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

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

Introduction

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

- the condensed statement of financial position as at 30 June 2025,
and, for the six-month period ended 30 June 2025:

- the condensed statement of profit or loss;
- the condensed statement of comprehensive income;
- the condensed statement of changes in equity;
- the condensed statement of cash flows;

and

- explanatory notes to the condensed financial statements and selected explanatory information
(the "condensed interim financial statements").

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

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as adopted by the resolution of the National Council of Statutory Auditors as the National Standard on Review 2410. A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with National Standards on Auditing or International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial statements as at 30 June 2025 are not prepared, in all material respects, in accordance with IAS 34 *Interim Financial Reporting*, as adopted by the European Union.

On behalf of audit firm

KPMG Audyt Spółka z ograniczoną odpowiedzialnością sp.k.

Registration No. 3546

Signed on the Polish original

Marcin Podsiadły
Key Statutory Auditor
Registration No. 12774

Signed on the Polish original

Tadeusz de Ville
Proxy

Warsaw, 31 July 2025