

OPERATING RESULT 1H 2025





As for 30.06.2025

26 PROJECTS

Completed in Moscow
and Saint Petersburg

3,1 MLN SQ M

Put into
operation

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

High credit ratings according to
the national rating scale

24 YEARS

On the real
estate market

1,5 MLN SQ M

At construction
and design stage

KEPT (ex-KPMG)

Auditor
since 2012



PROJECTS

As for 30.06.2025

⤴ The area of projects under constructions

517 thnd sq m

⤴ The area of projects at the design stage

~1 000 thnd sq m

⤴ The area of completed projects

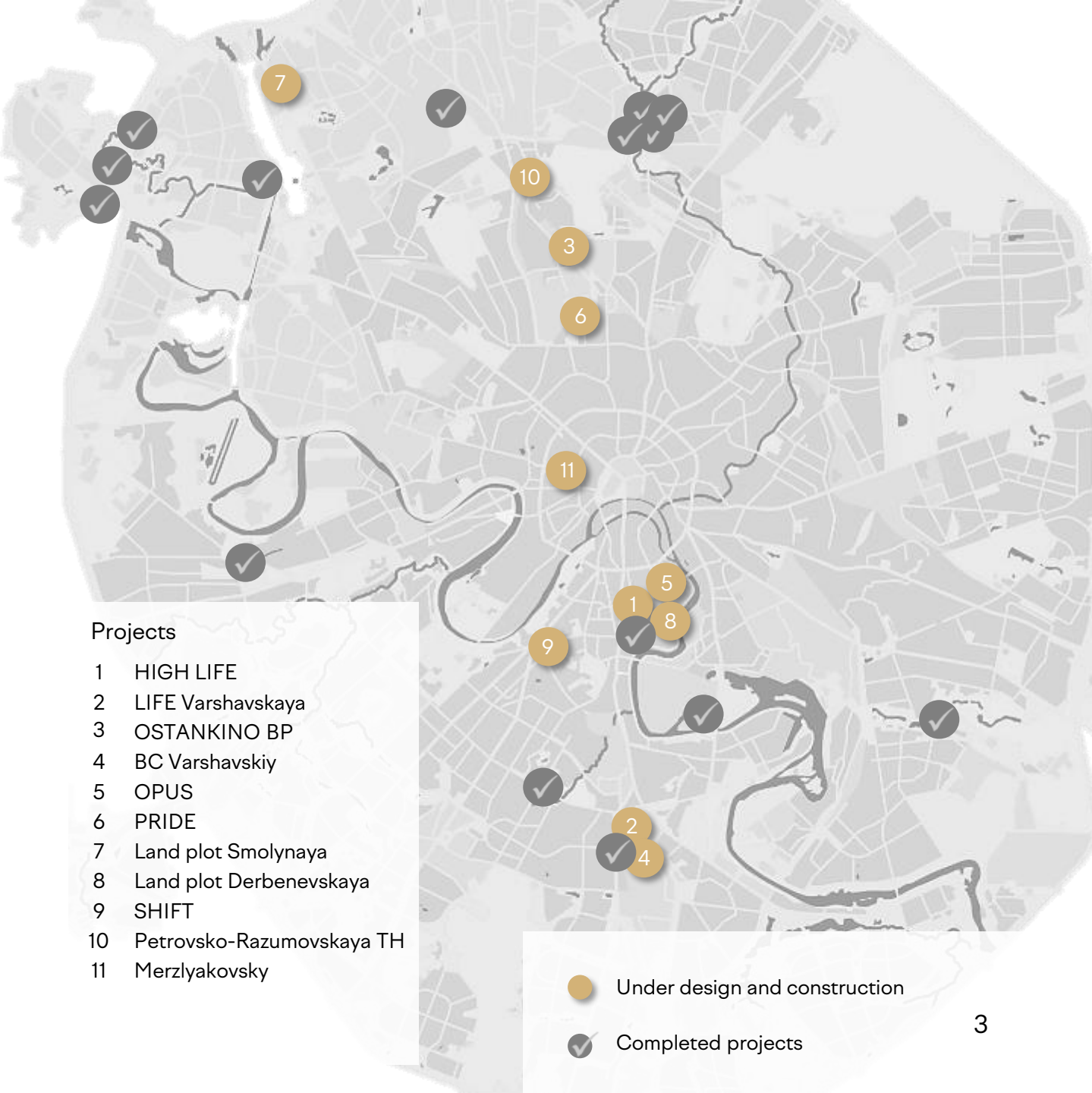
MOSCOW
2 348 thnd sq m

SAINT-PETERSBURG
751 thnd sq m

- Projects
- 1 HIGH LIFE
 - 2 LIFE Varshavskaya
 - 3 OSTANKINO BP
 - 4 BC Varshavskiy
 - 5 OPUS
 - 6 PRIDE
 - 7 Land plot Smolynaya
 - 8 Land plot Derbenevskaya
 - 9 SHIFT
 - 10 Petrovsko-Razumovskaya TH
 - 11 Merzlyakovsky

● Under design and construction

✓ Completed projects



CORPORATE GOVERNANCE

General shareholders meeting

└ Independent auditor (Kept, ex-KPMG)

Board of directors

- └ Investment committee
- └ Audit committee
- └ HR committee and remuneration
- └ 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



Viktor
Lisin
Deputy CEO



Sergey
Polikarpov
NED



Andrey
Reus
NED

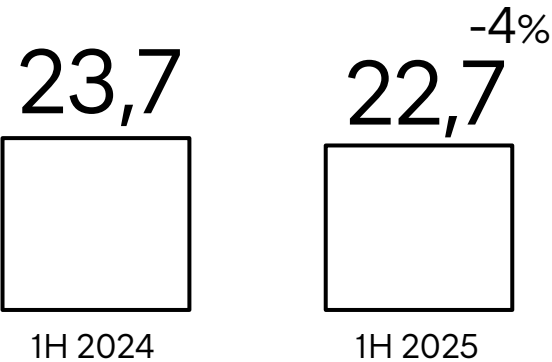


Andrey
Dementyev
NED

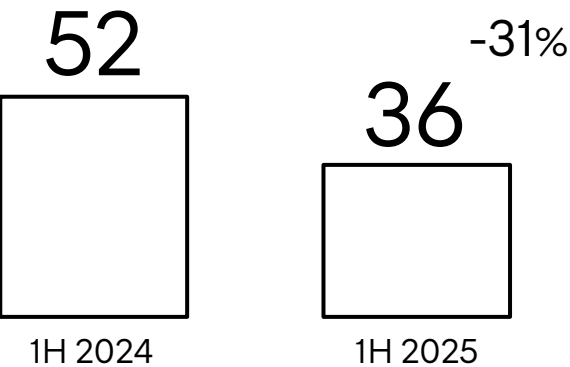
SALES

All types of real estate

Sales
billion rubles

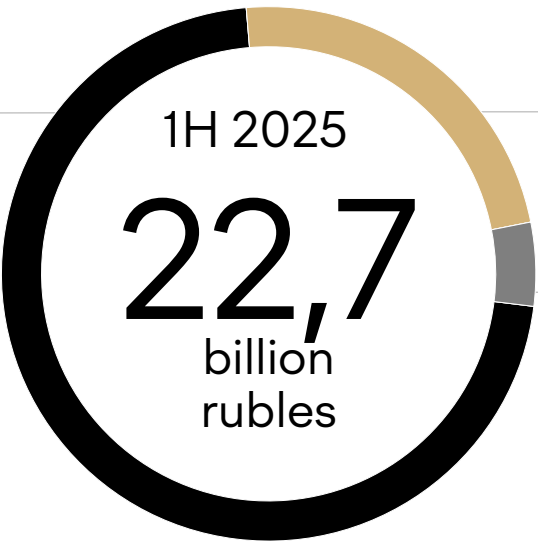


Sales volume
thnd sq m



Sales structure

71%
Residential
real estate
64% in 1H 2024



24%
Commercial
real estate
33% in 1H 2024

5%
Parking
3% in 1H 2024

Share of sales with
escrow by all types of
real estate

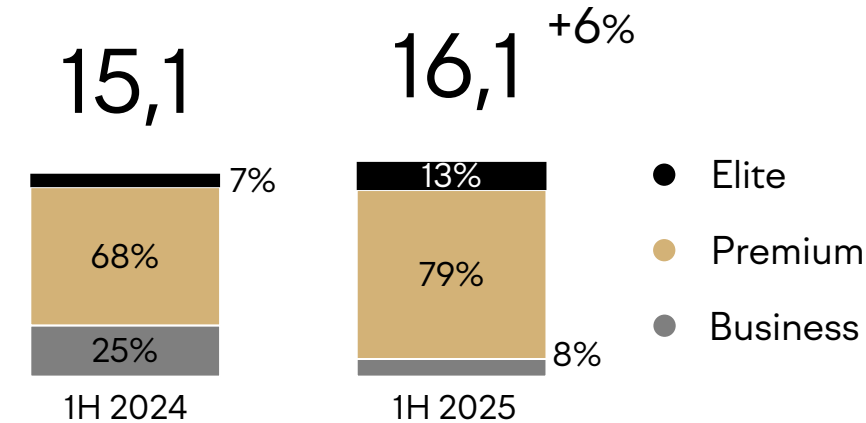
99% 1H 2025
95% 1H 2024



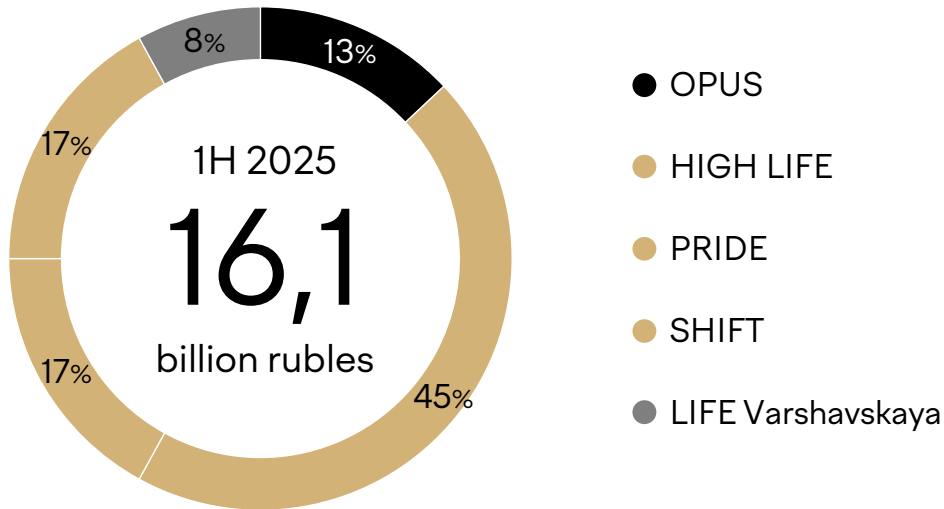
SALES

Residential real estate

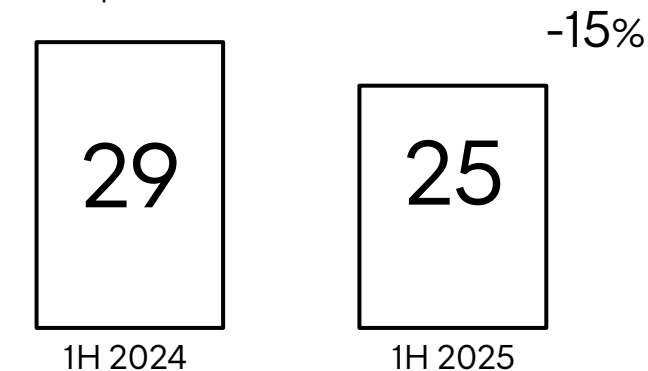
Sales of residential real estate
billion rubles



Sales structure of residential real estate by projects



Sales volume of residential real estate
thnd sq m



Active sales of Premium and Elite project in 1H 2025 became the main reason of sales growth in monetary terms compared 1H 2024. In physical terms sales volume of residential real estate stayed at the same level.

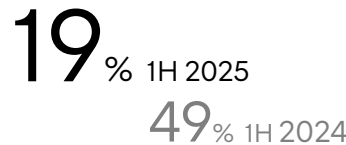
Increased share of Premium and Elite projects in whole sales made an impact on the average retail price growth.

Decreased share of mortgage sales in 1H 2025 was explained by the termination of the subsidized mortgage program which was valid until 30 June 2024. Despite this, Company was able to increase sales in monetary terms due to low dependence of premium and elite projects on mortgages.

Average retail price of residential real estate



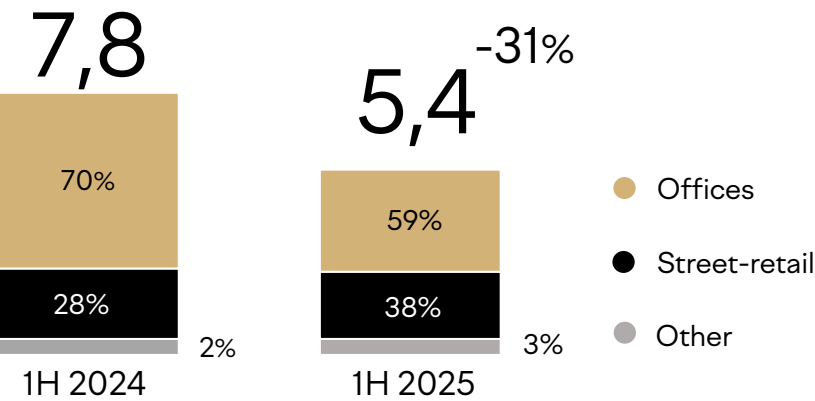
Share of mortgage sales



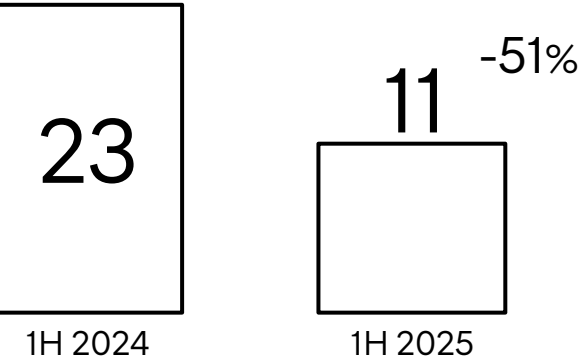
SALES

Commercial real estate

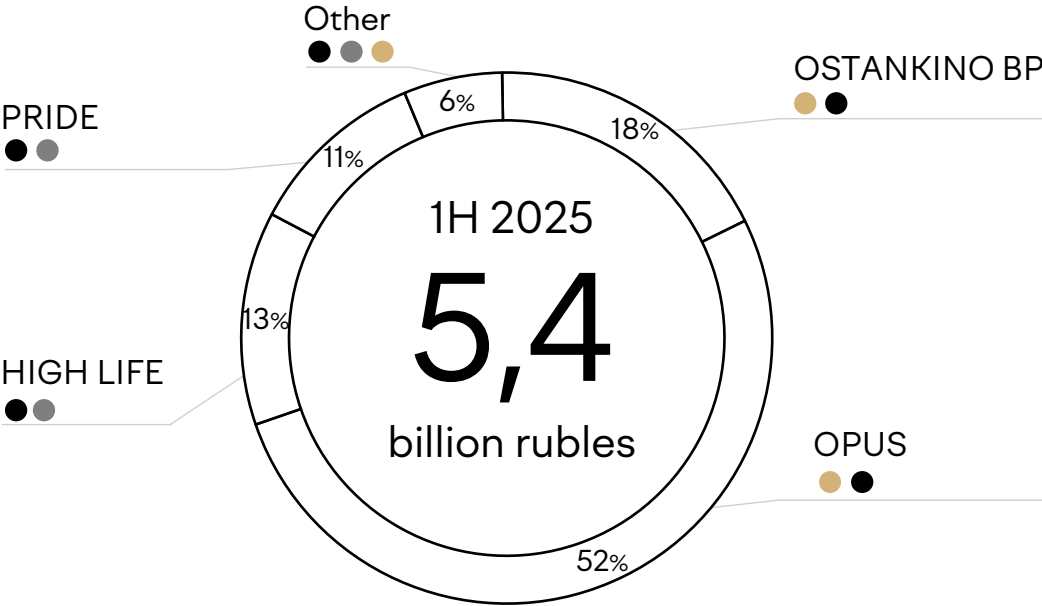
Sales of commercial real estate
billion rubles



Sales volume of commercial real estate
thnd sq m



Sales structure of commercial real estate by projects



The main driver of commercial real estate sales in 1H 2024 were MFC BOTANICA and OSTANKINO BP 3rd phase, which showed almost complete sellout by the end of 2024. In the 1H 2025 the Group had active sales of the office spaces in the class «A» business center OPUS, OSTANKINO BP 4th phase and in the street retail of the Company’s premium line.

HIGHLIGHTS 1H 2025

BOTANICA

- BOTANICA business center awarded a Gold-level eco-certification under the national CLEVER green building standard.
- BOTANICA Shopping Centre became Moscow's first major retail launch of 2025. The launch took place in February and anchor tenants have already begun their work in BOTANICA.
- BOTANICA Multifunctional Complex triumphed in the «Multifunctional Real Estate» category according CRE Awards 2025.
- BOTANICA Multifunctional Complex took the first place among completed multifunctional developments according to REPA – the international architecture and property development awards.

OPUS

- The landscaping concept for the OPUS club residence recognized as one of the Top 5 Global Projects by Architizer A+Awards.
- The OPUS Club Residence received a special «International Jury's Choice» for innovation and alignment with global trends according to REPA.

OSTANKINO BUSINESS PARK

- Project affirmed its status as a project built to Russian environmental standards and received the Green Brick certification at the 2025 CRE Awards.



HIGHLIGHTS 1H 2025

HIGH LIFE

- The first phase received official approval for the commissioning and became the first built premium residential project in the Paveletskaya area according to «Real Estate Market Records 2025».

PIONEER

- Shareholder Leonid Maksimov was ranked among the top-3 most influent individuals in the Development category of the CRE 100+.
- PIONEER was included in TOP-3 Developers selling offices in 2024 by RBC.
- PIONEER joins the CRE League – the professional community which brings together developers, asset managers, investment companies, consultants, constructions companies and other key players in the industry who set high standards of quality.
- The PIONEER team was honoured with the «Team of the Year» title for successful residential and commercial developments by REPA Awards 2025.



CONTACTS



Alexandra Solntseva
CFO

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

Ksenia Arepyeva
Head of Corporate Planning
Department

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.

