations;
- the risk management process is adequate to the scale of the Bank's operations and to the materiality, scale and complexity of a given risk;
- the risk management process supports the pursuit of the Bank's management strategy in compliance with the risk management strategy, in particular with respect to the risk tolerance level;
- the risk management process is continuously tailored to new risk factors and sources;
- the risk management methods and the risk measurement systems are tailored to the scale and complexity of the Bank's operations and to the nature and magnitude of the risks to which the Bank is exposed;
- the risk management methods are reviewed and validated periodically;
- risk management is integrated with the planning and controlling processes;
- the risk level is regularly monitored and compared against the system of limits that apply in the Bank, and the Bank's management receives regular information on the risk level;
- the risk management process is consistent with the risk management principles of the PKO Bank Polski SA Group.

PKO Bank Hipoteczny SA identifies and manages the following risks:

MATERIAL RISKS	• Credit risk • Liquidity risk, including funding risk • Interest rate risk • Model risk • Business risk, including macroeconomic risk • Operational risk
MONITORED RISKS	• Concentration risk • Residual risk • Foreign exchange risk • Derivative instrument risk • Compliance risk • Reputation risk • Capital adequacy risk, including excessive leverage risk

When determining the criteria for considering a given risk type to be material, the impact of a given risk type on the Bank's operations is taken into account, with three levels of risk being distinguished:

- material risks – which are managed in an active manner;
- monitored risks – which are monitored for materiality;
- other risks not identified in the Bank's operations (immaterial and not monitored).

For monitored risks, PKO Bank Hipoteczny SA performs periodic monitoring of whether they should be considered material. The Bank has defined materiality criteria for them which, when exceeded, will lead to the recognition of a given risk type as material.

In its risk management strategy, the Bank has defined a number of strategic limits which define its tolerance for individual risks. The Bank monitors these limits on an ongoing basis. In the first half of 2026, none of the limits were exceeded.

A detailed description of the Bank's risk management objectives and methods is provided in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2025, in the chapter "Objectives and principles of risk management". It also contains important information on the level of financial risk in the Bank's operations, including the methods of hedging significant types of forecasted transactions to which hedge accounting is applied.

5.5. MEASUREMENT OF COLLATERAL FOR RESIDENTIAL MORTGAGE LOANS

PKO Bank Hipoteczny SA's policy concerning loan collateral and its measurement is based on the provisions of the following legal acts:

- the Act on Mortgage Covered Bonds and Mortgage Banks;
- the Act on Land and Mortgage Registers and on Mortgage;
- the Banking Law.

Additionally, the question of loan collateral is addressed by:

- the instructions and recommendations of the Polish Financial Supervision Authority, including Recommendations F, S and J;
- the Bank's internal regulations.

The Bank has in place and applies the Regulations for Determining the Mortgage Lending Value of Real Estate (MLV), approved by the Polish Financial Supervision Authority. The Regulations take into account the provisions of Recommendation F which concern the basic criteria applied by the Polish Financial Supervision Authority in approving regulations for determining the mortgage lending value of real estate, issued by mortgage banks.

The MLV of real estate is the value determined by a mortgage bank which, in the Bank's opinion, reflects the level of the risk associated with the real estate as the loan collateral. The MLV of real estate is used to determine the maximum amount of a loan which can be secured with a mortgage on given real estate or to decide whether the receivable secured with the said real estate can be purchased by the Bank. The mortgage lending value of real estate is determined in a prudent manner, taking into consideration long-term parameters.

PKO Bank Hipoteczny SA determines the MLV of real estate based on an expert valuation of the mortgage lending value of real estate. Such expert valuation is prepared with due diligence and prudence. It takes into account only those characteristics of the real estate and the expenditures which are necessary for its construction which will be of a permanent nature and which any holder of the real estate will be able to obtain, assuming rational exploitation. An expert valuation, prepared as at a specific date, documents the assumptions and parameters underlying the analysis, the process of determining the MLV of real estate and the resultant proposed MLV of real estate. The expert valuation takes into account the analyses and forecasts concerning parameters specific to a given real estate, which affect the assessment of credit risk, as well as factors of a general nature, e.g. population growth, the unemployment rate and local land development plans.

The process of determining the MLV of real estate is carried out in the Bank by a dedicated team of specialists in real estate valuation.

Under the agency model, the process of determining the mortgage lending value of real estate consists of three stages:

PREPARATION OF AN EXPERT VALUATION OF THE MLV OF REAL ESTATE	Real estate appraiser with appropriate experience and the ability to estimate banking risk in the area of securing residential loans or a dedicated organizational unit of the Bank – the Collateral Valuation Team, based on a report on the inspection of the real estate, prepared by a real estate appraiser
VERIFICATION OF THE EXPERT VALUATION OF THE MLV OF REAL ESTATE	PKO Bank Polski SA under the Outsourcing Agreement or a dedicated organizational unit of the Bank – the Collateral Valuation Team
DETERMINATION OF THE MORTGAGE LENDING VALUE OF THE REAL ESTATE	A dedicated organizational unit of the Bank – the Collateral Valuation Team

In the case of purchase of a receivable, the process of determining the mortgage lending value of real estate consists of four stages:

VERIFICATION OF THE LEGAL STATUS OF THE REAL ESTATE	PKO Bank Polski SA under the Outsourcing Agreement
PREPARATION OF A REPORT ON THE INSPECTION OF THE REAL ESTATE, INCLUDING MARKET RESEARCH	Real estate appraiser with appropriate experience and the ability to estimate banking risk in the area of securing residential loans
PREPARATION OF AN EXPERT VALUATION OF THE MLV OF THE REAL ESTATE	A dedicated organizational unit of the Bank – the Collateral Valuation Team
DETERMINATION OF THE MORTGAGE LENDING VALUE OF THE REAL ESTATE	A dedicated organizational unit of the Bank – the Collateral Valuation Team

The processes of preparation of an expert valuation of the MLV of real estate and determination of the mortgage lending value of real estate described above are carried out by two independent individuals.

5.6. COVER POOL FOR MORTGAGE COVERED BONDS

PKO Bank Hipoteczny SA maintains a cover pool for its mortgage covered bonds.

The manner in which the cover pool is maintained is governed by:

- the Act of 29 August 1997 on Mortgage Covered Bonds and Mortgage Banks (Journal of Laws of 2022, item 581, as amended) (hereinafter: the "Act");
- Resolution No. 383/2025 of the Polish Financial Supervision Authority dated 3 October 2025 on defining the form of the cover pool;
- Recommendation K of the Polish Financial Supervision Authority of 9 February 2016, concerning the principles for the maintenance of a cover pool by mortgage banks.

Responsibility for supervising the cover pool on an ongoing basis lies with the Cover Pool Monitor and his/her Deputy.

In the cover pool, the Bank includes receivables in respect of residential loans secured with the first real estate mortgage entered in the Land and Mortgage Register and the rights and funds which constitute the basis for issuing mortgage covered bonds, as well as additional funds which constitute the excess to cover interest on outstanding mortgage covered bonds, which is due within the following six months. The mortgage covered bonds are secured with the receivables secured with the first mortgage entered in the Land and Mortgage Register. In addition, the following funds of the Bank may constitute the basis for issuing mortgage covered bonds:

- 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 and the Organization for Economic Cooperation and Development, excluding countries which are restructuring or have restructured their foreign debt over the past five years;
- deposited with the National Bank of Poland;
- deposited with domestic banks or the credit institution referred to in Article 18(3)(3) of the Act.

The Bank's cover pool also includes CIRS transactions hedging the foreign exchange risk and the interest rate risk of mortgage covered bonds issued and denominated in EUR and IRS transactions hedging the interest rate risk of mortgage covered bonds denominated in PLN which bear fixed interest rates.

In the first half of 2026 and in the previous years, the cover pool did not include any 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).

The following table presents basic data on the cover pool as at 30 June 2026 and 31 December 2025:

	30.06.2026	31.12.2025
Total cover pool, including (in PLN million):	**15,152.5**	**15,004.5**
loans secured with mortgages (in PLN million)	*15,152.5*	*15,004.5*

	30.06.2026	31.12.2025
other assets[19] (in PLN million)	*0*	*0.0*
Liquidity buffer[20] (in PLN million)	392.3	331.0
Nominal value of hedging transactions[21] (in PLN million)	4,335.3	2,164.5
Number of loans (in pcs)	87,080	87,918
Average loan value (in PLN thousand)	174.0	170.7
Average weighted time since loan issuance (seasoning) (months)	99.85	98.5
Average maturity (months)	225.2	226.5
Average LtV (loan amount to market value) (%)	31.9	30.6
Average weighted loan to mortgage lending value of real estate (%)	60.1	59.1
Over-collateralization[22] (%)	43.8	78.8

5.7. Cover Pool Monitor

The purpose of the Cover Pool Monitor is to ensure protection of the financial interests of the holders of mortgage covered bonds. The Act on Mortgage Covered Bonds and Mortgage Banks guarantees the protection of independence of the Cover Pool Monitor and his/her deputy. Cover Pool Monitors are appointed by the Polish Financial Supervision Authority at the request of the Bank's Supervisory Board for a period of six years.

Due to the expiry of the six-year period referred to above, on 5 March 2021 the Polish Financial Supervision Authority appointed the Cover Pool Monitor and the Deputy Cover Pool Monitor for PKO Bank Hipoteczny SA, with the same persons being reappointed:

	Position	Date of appointment	Date of dismissal / resignation
Tadeusz Swat	Cover Pool Monitor	05.03.2021	-
Grzegorz Kędzia	Deputy Cover Pool Monitor	05.03.2021	-

5.8. Statutory limits

By operating under the Act on Mortgage Covered Bonds and Mortgage Banks, PKO Bank Hipoteczny SA is obliged to monitor and comply with specific limits related to the operations of a mortgage bank.

On 8 July 2022, the amended Act on Mortgage Covered Bonds and Mortgage Banks came into force. The Bank made the necessary changes to its internal regulations on a timely basis in order to ensure compliance with the amended wording of the Act.

As at 30 June 2026 and 31 December 2025, the statutory limits and the level of their utilization were as follows:

Limit	Legal basis	Limit level	Actual level	
			30.06.2026	31.12.2025
Ratio of the funds obtained from the issue of mortgage covered bonds designated for refinancing loans secured with mortgages or receivables in respect of such loans acquired from other banks to the lower of 80% of the mortgage lending value of the residential real estate (within the meaning of Article 4(1)(75) of Regulation (EU) No 575/2013) pledged as collateral for the receivable or the current balance of the receivable	Article 14	≤100%	59.8%	50.1%

[19] Article 18(3) of the Act on Covered Bonds and Mortgage Banks.
[20] Article 18(3a) of the Act on Covered Bonds and Mortgage Banks.
[21] The nominal value of the hedging transaction corresponds to the issue price of the mortgage covered bond.
[22] It includes the net value of hedging transactions and does not include non-performing loans (NPL).

Limit	Legal basis	Limit level	Actual level	
			30.06.2026	31.12.2025
Ratio of the total value of the shares acquired in other entities to the Bank's own funds	Article 15(1)(5)	≤10%	0.0%	0.0%
Ratio of the total amount of loans and advances raised and bonds issued to the Bank's own funds	Article 15(2)	≤1000%	388.7%	452.3%
Ratio of the total amount of loans and advances raised and bonds issued to the amount designated for refinancing the activities referred to in Article 12 of the Act, i.e. granting loans secured and not secured with mortgages, acquiring receivables from other banks in respect of loans granted by them and secured or not secured with mortgages	Article 15(3)	≤100%	36.1%	44.3%
Ratio of the total nominal value of mortgage covered bonds outstanding to the total of the Bank's own funds and the general risk provision	Article 17	≤4000%	628.5%	498.9%
Ratio of the total of the nominal amounts of receivables secured with mortgages and the amounts of the Bank's rights and additional funds entered in the cover pool which constitute the basis for issuing mortgage covered bonds to the total nominal value of outstanding mortgage covered bonds (including hedging instruments)	Article 18(1)	≥105%	143.8%	178.8%
Ratio of the total nominal amounts of receivables secured with mortgages which constitute the basis for issuing mortgage covered bonds to the total nominal value of outstanding mortgage covered bonds	Article 18(1)	≥85%	143.5%	179.1%
Ratio of the interest expense on outstanding mortgage covered bonds (overnight interest as at the date of transfer to the account) to interest income on receivables secured with mortgages and the rights and additional funds constituting the basis for issuing mortgage covered bonds (overnight interest as at the date of transfer to the account), excluding assets in default within the meaning of Article18(2a) of the Act	Article 18(2)	≤100%	48.7%	41.2%
Ratio of the Bank's funds constituting the excess referred to in Article 18(3a) and (c) of the Act to the maximum cumulative outflow of net liquidity over the following 180 days. The outflow of net liquidity is made up of outflows of payments maturing on a given payment date, including payments of the nominal value of mortgage covered bonds plus interest on those bonds and payments in respect of derivative instruments under the mortgage covered bonds issue programme, net of the inflows of payments maturing on the same date from assets securing the mortgage covered bonds. To calculate the amount of payment on the nominal value of mortgage covered bonds, the period to maturity of the mortgage covered bonds extended by 12 months is used	Article 18(3a), (3aa), (3b) and (3d)	≥100%	N/A	N/A
Ratio of the value of receivables secured with mortgages established during the execution of construction projects to the total value of receivables secured with mortgages constituting the basis for issuing mortgage covered bonds	Article 23(1), sentence 1	≤10%	1.6%	1.4%
Ratio of the value of receivables secured with mortgages established on real estate earmarked for development as per the land development plan to the value of receivables secured with mortgages established during the execution of construction projects, constituting the basis for issuing mortgage covered bonds	Article 23(1), sentence 2	≤10%	0.0%	0.0%

As at 30 June 2026 and as at the end of 2025, the Bank obtained positive results of the liquidity tests and coverage balance tests conducted.

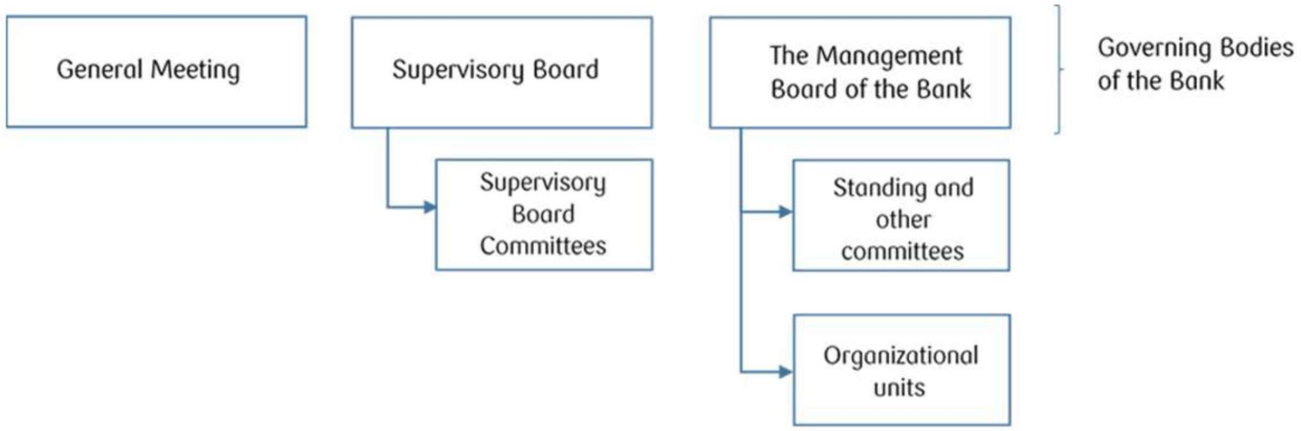
6. ORGANIZATION AND GOVERNING BODIES OF PKO BANK HIPOTECZNY SA

6.1. QUALIFIED STAFF

The Bank implements tools and procedures to ensure that the staff employed by the Bank have the highest qualifications in the Bank's key business areas. The Bank systematically raises the qualifications of its staff and is committed to ensuring stability of its workforce. These factors have a significant impact on the pursuit of the Bank's strategy and its business objectives and, consequently, on its operations and performance.

6.2. ORGANIZATIONAL STRUCTURE OF PKO BANK HIPOTECZNY SA

PKO Bank Hipoteczny SA is managed on the basis of the organizational structure presented in the chart below and as part of the duties of the Bank's Governing Bodies, described in the following sections of this chapter.



6.3. COMPETENCES OF THE GOVERNING BODIES AND COMMITTEES OF PKO BANK HIPOTECZNY SA

The competences of the **General Shareholders' Meeting of the Bank** include, in particular:

- appointing and dismissing members of the Supervisory Board and determining the principles for remunerating them and for covering the costs related to the performance of the function of a Supervisory Board member by the Bank;
- determining the procedures for redeeming shares, the amount of compensation for such redeemed shares and granting consent to the purchase of the Bank's treasury shares for redemption purposes;
- establishing and liquidating special funds created out of the net profit;
- adopting resolutions on the issue of bonds convertible into shares or other instruments entitling the holder to acquire or take up shares in the Bank;
- adopting resolutions on the liquidation, disposal or lease of the Bank's business or a business unit and establishing limited property rights over them;
- adopting resolutions on claims for the rectification of damage caused at the time of establishment of the Bank or by the exercise of management or supervision;

- granting consent to investing and disinvesting in companies and granting consent to the purchase and sale of bonds or other securities convertible into shares;
- assessing whether the Bank's remuneration policy contributes to the development and safety of the Bank's operations;
- granting consent to the disposal of non-current assets classified as intangible assets, property, plant and equipment or long-term investments, including making contributions to a company or cooperative, if the market value of these assets exceeds 5% of the total assets determined on the basis of the latest approved financial statements, and offering these assets for use to another entity, for a period of more than 180 days in a calendar year, based on a legal transaction, if the market value of the subject of the legal transaction exceeds 5% of total assets;
- granting consent to the purchase of non-current assets with a value exceeding PLN 100,000,000 or 5% of the total assets determined on the basis of the latest approved financial statements;
- assessing the adequacy of the internal regulations concerning the functioning of the Supervisory Board and assessing the effectiveness of the Supervisory Board's actions.

The competences of the **Supervisory Board of the Bank** include, in particular:

- approving the Bank's annual financial plan and long-term development plans, including, in particular, the Bank's development strategy, taking into account the PKO BP Group's strategy;
- assessing the pursuit of the PKO BP Group's strategy by the Bank;
- approving the Bank's compliance policy and the rules of procedure for the compliance function;
- approving the Bank's management strategy, risk management strategy, including the Bank's overall risk level, internal capital estimation and capital management policies, and reviewing the internal capital estimation and capital management strategies and procedures;
- approving the policies for creating and changing the Bank's products;
- approving the Audit Charter, the operating strategy of the internal audit function, annual and long-term (strategic) internal audit plans and the principles of cooperation with the corresponding unit at PKO Bank Polski SA and the statutory auditor;
- approving the annual operating plan of the compliance function and the principles of cooperation of the compliance function with the corresponding unit at PKO Bank Polski SA;
- approving the policy for remunerating Material Risk Takers;
- approving the principles of operations of the internal control system, the criteria for assessing the adequacy and effectiveness of the internal control system and the principles for classifying irregularities detected by the internal control system;
- approving the Regulations of the Management Board;
- approving the Regulations for Determining the Mortgage Lending Value of Real Estate which enter into force after being approved by the Polish Financial Supervision Authority;
- approving the Code of Ethics and the Rules for Managing Conflicts of Interest;
- approving the framework organizational structure of the Bank, tailored to the magnitude and profile of the risk carried by the Bank;
- approving the results of reviews of the performance of the cooperation agreements concluded with PKO Bank Polski SA;
- adopting the Regulations of the Supervisory Board;
- appointing and dismissing individual members of the Management Board, specifying detailed principles and procedures for recruiting Management Board members, adopting regulations on the principles of employment and remuneration of the members of the Bank's Management Board and determining the terms and conditions of employment, including remuneration, of the members of the Management Board and representing the Bank in agreements with the members of the Management Board;
- suspending, for sound reasons, individual or all members of the Management Board from duty and delegating members of the Supervisory Board to perform temporarily the functions of the members of the Management

Board who have been dismissed, have resigned or cannot perform their functions for other reasons, for a period of no more than three months;

- giving consent to a member of the Management Board to engage in competitive activities or participate in a competing company as a partner in a civil law partnership or general partnership or as a member of the governing bodies of a commercial company or to participate in another competing legal person as a member of its governing bodies;
- giving consent to establishing and winding up the Bank's branches and other organizational units in Poland and abroad;
- granting prior permission to the Management Board to acquire, encumber or sell real estate, an interest in real estate or the right of perpetual usufruct of real estate; permission is not required if the acquisition of the real estate, interest in the real estate or perpetual usufruct of the real estate being sold is taking place as part of enforcement, bankruptcy, composition proceedings or another type of arrangement with the Bank's debtor;
- giving opinions on reports on entertainment expenses, as well as expenses on legal services, marketing services, public relations and social communication services and management advisory services, incurred during the financial year;
- giving consent to the Bank concluding a contract for legal services, marketing services, public relations and social communication services and management advisory services: (i) if the total fees for the provision of such services stipulated in that contract or in other contracts concluded with the same entity exceeds PLN 500,000 net a year; (ii) increasing the fees above the aforementioned amount, and (iii) in which the maximum fees have not been specified;
- giving consent to the Bank concluding a donation agreement or another agreement with a similar effect with a value exceeding PLN 20,000 or 0.1% of the total assets determined on the basis of the latest approved financial statements;
- giving consent to the Bank concluding a debt forgiveness agreement or another agreement with a similar effect with a value exceeding PLN 50,000 or 0.1% of the total assets determined on the basis of the latest approved financial statements;
- giving opinions on reports on the application of good practices;
- approving the policy and procedure for appointing an audit firm responsible for auditing the Bank's financial statements and the policy for the provision of permitted non-audit services to the Bank by the audit firm performing the audit, by the entities related to that audit firm and by a member of the audit firm's network;
- appointing an audit firm to conduct an audit or review of the Bank's separate and consolidated financial statements and provide sustainability reporting assurance services;
- assessing the Directors' Report on the Bank's activities and the financial statements for the previous financial year in terms of their consistency with the books of account and documents and the facts, and the proposals of the Management Board concerning the distribution of profit or the offset of loss and the preparation and presentation a written annual report of the Supervisory Board to the General Shareholders' Meeting;
- assessing the adequacy and effectiveness of the Bank's internal governance, internal control system, including the control function, the compliance function and the internal audit function, as well as assessing the adequacy and effectiveness of the risk management system;
- assessing the adequacy and effectiveness of the internal regulations concerning the functioning of the Bank's Management Board and assessing the effectiveness of the Management Board's actions;
- assessing the effectiveness of the Bank's compliance risk management;
- assessing the adequacy and effectiveness of the whistleblowing procedure with respect to violations of the law and of the procedures and ethical standards in force at the Bank;
- overseeing the implementation of the management system and assessing the adequacy and effectiveness of that system;
- applying to the Polish Financial Supervision Authority for consent to the appointment of two members of the Management Board, including the President of the Management Board and the member of the Bank's Management Board responsible for managing risks material to the Bank's operations, and to entrusting the function of the member of the Management Board responsible for supervising the management of risks material to the Bank's operations to an appointed member of the Management Board;

- informing the Polish Financial Supervision Authority of putting items on the agenda of a Supervisory Board meeting, concerning: (i) dismissing the President of the Management Board; (ii) dismissing the member of the Management Board supervising the management of material risks or entrusting his/her duties to another member of the Management Board;
- applying to the Polish Financial Supervision Authority for the appointment of the Bank's Cover Pool Monitor and his/her deputy;
- granting consent to appointing and dismissing the person managing the compliance function and the person managing the internal audit function;
- approving the amount of remuneration of the person managing the compliance function and the person managing the internal audit function;
- granting consent to changing the registered office or location (address) of the Bank;
- assessing the functioning of the Bank's remuneration policy and presenting relevant reports to the General Shareholders' Meeting;
- assessing the application by the Bank of the "Principles of Corporate Governance for Supervised Institutions" issued by the Polish Financial Supervision Authority.

In the first half of 2026, the following **committees of the Supervisory Board** were functioning at the Bank, and they had, in particular, the following competences:

AUDIT AND FINANCE COMMITTEE	• monitoring and periodically expressing opinions on: (i) the adequacy and effectiveness of the internal control system, risk management system and internal audit, including financial reporting; (ii) the degree of effectiveness of the Bank's compliance risk management and the adequacy and effectiveness of the compliance function; (iii) the application of the Principles of Corporate Governance for Supervised Institutions and the implementation and application of internal governance at the Bank, and the assessment of its adequacy and effectiveness; (iv) the adequacy and effectiveness of the whistleblowing procedure with respect to violations of the law and the ethical procedures and of the procedures and ethical standards in force at the Bank, using the information obtained from the Bank, the Risk Committee, independent statutory auditor and other sources; • expressing opinions on the Audit Charter, the principles of cooperation of the internal audit function with the corresponding unit at PKO BP and the statutory auditor, the operating strategy of the internal audit function and the annual and long-term internal audit plans; • expressing opinions on the Management Board's information about the operations of the internal control system, the manner of ensuring the independence of the internal audit function and the compliance function, and ensuring funds for the purposes of performing tasks and improving the qualifications and skills of the staff in those units; • monitoring the financial reporting process, including the review of the Bank's interim and annual financial statements, and expressing opinions on them; • monitoring the performance of audit work, in particular the audits performed by the audit firm, in consideration of all the conclusions and findings of the Audit Supervision Committee arising from the inspection conducted at the audit firm; • controlling and monitoring the independence of the statutory auditor and the audit firm, including the assessment of independence risks and safeguards, in particular when non-audit services are provided to the Bank by the audit firm; • obtaining a statement confirming the independence of the audit firm and the auditors performing the audit of the Bank's financial statements each year; • developing a policy for appointing an audit firm to conduct the audit and presenting the Supervisory Board with recommendations as to the adoption of that policy; • specifying a procedure for appointing an audit firm and presenting the Supervisory Board with recommendations as to the adoption of that procedure;

- developing a policy for the provision of permitted non-audit services by the audit firm performing the audit, by the entities related to that audit firm and by a member of the audit firm's network, and presenting the Supervisory Board with recommendations as to the adoption of that policy;
- providing the Supervisory Board with recommendations as to the appointment of the audit firm to conduct the audit of the Bank's financial statements;
- giving consent to the provision of permitted non-audit services by the statutory auditor, the audit firm performing the audit, and if the statutory auditor or audit firm belongs to a network – by every member of such a network;
- assessing the reasons for terminating the contract with the audit firm performing the audit of the financial statements;
- agreeing on the rules for the performance of audit activities by the audit firm performing the audit, in consideration of the proposed audit plan;
- informing the Supervisory Board of the audit findings and explaining how the audit has contributed to the fairness of the Bank's financial reporting and what the Committee's role was in the audit process;
- analysing the effectiveness of the functioning of the internal control system and the credit risk management system with regard to the correct determination of the amount of allowances for expected credit losses;
- ensuring that the external companies participating in the development of the IFRS 9 models and the processes of estimation of allowances for expected credit losses comply with all the requirements relating to the independence of a statutory auditor;
- submitting the additional audit report referred to in Article 11 of Regulation (EU) No 537/2014 of the European Parliament and of the Council of 16 April 2014 to the Management Board and the Supervisory Board;
- presenting the Supervisory Board with recommendations in order to ensure the fairness of the financial reporting process;
- giving opinions on the Bank's strategic and financial plans;
- giving opinions on the Management Board's resolutions on the internal control system, the approval of which is the responsibility of the Supervisory Board;
- analysing information and periodic reports in the area of the individual components of the internal control system;
- supervising and monitoring the Bank's anti-money laundering (AML) and counter-terrorist financing (CFT) activities by analysing quarterly reports, the AML/CFT Coordinator's annual report and the information contained in the AML/CFT Risk Assessment of PKO Bank Hipoteczny SA;
- expressing opinions on the effectiveness of the Bank's anti-money laundering and counter-terrorist financing activities;
- meeting with the manager of the finance and accounting function at least once a year;
- meeting with the manager of the internal audit function and the manager of the compliance function at least once a year – without the participation of members of the Bank's Management Board;
- giving opinions on the appointment and dismissal, as well as the amount of remuneration of the manager of the internal audit function and the manager of the compliance function.

RISK COMMITTEE

- giving opinions on the Bank's overall current and future risk appetite;
- giving opinions on the strategy for managing risk in the Bank's operations, developed by the Bank's Management Board and the information on the implementation of that strategy, submitted by the Management Board;

	• supporting the Bank's Supervisory Board in overseeing the implementation of the strategy for managing risk in the Bank's operations by senior management; • verification of whether the prices of liabilities and assets offered to customers are in full compliance with the Bank's business model and its risk management strategy, and if those prices do not properly reflect the risks in line with that model and that strategy, presenting the Bank's Management Board with proposals to ensure the adequacy of the prices of liabilities and assets to the risks; • monitoring the conformity of the Bank's risk-taking policy with the strategy and the financial plan; • analysing periodic risk reports, including the level of utilization of strategic risk tolerance limits and developing appropriate guidelines on their basis; • issuing opinions on capital adequacy, the rules for assessing creditworthiness, risk measurement models, and the impairment measurement model; • giving opinions on the disclosure policies regarding capital adequacy, the management of capital adequacy, liquidity risk, operational risk, model risk, and impairment measurement risk; • giving opinions on the draft Regulations for Determining the Mortgage Lending Value of Real Estate; • providing the Audit and Finance Committee with information relevant to the monitoring of the effectiveness and adequacy of the Bank's risk management system; • assessing the information received about potential non-compliance with the management strategy adopted by the Bank, its risk management strategy, adopted risk appetite and other policies approved by the Bank's Management Board.
REMUNERATION AND NOMINATION COMMITTEE	• assessing the structure, size, composition and effectiveness of the Bank's Management Board on an annual basis and recommending possible changes in this respect to the Supervisory Board; • assessing the knowledge, competences and experience of the Bank's Management Board as a whole and of the individual members of the Management Board once a year, and informing the Management Board of the results of that assessment; • reviewing the Policy on assessing the suitability of candidates for members of the Management Board, members of the Management Board and key function holders periodically and presenting the Management Board with recommendations in this regard; • recommending candidates for members of the Management Board and the scope of their responsibilities; • presenting the Supervisory Board with proposals regarding the appropriate forms of contracts with the members of the Bank's Management Board; • giving opinions on the Code of Ethics and the Rules for Managing Conflicts of Interest; • giving opinions on requests concerning the consent for a member of the Management Board to engage in competitive activities or to participate in a competing company as a partner in a civil law partnership or general partnership or as a member of the governing bodies of a commercial company, or to participate in another competing legal person as a member of its governing bodies; • giving opinions on and performing periodic reviews of the general principles of the policy for remunerating Material Risk Takers, which are subject to the approval of the Supervisory Board; • supporting the Supervisory Board in the process of giving opinions on the functioning of the Bank's remuneration policy and reporting to the General Shareholders' Meeting in this regard;

	• giving opinions on and monitoring the variable components of the remuneration of Material Risk Takers, those responsible for second-level risk management, the compliance function manager, the internal audit function manager and the managers of the units responsible for human resources and legal services; • giving opinions on the amount of fixed remuneration of the manager of the internal audit function and the compliance function; • giving opinions on the detailed policies and procedures for recruiting members of the Bank's Management Board and assessing the suitability of the members of the Bank's Management Board; • preparing and carrying out, with possible support from external independent entities, the programme for improving the qualifications of the members of the Supervisory Board.
COMMERCIAL COMMITTEE	• evaluating the results of reviews of the performance of the cooperation agreements concluded with PKO Bank Polski SA; • giving opinions on material changes in the criteria for qualifying products for the Bank; • giving opinions on assumptions regarding the introduction of new products to the Bank's product mix and the directions of changes in the Bank's product mix; • monitoring and supervising the outsourcing of internal processes.

The competences of the **Bank's Management Board** include, in particular:

- defining the Bank's strategy, taking into account the risk in its operations and the principles of prudent and stable management of the Bank;
- determining the risk management strategy and the overall level of the Bank's risk tolerance;
- determining the annual financial plan of the Bank, including the conditions for its implementation, and determining a long-term financial plan;
- establishing and liquidating the Bank's standing committees and specifying their responsibilities;
- adopting Regulations: (i) for managing special funds created out of net profit; (ii) for the organization of the Bank and of segregation of competences; (iii) of the Management Board; (iv) for determining the Mortgage Lending Value of real estate;
- appointing proxies and determining the principles for appointing proxies at the Bank;
- establishing the principles of operation of the internal control system;
- approving the Audit Charter, establishing the principles of cooperation of the internal audit function with the corresponding function of PKO Bank Polski S.A. and the statutory auditor;
- giving opinions on the operating strategy of the internal audit function, as well as annual and long-term (strategic) internal audit plans;
- establishing, transforming and winding up the Bank's branches and other organizational units in Poland and abroad;
- making decisions about the issuance of mortgage covered bonds;
- determining the operating principles of the management system, including, in particular: (i) the principles of the capital adequacy disclosure policy; (ii) the assumptions of the compliance risk management policy; (iii) the principles of managing capital adequacy and equity which relate to the processes of estimation of internal capital, capital management, capital planning and the dividend policy; (iv) the rules for managing individual risks;
- making a periodic assessment and verification of compliance with internal governance at the Bank, including the assessment of the adequacy of the internal regulations governing the operations of the Management Board and the effectiveness of the Management Board;
- determining accounting policies;
- approving the Bank's annual financial statements;

- developing a remuneration policy;
- specifying banking products;
- determining the principles of the Bank's participation in companies and other organizations;
- deciding on the payment of an interim dividend to the shareholders;
- deciding on the Bank's conclusion of contracts with third parties the value of which, on an annual basis, equals or exceeds PLN 500,000.00 (in words: five hundred thousand zlotys) or the total value of which equals or exceeds PLN 2,000,000.00 (in words: two million zlotys);
- convening the General Shareholders' Meetings, making the required announcements in the manner specified in legal regulations and reporting circumstances which have to be entered to the National Court Register;
- making decisions on matters requested by a member of the Management Board or submitted for consideration by the Supervisory Board.

The Bank's Management Board has appointed the following standing committees with the following competences, in particular, as at 30 June 2026:

ASSET AND LIABILITY COMMITTEE	• supporting the management of liquidity, interest rate and business risks – including macroeconomic, foreign exchange, and capital adequacy risks – including leverage risk – and the related risk of models for their measurement; • managing the Bank's capital adequacy; • reviewing documents concerning the structure of assets and liabilities, the achievement of financial targets, capital adequacy, equity, internal capital, stress testing, the aforementioned risks and the tolerance limits for those risks; • making decisions concerning the Bank's operations, particularly in relation to risk measures and limits, risk management, result of the validation of risk models, hedging strategies under hedge accounting and recommendations for the Management Board with regard to launching emergency measures relating to capital needs and emergency measures relating to liquidity needs; • giving recommendations for the relevant governing bodies of the Bank, organizational units, members of the Bank's Management Board, project teams or task forces – within the scope of its competences.
CREDIT COMMITTEE	• supporting the management of credit, concentration and residual risks, as well as the risk of the models used to measure such risks; • reviewing documents concerning the risks referred to above, the profile and quality structure of the loan portfolio, impairment allowances in respect of assets, the acquisition of portfolios of loan receivables, and the real estate market; • making decisions concerning the Bank's operations, particularly in relation to risk measures and limits, risk management, the results of the validation of risk models, methodologies for and models of calculation of impairment allowances in respect of credit assets, cut-offs used in the assessment of credit risk, loan receivables purchased by the Bank, and individual loan transactions; • giving recommendations for the relevant governing bodies of the Bank, its organizational units, members of the Bank's Management Board, project teams or task forces – within the scope of its competences.
OPERATIONAL RISK AND DATA QUALITY COMMITTEE	• effective management of operational risk, improving the safety of the Bank's operating activities; • outsourcing risk management; • determining the directions of development of operational risk management; • supervising the functioning of operational risk management, including tasks relating to ensuring the Bank's business continuity and the security of the IT and ICT environment;

	• determining actions to be taken in the event of emergencies putting the Bank's image at risk, which could lead to operating losses; • determining the directions of operations in the area of managing the quality of data and data architecture in the Bank, in the context of the Data Management System (DMS); • supervising the functioning of the Data Management System, including assessing its effectiveness and the operations of the Bank's individual organizational units; • overseeing the functioning of the Bank's anti-money laundering and counter-terrorist financing system; • issuing recommendations for the relevant governing bodies of the Bank, organizational units, members of the Bank's Management Board, project teams or task forces – within the scope of its competences.
Strategy and Business Initiatives Committee	• determining the directions of the strategic planning and managing the Bank's strategy and the IT strategy; • determining the directions and monitoring the implementation of initiatives related to the pursuit of the Bank's strategy and the IT strategy; • determining the directions of changes in the product mix and in the lending process; • determining the directions of work on the products' profitability; • managing the reputation and compliance risks; • issuing recommendations for the relevant governing bodies of the Bank, organizational units, members of the Bank's Management Board, project teams or task forces – within the scope of its competences.
Green Covered Bonds Committee	• supervising the issuance of Green Covered Bonds, including determining the directions of changes in the principles of issuing Green Covered Bonds and assessing and selecting assets eligible for being funded with Green Covered Bonds; • examining materials relating to the guidelines and principles laid down by the International Capital Markets Association (ICMA) for the Green Covered Bonds market, domestic regulations on the applicable energy efficiency standards, reporting on the allocation of funds raised from issues and the impact of the funding obtained by issuing Green Covered Bonds on the environment, in accordance with the rules for issuing Green Covered Bonds in force at the Bank, and investor information regarding Green Covered Bonds; • making decisions relating to the Bank's operations, among other things, in relation to assessing and selecting eligible loans according to the methodology adopted by the Bank and adopting rules for issuing Green Covered Bonds by the Bank in line with the relevant guidelines; • issuing recommendations for the relevant governing bodies of the Bank, its organizational units, members of the Bank's Management Board, project teams or task forces – within the scope of its competences.

6.4. Management Board of PKO Bank Hipoteczny SA

In the first half of 2026 and as at 30 June 2026, the composition of the Management Board of PKO Bank Hipoteczny SA was as follows:

	Position	Position holding period
Wojciech Papierak	President of the Management Board	06.12.2024 – 10.06.2026 10.08.2024-05.12.2024

	Position	Position holding period
	Vice-President of the Management Board responsible for managing the work of the Management Board	
Katarzyna Kurkowska-Szczechowicz	Vice-President of the Management Board President of the Management Board Vice-President of the Management Board responsible for managing the work of the Management Board	10.08.2024 – to date 27.01.2023-09.08.2024 01.10.2022-26.01.2023
Piotr Kochanek	Vice-President of the Management Board	01.01.2019 – to date
Michał Stępniewski	Vice-President of the Management Board	01.03.2025 – to date

On 10 June 2026, Mr. Wojciech Papierak made a statement regarding his resignation as Member and, at the same time, President of the Management Board of the Bank, with effect from the close of business on 10 June 2026. The reason for his resignation was the appointment of Mr. Wojciech Papierak to the Management Board of PKO Bank Polski SA. Until a new president is appointed, the work of the Management Board of PKO Bank Hipoteczny SA is managed by Ms. Katarzyna Kurkowska-Szczechowicz (Vice-President of the Management Board).

By Resolution No. 8/2025 of 28 February 2025, the Bank's Supervisory Board defined the following internal segregation of the key competences within the Bank's Management Board:

WOJCIECH PAPIERAK*	**President of the Management Board** responsible for overseeing the internal audit function and the performance of the control function, the management of: compliance risk, reputation risk, legal services, human resources, the process of outsourcing services to external entities and matters in the area of anti-money laundering and terrorist financing.
Other functions performed: * up until 10.06.2026	Chairperson of the Strategy and Business Initiatives Committee; Chairperson of the Asset and Liability Committee; Chairperson of the Green Covered Bonds Committee; Deputy Chairperson of the Operational Risk and Data Quality Committee.
KATARZYNA KURKOWSKA-SZCZECHOWICZ	**Vice-President of the Management Board** responsible for overseeing the issuance of securities, raising funding, communication, and creation and development of the product mix, activities relating to the coordination of the sale of loan products and the acquisition of loan receivables and the process of their further servicing, the functioning and efficiency of IT resources.
Other functions performed:	Deputy Chairperson of the Strategy and Business Initiatives Committee; Member of the Asset and Liability Committee; Member of the Credit Committee Member of the Operational Risk and Data Quality Committee Member of the Green Covered Bonds Committee.
PIOTR KOCHANEK	**Vice-President of the Management Board** responsible for supervising the management of all risks relating to the Bank's operations, excluding compliance and reputation risks, supervising the process of assessing creditworthiness and determining the Mortgage Lending Value of real estate, and the restructuring and debt collection processes.
Other functions performed:	Chairperson of the Credit Committee; Chairperson of the Operational Risk and Data Quality Committee;

	Deputy Chairperson of the Asset and Liability Committee; Deputy Chairperson of the Green Covered Bonds Committee; Member of the Strategy and Business Initiatives Committee.
MICHAŁ STĘPNIEWSKI	**Vice-President of the Management Board** responsible for overseeing financial planning and financial control matters, as well as accounting and financial reporting matters, and clearing and confirming treasury transactions.
Other functions performed:	Member of the Asset and Liability Committee; Member of the Strategy and Business Initiatives Committee.

OTHER MANAGERIAL FUNCTIONS OF THE MEMBERS OF THE MANAGEMENT BOARD

	Position	Position holding period
Katarzyna Kurkowska-Szczechowicz	Did not perform any additional functions as a member of the Management Board or a member of the Supervisory Board and did not hold any other positions as director	Throughout the reporting period
Piotr Kochanek	Did not perform any additional functions as a member of the Management Board or a member of the Supervisory Board and did not hold any other positions as director	Throughout the reporting period
Michał Stępniewski	Chairman of the Supervisory Board of Szpital Praski Sp. z o.o. Chairman of the Council of the Stare Powązki Foundation Chairman of the Council of the Father Julian Chrościcki Foundation	Throughout the reporting period

On 25 June 2026, by Resolution No. 39/2026 the Supervisory Board appointed Ms. Katarzyna Kurkowska-Szczechowicz, Vice-President of the Management Board of PKO Bank Hipoteczny SA, to manage the work of the Management Board temporarily, including chairing meetings of the Management Board and organizing its current work. The appointment will expire as from the date of adoption of a resolution on the appointment of the President of the Management Board by the Supervisory Board.

On 29 June 2026, the Annual General Shareholders' Meeting:

- approved: the *Directors' Report for the financial year ended 31 December 2025* and the *Company's Financial Statements for the financial year ended 31 December 2025*;
- gave a vote of approval to: (i) Mr. Wojciech Papierak; (ii) Ms. Katarzyna Kurkowska-Szczechowicz; (iii) Mr. Piotr Kochanek; (iv) Mr. Michał Stępniewski for the performance of their duties as members of the Management Board in 2025.

RECRUITMENT POLICY FOR APPOINTING MANAGEMENT BOARD MEMBERS AND APPRAISAL OF MANAGEMENT BOARD MEMBERS

The process of appraising and selecting candidates for Management Board members at PKO Bank Hipoteczny SA is conducted by the Remuneration and Nomination Committee of the Bank's Supervisory Board. The Committee is mindful of the European Banking Authority's guidelines of 2 July 2021 on the assessment of the suitability of members of the management body and key function holders (the EBA guidelines), the Regulation of the Minister of Development and Finance of 10 March 2017 on information and documents concerning the founders and the management board of a bank to be submitted to the Polish Financial Supervision Authority (PFSA) and the Methodology for assessing the suitability of members of the bodies of entities supervised by the Polish Financial Supervision Authority. In selecting candidates, the Committee takes into account the profile, scope and scale of PKO Bank Hipoteczny SA's operations. When appraising a candidate, the Committee also verifies whether the candidate's experience and knowledge will reinforce the skills of the other members of the Bank's Management Board and complement them, so as to ensure that all areas managed at the Bank are covered. The examination of the above criterion is intended to ensure diversity in selecting members of the governing body, its objectives, tasks and scope of operations.

Before being appointed, all the appointed members of the Management Board of PKO Bank Hipoteczny SA were appraised in terms of their suitability, in accordance with the EBA and PFSA guidelines.

The members of the Management Board are appraised by the Remuneration and Nomination Committee of the Supervisory Board and by the Supervisory Board on a continuous basis, starting from the moment of being recruited and throughout their entire term of office. Moreover, pursuant to Article 395 § 2(3) of the Polish Commercial Companies Code, once a year the Annual General Shareholders' Meeting grants a vote of approval to each member of the Management Board individually. Granting a vote of approval constitutes an appraisal of the Management Board members, irrespective of the approval of the Directors' Report by the General Shareholders' Meeting.

The process described above for appointing individuals to perform functions on the Management Board and a positive appraisal of the members of the Bank's Management Board confirm that they duly performed their duties, based on adequate knowledge, skills and experience, in accordance with the requirements of Article 22aa of the Banking Law.

6.5. SUPERVISORY BOARD OF PKO BANK HIPOTECZNY SA

In the first half of 2026, the composition of the Supervisory Board of PKO Bank Hipoteczny SA was as follows:

	Function on the Supervisory Board	Date of appointment	Date of dismissal / resignation	Qualifications in finance	Independent member*[23]	Audit and Finance Committee*	Risk Committee*	Remuneration and Nomination Committee*	Commercial Committee*
Marek Radzikowski	Member of the Supervisory Board Chairperson	19.08.2024 23.08.2024	18.03.2026	√					
Jakub Niesłuchowski	Member of the Supervisory Board Deputy Chairperson	28.04.2022 22.02.2024		√		DC		P	P
Iwona Brzozowska-Poniedzielska	Member of the Supervisory Board	29.05.2024		√	√	C	M		
Robert Ciborowski	Member of the Supervisory Board	29.05.2024		√	√	M			
Lucyna Kopińska	Member of the Supervisory Board	01.09.2019		√			DC		DC
Paweł Metrycki	Member of the Supervisory Board	30.03.2019		√			C	DC	

C - Chairperson of the Committee, DC - Deputy Chairperson of the Committee, M - Member of the Committee

*The composition of the Committees is shown as at 30 June 2026.

In the first half of 2026, there were three meetings of the Supervisory Board.

On 29 June 2026, the Annual General Shareholders' Meeting gave a vote of approval to: (i) Mr. Marek Radzikowski – acting as Chairperson of the Supervisory Board; (ii) Mr. Jakub Niesłuchowski – acting as Deputy Chairperson of the Supervisory Board; (iii) Ms. Iwona Brzozowska-Poniedzielska; (iv) Mr. Robert Ciborowski, (v) Ms. Lucyna Kopińska; and (vi) Mr. Paweł Metrycki for the performance of their duties as members of the Supervisory Board in 2025.

[23] As defined in the Act of 11 May 2017 on Statutory Auditors, Audit Firms and Public Oversight.

Pursuant to Article 395 § 2(3) of the Polish Commercial Companies Code, once a year the Annual General Shareholders' Meeting grants a vote of approval to each member of the Supervisory Board individually. Granting a vote of approval constitutes an appraisal of the Supervisory Board members, irrespective of the consideration of the report of the Supervisory Board on its activities by the Annual General Shareholders' Meeting.

The above confirms that the members of the Supervisory Board duly performed their duties based on adequate knowledge, skills and experience as required by Article 22aa of the Banking Law.

INFORMATION CONCERNING THE AUDIT AND FINANCE COMMITTEE

In the first half of 2026, the composition of the Audit and Finance Committee of PKO Bank Hipoteczny SA was as follows:

	Function in the Audit and Finance Committee	Date of appointment	Date of dismissal / resignation	Independent member[24]	Knowledge and skills in accounting or auditing	Knowledge and skills in banking
Iwona Brzozowska-Poniedzielska	Chairperson of the Committee	21.06.2024		√	√	√
Jakub Niesłuchowski	Deputy Chairperson of the Committee	21.06.2024			√	√
Robert Ciborowski	Member of the Committee	21.06.2024		√	√	√

In the first half of 2026, there were two meetings of the Audit and Finance Committee.

7. CORPORATE GOVERNANCE AND INFORMATION FOR INVESTORS

7.1. STATEMENT OF COMPLIANCE WITH CORPORATE GOVERNANCE PRINCIPLES

The Bank's statement of compliance with corporate governance principles is described in the Directors' Report of PKO Bank Hipoteczny SA for the year ended 31 December 2025 and remains valid as at the date of this report.

MAIN FEATURES OF THE INTERNAL CONTROL AND RISK MANAGEMENT SYSTEMS IN RELATION TO THE PROCESS OF PREPARATION OF FINANCIAL STATEMENTS

In order to ensure the integrity and correctness of the process of preparation of financial statements, the Bank has designed and implemented a number of controls which it embedded in the reporting systems and in the internal regulations of the process. These controls involve, among other things, the use of ongoing verification and reconciliation of reporting data with the accounting records, subledgers and other documents which form the basis for the preparation of financial statements.

The process of preparation of financial statements is reviewed periodically, in particular with regard to the correctness of the accounting reconciliations, substantive analysis and reliability of the information. In accordance with the internal regulations, financial statements are adopted by the Management Board of PKO Bank Hipoteczny SA. They are submitted for approval to the Audit and Finance Committee of the Supervisory Board of

[24] As defined in the Act of 11 May 2017 on Statutory Auditors, Audit Firms and Public Oversight.

PKO Bank Hipoteczny SA, appointed by the Supervisory Board. Moreover, annual financial statements are subject to evaluation by the Supervisory Board of PKO Bank Hipoteczny SA.

Responsibility for ensuring compliance with the controls in financial reporting lies with the Director of the Finance and Accounting Office, whereas internal audit, as part of its assurance activities, assesses the adequacy and effectiveness of the risk management system and the internal control system at the first and second levels, respectively.

IDENTIFICATION OF SHAREHOLDERS WHICH HOLD SUBSTANTIAL BLOCKS OF SHARES DIRECTLY OR INDIRECTLY, WITH AN INDICATION OF THE NUMBER OF SHARES HELD BY THOSE ENTITIES AND THE NUMBER OF VOTES ATTACHED TO THEM

On 30 June 2026, the share capital of PKO Bank Hipoteczny SA amounted to PLN 1,611.3 million and consisted of 1,611,300,000 shares with a nominal value of PLN 1 each. The shares are fully paid up. Compared with the end of 2025, the share capital has not changed. The issued shares of PKO Bank Hipoteczny SA are non-preferred shares. No special control rights arise for the holders of shares in PKO Bank Hipoteczny SA from these securities. The shareholder holding 100% of the shares in PKO Bank Hipoteczny SA is Powszechna Kasa Oszczędności Bank Polski Spółka Akcyjna.

The structure of the share capital of PKO Bank Hipoteczny SA:

Series	Type of shares	Number of shares	Nominal value of one share	Number of votes at the GSM	Amount paid in for the shares
A	Ordinary registered shares	300,000,000	PLN 1	300,000,000	PLN 300,000,000.00
B	Ordinary registered shares	200,000,000	PLN 1	200,000,000	PLN 200,000,000.00
C	Ordinary registered shares	200,000,000	PLN 1	200,000,000	PLN 200,000,000.00
D	Ordinary registered shares	100,000,000	PLN 1	100,000,000	PLN 100,000,000.00
E	Ordinary registered shares	150,000,000	PLN 1	150,000,000	PLN 150,000,000.00
F	Ordinary registered shares	150,000,000	PLN 1	150,000,000	PLN 150,000,000.00
G	Ordinary registered shares	100,000,000	PLN 1	100,000,000	PLN 100,000,000.00
H	Ordinary registered shares	95,000,000	PLN 1	95,000,000	PLN 95,000,000.00
I	Ordinary registered shares	100,000,000	PLN 1	100,000,000	PLN 100,000,000.00
J	Ordinary registered shares	131,500,000	PLN 1	131,500,000	PLN 131,500,000.00
K	Ordinary registered shares	84,800,000	PLN 1	84,800,000	PLN 84,800,000.00
	TOTAL	1,611,300,000		1,611,300,000	PLN 1,611,300,000.00

Shareholder	30.06.2026		31.12.2025	
	Number of shares	Share of votes at the GSM	Number of shares	Share of votes at the GSM
Powszechna Kasa Oszczędności Bank Polski SA	1,611,300,000	100%	1,611,300,000	100%

DESCRIPTION OF THE RULES FOR APPOINTING AND DISMISSING MANAGERS

Members of the Management Board are appointed and dismissed by resolution of the Supervisory Board. The appointment of two members of the Management Board, including the President and the member responsible for risk, requires the consent of the Polish Financial Supervision Authority. The terms of office of the members of the Management Board expire no later than on the date on which the General Shareholders' Meeting approves the financial statements for the last full financial year during which a Management Board member served his/her function. Additionally, the term of office of a Management Board member also expires as a result of his/her death, resignation or dismissal from the Management Board, as from the date of the event causing the expiration, unless the resolution on dismissal provides for a different date of expiration. Management Board members may be dismissed before the end of their term of office at any time.

The Supervisory Board informs the Polish Financial Supervision Authority of the composition of the Management Board and of any changes in the composition thereof immediately after its appointment or after any changes in the composition thereof. The Supervisory Board also informs the Polish Financial Supervision Authority of the members of the Management Board who, as a result of the segregation of duties, are in charge of risk management and the internal audit function. The Supervisory Board informs the Polish Financial Supervision Authority immediately of placing the following items on the agenda of the Supervisory Board meeting: (i) dismissal of the President of the Management Board; (ii) dismissal of a member of the Management Board who oversees the management of material risks or the delegation of his/her duties to another member of the Management Board, and it provides grounds for the proposed decision.

Additional information about the powers of the managers is provided in Chapter 6. Organization and governing bodies of PKO Bank Hipoteczny SA.

DESCRIPTION OF POWERS TO DECIDE ON SHARE ISSUES OR REDEMPTIONS

The competencies of the General Shareholders' Meeting include adopting resolutions on establishing share redemption procedures and the amount of compensation for shares redeemed and approving the acquisition of the Bank's treasury shares for redemption, the issue of bonds convertible into shares or other instruments giving the right to purchase or take up shares in the Bank.

INDICATION OF ANY LIMITATIONS ON THE TRANSFER OF OWNERSHIP OF THE ISSUER'S SECURITIES

There are no limitations on the transfer of ownership of the issuer's securities.

PRINCIPLES FOR AMENDING THE BANK'S ARTICLES OF ASSOCIATION

An amendment to the Bank's Articles of Association requires a resolution of the General Shareholders' Meeting and must be entered in the Register of Businesses of the National Court Register. Pursuant to Article 34(2) of the Banking Law, an amendment to the Articles of Association requires obtaining the consent of the Polish Financial Supervision Authority.

COMPOSITION AND DESCRIPTION OF THE OPERATIONS OF THE ISSUER'S MANAGEMENT, SUPERVISORY OR ADMINISTRATIVE BODIES AND THEIR COMMITTEES AND CHANGES THEREIN DURING THE LAST FINANCIAL YEAR

Information concerning the description of the operations of the management, supervisory or administrative bodies of the issuer, their committees and their composition and changes therein during the last financial year is presented in Chapter 6. Organization and governing bodies of PKO Bank Hipoteczny SA.

GENERAL SHAREHOLDERS' MEETING AND RELATIONS WITH SHAREHOLDERS

The manner in which the General Shareholders' Meeting operates and its key powers as well as a description of the shareholder rights and the manner in which they are exercised arise directly from the applicable laws and the provisions of the Bank's Articles of Association. Due to the fact that all shares in the Bank's share capital are held by a single shareholder, i.e. PKO Bank Polski SA, the resolutions of the General Shareholders' Meeting are adopted without convening a General Shareholders' Meeting formally, in accordance with the principles arising from Article 405 of the Polish Commercial Companies Code.

7.2. AUDIT FIRM

In accordance with the provisions of the Policy and Procedure for appointing an audit firm to perform an audit of the Bank's financial statements, as a result of the proceedings conducted, on 1 March 2023 the Supervisory Board of PKO Bank Hipoteczny SA, based on § 18(1)(4) of the Bank's Articles of Association, and in accordance with the recommendation of the Audit and Finance Committee of the Supervisory Board, appointed KPMG Audyt Sp. z ograniczoną odpowiedzialnością sp. k. (hereinafter: "KPMG") as the audit firm to audit and review the Bank's financial statements for the years 2024-2026.

On 13 June 2024, a contract for the audit and review of the Bank's financial statements for the years 2024-2026 was concluded by and between PKO Bank Hipoteczny SA and KPMG.

Moreover, as a result of the proceedings initiated on 15 October 2025, concerning the appointment of an audit firm, on 4 March 2026 the Supervisory Board of PKO Bank Hipoteczny SA, based on § 18(1)(4) of the Bank's Articles of Association, and in accordance with the recommendation of the Audit and Finance Committee of the Supervisory Board, appointed KPMG Audyt Sp. z ograniczoną odpowiedzialnością sp. k. as the audit firm to audit the financial statements and provide sustainability assurance services for the years 2027-2031.

KPMG Audyt Sp. z ograniczoną odpowiedzialnością sp. k. with its registered office in Warsaw, at ul. Inflancka 4A, is registered on the list of audit firms maintained by the Polish Agency for Audit Oversight with the number 3546.

7.3. OTHER INFORMATION

CHANGES IN THE HOLDING OF SHARES AND RIGHTS TO SHARES IN PKO BANK HIPOTECZNY SA BY INDIVIDUALS IN MANAGEMENT AND SUPERVISORY ROLES

In the first half of 2026, there were no changes in the holding of shares and rights to shares in PKO Bank Hipoteczny SA by individuals in management and supervisory roles. 100% of the shares are held by PKO Bank Polski SA.

INFORMATION REQUIRED PURSUANT TO ARTICLE 111A(1)(1) OF THE BANKING LAW

PKO Bank Hipoteczny SA has its registered office in Warsaw and operates solely in the territory of Poland. The Bank has no subsidiaries.

SIGNIFICANT AND MATERIAL AGREEMENTS WITH THE CENTRAL BANK OR REGULATORY BODIES

In the first half of 2026, PKO Bank Hipoteczny SA did not conclude any significant or material agreements with the Central Bank or regulatory bodies.

FINANCIAL AND GUARANTEE COMMITMENTS GRANTED

In the first half of 2026 and in 2025, PKO Bank Hipoteczny SA did not grant any guarantees.

As at 30 June 2026, financial liabilities in respect of loans granted but not disbursed amounted to PLN 113.6 million, which represents a decrease of PLN 72.8 million compared with 31 December 2025.

OFF-BALANCE SHEET COMMITMENTS GRANTED TO RELATED ENTITIES

In the first half of 2026 and in 2025, PKO Bank Hipoteczny SA did not grant any off-balance sheet commitments to its related entities.

LOANS RAISED AND LOAN, GUARANTEE AND SURETY AGREEMENTS NOT RELATING TO THE BANK'S OPERATING ACTIVITIES

In the first half of 2026 and in 2025, PKO Bank Hipoteczny SA did not raise any loans or enter into any loan, guarantee or surety agreements not relating to the Bank's operating activities.

UNDERWRITING AGREEMENTS

In the first half of 2026 and in 2025, PKO Bank Hipoteczny SA did not conclude any underwriting agreements.

IDENTIFICATION OF PROCEEDINGS PENDING BEFORE COURTS, ARBITRATION BODIES OR PUBLIC ADMINISTRATION AUTHORITIES

As at 30 June 2026, there were no material proceedings pending before courts, arbitration bodies or public administration authorities concerning liabilities or receivables of PKO Bank Hipoteczny SA.

FACTORS WHICH WILL INFLUENCE FUTURE FINANCIAL PERFORMANCE OVER THE SECOND HALF OF THE YEAR

The significant factors and risks which may affect the Bank's operations and performance over the next six months include:

In the global economy:

- increased geopolitical risks, with the risk of the conflicts in Ukraine, the Middle East, around Taiwan and in South America escalating and their impact on commodity prices, global inflation and economic growth, risk appetite and supply chains;
- risk of an increase in inflation due to continued high prices of energy resources and the increases in interest rates of the main central banks forced by it;
- continued relatively low economic growth rates around the world, including in Europe, accompanied by an increase in public debt;
- changes in the climate policy, including energy transition, and changes in environmental requirements as well as the climate change itself and its consequences.

In the Polish economy:

- sustained recovery in demand for loans, among other things, in the face of growing geopolitical uncertainty;
- path of further changes in NBP interest rates and the level and interest rate of the mandatory reserve;
- complex political situation potentially hindering the smooth implementation of economic policies;
- inflationary pressure due to the expiry of the CPN relief programme (Lower Fuel Prices) concerning the protection of Polish families' budgets against increases in fuel prices as a result of the conflict in the Strait of Hormuz;
- risks associated with the implementation of the new benchmark POLSTR® and with the final shape of the changes made to the structure of the WFD (Long-Term Funding Ratio) and their impact on the financial market;
- tensions in public finance, with increased defence-related needs and regular shocks in the economy that make the fiscal policy respond, which are additionally strengthened by the need to cushion the shock on the fuel market;
- further court rulings in the matter of loans in Polish zlotys based on WIBOR rates;
- increase in capital requirements related to the countercyclical buffer announced in the Regulation of the Minister of Finance which came into force at the end of the third quarter of 2025;
- complex political situation (difficult cohabitation) potentially hindering the smooth implementation of economic policies.

INFORMATION ON LOAN GUARANTEES OR OTHER GUARANTEES ISSUED BY THE BANK OR ITS SUBSIDIARY – IN AGGREGATE TO A SINGLE ENTITY OR ITS SUBSIDIARY, IF THE TOTAL AMOUNT OF THE EXISTING SURETIES OR GUARANTEES IS EQUIVALENT TO AT LEAST 10% OF THE ISSUER'S EQUITY

In the first half of 2026, PKO Bank Hipoteczny SA did not guarantee any loans or advances and did not provide any guarantees to a single entity or a subsidiary of that entity, whose total value was equivalent to 10% of the Bank's equity.

INFORMATION ON LOAN AND ADVANCE AGREEMENTS CONCLUDED OR TERMINATED DURING THE FINANCIAL YEAR

On 24 March 2026, PKO Bank Hipoteczny SA terminated a term loan agreement with PKO Bank Polski SA of 11 February 2022 for PLN 1,522,000 thousand by giving a three-month notice. On 25 June 2026, the loan was paid off in full.

Information on one or more transactions with related entities, concluded by the issuer or its subsidiary, if material and not concluded on an arm's length basis

PKO Bank Polski SA and the entities in the PKO Bank Polski SA Group are the Bank's entities related in terms of equity.

In the first half of 2026, PKO Bank Hipoteczny SA did not enter into any material transactions with its related entities on terms other than an arm's length basis.

Information on changes in the key principles of managing the Bank's business

In the first half of 2026, there were no changes to the key principles of managing the Bank's business at PKO Bank Hipoteczny SA.

Funding support agreements

PKO Bank Hipoteczny SA did not conclude any funding support agreements with other entities subject to consolidated supervision, operating within the same holding, or with closely related entities.

Deposits and guarantees and sureties issued

PKO Bank Hipoteczny SA does not accept any deposits or issue any guarantees or sureties.

Information on the value of security established on the accounts or assets of borrowers

In the first half of 2026, PKO Bank Hipoteczny SA did not establish any security on the borrowers' accounts.

As at 30 June 2026, the value of the security for mortgage loans secured with real estate mortgages amounted to PLN 75.2 billion compared with PLN 69.8 billion as at 31 December 2025.

Position of the Management Board of PKO Bank Hipoteczny SA on the possibility of meeting previously published performance forecasts for a given year

PKO Bank Hipoteczny SA did not publish any forecasts about financial performance for the first half of 2026. The Bank provides information about significant events which affect the Bank's performance in current reports.

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 in respect of residential loans secured with mortgages of 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.

8. Representation of the Management Board of PKO Bank Hipoteczny SA

The Management Board of PKO Bank Hipoteczny SA represents that, to the best of their knowledge:

- the condensed interim financial statements of PKO Bank Hipoteczny SA for the six months ended 30 June 2026 have been prepared in accordance with the applicable accounting policies and give a true, fair and clear view of the financial position of PKO Bank Hipoteczny SA and of its financial performance;
- the Directors' Report of PKO Bank Hipoteczny SA for the six months ended 30 June 2026 gives a true view of the development, achievements and position of PKO Bank Hipoteczny SA, including a description of the key risks and threats.

The Management Board of PKO Bank Hipoteczny SA represent that the audit firm which performed the review of the condensed interim financial statements of PKO Bank Hipoteczny SA for the six months ended 30 June 2026 was appointed in compliance with the applicable laws, and that both the firm and the statutory auditor providing the service had fulfilled the criteria for issuing an unbiased and independent audit report on the financial statements, in compliance with the applicable laws and professional standards.

This Directors' Report of PKO Bank Hipoteczny SA for the six months ended 30 June 2026 contains 49 sequentially numbered pages.

Signatures of all members of the Bank's Management Board

06.08.2026	Katarzyna Kurkowska-Szczechowicz	Vice-President of the Management Board	*signed with a qualified electronic signature* .... *(signature)*
06.08.2026	Piotr Kochanek	Vice-President of the Management Board	*signed with a qualified electronic signature* .... *(signature)*
06.08.2026	Michał Stępniewski	Vice-President of the Management Board	*signed with a qualified electronic signature* .... *(signature)*