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## **ROBYG Group – financial results in 2025**

*Strong increase in net profit to PLN 331 million in 2025 (+28% y-o-y); further growth in number of units sold*

**In 2025, ROBYG, a member of the TAG Immobilien Group, recorded sales revenues of PLN 1.5 billion (2024: PLN 1.3 billion; +15%), while the gross margin on sales amounted to nearly PLN 378 million. Gross margin on residential sales reached more than 31%. Operating profit (EBIT) of ROBYG amounted to approximately PLN 411 million (2024: PLN 291 million; +41% y-o-y), and the net result attributable to equity holders of the parent amounted to nearly PLN 318 million (2024: PLN 259 million; +23%).**

In 2025, ROBYG contracted over 2,570 units as well as handed over and recognized in revenues approx. 1,700 units. ROBYG is consistently expanding its land bank, which at the end of 2025 included land plots allowing for the construction of over 21,000 units (including the offer) located in attractive Urban areas especially Warsaw and Tri City. ROBYG is also actively looking for new investment opportunities. Throughout 2025, ROBYG signed new land purchase agreements with a total value of approximately PLN 320 million.

In 2025, ROBYG Group strengthened its existing sources of financing through the issuance of three series of bonds – PF, PG and PH – with a total nominal value of PLN 475 million and the extension of existing revolving credit facility agreements, while increasing their total limit by PLN 110 million, and concluding new loan agreements with a total value of PLN 150 million.

In order to take advantage of the opportunities offered by the Polish housing market and to accelerate its further growth, ROBYG, together with its shareholder, is currently contemplating potential strategic alternatives, including capital markets transactions such as a potential public offering and listing of the ROBYG's shares on the regulated market of the Warsaw Stock Exchange. TAG Group is committed to remain the majority shareholder of ROBYG.



*"ROBYG's results in 2025 show that the housing market in Poland has entered a phase of stabilization and is now ready for further growth – after a period of strong fluctuations in demand caused by changes in interest rates and borrower support programs. In such conditions, cost control, the quality of the land bank and access to financing are of key importance – and it is in these areas that ROBYG is consistently building its advantage. The expansion of the land bank to over 21 thousand units is a strategic move that gives flexibility in planning supply in the coming years. With limited availability of attractive land in the largest*

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### **Additional information:**

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# ROBYG

*cities, pre-securing land allows for better protection of margins, even with rising investment costs. At the same time, the gaining of the significant financing in 2025 demonstrates the strong balance sheet position and confidence of financial institutions. Looking ahead to 2026, a lot will depend on the further direction of monetary policy and the availability of mortgage loans. If there is a gradual reduction in the cost of financing, we may see further demand. In such a situation, developers with a strong land bank and a diversified business model – such as ROBYG – will be in a privileged position to take advantage of the next phase of the market cycle"* said **Oscar Kazanelson, Chairman of the Supervisory Board of ROBYG.**

*"ROBYG consistently sets new standards in the real estate industry, focusing on the quality of service and real customer support. It was the first developer in Poland to establish the institution of the Client Ombudsman – an independent expert who accompanies buyers at every stage of contact with ROBYG. This solution not only strengthens trust, but also provides additional clarification, substantive support and a sense of security throughout the process of buying an apartment reflecting ROBYG's commitment to enhancing customer experience and setting modern, transparent market standards. At the same time, ROBYG is developing its offer in the premium segment by introducing the Grand Selection line. These are carefully selected apartments in the most prestigious locations – in Warsaw in the Royal Residence investment and in the Tri-City in the Nowa Wałowa, Nadmottławie and Wendy projects, as well as in Poznań Elektrovnia Garbary and other cities where the Group operates. In addition, ROBYG has started investments in Łódź – this is another important market for its operations. Thanks to these activities, ROBYG not only responds to the growing expectations of the market, but also actively shapes its future, combining high quality investments with a modern approach to customer relations. In 2026, we are looking for further expansion into Krakow and expanding the other cities. It is very important for us to listening to the needs of our customers is of great importance to us – they choose our apartments due to the high standard of finishing and very good locations,* said **Eyal Keltsh, CEO of ROBYG.**



*„From a financial perspective, 2025 for ROBYG was a year of very strong operational delivery of residential projects, as well as continued strengthening of its capital structure. The results achieved – both in terms of gross margin on residential sales, which exceeded 31% in 2025, and EBIT – confirm the effectiveness of our business model, based on the consistent execution of our projects, strong cost discipline and a selective approach to new investments. At the same time, we focused on securing stable, long-term financing for our operations. Bond issuances and the further development of bank financing have enabled us to maintain a safe level of liquidity while creating capacity for continued project execution. We would like to thank our investors and financial partners for their trust, which allows us to consistently pursue our ambitious*

*growth plans. In 2026, we will continue initiatives aimed at enhancing financial transparency, strengthening corporate governance standards and maintaining flexibility in access to various sources of capital. Over the long term, this increases our ability to deliver on our strategic objectives, including increasing sales volumes, maintaining satisfactory margins, launching new projects, expanding into new cities and preserving a stable, well-diversified land bank. Our objective remains to maintain a strong balance sheet and readiness to capitalize on favorable market conditions, while adhering to a conservative approach to risk management and financing.”* – summed up **Marta Hejak, CFO and Vice President of the Management Board of ROBYG.**

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In 2025 and 2024, ROBYG implemented a number of measures aimed at minimizing its negative environmental impact. Wherever feasible, all residential developments completed in 2025 and 2024 comply with the Green Standard – an internal regulation formally adopted by the Management Board, which defines a set of low-emission solutions designed to protect biodiversity and water resources while improving residents' quality of life. Already, 100% of electricity used on construction sites is zero-emission, in line with purchased guarantees of origin. 96% of the usable floor area of multi-family residential buildings completed for sale in 2025 had primary energy demand (EP) at least 10% lower than the required threshold. In addition, ROBYG is committed to workplace diversity – in 2025, women accounted for 72% of all employees and 53% of senior management.

In addition, ROBYG has broadened its efforts to improve customer experience and build modern standards in the real estate industry. ROBYG has also introduced a new sales segment – the premium Grand Selection offer. Top-class apartments are available in unique, prestigious locations: in Warsaw in the Royal Residence investment, in Tricity in the following projects: Nowa Wałowa, Nadmotławie and Wendy, as well as in Poznań in Elektrovnia Garbary project. ROBYG is already planning further proposals belonging to this line – in other cities where it operates.

**ROBYG is present in 6 cities in Poland, has 25 years of experience, over 100,000 satisfied customers and over 37,000 units sold.**

More information at [www.robbyg.pl](http://www.robbyg.pl)

## **IMPORTANT INFORMATION**

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