Selected financial data

	[in PLN thousand]		[in EUR thousand]*	
	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Net interest income	36,949.9	39,097.3	8,689.6	9,263.0
Net commission income	-945.8	-673.3	-222.4	-159.5
Net income on basic activities	35,565.5	38,807.1	8,364.0	9,194.2
Profit before tax	16,114.9	23,196.7	3,789.8	5,495.8
Profit after tax	9,851.1	18,437.3	2,316.7	4,368.2
Earnings per ordinary share (in PLN/in EUR)	25.92	48.52	6.10	11.14
Net cash flows	-4,237.6	-7,960.5	-996.6	-1,886.0

	[in PLN thousand]			[in EUR thousand]**		
	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
Total assets	4,801,392.7	4,876,442.1	4,385,495.5	1,117,564.6	1,153,723.3	1,033,851.7
Share capital	380,000.0	380,000.0	380,000.0	88,448.2	89,904.7	89,582.5
Equity	458,008.7	471,061.8	443,195.2	106,605.4	111,449.1	104,480.4
Number of shares (pcs)	380,000	380,000	380,000	-	-	-
Carrying amount per share	1,205.3	1,239.6	1,166.30	280.5	293.3	274.95

*) The conversion of selected data into EUR for items of the profit or loss account and for net cash flows was performed using the exchange rate calculated as the arithmetic mean of EUR exchange rates published by the National Bank of Poland, applicable on the last day of each month in the 6-month period ended 30 June 2026, amounting to 4.2522 PLN/EUR, and in the corresponding 6-month period ended 30 June 2025, amounting to 4.2208 PLN/EUR.

**) For the conversion of selected data into EUR for items of the statement of financial position, the average EUR exchange rate published by the National Bank of Poland and applicable on the balance sheet date was used, i.e. as at 30 June 2026 – 4.2963 PLN/EUR, as at 31 December 2025 – 4.2267 PLN/EUR, and as at 30 June 2025 – 4.2419 PLN/EUR.

The basic ratios

	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
ROA - return on assets (%)	0,80%	1.02%	1.05%
ROE - return on equity (%)	8,16%	10.22%	9.95%
DR - total debt ratio (%)	90,48%	90.36%	89.91%
TCR - total capital ratio (%)*	33,75%	30.20%	34.71%
LR - Leverage ratio (%)*	9,33%	9.20%	9.70%
LCR - liquidity coverage ratio (%)	1 394%	217%	1,131%

*) In accordance with regulatory recommendations, the ratios as at 31 December 2025 are recalculated after the profit distribution is approved by the General Meeting of ING Bank Hipoteczny S.A., and then they are reported to the regulator. The above presented TCR and LR as at 31 December 2025 take into account the recalculation. Prior to the approval of the 2025 profit distribution, the ratios in question published in the annual financial statements for the period from 1 January 2025 to 31 December 2025 stood at: TCR 29.19% and LR 8.73%.

Explanatory note:

ROA - return on assets ratio (%) - calculated as the ratio of net profit from 4 consecutive quarters to average assets from 5 consecutive quarters

ROE - return on equity ratio (%) - calculated as the ratio of net profit from 4 consecutive quarters to average shareholders' equity from 5 consecutive quarters

DR - debt ratio (%) - calculated as the ratio of total debt to total assets

TCR - total capital ratio (%) - calculated as required by the provisions of the CRR

LR - leverage ratio (%) - calculated as required by the provisions of the CRR

LCR - liquidity coverage ratio (%) - calculated as required by the provisions of the CRR

ING Bank Hipoteczny S.A.

Interim condensed financial statements

for a six-month period ending on 30 June 2026

Contents

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

Interim condensed income statement

	Note	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Interest income, including:	6.1.	134,858.7	157,045.2
calculated using the effective interest method	*6.1.*	*134,858.7*	*157,045.2*
Interest costs	6.1.	-97,908.8	-117,947.9
Net interest income	**6.1.**	**36,949.9**	**39,097.3**
Fee and commission income	6.2.	7.5	3.9
Commission expenses	6.2.	-953.3	-677.2
Net commission income	**6.2.**	**-945.8**	**-673.3**
FX result		6.0	-14.1
Net income on sale of securities at fair value through other comprehensive income		0.0	244.4
Net income on other basic activities	6.3.	-444.6	152.8
Net income on basic activities		**35,565.5**	**38,807.1**
General and administrative expenses, including:	6.4.	-18,893.6	-16,349.6
operating expenses	*6.4.*	*-15,311.0*	*-13,983.0*
regulatory costs	*6.4.*	*-3,582.6*	*-2,366.6*
Loss allowance	6.5.	-29.0	743.5
Tax on certain financial institutions		-528.0	-4.3
Gross profit (loss)		**16,114.9**	**23,196.7**
Income tax		-6,263.7	-4,759.4
Net profit (loss)		**9,851.1**	**18,437.3**
Number of shares		380,000	380,000
Profit(+)/loss(-) per ordinary share - basic (in PLN)		25.92	48.52

The value of diluted earnings per share coincides with the value of earnings per ordinary share.

The interim condensed income statement should be read in conjunction with the notes to the interim condensed financial statements, which form an integral part of the interim condensed financial statements.

Interim condensed statement of comprehensive income

	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Profit (loss) after tax for the period	**9,851.1**	**18,437.3**
Total other comprehensive income, including:	**165.6**	**-352.3**
Items which can be reclassified to income statement, including:	165.6	-352.3
Unrealised result on measurement of securities measured at fair value through other comprehensive income	165.6	-352.3
including deferred tax	*-71.0*	*82.6*
Net comprehensive income for the period	**10,016.7**	**18,085.0**

The interim condensed statement of comprehensive income should be read in conjunction with the notes to the interim condensed financial statements, which form an integral part of the interim condensed financial statements.

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

Interim condensed statement of financial position

	Note	as at 30.06.2026	as at 31.12.2025	as at 30.06.2025
Amounts due from banks	6.6	5,272.1	9,509.7	6,307.4
Debt securities measured at fair value through other comprehensive income	6.7	128,535.7	98,685.4	98,615.5
Debt securities measured at amortized cost	6.7	0.0	99,955.0	0.0
Loans and other receivables to customers.	6.8	4,657,205.6	4,657,829.2	4,271,998.9
Property, plant and equipment		1,208.6	1,349.8	1,211.8
Intangible assets		415.6	0.0	0.0
Current income tax assets		1,157.6	0.0	3,030.1
Deferred tax assets		6,333.9	8,590.7	3,217.7
Other assets		1,263.6	522.4	1,114.1
Total assets		**4,801,392.7**	**4,876,442.1**	**4,385,495.5**
Liabilities to banks	6.9	1,812,360.0	2,877,326.1	3,421,531.9
Liabilities under issue of covered bonds	6.10	2,517,448.3	1,518,818.2	508,651.4
Provisions		887.3	835.8	653.0
Current income tax liabilities		0.0	678.8	0.0
Other liabilities	6.11	12,688.5	7,721.4	11,464.0
Total liabilities		**4,343,384.0**	**4,405,380.3**	**3,942,300.3**
Share capital		380,000.0	380,000.0	380,000.0
Supplementary capital - share premium		15,997.4	15,997.4	15,997.4
Accumulated other income	6.12	-238.9	-404.5	-565.0
Retained earnings		62,250.2	75,468.8	47,762.8
Total equity		**458,008.7**	**471,061.8**	**443,195.2**
Total equity and liabilities		**4,801,392.7**	**4,876,442.1**	**4,385,495.5**
Carrying amount		458,008.7	471,061.8	443,195.2
Number of shares		380,000	380,000	380,000
Carrying amount per share (in PLN)		1,205.29	1,239.64	1,166.30

The interim condensed statement of financial position should be read in conjunction with the notes to the interim condensed financial statements, which form an integral part of the interim condensed financial statements.

Interim condensed statement of changes in equity

period from 01.01.2026 to 30.06.2026

	Note	Share capital	Supplementary capital - share premium	Accumulated other income	Retained earnings	**Total equity**
Opening balance of equity		**380,000.0**	**15,997.4**	**-404.5**	**75,468.9**	**471,061.8**
Coverage of losses from previous years		0.0	0.0	0.0	0.0	0.0
Net result for the current period	6.13	0.0	0.0	0.0	9,851.1	9,851.1
Dividend payout		0.0	0.0	0.0	-23,069.8	-23,069.8
Other net comprehensive income, including:	6.12	0.0	0.0	165.6	0.0	165.6
Unrealised result on measurement of securities measured at fair value through other comprehensive income		0.0	0.0	165.6	0.0	165.6
Actuarial gains/losses		0.0	0.0	0.0	0.0	0.0
Closing balance of equity		**380,000.0**	**15,997.4**	**-238.9**	**62,250.2**	**458,008.7**

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

from 01.01.2025 to 31.12.2025

	Note	Share capital	Supplementary capital - share premium	Accumulated other income	Retained earnings	**Total equity**
Opening balance of equity	1.3	**380,000.0**	**15,997.4**	**-212.7**	**45,076.6**	**440,861.3**
Net result for the current period	6.20	0.0	0.0	0.0	46,143.4	46,143.4
Dividend payout		0.0	0.0	0.0	-15,751.0	-15,751.0
Other net comprehensive income, including:	6.19	0.0	0.0	-191.7	0.0	-191.7
Unrealised result on measurement of securities measured at fair value through other comprehensive income		0.0	0.0	-205.3	0.0	-205.3
Actuarial gains/losses		0.0	0.0	13.5	0.0	13.5
Closing balance of equity		**380,000.0**	**15,997.4**	**-404.5**	**75,468.9**	**471,061.8**

period from 01.01.2025 to 30.06.2025

	Note	Share capital	Supplementary capital - share premium	Accumulated other income	Retained earnings	**Total equity**
Opening balance of equity	1.3	**380,000.0**	**15,997.4**	**-212.7**	**45,076.5**	**440,861.2**
Net result for the current period	6.13	0.0	0.0	0.0	18,437.3	18,437.3
Dividend payout		0.0	0.0	0.0	-15,751	-15,751
Other net comprehensive income, including:		0.0	0.0	-352.3	0.0	-352.3
Unrealised result on measurement of securities measured at fair value through other comprehensive income		0.0	0.0	-352.3	0.0	-352.3
Closing balance of equity		**380,000.0**	**15,997.4**	**-565.0**	**47,762.8**	**443,195.2**

The interim condensed statement of changes in equity should be read in conjunction with the notes to the interim condensed financial statements, which form an integral part of the interim condensed financial statements.

Interim condensed cash flow statement

	Note	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Profit after tax		**9,851.1**	**18,437.3**
Adjustments		**535,192.2**	**-60,361.4**
Depreciation and amortisation	6.4	296.2	291.2
Interest accrued (from the income statement)	6.1	-36,949.9	-39,097.3
Interest paid		-437.7	-186.5
Interest received		138,134.6	159,009.3
Income tax (from the income statement)		-6,263.6	-4,759.4
Income tax paid		6,684.1	-850.6
Change in provisions		51.5	-20.0
Change in debt securities measured at fair value through other comprehensive income		-4,593.5	-3,394.3
Change in debt securities measured at amortised cost		0.0	-219.3
Change in loans to customers		-1,475.0	-3,760.0
Change in fixed assets due to recognition of lease		138.7	139.3

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

Change in other assets		-1,034.8	13.2
Change in liabilities to other banks		-563,643.7	-170,889.5
Change in liabilities under issue of covered bonds		999,119.1	135.3
Change in other liabilities		5,166.2	3,227.2
Net cash flow from operating activities		**545,043.3**	**-41,924.3**
Expenditures on acquisition of intangible assets		-415.6	0.0
Purchase of securities measured at fair value through other comprehensive income		-29,553.0	-29,553.0
Disposal of securities measured at fair value through other comprehensive income		0.0	30,258.0
Purchase of securities measured at amortized cost		0.0	-209,780.7
Disposal of securities measured at amortized cost		99,955.0	210,000.0
Interest received on debt securities		3,284.5	3,100.5
Net cash flow from investing activities		**73,270.9**	**4,024.8**
Dividend payout		-23,069.8	-15,750.9
Long-term loans received		1,586,661.3	1,616,332.5
Long-term loans repaid		-2,076,593.4	-1,474,054.6
Interest received		-69,927.2	-80,552.6
Payment of interest on issued covered bonds		-39,423.3	-15,841.7
Lease liabilities repaid		-199.4	-193.7
Net cash flow from financing activities		**-622,551.8**	**29,939.0**
Net increase/decrease in cash and cash equivalents		-4,237.6	-7,960.5
Opening balance of cash and cash equivalents		9,509.7	14,267.9
Closing balance of cash and cash equivalents	6.7, 6.18	5,272.1	6,307.4

The interim condensed cash flow statement should be read in conjunction with the notes to the interim condensed financial statements, which form an integral part of the interim condensed financial statements.

Supplementary information to the interim condensed financial statements

1. Bank details

1.1. Key Bank data

ING Bank Hipoteczny Spółka Akcyjna ("Bank", "Company") with its registered office in Poland, in Katowice, ul. Chorzowska 50, postal code 40-101, entered to the Register of Entrepreneurs of the National Court Register maintained by the District Court Katowice – Wschód in Katowice, 8th Commercial Division of the National Court Register under the number KRS 0000723965 on 20 March 2018. The Bank statistical number is REGON 369582281, and the tax identification number is NIP 205-000-51-99.

1.2. Scope and duration of operations

ING Bank Hipoteczny S.A. is a specialised bank conducting its business on the basis of the Act of 29 August 1997 on covered bonds and mortgage banks, the Banking Law Act of 29 August 1997, the Commercial Companies Code and other generally applicable laws, the good banking practice principles and the Bank Charter.
ING Bank Hipoteczny S.A.'s strategic objective is to secure long-term funding for the ING Bank Śląski S.A. Group by issuing covered bonds backed by mortgage-secured loan receivables purchased from ING Bank Śląski S.A.

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

The duration of the Bank is indefinite.The Bank pursues business exclusively within the territory of the Republic of Poland.

1.3. Share capital

The share capital of ING Bank Hipoteczny S.A. amounts to PLN 380,000,000 and is divided into 380,000 ordinary registered shares of nominal value of PLN 1,000.00 each.

Structure of the share capital

Series	Type of share	Number of shares	Nominal value of 1 share (in PLN)	Series nominal value (in PLN)	Date on which a resolution was passed by the General Meeting	Issue date	Date of registration in the National Court Register (KRS)
A	ordinary	120,000	1,000.00	120,000,000	Not applicable*	26.02.2018	20.03.2018
B	ordinary	90,000	1,000.00	90,000,000	03.01.2019	03.01.2019	06.02.2019
C	ordinary	170,000	1,000.00	170,000,000	11.12.2019	11.12.2019	09.01.2020

*) Issue of shares of series A stems from the Deed of Incorporation of 26 February 2018.

The share capital has been fully covered with pecuniary contributions. Each ordinary share entitles its holder to dividend and one vote during the General Meeting of ING Bank Hipoteczny S.A.

1.4. Shareholders of ING Bank Hipoteczny S.A.

ING Bank Hipoteczny S.A. is a subsidiary of ING Bank Śląski S.A., which, as at 30 June 2026, held 100% of the share capital of ING Bank Hipoteczny S.A. and 100% of the total number of votes at the General Meeting of ING Bank Hipoteczny S.A. The Bank is part of a Group that, for the purposes of these financial statements, is referred to as the ING Bank Śląski S.A. Group.

Ordinary General Meeting of ING Bank Hipoteczny S.A.

On 5 May 2026, the General Meeting of the Bank took place. The resolutions that were passed there concerned:

- consideration and approval of the financial statements of ING Bank Hipoteczny S.A. for 2025,
- review and approval of the Management Board Report on Operations of ING Bank Hipoteczny S.A. for 2025 including the Management Board Report on observance of the Principles of corporate governance,
- acceptance of the report of the Supervisory Board of ING Bank Hipoteczny S.A. for 2025 and assessment of the functioning of the *Remuneration Policy of ING Bank Hipoteczny S.A.* in 2025, and assessment of the adequacy of the internal regulations concerning the functioning of the Supervisory Board of ING Bank Hipoteczny S.A. and its effectiveness,
- acknowledgement of the fulfilment of duties by the members of the Supervisory Board of ING Bank Hipoteczny S.A. in 2025,
- acknowledgement of the fulfilment of duties by the members of the Management Board of ING Bank Hipoteczny S.A. in 2025,
- method of profit distribution for 2025,
- dividend payout from the 2025 profit,
- assessment whether the existing members of the Supervisory Board meet the requirements referred to in Article 22aa of the Banking Act (suitability assessment),
- changes to the *Policy of Remuneration for Members of the Supervisory Board of ING Bank Hipoteczny S.A.*

- *amendments to the ING Bank Hipoteczny S.A. Supervisory Board Members Appointing, Onboarding and Recalling Policy,*
- acceptance of the information regarding the adopted amendment to the Bylaw of the Supervisory Board of ING Bank Hipoteczny S.A.

1.5. ING Bank Hipoteczny S.A. Management Board and Supervisory Board composition

Management Board

As at 30 June 2026, the composition of the Management Board of ING Bank Hipoteczny S.A. was as follows:

- Mr Jacek Frejlich, President of the Management Board,
- Mr Marek Byczek, Vice-President of the Bank Management Board,
- Ms Katarzyna Majchrzak, Vice-President of the Bank Management Board.

In the first half of 2026 there were no changes in the composition of the Management Board of ING Bank Hipoteczny S.A.

Bank Supervisory Board

As at 30 June 2026, the Supervisory Board of ING Bank Hipoteczny S.A. worked in the following composition:

- Ms Bożena Graczyk, Chair,
- Mr Marcin Giżycki, Deputy Chair,
- Mr Jacek Michalski, Member (independent member),
- Mr Brunon Bartkiewicz, Member,
- Ms Joanna Erdman, Member,
- Mr Krzysztof Gmur, Member (independent member).

In the first half of 2026 there were no changes in the composition of the Supervisory Board of ING Bank Hipoteczny S.A.

1.6. Approval of financial statements

These interim condensed financial statements of ING Bank Hipoteczny S.A. were accepted for publication by the Bank Management Board on 3 August 2026.
The annual financial statements of ING Bank Hipoteczny S.A. for the period from 1 January 2025 to 31 December 2025 were approved by the General Meeting of the Bank on 5 May 2026.

1.7. Information on the impact of the economic situation and seasonality on the operations of ING Bank Hipoteczny S.A.

The Bank monitors the macroeconomic environment on an ongoing basis and analyses its impact on the Bank itself. The Bank analyses the market situation regarding covered bonds and changes in the regulatory and economic environment on an ongoing basis. Moreover, it is monitored all the time whether the suppliers are able to provide services. The Bank's operations are continuous and are not subject to material seasonal or cyclical fluctuations in individual quarters of the financial year.

The Bank's standing is good in terms of its liquidity and capital position. In fact, it significantly exceeds the required regulatory levels. As at 30 June 2026, the Bank's LCR was 1 394%. Common Equity Tier 1 ratio, equal to the Bank's total capital ratio (TCR), was 33,75% as at 30 June 2026. The level of this ratio significantly exceeds the capital adequacy requirement set by law.

2. Significant events:

2.1. Significant events in the first half of 2026

Amendment to the Corporate Income Tax Act and the Act on Tax on Certain Financial Institutions - Change in the CIT Rate Applicable to Banks.

Effective from 1 January 2026, amendments to tax legislation introducing new corporate income tax (CIT) rates came into force. The CIT rate applicable to domestic banks is 30% for 2026, 26% for 2027 and 23% from 2028 onwards. The effective tax rate for the first half of 2026 amounted to 38.87%, compared with 12.68% for the year 2025 and 20.96% for the first half of 2025. The increase in the effective tax rate to 38.87% was primarily attributable to the increase in the statutory CIT rate applicable to banks to 30% and the impact of permanent differences. Consequently, the effective tax rate was higher than the nominal CIT rate applicable in 2026.

Individual recommendation of the Polish Financial Supervision Authority on meeting the criteria for dividend payout from net profit for 2025

On 27 February 2026, the Bank received a letter from the Polish Financial Supervision Authority (PFSA), in which the PFSA indicated that the Bank meets the requirements to pay dividends at a level of up to 75% of the net profit for 2025, with the maximum payment amount not exceeding the amount of the annual profit less the profit earned in 2025 already included into own funds. The Bank did not count profits during 2025 as own funds, and therefore the maximum dividend amount from 2025 profit for the Bank is 75%. At the same time, the PFSA recommended mitigating the inherent risk of the Bank by not taking, without prior consultation with the supervisory authority, other actions, in particular those outside the scope of current business and operational activities, which could lead to lowering the Bank's own funds, including possible dividend payout from undivided profit from previous years and repurchase or buy-back of own shares.

Amount of the annual contribution to the BGF compulsory resolution fund in 2026

On 24 March 2026, the Bank was informed by the Bank Guarantee Fund about the amount of the annual contribution to the banks' compulsory resolution fund in 2026. The total cost to the Bank is PLN 3,012,300, the previous years contribution adjustment included. The entire amount was charged to 1Q2026 and paid in July 2026.

Issue of covered bonds of series 4

On 10 June 2026, under the International Covered Bond Issuance Programme, the Bank issued the fourth series of covered bonds with a total nominal value of PLN 1,000,000,000 (i.e. 2,000 instruments with a nominal value of PLN 500,000 each) and a floating interest coupon of 6M WIBOR + 0.80%, payable semi-annually. The maturity date of the covered bonds was set for 10 June 2030; however, it may be extended in accordance with the provisions of the Act of 29 August 1997 on Covered Bonds and Mortgage Banks. On 10 June 2026, the covered bonds were admitted to trading on a regulated market of the Luxembourg Stock Exchange (Bourse de Luxembourg), and subsequently also in Warsaw.

2.2. Significant Events after the end of the reporting period

None.

3. Statement of compliance with International Financial Reporting Standards

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

These interim condensed financial statements of ING Bank Hipoteczny S.A. for the period from 1 January 2026 to 30 June 2026 have been prepared in accordance with the International Accounting Standard (IAS) 34 Interim Financial Reporting as approved by the European Commission and valid as at the reporting date, i.e. 30 June 2026, and in accordance with the requirements set out in the Regulation of the Minister of Finance of 6 June 2025 on current and interim information published by issuers of securities and the conditions for recognizing as equivalent information required by the law of a non-member state (Journal of Laws of 2025, item 755).

The presented interim financial statements were prepared in a condensed version. The interim condensed financial statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the annual financial statements of ING Bank Hipoteczny S.A. for the period from 1 January 2025 to 31 December 2025, which were approved by the Bank's General Meeting on 5 May 2026 and are available on the website of ING Bank Hipoteczny S.A. (www.inghipoteczny.pl).

Interim condensed income statement, interim condensed statement of comprehensive income, interim condensed statement of changes in equity and interim condensed cash flow statement for the period from 1 January 2026 to 30 June 2026 and interim condensed statements of financial position as at 30 June 2026 together with comparable data have been prepared using the same accounting principles for each of the periods.

3.1. Changes to accounting standards

In these interim condensed financial statements, the Bank has incorporated the following amendments to standards and interpretations that have been endorsed by the European Union with an effective date for annual periods beginning on or after 1 January 2026:

Change	**Influence on the Bank's statements**
IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - *Classification and valuation of financial instruments*	The changes introduced are the result of the conclusions of the post-implementation review of the guidance for both standards. The amendments clarify the classification of financial assets (i.e.: those arising from contracts containing ESG or similar clauses) and the derecognition of financial instruments that are subject to settlement through electronic payment systems from the balance sheet. The implementation of the amendments to the standard will have no material impact on the Bank's financial statements.
Changes resulting from the annual update of the content of the standards (Volume 11)	The amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7 are editorial in nature. Application of the changes has not affected the financial statements of the Bank.
IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - *Renewable electricity contracts* *(financial year beginning on 1 January 2026)*	The changes aim to better reflect contracts relating to renewable electricity with physical or virtual delivery in the financial statements. The changes introduced focus on the requirements for energy purchases for own use, hedge accounting and disclosures. The implementation of changes, from the perspective of the current economic situation, had no impact on the Bank's financial statements.

The published standards and interpretations which were issued by 30 June 2026 and approved by the European Union but were not previously applied by the Bank:

Change **(EU effective date is given in the parentheses)**	**Influence on the Bank's statements**
IFRS 18 *Presentation and disclosure in financial statements* *(financial year beginning 1 January 2027)*	A new standard published in April 2024 that will replace IAS 1. The implementation of the new guidance is intended to improve the comparability and transparency of entities' financial statements. Based on the Bank's analyses performed to date, it may be concluded that the application of the Standard will affect the presentation and the scope of disclosures in the Bank's financial statements. However, the detailed impact will be confirmed in the course of further work on implementing the requirements of the new Standard.

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 _(in PLN thousand)_

The published standards and interpretations which were issued by 30 June 2026, but were not approved by the European Union as at 30 June 2026 and were not previously applied by the Bank:

Change **(EU effective date is given in the parentheses)**	**Influence on the Bank's statements**
IFRS 20 _Regulatory assets and regulatory liabilities_ _(financial year beginning on 1 January 2029)_	The new standard introduces comprehensive accounting principles for activities subject to rate regulation. The standard aims to provide users of financial statements with precise information on the impact of price regulation on the entity's financial performance, financial position, and future cash flows. The application of the standard will have no impact on the Bank's financial statements.
IFRS 19 _Subsidiaries without public accountability: disclosures_ _(financial year beginning 1 January 2027)_	The new standard, published in May 2024, will be applied on a voluntary basis by entities that do not have the status of an entity with public accountability but which are dependent on entities preparing publicly available consolidated financial statements. The application of the standard will have no impact on the Bank's financial statements.
Changes regarding the fair value option in IAS 28 Investments in Associates and Joint Ventures. _(financial year beginning 1 January 2027)_	Amendments to IAS 28 aimed at clarifying which entities may apply the fair value option in respect of investments in associates and joint ventures. The amendments were introduced due to emerging interpretative inconsistencies arising from the implementation of IFRS 18. The application of these amendments to the standard will have no impact on the Bank's financial statements.
Amendments to IAS 21 _The Effects of Changes in Foreign Exchange Rates: Restatement into the Presentation Currency in Hyperinflationary Conditions_ _(financial year beginning 1 January 2027)_	The Bank's analyses show that the implementation of the change will have no significant impact on the financial statements of the Bank.
Amendments to IFRS 19 (published on 21 August 2025) _Subsidiaries without public accountability: disclosures_ _(financial year beginning 1 January 2027)_	The amendments to the new standard are intended to incorporate the disclosure-related changes to IFRS that were published after the issuance of IFRS 19 (in May 2024) and whose effective date falls in the financial year beginning on 1 January 2027. The application of these amendments to the standard will have no impact on the Bank's financial statements.

As at the date of adoption of these interim condensed statements for publication, given the ongoing process of implementing the IFRS standards in the European Union as well as the Bank's operations, with regard to the accounting principles applied by the Bank – there is no difference between the IFRS standards which came into force and the IFRS standards approved by the European Union.

3.2. Impact of benchmark reform

In its annual financial statements for the period from 1 January 2025 to 31 December 2025, the Bank provided information on the impact of the reform of reference rates. In the first half of 2026, work continued on the reform of interest rate reference indices in Poland, including the development of the market for products based on the POLSTR reference index.

On 18 May 2026, GPW Benchmark S.A. announced its decision to cease the calculation of the WIBID and WIBOR reference rates for the 1M, 3M and 6M fixing periods with effect from 31 December 2036, and to commence their orderly phase-out. At the same time, the Polish Financial Supervision Authority presented its position that there is no need to designate a replacement for the key WIBOR reference rate.

In accordance with the updated Roadmap for the reform, from the start of 2027 it is envisaged that the WIBID and WIBOR benchmarks will no longer be used in new contracts and financial instruments, with the exception of specific derivative transactions entered into for the purpose of managing interest rate risk or liquidity risk in portfolios existing at the end of 2026. With regard to existing contracts and financial instruments using WIBOR 1M, 3M and 6M, a phased-out period for these indices has been provided for, with 31 December 2036 set to be the last day on which they are calculated.

In view of the planned reduction in the use of, and the eventual discontinuation of, the WIBID and WIBOR Bank indices, the Bank's customers and other market participants with exposures linked to these indices may be exposed to legal, financial, operational and reputational risks, as well as risks associated with changes in market standards. Given the use of WIBOR in some of the Bank's lending products, a dedicated project team has been set up to coordinate activities related to the reform.

The project team analyses and coordinates the measures necessary to adapt the Bank's internal processes and systems, taking into account valuation, accounting, risk management, legal documentation and the impact of the reform on customers. The Bank monitors market developments, the recommendations of the National Working Group, regulatory standards and uncertainties surrounding the reform process, in order to assess their impact on the Bank's operations, customers and the associated risks.

In the first half of 2026, the Steering Committee of the National Working Group on benchmark reform continued its work on recommendations concerning products referring to POLSTR and existing portfolios. At the same time, further stages were implemented in the development of a market for financial products based on POLSTR, alongside measures aimed at ensuring that market participants achieve the regulatory, operational and systemic readiness required to offer and service such products.

Information regarding the end date for the publication of WIBOR 1M, 3M and 6M, the discontinuation of WIBOR in new products from the start of 2027, and the position that there is no need to designate a replacement stems from the update to the Roadmap published by the Polish Financial Supervision Authority (KNF) on 30 June 2026.

3.3. Going concern

These interim condensed financial statements of ING Bank Hipoteczny S.A. were prepared on a going concern basis, as regards at least 12 months from the publication date, that is from 3 August 2026. As at the date of acceptance for publication of the interim condensed financial statements, the Bank Management Board, identify no facts or circumstances that could pose a threat to the Bank's operation as a going concern for 12 months from the publication date due to intended or forced discontinuation or significant limitation by the Bank of its current operations.

3.4. Financial statements scope and currency

The Bank is neither the parent entity nor the major investor for associates, jointly controlled entities or subsidiaries. Thus, ING Bank Hipoteczny S.A. does not prepare consolidated financial statements of the Group.

The parent entity of ING Bank Hipoteczny S.A. is ING Bank Śląski S.A. The latter prepares interim condensed consolidated financial statements of the ING Bank Śląski S.A. Group. ING Bank Śląski S.A. is a subsidiary of ING Bank N.V. being a part of the capital group that is called herein as the ING Group. ING Groep N.V. with its registered office in the Netherlands is the ultimate parent of the Group.

These interim condensed financial statements of the Bank for the period from 1 January 2026 to 30 June 2026 have been prepared in Polish zloty ("PLN"). Unless otherwise specified, all values are given after rounding to the nearest thousand PLN with one decimal place. Therefore, some totals and individual notes can be inconsistent in mathematical terms.

3.5. Reporting period and comparable data

The interim condensed financial statements of the Bank cover the period from 1 January 2026 to 30 June 2026 and include comparative data:

- as at 31 December 2025 and 30 June 2025 for the interim condensed statement of financial position.
- for the period from 1 January 2025 to 30 June 2025 for the interim condensed income statement, interim condensed statement of comprehensive income, interim condensed statement of cashflows,
- for the period from 1 January 2025 to 31 December 2025 and from 1 January 2025 to 30 June 2025 for the interim condensed statement of changes in equity,

4. Significant accounting principles and key estimates

Detailed accounting policies and key estimates have been presented in the annual financial statements of ING Bank Hipoteczny S.A. for the period from 1 January 2025 to 31 December 2025.

In the first half of 2026, no material changes were made to the accounting principles applied by the Bank.

4.1. Key estimates

The most significant estimates that have changed in the first half of 2026 compared to those presented in the annual financial statements of ING Bank Hipoteczny S.A. for the period 1 January 2025 to 31 December 2025 are presented below.

4.1.1. Estimation of expected credit losses on financial assets

The methodology for calculating expected losses was presented in the annual financial statements of ING Bank Hipoteczny S.A. for the period from 1 January 2025 to 31 December 2025.

Macroeconomic forecasts

Credit risk models for IFRS 9 were built based on historical relationships between changes in economic parameters (i.e. GDP or interest rates) and their subsequent effect on the realisation of changes in credit risk level (PD/LGD). Macroeconomic forecasts prepared by the Macroeconomic Analysis Office of ING Bank Śląski S.A. show in the period 2026–2029 that strong consumption and the anticipated revival of investments from 2026 onwards - supported by funds from the European Union - will support solid economic growth in Poland. However, this year, the rate of GDP growth may be slightly lower than previously forecast, due to:

- adverse weather conditions, which have significantly dampened economic activity in the construction sector (double-digit falls in output) and in industry at the start of the year,
- persistent uncertainty surrounding the situation in the Middle East and the intensifying energy crisis (high oil prices).

The unemployment rate is expected to remain stable in the coming years, as the economy is set to accelerate despite unfavourable demographic trends.

Compared with earlier forecasts, the residential property price scenario has been revised slightly upwards due to:

- revision of historical NBP data,
- stronger-than-expected mortgage lending,
- a slower deceleration in wage growth,
- the Monetary Policy Council's resilience to temporarily elevated CPI inflation readings.

The estimated impact of macroeconomic changes had a marginal effect on reducing the level of provisions for expected credit losses in the first half of 2026.

Management adjustments

[PMA on model changes] In 4Q2025, the Bank, in cooperation with ING Bank Śląski S.A., implemented a new capital model for the mortgage portfolio. The new version of the expected credit loss model, compliant with IFRS 9, was implemented in July 2026, i.e. after the reporting date.

As at 30 June 2026, pending the implementation of the new version of the IFRS 9 model, the Bank applied a management adjustment to account for identified differences arising from the model changes. The application of the management adjustment resulted in the reclassification of a portion of exposures from Stage 2 to Stage 1 and, consequently, a reduction in the value of provisions for expected credit losses. As at 30 June 2026, the management adjustment reduced the value of provisions by PLN 566,000.

The impact of the management adjustment has been reflected in the classification of exposures into individual stages presented in these financial statements and in the amount of provisions for expected credit losses.

Sensitivity analysis of expected losses to the level of the adopted PD threshold

In order to show the sensitivity of expected losses to the level of the PD threshold adopted, the Bank has estimated the allowance for expected losses in Stages 1 and 2 with the following assumptions:

- all of these financial assets would be below the PD threshold and have an associated 12-month expected loss; and
- all these assets would exceed this PD threshold and have lifetime expected losses attributed to them.

These estimates show as at 30 June 2026, respectively, hypothetical lower expected losses for assets in Stages 1 and 2 by approximately PLN 0.8 million (under the first assumption) or higher by approximately PLN 3.7 million (under the second assumption).

For comparison, estimates made as at 31 December 2025 showed, respectively, hypothetical lower expected losses for assets in Stages 1 and 2 by approximately PLN 0.9 million (under the first assumption) or higher by approximately PLN 3.9 million (under the second assumption).

Macroeconomic factor projections and weights assigned to each macroeconomic scenario

Herein below, the macroeconomic projections of the main indicators adopted as at 30 June 2026 and 31 December 2025 are presented as well as the deviation of expected losses in the positive, baseline and negative scenarios from the reported expected losses, weighted by the scenario probability (assuming that the time horizon of the expected loss calculation remains unchanged at 12 months or over the lifetime of the exposures, respectively, broken down by stage according to IFRS 9 methodology). The macroeconomic assumptions used to determine expected credit losses were based on forecasts prepared by the Macroeconomic Research Bureau of ING Bank Śląski S.A.

The tables show the results of the analysis of the change in exposures in Stages and the change in write-down coverage in total for the entire loan portfolio, without taking PMA adjustments into account.

The selective application of the negative scenario with a weighting of 100% results in an increase in the level of write-downs in all Stages (1/2/3). The average increase in write-downs over the entire portfolio, is approximately 9% compared to the averaged scenario used in the calculation of write-downs as at 30 June 2026. The increase in write-downs in this scenario is driven by more conservative values of GDP, real estate prices, and the unemployment rate (compared to the baseline scenario).

Similarly, the selective application of the positive scenario with a weighting of 100% results in a decrease in the level of write-downs in all Stages (1/2/3). The average decrease in write-downs over the entire portfolio, is approximately 8% (compared to the averaged scenario used in the calculation of write-downs for the first half of 2026). The decrease in write-downs in this scenario is driven by more optimistic values of GDP, real estate prices, and the unemployment rate (compared to the baseline scenario).

If a 100% weighting is applied to the baseline scenario, the value of the write-downs remains almost unchanged (a decrease in write-downs of less than 1%).

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

As at 30.06.2026

		2026	2027	2028	Expected losses unweighted by probability - deviation from reported losses in %		Scenario weight	Reported expected losses (collective assessment in Stages 1, 2 and 3)	
					Total	by Stages		**Total**	by Stages
Positive scenario	GDP	4.0%	4.9%	4.0%	**-8%**	Stage 1 -7% Stage 2 -14% Stage 3 -2%	20%	**2,901.2**	Stage 1 353.8 Stages 2 1,195.7 Stages 3 1,351.7
	Unemployment according to LFS	2.6%	2.4%	2.1%					
	Property price index	5.0%	9.3%	4.1%					
	3M interest rate	1.9%	1.6%	1.5%					
Baseline scenario	GDP	3.4%	3.2%	3.0%	**-1%**	Stage 1 0% Stage 2 -2% Stage 3 0%	60%		
	Unemployment according to LFS	3.0%	3.0%	3.0%					
	Property price index	0.2%	1.8%	2.3%					
	3M interest rate	4.3%	4.4%	4.3%					
Negative scenario	GDP	2.4%	0.0%	1.4%	**+9%**	Stage 1 +8% Stage 2 +19% Stage 3 +1%	20%		
	Unemployment according to LFS	3.9%	6.0%	7.9%					
	Property price index	-6.6%	-7.2%	-3.7%					
	3M interest rate	6.2%	7.0%	7.4%					

As at 31.12.2025

		2026	2027	2028	Expected losses unweighted by probability - deviation from reported losses in %		Scenario weight	Reported expected losses (collective assessment in Stages 1, 2 and 3)	
					Total	by Stages		**Total**	by Stages
Positive scenario	GDP	4.7%	6.3%	4.7%	**-8%**	Stage 1 -7% Stage 2 -14% Stages 3 -2%	20%	**3,000.3**	Stage 1 378.5 Stages 2 1,268.6 Stages 3 1,353.2
	Unemployment according to LFS	2.4%	2.2%	2.0%					
	Property price index	9.6%	6.0%	6.3%					
	3M interest rate	7.6%	7.7%	7.7%					
Baseline scenario	GDP	3.5%	3.8%	2.8%	**0%**	Stage 1 0% Stage 2 -1% Stage 3 0%	60%		
	Unemployment according to LFS	3.0%	3.0%	2.9%					
	Property price index	6.5%	4.7%	3.9%					
	3M interest rate	4.4%	4.2%	4.4%					
Negative scenario	GDP	1.7%	-0.3%	0.2%	**+9%**	Stage 1 +8% Stage 2 +18% Stage 3 +1%	20%		
	Unemployment according to LFS	4.3%	5.9%	7.1%					
	Property price index	2.0%	2.7%	2.6%					
	3M interest rate	3.6%	2.7%	2.3%					

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

5. Comparability of financial data

Movements in statement of financial position

The Bank has made no changes to the presentation of data in these interim condensed financial statements for the period from 1 January 2026 to 30 June 2026 compared to the interim condensed financial statements for the period from 1 January 2025 to 30 June 2025.

6. Notes to the interim condensed financial statements

NOTES TO INCOME STATEMENT

6.1. Net interest income

	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Interest income	**134,858.7**	**157,045.2**
Interest income calculated using the effective interest method	**134,858.7**	**157,045.2**
Interest on loans and other receivables from customers measured at amortised cost	132,031.1	153,584.2
Interest on receivables from banks measured at amortised cost	187.1	198.1
Interest on securities measured at amortized cost	299.6	219.3
Purchase of securities measured at fair value through other comprehensive income	2,340.9	3,043.6
Interest expenses	**-97,908.8**	**-117,947.9**
Interest on liabilities to other banks	-58,537.3	-101,971.4
Interest on liabilities under issue of covered bonds	-39,350.3	-15,951.2
Interest on lease liabilities	-21.2	-25.3
Net interest income	**36,949.9**	**39,097.3**

The interest expense presented in the table relates to financial liabilities measured at amortised cost.

Interest income on assets classified in Stage 3 is calculated based on the net carrying amounts, i.e., amounts after recognising loss allowance for expected credit losses.

In the first half of 2026, interest income on financial assets in Stage 3 amounted to PLN 84,600 compared with PLN 98,400 in the first half of 2025.

6.2. Net commission income

	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Commission income	**7.5**	**3.9**
Other commission income	7.5	3.9
Commission expenses	**-953.3**	**-677.2**
Fees and commissions to the National Depository for Securities (KDPW), issue registration included	-0.6	-0.6
Fees and commissions to other financial entities, inclusive of fees and commissions for disclosure of credit information	-105.9	-102.9
Fees and commissions to banks in connection with purchased debt claims	-712.7	-485.9
Fees and commissions for maintaining a custody account by ING Bank Śląski S.A.	-11.3	-10.7
Other commission expenses	-122.8	-77.1
Net commission income	**-945.8**	**-673.3**

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

6.3. Net income on other basic activities

	period from 01.01.2026 to 30.06.2026	period from 01.01.2025 to 30.06.2025
Commission refunds for early repayment of mortgages	-458.1	-431.6
Other income and expenses from other basic activities	13.4	584.4
Net income on other basic activities	**-444.6**	**152.8**

6.4. General and administrative expenses

	period from 01.01.2026 to 30.06.2026	period from 01.01.2025 to 30.06.2025
Regulatory costs	**-3,582.6**	**-2,366.6**
Bank Guarantee Fund charges*	-3,012.3	-1,797.1
Other regulatory costs	-570.3	-569.5
Operating expenses, including:	**-15 311,0**	**-13 983,0**
Personnel expenses	-6,756.4	-6,103.7
Other general and administrative expenses	**-8,554.6**	**-7,879.3**
Depreciation and amortisation	-296.2	-291.2
Costs of auxiliary activities provided under the Cooperation Agreement**	-3,173.6	-2,952.6
IT costs	-1,435.4	-1,410.3
Other expenses	-3,649.3	-3,225.2
General and administrative expenses	**-18,893.6**	**-16,349.6**

*) On 24 March 2026, the Management Board of ING Bank Hipoteczny S.A. got information from the Bank Guarantee Fund on the amount of the annual contribution to the banks' compulsory resolution fund for 2026. The total cost to the Bank is PLN 3,012,300, the previous years contribution adjustment included. The entire amount was charged to 1Q2026 and paid in July 2026.

**) A scope of services provided by ING Bank Śląski S.A. for ING Bank Hipoteczny S.A. resulting from the Cooperation agreement is described in Note 6.17 *Related party tansactions*.

6.5. Loss allowance

	period from 01.01.2026 to 30.06.2026	period from 01.01.2025 to 30.06.2025
Establishment of loss allowance	**-436.7**	**-308.6**
Loans and other receivables to customers.	-418.7	-305.9
Debt securities at fair value through other comprehensive income	-17.9	-2.7
Release of loss allowance	**407.7**	**1,052.1**
Loans and other receivables to customers.	404.6	1,048.5
Debt securities at fair value through other comprehensive income	3.0	3.6
Loss allowance	**-29.0**	**743.5**

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

NOTES TO STATEMENT OF FINANCIAL POSITION

6.6. Cash and cash equivalents

	as at 30.06.2026	as at 31.12.2025	as at 30.06.2025
Current accounts	5,272.1	4,509.2	2,306.0
Term deposits in banks	0.0	5,000.5	4,001.4
Total (net)	**5,272.1**	**9,509.7**	**6,307.4**

As at 30 June 2026, cash and cash equivalents comprise funds in current accounts and short-term deposits with a maturity of up to 3 months, held with ING Bank Śląski S.A. in PLN.

The Bank has no cash and cash equivalents for which an impairment loss has been recognised. As the Bank enters into interbank transactions exclusively with ING Bank Śląski S.A., it is assessed that the credit risk arising from these transactions is significantly limited. Consequently, the Bank does not recognise any provisions for expected credit losses in this respect, and the gross value is equal to the net value.

ING Bank Hipoteczny S.A. does not identify any FX risk or interest rate risk for the said amounts due.

6.7. Debt securities

	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
Debt securities measured at fair value through other comprehensive income	128,535.7	98,685.4	98,615.5
T-bonds	128,535.7	98,685.4	98,615.5
Debt securities measured at amortised cost	0,0	99 955,0	0,0
Cash bills of the National Bank of Poland	0,0	99 955,0	0,0
Total	**128,535.7**	**198,640.4**	**98,615.5**

6.8. Loans and other receivables to customers

	as at **30.06.2026**			as at **31.12.2025**			as at **30.06.2025**		
	gross	expected loss provision	**net**	gross	expected loss provision	**net**	gross	expected loss provision	**net**
Retail Banking (individuals)	**4,659,622.1**	**-2,416.5**	**4,657,205.6**	**4,660,294.0**	**-2,464.7**	**4,657,829.2**	**4,273,866.0**	**-1,867.1**	**4,271,998.9**

- ***Lending portfolio quality***

The loan portfolio comprises receivables from customers, which consist exclusively of mortgage loans.

The carrying amount and level of allowance for expected credit losses by Stage are presented below.

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

Loan portfolio measured at amortised cost

	as at 30.06.2026			as at 31.12.2025			as at 30.06.2025		
	gross	expected loss provision	**net**	gross	expected loss provision	**net**	gross	expected loss provision	**net**
Assets in Stage 1	4,620,778.5	-436.0	**4,620,342.3**	4,620,638.9	-437.2	**4,620,201.7**	4,207,030.2	-419.7	**4,206,610.5**
Assets in Stage 2	34,389.8	-676.6	**33,713.2**	34,763.3	-623.6	**34,139.7**	63,856.7	-684.5	**63,172.2**
Assets in Stage 3	4,454.0	-1,303.7	**3,150.1**	4,891.7	-1,403.9	**3,487.8**	2,979.1	-762.9	**2,216.2**
Total	**4,659,622.1**	**-2,416.5**	**4,657,205.6**	**4,660,294.0**	**-2,464.7**	**4,657,829.2**	**4,273,866.0**	**-1,867.1**	**4,271,998.9**

* ***Loan portfolio - change in expected loss provision (allowance)***

	1 half of 2026 period from 01.01.2026 to 30.06.2026				1 half of 2025 period from 01.01.2025 to			
	Stage 1	Stage 2	Stage 3	Total	Stage	Stage 2	Stage 3	Total
Allowance at the beginning of the period	**437.2**	**623.6**	**1,403.9**	**2,464.7**	**447.2**	**1,576.2**	**626.8**	**2,650.2**
Changes in the period, including:	**-1.2**	**53.0**	**-100.2**	**-48.2**	**-27.5**	**-891.7**	**136.1**	**-783.1**
allowance for loans acquired in the period	39.5	0.0	0.0	**39.5**	48.8	0.0	0.0	48.8
Transfer to stage 1	2.3	-101.6	-5.6	**-104.9**	56.7	-928.5	0.0	-871.8
Transfer to stage 2	-5.0	226.0	-240.8	**-19.8**	-9.7	215.3	-79.9	125.7
Transfer to stage 3	-1.0	-6.4	103.0	**95.6**	0.0	-56.2	119.1	62.9
repayment in full	-10.0	-16.9	-55.7	**-82.6**	-14.6	-23.3	0.0	-37.8
change in estimate of the expected loss	-27.0	-48.1	68.1	**-7.0**	-108.7	-99.0	96.9	-110.8
management adjustments	0.0	0.0	0.0	30.8	0.0	0.0	0.0	0.0
Allowance at the end of the period	**-436.0**	**-676.6**	**-1,303.7**	**-2,416.5**	**419.7**	**684.5**	**762.9**	**1,867.1**

* ***Purchase of mortgage debt claims portfolio***

In the first half of 2026, under the Debt Transfer Contract to Issue Covered Bonds No. 20 that was signed with ING Bank Śląski S.A. on 16 April 2026, ING Bank Hipoteczny S.A acquired a mortgage-backed housing loans debt claims portfolio for the total amount of PLN 366,612,800.

Whereas, in the first half of 2025, under the Debt Transfer Contract to Issue Covered Bonds No. 17 that was signed with ING Bank Śląski S.A. on 24 April 2025, ING Bank Hipoteczny S.A acquired a mortgage-backed housing loans debt claims portfolio for the total amount of PLN 343,324,800.

The basis for the purchase of debt portfolios by ING Bank Hipoteczny S.A. from ING Bank Śląski S.A. is the Debt Transfer Framework Agreement concerning transfer of debt in order to issue covered bonds, concluded in 2019, on the terms and conditions specified in particular in the Act on Covered Bonds and Mortgage Banks.

6.9. Liabilities to banks

	as at 30.06.2026	as at 31.12.2025	as at 30.06.2025
Loans received	1,775,695.7	2,877,325.8	3,386,992.7
Liabilities due to refinancing*	36,661.3	0.0	34,536.5
Other	2.9	0.3	2.7
Total	**1,812,360.0**	**2,877,326.1**	**3,421,531.9**

Interim Condensed Financial Statements for a six-month period ending on 30 June 2026 (in PLN thousand)

*) ING Bank Hipoteczny S.A. provides ING Bank Śląski S.A. with refinancing services for mortgage loan portfolios, consisting in paying the refinancing amount determined in accordance with the provisions of the Debt Transfer Framework Agreement to Issue Covered Bonds and Transfer Agreements, in exchange for the transfer of those portfolios to ING Bank Hipoteczny S.A.

The decrease in amounts due to banks was mainly attributable to the repayment of funding received from ING Bank Śląski S.A., following the receipt of proceeds from the issuance of covered bonds. The increase in liabilities in respect of the refinancing amount was related to the transfer of a mortgage loan portfolio from ING Bank Śląski S.A.

6.10. Liabilities under issue of covered bonds

	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
Liabilities on account of issuing covered bonds with a repayment period	2,517,448.3	1,518,818.2	508,651.4
From two to five years	2,517,448.3	1,518,818.2	508,651.4
Total	**2,517,448.3**	**1,518,818.2**	**508,651.4**

As at 30 June 2026, the Bank had commitments in respect of covered bonds issued under the International Programme of Covered Bonds Issue. The purpose of the Programme was to create a legal infrastructure enabling the Bank to issue covered bonds both locally and internationally.

Issued covered bonds as at 30.06.2026

ISIN	Currency	Nominal value	Interest as at 30.06.2026	Interest rate + bank margin / fixed rate	Issue date	Redemption date	Rating	Quotation market
XS2895060809	PLN	500,000.0	0.0425	0.55% + WIBOR6M	2024-09-11	2028-09-11	Aa1	LuxSE, parallel market of WSE
XS3187646032	PLN	1,000,000.0	0.0466	0.78% + WIBOR6M	2025-09-30	2029-09-30	Aa1	LuxSE, parallel market of WSE
XS3398380207	PLN	1,000,000.0	0.0473	0,80% + WIBOR6M	2026-06-10	2030-06-10	Aa1	LuxSE, parallel market of WSE

In the first half of 2026, the Bank issued series 4 of covered bonds under the International Programme of Covered Bonds Issue. Detailed information is presented in chapter 2. *Significant events*, under section 2.1. *In the first half of 2026*

In the comparable period of 2025, ING Bank Hipoteczny S.A. did not carry out any covered bond issuances.

Cover Register

The collateral for mortgage-backed securities issued by the Bank consists of underlying assets entered in the Register, namely the Bank's debt claims arising from mortgage loans secured by a mortgage created in favour of the Bank, with the highest priority, and the substitute assets referred to in Article 18(3) of the Act on Covered Bonds and Mortgage Banks.

As at 30 June 2026, the substitute assets consisted entirely of the Bank's funds invested in Government securities, as referred to in Note 6.14. *Fair value.*

The value of the outstanding principal of mortgage loan receivables entered in the Cover Pool Register and serving as collateral for the issue of mortgage-backed covered bonds as at 30 June 2026 amounted to PLN 3,733,743,400. For comparison, as at 31 December 2025, this value stood at PLN 3,496,928,700, and as at 30 June 2025, it stood at

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PLN 3,106,381,800. The total value of Polish Treasury securities entered in the register of cover for covered bonds amounted to PLN 83,000.000, of which PLN 25,000.000 constituted the basis for the issuance of covered bonds, while PLN 58,000.000 represented the excess referred to in Article 18(3a) of the Act on Covered Bonds and Mortgage Banks.

For comparison, as at 31 December 2025 it stood at PLN 55,000,000, and as at 30 June 2025 it stood at PLN 40,000,000.

As at 30 June 2026, the number of claims entered in the Cover Pool Register stood at 20,036, of which 63 had been repaid. For comparison, as at 31 December 2025, this figure stood at 19,099, of which 67 claims had been repaid, and as at 30 June 2025, it stood at 17,822, of which 50 claims had been repaid.

6.11. Other liabilities

	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
Prepayments and deferred income	**10,553.7**	**5,622.4**	**9,753.8**
Due to employee benefits	2,446.6	3,363.2	3,677.8
of which variable remuneration programme	*1,976.1*	*2,350.8*	*2,628.2*
Due to costs of Bank Guarantee Fund contribution to the compulsory resolution fund	3,012.3	0.0	1,797.1
Due to Cooperation Agreement*	517.2	572.9	483.2
Due to IT costs	702.2	142.7	956.5
Due to legal services	422.84	47.1	399.1
Due to communication costs	357.18	287.3	620.5
Due to external services	1,276.48	0,00	959.4
Other	1 818,77	1 209,0	860,1
Other liabilities	**2,134.6**	**2,099.0**	**1,710.2**
Lease liabilities	1,206.8	1,342.6	1,216.7
Public and legal settlements	739.8	725.5	485.2
Settlements with suppliers	0.4	0.0	0.0
Other	187.7	30.9	8.3
Total	12,688.5	7,721.4	11,464.0

*) A scope of services provided by ING Bank Śląski S.A. for ING Bank Hipoteczny S.A. resulting from the Cooperation agreement is described in Note 6.17 *Transactions with related companies*.

The increase in other liabilities was primarily attributable to the recognition of a liability in respect of the contribution to the resolution fund of the Bank Guarantee Fund (BFG) and an increase in accrued expenses in respect of external services.

6.12. Accumulated other comprehensive income

The following table presents the balance sheet totals of accumulated other comprehensive income as at 30 June 2026, 31 December 2025 and 30 June 2025 respectively.

	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
Actuarial gains / losses	-301.3	-301.3	-314.8
including deferred tax	129.1	129.1	73.8
Securities measured at fair value through other comprehensive income	62.4	-103.3	-250.2
including deferred tax	-26.7	44.3	58.7
Total	**-238.8**	**-404.5**	**-565.0**

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6.13. Retained earnings

	as at 30.06.2026	as at 31.12.2026	as at 30.06.2025
Result for the current year	9,851.1	46,143.4	18,437.3
Retained profit/loss - unappropriated part	27,259.8	7,877.7	7,877.7
Retained profit/loss - part allocated to supplementary capital	25,139.3	21,447.8	21,447.8
Total	**62,250.2**	**75,468.9**	**47,762.8**

On 5 May 2026, the Annual General Meeting of the Bank adopted a resolution on the distribution of net profit of ING Bank Hipoteczny S.A. for the financial year 2025, in which:

- PLN 23,069,800.00 of profit was earmarked for the payment of dividends,
- PLN 3,691,470.50 of the profit was allocated to supplementary capital.
- PLN 19,382,110.81 of the profit was allocated to retained earnings.

Dividend payout

Detailed information on the Bank's dividend policy and restrictions on dividend payments can be found in this report in the *Risk and Capital Management* section, in note *6.21 Capital management.*

Supplementary capital

The supplementary capital shall be established from the profit after taxes, out of the surplus funds achieved while issuing the shares above their face value, and out of the extra funds paid by the shareholders and assigned for covering the balance sheet losses. The decision on the use of the supplementary capital shall be taken by the General Meeting.

OTHER NOTES

6.14. Fair value

• *Financial assets carried at fair value in statement of financial position*

Based on the methods used to determine fair value, the Bank classifies individual financial assets into one of three categories, the so-called level in the fair value measurement hierarchy. In the first half of 2026, there were no transfers between the levels of the fair value hierarchy, similarly to 2025.

The tables present the balance-sheet figures for financial assets measured at fair value per measurement hierarchy levels.

In the first half of 2026, the measurement techniques for Level 1 did not change.

as at 30.06.2026

	Level 1	Level 2	Level 3	TOTAL
Financial assets	128,535.7	0.0	0.0	**128,535.7**
Debt securities measured at fair value through other comprehensive income	128,535.7	0.0	0.0	**128,535.7**
of which T-bonds	*128,535.7*	*0.0*	*0.0*	*128,535.7*

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as at 31.12.2025

	Level 1	Level 2	Level 3	TOTAL
Financial assets	98,685.4	0.0	0.0	**98,685.4**
Debt securities measured at fair value through other comprehensive income	98,685.4	0.0	0.0	**98,685.4**
of which T-bonds	_98,685.4_	_0.0_	_0.0_	_98,685.4_

as at 30.06.2025

	Level 1	Level 2	Level 3	TOTAL
Financial assets	98,615.5	0.0	0.0	**98,615.5**
Debt securities measured at fair value through other comprehensive income	98,615.5	0.0	0.0	**98,615.5**
of which T-bonds	_98,615.5_	_0.0_	_0.0_	_98,615.5_

• _Financial assets and liabilities not carried at fair value in statement of financial position_

The tables show a comparison of the carrying amount with the fair value of the loan portfolio, of liabilities attributable to covered bonds issue. For other financial assets and liabilities not measured at fair value in the statement of financial position, the fair value is similar to the carrying amount.

In the first half of 2026, the measurement techniques for Levels 2 and 3 did not change.

as at 30.06.2026

	Carrying amount	Method of measurement	Fair value			TOTAL
			Level 1	Level 2	Level 3	
Assets						
Cash and cash equivalents	5,272.1	required payment	0.0	5,272.1	0.0	**5,272.1**
Loans and other receivables to customers	4,657,205.6	discounted cash flows	0.0	0.0	4,677,145.8	**4,677,145.8**
Liabilities						
Liabilities to banks	1,812,360.0	required payment	0.0	1,812,360.0	0.0	**1,812,360.0**
Liabilities under issue of covered bonds	2,517,448.3	discounted cash flows	0.0	2,531,293.1	0.0	**2,531,293.1**
Lease liabilities	1,206.8	required payment	0.0	0.0	1,206.8	**1,206.8**

	Carrying amount	Method of measurement	Fair value			TOTAL
			Level 1	Level 2	Level 3	
Assets						
Cash and cash equivalents	9,509.7	required payment	0.0	9,509.7	0.0	**9,509.7**
Loans and other receivables to customers	4,657,829.2	discounted cash flows	0.0	0.0	4,658,667.0	**4,658,667.0**
Liabilities						
Liabilities to banks	2,877,326.1	required payment	0.0	2,877,326.1	0.0	**2,877,326.1**
Liabilities under issue of covered bonds	1,518,818.2	discounted cash flows	0.0	1 555383.8	0.0	**1,555,383.8**
Lease liabilities	1,342.6	required payment	0.0	0.0	1,342.6	**1,342.6**

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	Carrying amount	Method of measurement	Fair value			TOTAL
			Level 1	Level 2	Level 3	
Assets						
Cash and cash equivalents	6,307.4	required payment	0.0	6,307.4	0.0	**6,307.4**
Loans and other receivables to customers.	4,271,998.9	discounted cash flows	0.0	0.0	4,292,553.2	**4,292,553.2**
Liabilities						
Liabilities to banks	3,421,531.9	required payment	0.0	3,421,531.9	0.0	**3,421,531.9**
Liabilities under issue of covered bonds	508,651.4	discounted cash flows	0.0	516,183.7	0.0	**516,183.7**
Lease liabilities	1,216.7	required payment	0.0	0.0	1,216.7	**1,216.7**

The Bank discloses data on the fair value of loans included in the group of financial assets measured at amortised cost and financial liabilities measured at amortised cost including the effective interest rate. The fair value calculation methods adopted as at 30 June 2026 for disclosure purposes have not changed from those used as at the end of 2025 (a detailed description of the fair value measurement approach for assets and liabilities that are not presented at fair value in the statement of financial position can be found in the annual financial statements for the period from 1 January 2025 to 31 December 2025).

6.15. Off-balance sheet liabilities

	as at **30.06.2026**	as at **31.12.2025**	as at **30.06.2025**
Off-balance sheet liabilities received, including	3,143,197.1	2,412,199.7	1,746,197.3
Unused revolving credit facility received from ING Bank Śląski S.A.	3,143,000.0	2,412,000.0	1,546,000.0
Unused limit which can be used as a guarantee in excess of the limit of the revolving credit facility	0.0	0.0	200,000.0
Unused revolving credit facility for credit cards to the current account maintained for the Bank in ING Bank Śląski S.A.	197.1	199.7	197.3
Total	**3,143,197.1**	**2,412,199.7**	**1,746,197.3**

6.16. Update on administrative and court proceedings related to WIBOR and the free credit sanction

The value of proceedings relating to liabilities or receivables pending in 2025 did not exceed 10% of the Bank's equity. The Bank is of the opinion that neither the individual proceedings pending in the first half of 2026 or in the first half of 2025 — whether before a court, an authority competent for arbitration proceedings, or a public administration authority — nor all proceedings taken together pose a threat to the Bank's financial liquidity. There were also no significant cases both brought by and against the Bank. The Bank made no provisions for pending litigation.

As at 30 June 2026, a total of 31 court proceedings were pending against the Bank, 9 of which were initiated in 2026. In 29 cases, customers are challenging the construction of variable interest rates in mortgage loan agreements and the rules for determining the WIBOR reference rate. In two proceedings, the lawsuits involve both a challenge to the WIBOR rate and a claim for the sanction of a free loan.

The Bank disputes the validity of the claims raised, pointing out that the use of the WIBOR rate is in accordance with the law and that the rate is set by an independent administrator and supervised by the Polish Financial Supervision Authority.

Three cases were referred to second-instance courts after the first-instance courts dismissed the claims.

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As at 30 June 2026, in the three cases in which ING Bank Hipoteczny S.A. was the defendant, final and binding judgments favourable to the Bank had been issued, of which one concerned the "free loan" sanction and two concerned challenges to the WIBOR index.

6.17. Related party transactions

ING Bank Hipoteczny S.A. is a subsidiary of ING Bank Śląski S.A., which as at 30 June 2026 held 100% share in share capital of ING Bank Hipoteczny S.A. and 100% shares in the total number of votes at the General Meeting of ING Bank Hipoteczny S.A.

Since 2019, ING Bank Hipoteczny S.A. has acquired mortgage debt claims from ING Bank Śląski S.A., which, after assessing their suitability as collateral for mortgage loans and determining the mortgage lending value of the real property, constitute collateral for the issue of covered bonds.

ING Bank Śląski S.A. maintains current accounts, short-term deposit accounts and securities accounts for ING Bank Hipoteczny S.A. Moreover, ING Bank Hipoteczny S.A. avails itself of the revolving credit facility from ING Bank Śląski S.A. used for financing of its operations as well as the credit line rendered available to the employees of the company in connection with using bank cards of ING Bank Śląski S.A.

Since January 2019 ING Bank Śląski S.A. has performed for ING Bank Hipoteczny S.A. activities of basic importance under Cooperation Agreement signed by and between the two banks. The services are provided in the following areas: Accounting and Tax, Controlling, IT, CRO, Business and Operations, Treasury, Legal Services, Data Management, Compliance Risk, Audit, Health and Safety, and Procurement and HR services. Some of the activities are performed as part of outsourcing, in accordance with the provisions of the Banking Law Act, while all decision-making processes related to the conducted activity are performed by ING Bank Hipoteczny S.A.

ING Bank Hipoteczny S.A. and ING Bank Śląski S.A. make also transactions resulting from agreements for sub-lease of premises used for the registered office of the Bank, the office in Warsaw and a backup centre, IT support and personnel and payroll services.

In addition, ING Bank Hipoteczny S.A. uses the services of other related parties, i.e. SWIFT operational services provided by ING Bank N.V., financial and accounting services provided by ING Usługi dla Biznesu S.A., Global Directory Services provided by ING Bank N.V., Robotic Process Automation software services provided by SAIO S.A.

All transactions made with related parties arose from day-to-day operations and were concluded at arm's length.

The tables present numerical information on income and expenses as well as receivables and payables that arise from transactions between the Bank and the parent company and other related parties.

Costs are presented net of deductible VAT, determined using the sales-structure coefficient.

Income and expenses

period from 01.01.2026 to 30.06.2026

	parent entity	other related entities
Income	**187.1**	**0.0**
Interest income	187.1	0.0
Expenses	**-62,750.3**	**-573.5**
Interest costs	-58,745.8	-99.9
Commission expenses	-726.5	0.0
General and administrative expenses	-3,277.9	-473.6

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period from 01.01.2025 to 30.06.2025

	parent entity	other related entities
Income	**198.1**	**0.0**
Interest income	198.1	0.0
Expenses	**-105,589.4**	**-541.9**
Interest costs	-102,061.7	0.0
Commission expenses	-499.0	0.0
General and administrative expenses	-3,028.7	-541.9

Receivables and liabilities

as at 30.06.2026

	parent entity	other related entities
Receivables	**6,348.0**	**0.0**
Cash and cash equivalents	5,272.1	0.0
Property, plant and equipment	1,075.9	0.0
Liabilities	**1,814,000.0**	**652.7**
Liabilities to banks	1,812,360.0	0.0
Other liabilities	1,640.0	652.7
including: accruals	_517.2_	_652.7_
Off-balance-sheet operations	**3,143,197.1**	**0.0**
Off-balance sheet liabilities received	3,143,197.1	0.0

as at 31.12.2025

	parent entity	other related entities
Receivables	**10,694.83**	**0.0**
Cash and cash equivalents	9,509.7	0.0
Property, plant and equipment	1,185.3	0.0
Liabilities	**2,879,140.8**	**569.6**
Liabilities to banks	2,877,326.1	0.0
Other liabilities	1,814.6	569.6
including: accruals	_586.2_	_569.6_
Off-balance-sheet operations	**2,412,199.7**	**0.0**
Off-balance sheet liabilities received	**2,412,199.7**	0.0

as at 30.06.2025

	parent entity	other related entities
Receivables	**7,341.6**	**0.0**
Cash and cash equivalents	6,307.4	0.0
Property, plant and equipment	1,034.2	0.0
Liabilities	**3,423,088.5**	**1,020.1**
Liabilities to banks	3,421,531.9	0.0
Other liabilities	1,556.6	1,020.1
including: accruals	_483.2_	_1,020.1_
Off-balance-sheet operations	**1,946,197.3**	**0.0**
Off-balance sheet liabilities received	1,946,197.3	0.0

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6.18. Remuneration of ING Bank Hipoteczny S.A. Management Board Members and Supervisory Board Members

Remuneration of Management Board Members of ING Bank Hipoteczny S.A.

	period **from 01.01.2026 to 30.06.2026**	period **from 01.01.2025 to 30.06.2025**
Short term employee benefits*	**966.0**	**896.8**
Remuneration*	894.5	840.3
Benefits	71 ,5	56.5
Total	**966.0**	**896.8**

*) exclusive of the variable remuneration programme

Short-term employee benefits comprise: base remuneration, medical care, Employee Pension Scheme and other benefits awarded by the Bank Supervisory Board.

Benefits for members of the Management Board of ING Bank Hipoteczny S.A. under the Variable Remuneration Programme for the same financial year as the reporting year are granted after a positive recommendation of the Supervisory Board for approval of the financial statements for the aforementioned year and are taken into account in subsequent reporting periods.

Emoluments of the ING Bank Hipoteczny S.A. Management Board Members for 2026 under the Variable Remuneration Programme have not yet been awarded.

In line with the remuneration system of the Bank, Bank Management Board Members may be eligible for a 2026 bonus. The bonus will be paid out in 2027-2033.

Accordingly, a provision for the payment of a bonus for 2026 to the Management Board Members was created, which amounted to PLN 316,400 as at 30 June 2026. The Bank Supervisory Board will take the final decision on the bonus amount.

Emoluments of the ING Bank Hipoteczny S.A. Management Board Members resulting from the Variable Remuneration Programme

	In the first half of 2026		In the first half of 2025	
	short-term benefits	long-term benefits	short-term benefits	long-term benefits
payments in cash	134.5	26.0	153.2	29.6
phantom stock	136.3	19.6	154.9	22.4
Total	**270.8**	**45.6**	**308.1**	**52.0**

In the first half of 2026, no post-employment emoluments were paid to the Management Board Members.

The Members of the Management Board have signed non-competition agreements after they stop holding their function on the Bank's Management Board. In the event that a Management Board Member is not reappointed for another term of office or is recalled from his/ her function, he or she is entitled to severance pay. Information on severance pay for the Management Board Members is contained in their employment contracts and shall be paid only in case of termination of the employment contract by the Bank due to other reasons than those giving rise to termination without notice.

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Remuneration of ING Bank Hipoteczny S.A. Supervisory Board Members

Members of the Supervisory Board of ING Bank Hipoteczny S.A. who are at the same time employees of other entities within the ING Bank Śląski S.A. Group do not receive remuneration or rewards for their functions in the Supervisory Board of ING Bank Hipoteczny S.A.Independent Members received remuneration of PLN 74,800 in the first half of 2026, compared to PLN 70,600 in the first half of 2025.

Volume of ING Bank Hipoteczny S.A. shares held by Bank Management Board and Supervisory Board Members

As at 30 June 2026 as well as at 30 June 2025, neither Management Board nor Supervisory Board Members held shares of ING Bank Hipoteczny S.A.

6.19. Headcount

The headcount in ING Bank Hipoteczny S.A. was as follows:

	as at 30.06.2026	as at 31.12.2025	as at 30.06.2025
per employees*	32	32	30
per jobs*	32	32	30

*) The change between 30 June 2025 and 31 December 2025 resulted from staff rotation in two positions.

6.20. Segment reporting

Due to the specifics of business activity, the Bank did not separate segments and therefore did not analyse its results of operations by segment in the first half of 2026 and in the first half of 2025.

The Bank pursues business exclusively within the territory of the Republic of Poland.

RISK AND EQUITY MANAGEMENT

Detailed disclosures on the Bank's risk and capital management are presented in the annual financial statements of ING Bank Hipoteczny S.A. for the period from 1 January 2025 to 31 December 2025. The most significant changes in the first half of 2026 in the processes and regulations for the management of the various risks are presented herein below.

6.21. Capital management

In the first half of 2026, ING Bank Hipoteczny S.A. continued to pursue its capital management strategy. In the internal capital adequacy assessment process carried out in the first quarter of 2026, the Bank summarised consecutive Workshops on risk materiality assessment. No modifications affecting the classification of risk materiality were made as part of the Workshop.

Minimum capital requirements

As at 30 June 2026, the Bank was subject to the following minimum levels of capital ratios:

- Common Equity Tier 1 (CET1) capital requirement > = 8.0%,
- Tier 1 (T1) requirement > = 9.5%,

- Total capital ratio (TCR) requirement > = 11.5%.

At the same time, from 30 September 2026, in accordance with the Regulation of the Minister of Finance (Journal of Laws 2025, item 1307), the countercyclical capital buffer rate will amount to 2%. Applying a prudent approach, acting in line with the decision of the Supervisory Board, the Bank has already been using this buffer level since 26 March 2026.

PFSA guidelines on dividends for 2025

On 22 December 2025, the Polish Financial Supervision Authority published its position on the dividend policy in 2025. An amount of up to 50% of 2025 profits can only be paid out by banks that meet the following criteria at the same time:

- do not implement a recovery programme,
- are positively assessed as part of the Supervisory Review and Evaluation process (final SREP score no worse than 2.5),
- show a leverage ratio (LR) of more than 5%,
- have a Common Equity Tier 1 (CET1) capital ratio of no less than the required minimum: 4.5% + 56.25% * P2R requirement + combined buffer requirement + P2G,
- have a Tier 1 capital ratio (T1) no lower than the required minimum: 6% + 75% * P2R requirement + combined buffer requirement + P2G,
- have a total capital ratio (TCR) no lower than the required minimum: 8% + P2R requirement + combined buffer requirement + P2G.

An amount of up to 75% of the 2025 profit can only be paid out by banks that meet the criteria for the 50% payout and at the same time whose portfolio of receivables from the non-financial sector is characterised by good credit quality (share of NPLs, including debt instruments, at a level not exceeding 5%).

The mentioned above criteria should be met by the Bank both at the end of 2025 and on the date the General Meeting decides to pay dividends.

The maximum dividend payable is capped at 75%, due to the expectation of ensuring the stability of the Polish financial sector by adjusting the capital base of regulated entities to the level of their risk and protecting the recipients of financial services of these entities.

Dividend paid out

On 5 May 2026, the Bank's Ordinary General Meeting adopted a resolution on the payment of dividends from the profit for 2025. Based on this resolution, the Bank paid a total dividend of PLN 23,069,800,000 on 19 May 2026, i.e. a gross amount of PLN 60.71 per share.

6.22. Capital adequacy

As at 30 June 2026, the Bank recognised zero values for the own funds requirements in relation to the credit valuation adjustment, settlement and supply and market risks. Having regard to the above, as at the date of this report, the total requirement for own funds consisted of the credit risk and operational risk requirements.

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Total capital ratio

	as at 30.06.2026	as at 31.12.2025*	as at 30.06.2025
Own funds			
A. Equity capitals from the statement of financial position, including:	**458,008.7**	**447,992.0**	**443,195.2**
A.I. Equity capitals recognised under own funds, including:	448,157.6	447,992.0	424,757.9
Share capital	380,000.0	380,000.0	380,000.0
Supplementary capital – share premium	15,997.4	15,997.4	15,997.4
Retained earnings from previous years	19,382.1	19,382.1	7,877.7
Accumulated other income	-238.9	-404.5	-565.0
Reserve capital	33,017.0	33,017.0	21,447.8
A.II. Equity capitals not recognised under own funds, including:	9,851.1	0.0	18,437.3
Profit for the current period	9,851.1	0.0	18,437.3
B. Other components (decreases and increases) of own funds, including:	**-544.1**	**-98.7**	**-98.6**
Deferred tax assets based on future profitability and not arising from temporary differences net of related income tax liabilities	0.0	0.0	0.0
Other intangible assets	-415,6	0,0	0,0
Value adjustment due to the requirements for prudent valuation	-128.5	-98.7	-98.6
Own funds taken into account in total capital ratio calculation (A.I. + B), including:	**447,613.5**	**447,893.3**	**424,659.3**
Tier 1 capital	447,613.5	447,893.3	424,659.3
Risk weighted assets, including:	**1,326,214.3**	**1,483,171.9**	**1,223,408.5**
credit risk weighted assets	1,202,086.3	1,359,043.9	1,127,637.0
operational risk weighted assets	124,128.0	124,128.0	95,771.5
Total capital requirements	**106,097.1**	**118,653.8**	**97,872.7**
Total capital ratio (TCR)	**33.75%**	**30.20%**	**34.71%**
minimum required level	11.50%	11.50%	10.50%
excess TCR	22.25%	18.70%	24.21%
Tier 1 ratio (T1)	**33.75%**	**30.20%**	**34.71%**
minimum required level	9.50%	9.50%	8.50%
excess T1	24.255%	20.070%	26.21%

*) On 5 May 2026, the Bank's Ordinary General Meeting approved the distribution of profit for 2026. The inclusion of the net profit earned in 2025 in own funds as at 31 December 2025 resulted in an increase in the Bank's TCR and Tier1 ratios to 30.20%, as presented in the table. According to the values presented in the annual financial statements for the period from 1 January 2025 to 31 December 2025, the Bank's TCR and Tier1 ratios as at 31 December 2025 were 29.19%

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Risk weighted assets and capital requirements

Below, the Bank presents the risk-weighted assets values (RWA) together with the requirements for own funds and division into specific classes of exposures:

	Gross value of exposures	Net exposure*	Risk weighted assets (RWA)	Requirement for own
Exposures to central governments and central banks	136,086.7	136,086.7	15,834.6	1,266.8
Exposures to institutions	5,272.1	5,272.1	0.0	0.0
Exposures secured by mortgages on immovable properties	4,655,168.1	4,648,285.5	1,180,729.4	94,458.4
Exposures in default	4,454.0	4,454.0	3,050.0	244.0
Other exposures	2,472.3	2,472.3	2,472.3	197.8
Total	**4,803,453.2**	**4,796,570.6**	**1,202,086.3**	**96,167.0**

*) Value of balance sheet exposures and equivalent of the balance sheet liabilities and contingent transactions, taking into account specific credit risk adjustments.

6.23. Credit risk

ING Bank Hipoteczny S.A. manages credit risk as required by the Polish law, regulations of the Polish Financial Supervision Authority and other competent bodies, and also in compliance with the ING Group standards as far as admissible under the aforementioned regulations and best practice documents.

The main modifications of the Bank's lending policy

- A new Instruction on Defining and Monitoring Risk Appetite at ING Bank Hipoteczny S.A. has been implemented,
- The Credit Risk Assessment Principles (ZORK) have been updated, including provisions governing the rules for applying exceptions and the rules for determining minimum maintenance costs,
- The parameters used to assess creditworthiness have been updated (interest rate risk buffers, exchange rates, default interest rates).

Stress testing

In accordance with *the Stress Testing Policy*, the Bank regularly conducts stress tests (scenario and sensitivity analyses) to assess the Bank's resilience to negative scenarios. A report with the results of the stress tests is approved by the Bank's Management Board and presented to the Supervisory Board. Currently, the Bank, together with the ING Bank Śląski S.A. Group, is conducting a project to redesign the stress tests in order to make the process more flexible and shorter.

This year's stress test results demonstrated the Bank's overall capital position to be resilient, with a minor shortfall projected for 2028, under highly extreme shock scenarios with a probability of occurrence of 2% and 4%.

At this stage, it is recommended that capital adequacy levels and the external environment be monitored. Only in the event of an actual decline in capital adequacy ratios observed over time should measures be taken in accordance with the Contingency Capital Plan.

For data on the quality of the credit portfolio, see notes no. 6.8 *Loans and other receivables from clients* and 6.22 *Capital adequacy* herein.

6.24. Market risk

As regards market risk, the Bank manages the risk in accordance with the developed principles, methodologies and approved policies.

6.25. Liquidity and funding risks

As regards liquidity and funding risk, the Bank manages the risk in accordance with the developed principles, methodologies and approved policies.

In the first half of 2026, the Bank continued activities aimed at mitigating liquidity and funding risks in accordance with the liquidity and funding risk management policy, risk management strategy and regulatory requirements. Supervisory liquidity measures were above regulatory limits.

Bank systematically reviews its internal regulations and documents, and continuously enhances its reporting and modelling processes.

6.26. Operational risk

On 19 March 2026, the Supervisory Board approved the effectiveness and adequacy of the Bank's internal control system in 2025.

In 2026, there were no losses due to internal operational risk incidents.

Operational risk management forms part of the Bank's overall risk management framework and is closely linked to process management as defined by the Management Board. The operational risk management system in the Bank was developed applying the proportionality principle, that is, taking into account the nature, scale and complexity of operations, as well as materiality of processes and operational risk profile of the Bank.

Business continuity

The Bank undertakes actions aimed at preventing disruptions to business continuity. In case of events that have a material impact on the Bank's operations, a crisis management team is established to coordinate the activities of all the units involved.
In the first half of 2026, there was no need to convene the crisis management team, nor did any significant disruptions to the Bank's business continuity occur. The crisis management and business recovery tests conducted did not reveal any irregularities.

6.27. ESG risk

In the first half of 2026, the Bank continued its ESG risk management activities, including but not limited to:

- approved the Methodology for Assessing the Materiality of ESG Impacts, Risks and Opportunities (IRO) and the Results of the Double Materiality Assessment (DMA),
- approved the Policy – Prudential Transformation Plan,
- approved the Manual – Calculation of the loan portfolio adjustment ratio for ING Bank Hipoteczny S.A. – residential property sector,
- approved the Methodology for Monitoring ESG Risk at ING Bank Hipoteczny S.A.,
- approved the Methodology for determining Key Risk Indicators (KRIs) for physical risk in the residential mortgage loan portfolio (MTG) of ING Bank Hipoteczny S.A.,
- approved amendments to the Methodology for Assessing the Materiality of Climate- and Environment-Related Risks for the mortgage loan portfolio of ING Bank Hipoteczny S.A. and the results of that assessment,
- approved amendments to the ESG Risk Management Policy,
- approved the KRI parameters for physical risk for the residential mortgage loan portfolio (MTG),
- approved the transformation risk appetite (RAS) parameters for the residential loan portfolio for retail customers (MTG portfolio) in relation to newly acquired debt claims.

A workshop was also held on assessing the materiality of risk types, during which the impact of ESG risks on individual categories of traditional risk groups was discussed and described.

6.28. Other risks

Compliance risk

In the first half of 2026, the Bank continued its efforts to ensure that its operations comply with applicable regulatory requirements. These measures included, in particular, monitoring and analysing regulatory changes and their implementation, improving control mechanisms in the Bank's key processes, including in the area of *Know Your Customer* (KYC), as well as raising staff awareness of key compliance issues. No incidents or recommendations were identified that had a critical impact on the level of compliance risk. In the first half of 2026, the level of compliance risk was assessed as low and remained within the limits of the Bank's risk appetite.

Model risk

In the first half of 2026, the Bank continued its model risk management activities, including, but not limited to, quarterly reporting on model risk, model validation and monitoring of model performance. During the reporting period, new standards for the validation, assessment and reporting of model risk were approved and existing standards were updated, whilst the relevant processes were aligned with them.

In addition, an annual review of model materiality was carried out, during which the materiality of models was verified and updated where justified.

Business and strategic risk

Within the framework of business and strategic risk, the Bank identifies macroeconomic risk as a material risk.

In the first half of 2026, the Bank carried out capital adequacy tests as at the end of 2025.

As a result of the tests carried out and in accordance with the adopted methodology, the Bank does not identify a need to hold capital against this risk, as in both the global recession scenario and the geopolitical risk scenario, capital adequacy ratios, after applying stress, did not fall below the required level over a 12-month horizon.

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SIGNATURES OF MANAGEMENT BOARD MEMBERS OF ING BANK HIPOTECZNY S.A.

2026-08-03	**Jacek Frejlich** *President of the Bank Management Board*	*The original Polish document is signed with a qualified electronic signature*
2026-08-03	**Marek Byczek** *Vice-President of the Bank Management Board*	*The original Polish document is signed with a qualified electronic signature*
2025-08-03	**Katarzyna Majchrzak** *Vice-President of the Bank Management Board*	*The original Polish document is signed with a qualified electronic signature*

SIGNATURE OF A PERSON ENTRUSTED WITH KEEPING THE ACCOUNTS

2026-08-03	**Magdalena Bagińska** *Chief Accountant*	*The original Polish document is signed with a qualified electronic signature*