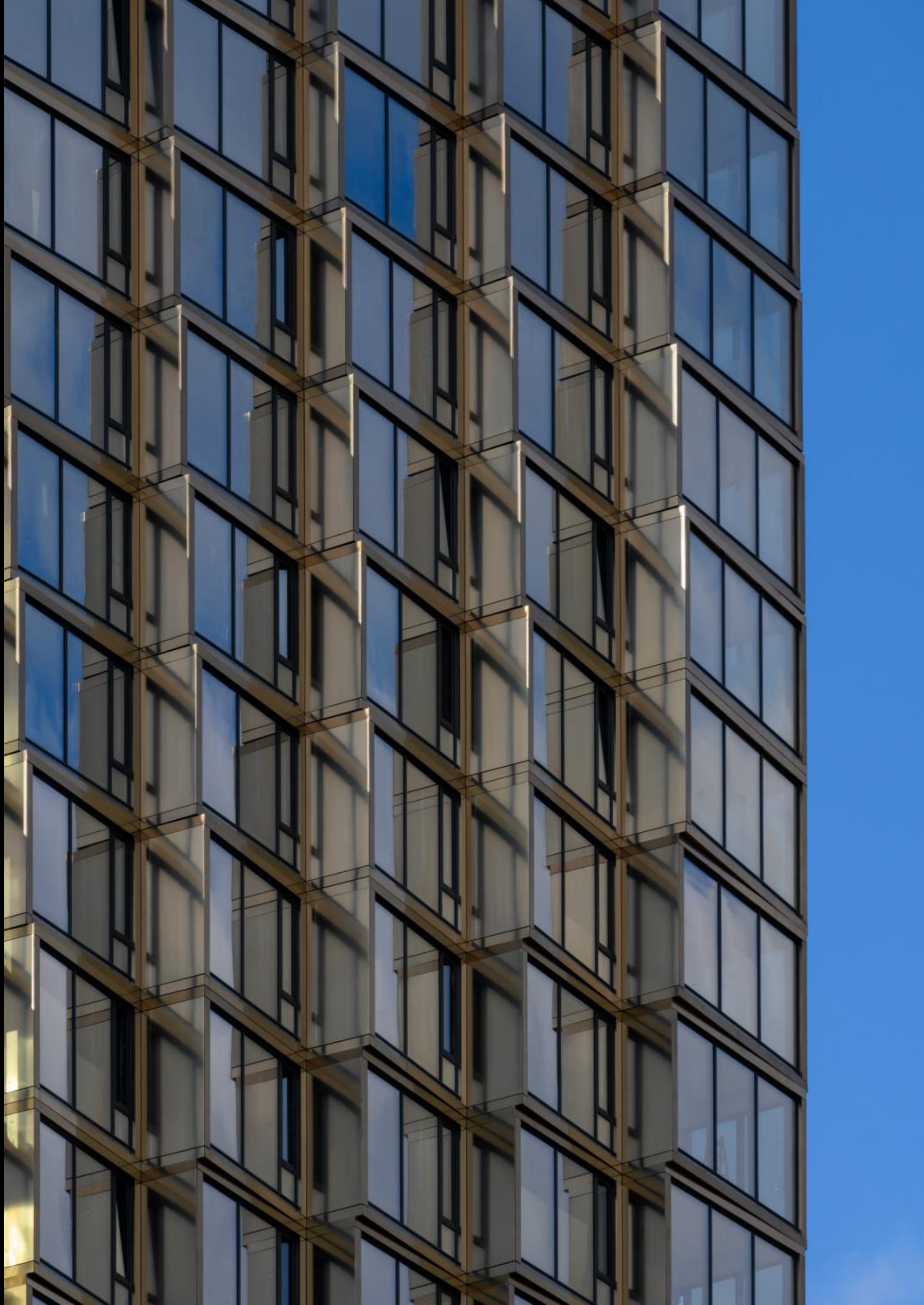
FINANCIAL RESULTS 1H 2026



As for 30.06.2026

28 PROJECTS

Completed in Moscow
and Saint Petersburg

25 YEARS

On the real
estate market

3,1 MLN SQ M

Put into
operation

1,5 MLN SQ M

At construction
and design stage

A- .ru A-(RU)
ru A-

High credit ratings according to
the national rating scale

KEPT
(ex-KPMG)

Auditor
since 2012

PROJECTS

As for 30.06.2026

The area of projects under constructions

452 thnd sq m

The area of projects at the design stage

~1 000 thnd sq m

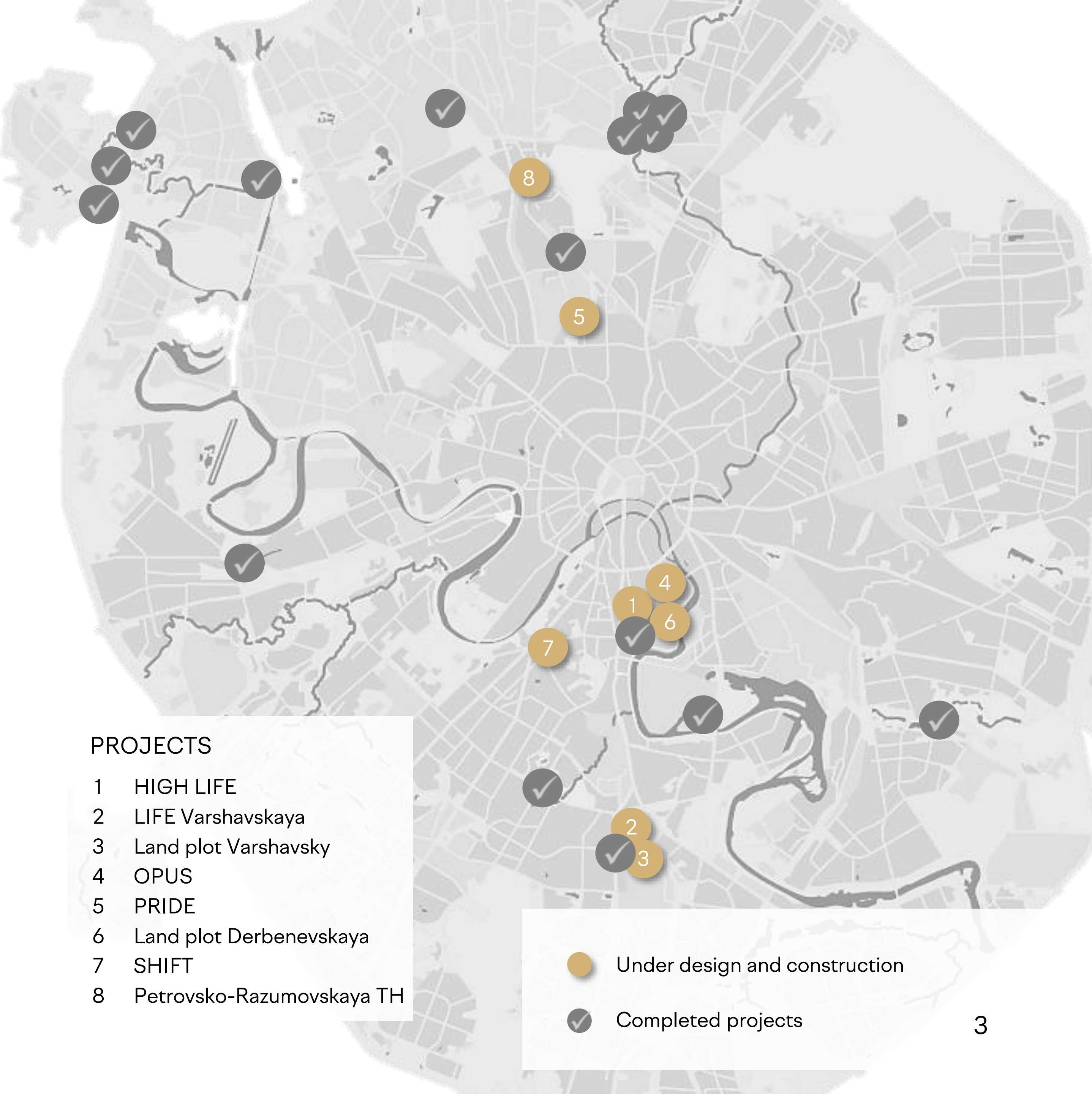
The area of completed projects

MOSCOW

2 481 thnd sq m

SAINT-PETERSBURG

751 thnd sq m



PIONEER

CORPORATE GOVERNANCE

General shareholders meeting

- Independent auditor (Kept, ex-KPMG)

Board of directors

- Investment committee
- Audit committee
- HR committee and renumeration
- Strategy committee

General manager

Management team

Ultimate beneficiary
Leonid Maksimov

BOARD OF DIRECTORS

Leonid
Maksimov

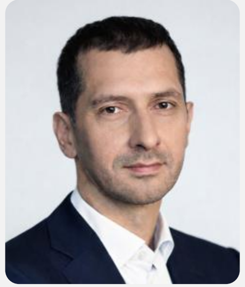
Chair of the Board
Co-founder

Aleksey
Miroshnikov

CEO

Ramil
Guliev

Business Development
Executive



Maksim
Gasiev

NED

Sergey
Polikarpov

NED

Andrey
Reus

NED

Andrey
Dementyev

NED

FINANCIAL RESULTS

According to the IFRS consolidated interim financial statements of the Group

1H 2026 1H 2025

+12%

31,7 billion rubles 28,2 billion rubles

Revenue

9,5 billion rubles 11,0 billion rubles

Gross profit

6,2 billion rubles 8,5 billion rubles

EBITDA

30% 39%

Gross margin

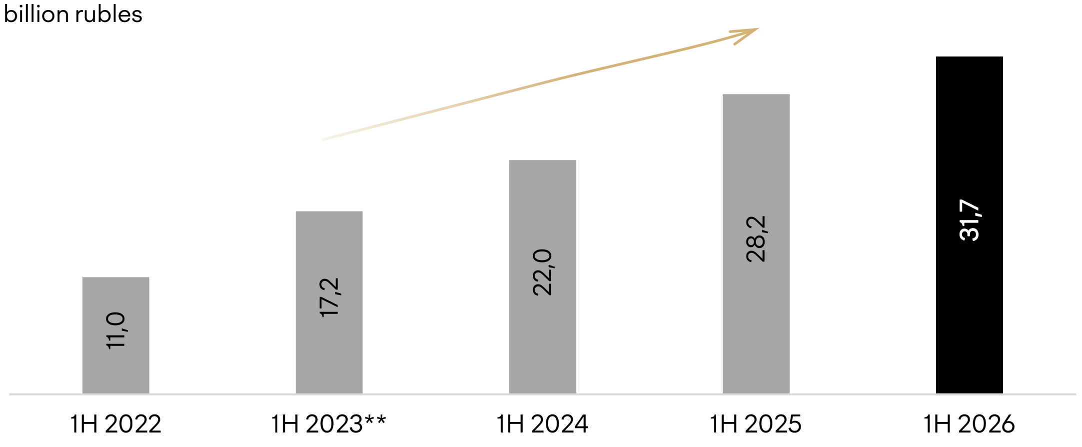
20% 30%

EBITDA margin

PIONEER

REVENUE

According to the IFRS consolidated interim financial statements of the Group



Group mostly recognize revenue under IFRS according to project's percentage complete.

In the first half of 2026, several projects reached the final stage of construction completion with high sales rates, which, in accordance with IFRS, led to higher amount of recognized revenue.

34 billion rubles — Expected Revenue from already registered contracts as of 30.06.2026 will be recognized in the future.

1H 2025	Revenue billion rubles	Percentage Completion*, %	% Sale Completion*
HIGH LIFE	9,7	⊘	⊘
PRIDE	7,8	⊘	⊘
LIFE Varshavskaya 4	3,6	⊘	⊘
OPUS	3,4	○	⊘
OSTANKINO BP	2,0	●	●
SHIFT	1,3	○	○
Other	0,4		

1H 2026	Revenue billion rubles	Percentage Completion*, %	% Sale Completion*
HIGH LIFE	7,4	△ ⊘	△ ⊘
PRIDE	4,6	△ ●	△ ●
LIFE Varshavskaya 4	5,3	△ ●	△ ●
OPUS	10,7	△ ●	△ ⊘
OSTANKINO BP	0,0	△ ●	△ ●
SHIFT	3,3	△ ○	△ ⊘
Other	0,3		

● Project with high completion stage/high sales completion (>80%)

⊘ Project with medium completion stage/medium sales completion (41%-80%)

○ Project with low completion stage/low sales completion (<41%)

△ The change of percentage completions or sales completion as for 30.06.2025 comparing to 30.06.2024 was more than 10%

* Percentage completion and % sale completion presented for projects' phase with active sales

** and proceeds from sales of investment property

PIONEER

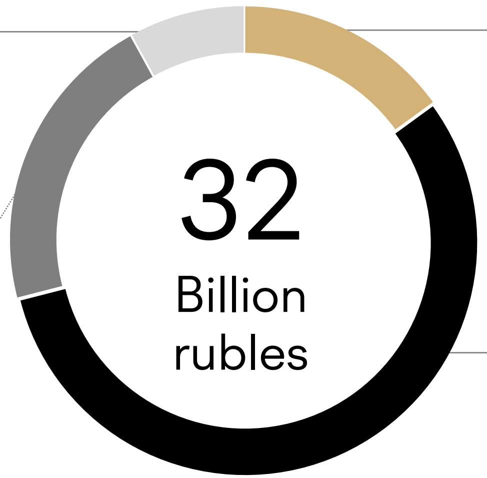
REVENUE AND GROSS MARGIN

According to the IFRS consolidated interim financial statements of the Group

REVENUE BY TYPES

8%
Other real estate
6% as for 1H 2025

21%
Commercial real estate
19% as for 1H 2025



15%
Business class residential real estate
11% as for 1H 2025

56%
Premium and elite class residential real estate
64% as for 1H 2025

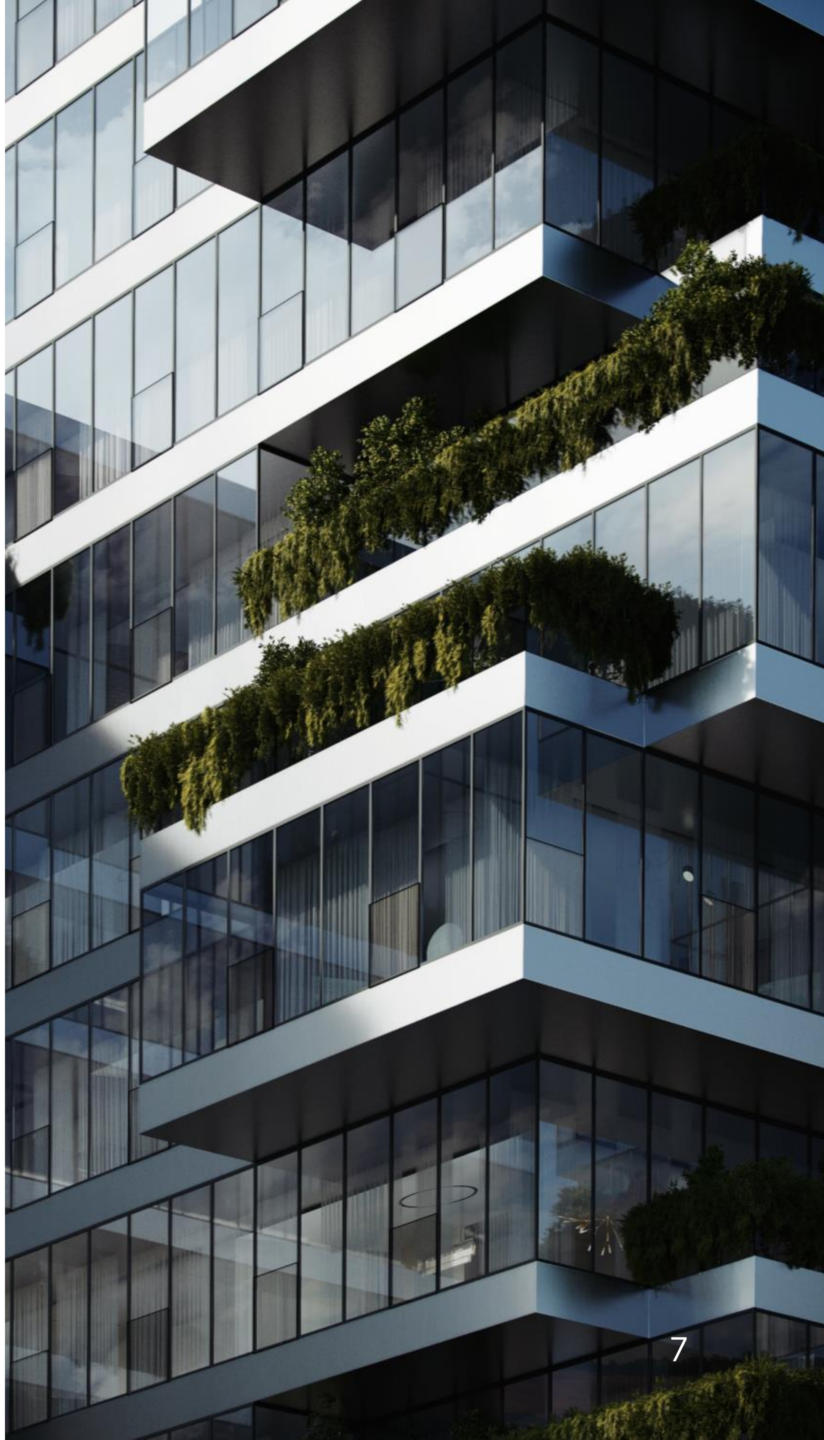
GROSS MARGIN

30%
1H 2026

39%
1H 2025

Reconception and revision of the finishing budgets of certain projects, as well as features of accounting of social facilities that will be transferred to the city subsequently, led to decline in gross profit margin in the first half of 2026. Such facilities have low margin but remain an integral part of the Group’s strategy – building schools, kindergartens and public spaces alongside residential units. The Group creates comfortable and fulfilling living environment that truly deserves to be called home.

PIONEER



DEBT LOAD

According to the IFRS consolidated interim financial statements of the Group

NET DEBT

Billion rubles	31.12.2025	30.06.2026
Corporate debt (incl. bond loans)	3,3	7,8
Project financing	118,6	113,1
Other	0,7	1,5
Total debt	**122,6**	**122,3**
Cash	4,6	4,5
Escrow balance	86,6	76,0
Net corporate debt*	**-1,3**	**3,3**
Net debt*	**31,4**	**41,8**

* Net corporate debt = corporate debt - cash
Net debt = total debt – cash – escrow balance

DEBT LOAD

Net corporate debt*/EBITDA LTM

31.12.2025	30.06.2026
-0,1x	0,2x

As of June 30, 2026, corporate debt remained at historically low level. In March 2026, the Group issued its first-ever "Green" bonds.

Net debt*/EBITDA LTM

31.12.2025	30.06.2026
1,4x	2,1x

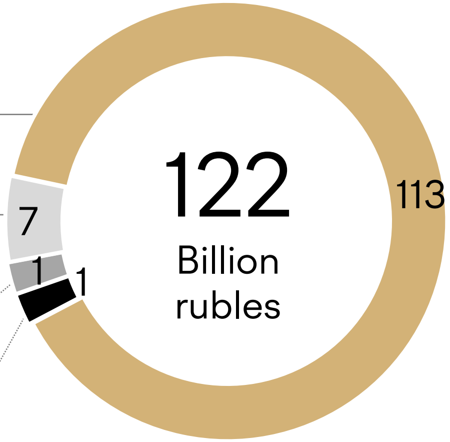
The change in debt load index as of June 30, 2026, compared to December 31, 2025, was driven by the raising of financing and rising costs of projects in early stages of implementation, for which no escrow funds have accumulated yet, as well as the issuance of "green" bonds.

DEBT

According to the IFRS consolidated interim financial statements of the Group

TOTAL DEBT STRUCTURE as for 30.06.2026

Project financing	92%
Bond loans	6%
Corporate debt	1%
Other	1%



In the first half of 2026, the Group fulfilled its obligations on all bonds issues on time and in full. As of 30.06.2026 the bond debt consist of 2 bond issues.

0,4 billion rubles — Paid as a coupon income for 1H 2026

92% (1H 2026) 97% (1H 2025) — Secured loans

Quality of loan portfolio: about 90% of total debt of the Group presented by secured loans.

80% (1H 2026) 47% (1H 2025) — Long-term debt

Group has a comfortable payment plan: more than 80% of loan portfolio consist of long-term debt. Also the mostly part of short-term debt is consist of project financing for projects is scheduled to be commissioned within the next 12 months. The amounts to be repaid are fully secured by escrow balances.

82 billion rubles — Unused limit of credit lines as for 30.06.2026

PIONEER

HIGHLIGHTS 1H 2026

PIONEER

— PIONEER has issued green bonds with a total volume of rub 4.6 billion. This issuance was the first green bonds issued in the Group's history and the first such issuance by a residential real estate developer in the last three years.

ERZ.RF

— PIONEER has entered the TOP-3 Russian developers that have delivered more than 1 million sq m of residential space over the past decade. A commemorative diploma was awarded by the analytical portal ERZ.RF during the annual Russian Construction Week.

RBC

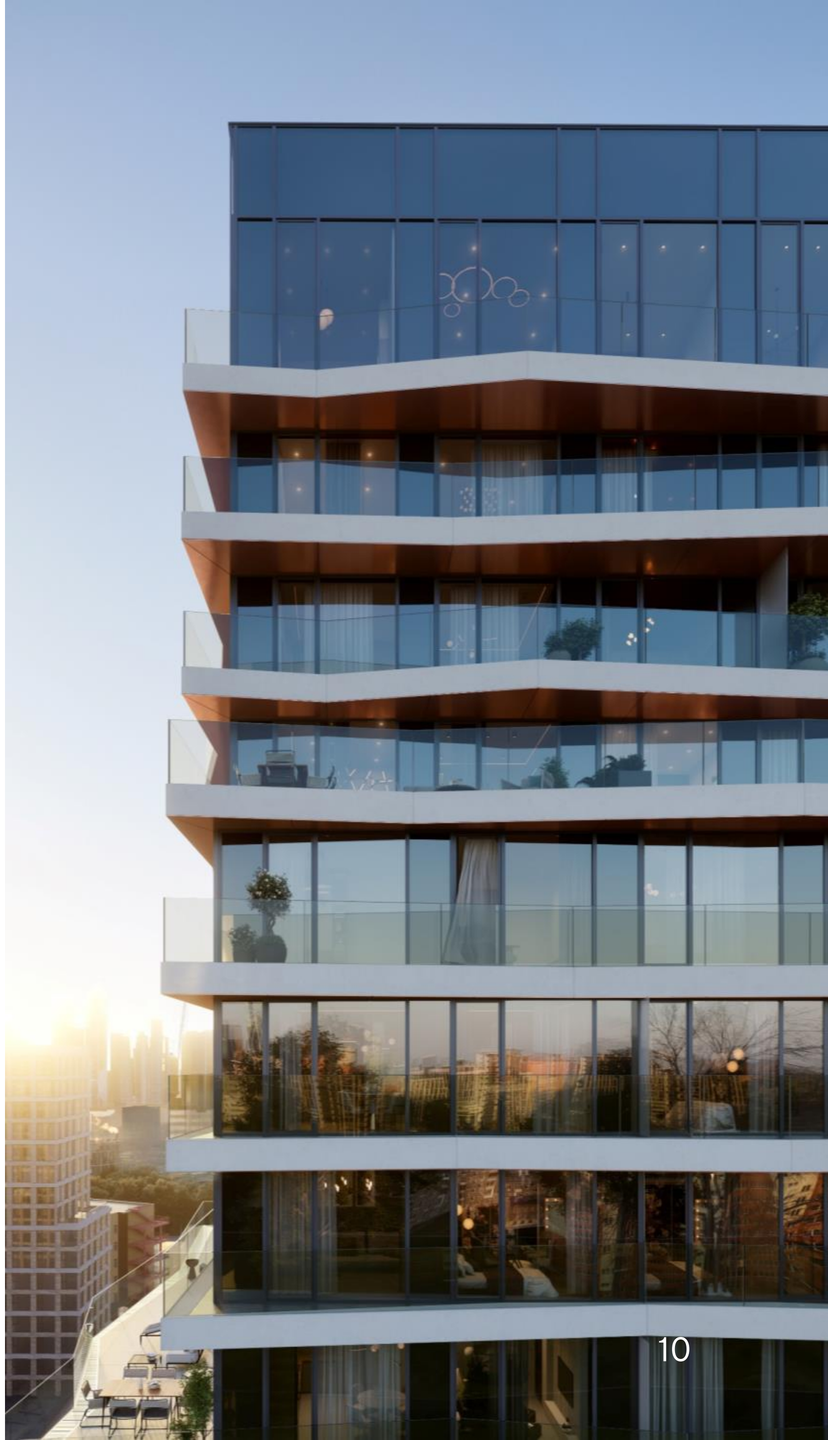
— PIONEER has been ranked among the TOP-3 office real estate developers, according to research by RBC Market Research.

PRIDE

— PIONEER has received official approval for the commissioning of the first phase of the PRIDE premium family residential area in the Maryina Roshcha district.

HIGH LIFE

— HIGH LIFE by PIONEER has been named a winner of the international Real Estate Property Awards (REPA) in the Urban Real Estate category.



PROFIT & LOSS STATEMENT

According to the IFRS consolidated interim financial statements of the Group

million rubles unless otherwise stated	1H 2025	1H 2026	Variance 1H 2026-1H 2025	Variance 1H 2026-1H 2025, %
Revenue	28 218	31 674	3 456	12%
Cost of sales	(17 171)	(22 173)	(5 002)	29%
Gross profit	**11 047**	**9 501**	**(1 546)**	**-14%**
Other income	203	224	21	10%
Administrative expenses	(1 306)	(1 656)	(350)	27%
Commercial expenses	(1 645)	(2 101)	(456)	28%
Other expenses	(72)	(38)	34	-47%
Results from operating activities	**8 227**	**5 930**	**(2 297)**	**-28%**
Financial income	811	1 119	308	38%
Finance costs	(9 021)	(9 796)	(775)	9%
Profit / (loss) before income tax	**17**	**(2 747)**	**(2 764)**	**<-100%**
Income tax income	79	405	326	>+100%
Profit / (loss) expenses for the period	**96**	**(2 342)**	**(2 438)**	**<-100%**

CONTACTS

PIONEER

Alexandra Solntseva
CFO

Ksenia Arepyeva
Head of Corporate Planning Department

+7 (495) 502-9559
ir@pioneer.ru

Information for investors:
www.pioneer.ru/en/investors

LIMITATION OF LIABILITY

By attending the meeting at which this presentation is being presented, or by reading the slides of this presentation, you agree to the following restrictions and notices and acknowledge that you are a person authorized under applicable law and requirements to receive the type of information contained in this presentation. This presentation has been prepared by PIONEER Group JSC. PIONEER Group JSC obtained information for this presentation from sources that it considers reliable. Despite the fact that JSC PIONEER Group has taken all reasonable measures to ensure the accuracy and correctness of the information contained herein, it makes no representations or warranties, express or implied, regarding the accuracy, correctness or completeness of such information. Moreover, PIONEER Group JSC does not make any express or implied assurances or guarantees that its future operating, financial or other results will correspond to the results directly or indirectly implied by such information or past operating, financial or other results. Any information contained herein is current as of the date of this presentation and is subject to change without notice. PIONEER Group JSC does not undertake any obligations to update the information in this presentation. In addition, the information in this presentation may be concise or incomplete, and this presentation may not contain all material information in relation to JSC PIONEER Group. Certain figures in this presentation may be based on unaudited financial statements. PIONEER Group JSC makes no representations, direct or implied, that these figures are true and correct, and you should not rely on these figures as audited or otherwise independently confirmed. Certain figures may be presented differently after the audit, and PIONEER Group JSC does not assume responsibility and does not assume any obligations regarding such changes. Also, PIONEER Group JSC does not assume any obligations to provide you with the final audited financial statements upon completion of the audit. This presentation has been prepared for informational purposes only, does not constitute or form part of, and should not be construed as an offer to sell or issue, or an invitation to purchase or subscribe, or a request to offer to buy, purchase and subscribe to any securities of JSC PIONEER Group or any of its subsidiaries, joint ventures or related companies in any jurisdiction, or as an inducement to engage in investment activities. No part of this presentation, nor the fact of its presentation or distribution, should create grounds or serve as the basis for any proposal, agreement, promise or any investment decision, and it does not constitute a recommendation in relation to the securities of JSC PIONEER" Group. Nothing in this presentation constitutes an offer of securities for sale in any jurisdiction where it is illegal to do so. This presentation should not be construed as advice on legal, tax, financial, accounting or investment matters. By participating in the presentation, you (i) acknowledge that you are solely responsible for your own assessment of the market and the market position of the securities of JSC PIONEER Group, as well as the risks and benefits of any investment in securities of JSC PIONEER Group, and that you will conduct your own analysis and you will be solely responsible for forming your own view of the potential future business performance of PIONEER Group JSC and (ii) agree to comply with the above conditions.