

Financial Results of CPD S.A. for 2025 and key highlights in 2025

Warsaw, 30 April 2026



2025 in the CPD Group

Completed transformation

Completion of the review and announcement of the Development Strategy for 2025–2028.

Vision: the first Polish REIT listed on the WSE.

First Acquisitions

Acquisition 2 properties in Częstochowa and in Jacksonville in Florida in the USA.

Financial Results

Group net profit: PLN 3.4 million. Improvement in the CPD Group's balance sheet position.

Key Financial Results of the CPD Group – 2025

3,41M PLN

Group Net Profit

0,09M PLN

Revenue

>23M PLN

Property value
Częstochowa (PL)

8,6M USD

Property value
Jacksonville (USA)

- Net income of PLN 3.41 million—primarily due to the revaluation to fair value of commercial real estate in Częstochowa (Wielki Bór sp. z o.o. and Osiedle Kmicica sp. z o.o.)
- Revenue of 0.09 mln PLN—from the leasing of commercial space by Wielki Bór sp. z o.o.
- A significant improvement in the Group's balance sheet as a result of the acquisition of shares in companies that own real estate in Częstochowa
- A solid foundation for further expansion of the asset portfolio and the achievement of strategic goals

Development Strategy for 2025–2028

1

Properties in Poland

Modern buildings with long-term lease agreements with reliable tenants

2

Properties Rental Properties for rent in the USA

US Market – high liquidity, stable demand, currency diversification (USD)

3

Real estate for technology investments

Data centres and AI factories – long-term agreements, high-growth segment

4

Hotel Properties in Poland and Europe

Leased to leading hotel operators with a guaranteed minimum income

Vision: The First Polish REIT Listed on the WSE



The key objective of the CPD S.A. Development Strategy for 2025–2028 is to establish the first modern REIT fund in Poland, listed on the Warsaw Stock Exchange (WSE). The Company expects the legislation enabling REITs to operate to be passed in the near future. Target – a property portfolio worth at least PLN 1 billion by end of 2028.

Achievements in 2025

Commercial Real Estate in Poland

Residential Properties w USA – CPD Capital LLC

Wielki Bór – Częstochowa

Wielki Bór in Częstochowa

- 2 properties
- location: ul. Bór 55
- buildings designated for retail, service, warehouse and office use
- built-up area – over 4,000 m²
- value: over PLN 16.2 million



Osiedle Kmicica – Częstochowa

Osiedle Kmicica

- land property
- location: in the area of Św. Kingi street
- planning permission from 2018 – multi-family residential and service development, providing for the construction of up to six multi-family residential buildings and an aparthotel
- area: 1,1245 ha
- value: USD 6.9 million



Properties in the USA

Rental properties in Jacksonville, Florida

- 2 properties
- 68 apartments
- property value: USD 8.6 million

Portfolio properties CPD S.A. as at end of 2025

Properties	Location	Value
Wielki Bór	Częstochowa, PL	>16,2 mln PLN
Osiedle Kmicica	Częstochowa, PL	6,9 mln PLN
Residential Properties for Rent	Jacksonville, Florida, USA	8,6 mln USD

Total portfolio value: >23 mln PLN + USD 8.6 million

Plans for 2026 and Beyond

Real Estate Investment Trust (REIT)

A diversified portfolio of properties generating stable, long-term rental income

Portfolio at least 1 billion PLN by the end of 2028

Diversification:
Poland
+ USA + Europe

Regular Dividend
target: up to 80% of
consolidated net profit
(quarter/semi-annually)
starting from 2026
results

Expected enactment
of Polish REIT
legislation – a key
catalyst

Thank You for Your Attention