



TRANSLATORS' EXPLANATORY NOTE

The English content of this report is a free translation of the registered auditor's report of the below-mentioned Polish Company. In Poland statutory accounts as well as the auditor's report should be prepared and presented in Polish and in accordance with Polish legislation and the accounting principles and practices generally adopted in Poland.

The accompanying translation has not been reclassified or adjusted in any way to conform to the accounting principles generally accepted in countries other than Poland, but certain terminology current in Anglo-Saxon countries has been adopted to the extent practicable. In the event of any discrepancies in interpreting the terminology, the Polish language version is binding.

Independent Registered Auditor's Report

To the General Shareholders' Meeting and the Supervisory Board of Robyg S.A.

Report on the audit of consolidated financial statements

Our opinion

In our opinion, the accompanying annual consolidated financial statements:

- give a true and fair view of the consolidated financial position of the group Robyg S.A. (the "Parent Company") and its subsidiaries (together the "group") as at 31 December 2024 and the Group's consolidated financial performance and the consolidated cash flows for the year then ended in accordance with the applicable International Financial Reporting Standards as adopted by the European Union and the adopted accounting policies;
- comply in terms of form and content with the laws applicable to the Group and the Parent Company's Articles of Association.

What we have audited

We have audited the annual consolidated financial statements of the Group which comprise:

- the consolidated statement of financial position as at 31 December 2024;

and the following prepared for the financial year from 1 January to 31 December 2024:

- the consolidated statement of comprehensive income;
- the consolidated statement of changes in equity;
- the consolidated statement of cash flows, and
- the notes to the consolidated financial statements comprising a description of the material accounting policy information and other explanatory information to the consolidated financial statements.

Basis for opinion

Basis for opinion

We conducted our audit in accordance with the National Standards on Auditing as adopted by the resolution of the National Council of Statutory Auditors and the resolution of the Council of the Polish Audit Supervision Agency ("NSA") and pursuant to the Law of 11 May 2017 on Registered Auditors, Registered Audit Companies and Public Oversight (the "Law on Registered Auditors"). Our responsibilities under NSA are further described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

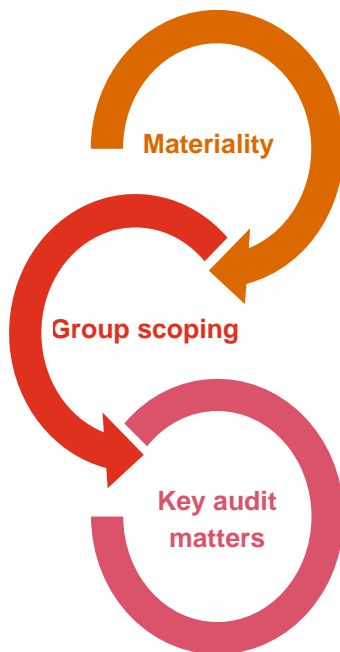
Independence

PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp. k., ul. Polna 11, 00-633 Warsaw, Poland, T: +48 (22) 746 4000, F: +48 (22) 742 4040, www.pwc.pl

We are independent of the Group in accordance with “the Handbook of the International code of ethics for professional accountants (including International independence standards)” (Code of ethics) as adopted by resolution of the National Board of Statutory Auditors and other ethical requirements that are relevant to our audit of the consolidated financial statements in Poland. We have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of ethics. During the audit, the key statutory auditor and the audit firm remained independent of the Group in accordance with the independence requirements set out in the Act on Statutory Auditors.

Our audit approach

Overview



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- The overall materiality threshold adopted for the purposes of our audit was set at PLN 31,437 thousand, which represents 0,9% of the total assets of the Group.

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- We have audited the annual financial statement of the Parent Company and we have conducted audit procedures for selected financial statements line items for specific subsidiaries.

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- Recognition of revenue from sale of residential and commercial properties
 - Valuation of Investment Property
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As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where the Parent Company's Management Board made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall materiality for the consolidated financial statements as a whole, as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, if any, both individually and in aggregate on the consolidated financial statements as a whole.

Overall Group materiality	PLN 31,437 thousands
How we determined it	0.9% of the total assets of the Group
Rationale for the materiality benchmark applied	We have adopted the Groups' total assets as the basis for determining materiality because the value of total assets, in our opinion, is an indicator commonly used by the users of financial statements to evaluate the operations of entities on the real estate market. We adopted the materiality threshold at 0.9% because based on our professional judgement it is within the acceptable quantitative materiality thresholds.

We agreed with the Supervisory Board of the Parent Company that we would report to them misstatements of the consolidated financial statements identified during our audit above PLN 3,143 thousands, as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Scope of Group audit

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operated.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. They include the most significant identified risks of material misstatements, including the identified risks of material misstatement resulting from fraud. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon. We do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
<p>Recognition of revenue from sale of residential and commercial properties</p> <p>Revenue arising from selling the residential and commercial real estate amounted to PLN 1,116 million for the period ended 31 December 2024 (period ended 31 December 2023: PLN 1,736 million), which represents 86% of total revenue of the Group for the period (2023: 96% of the total revenue of the Group).</p> <p>Accounting policies and disclosures regarding the recognition, measurement and structure of revenues are described in Notes 4.1, 7.22 and Note 10.1 to the consolidated financial statements.</p> <p>Revenue from sales is one of the key figures showing the results of the Group's operating activities. The appropriate level of revenue ensures the achievement of the assumed financial results, indicates the appropriate use of assets involved in the investment process of building apartments and commercial premises, covers the fixed costs of the business and is an indicator of market share.</p> <p>The Management of the Parent Entity may distort the Group's sales revenues by recognizing fictitious sales transactions, recording transactions with an incorrect value and reporting period, or by means of additional postings that inflate the value of revenues.</p> <p>Due to the above, we identified the risk of distortion of the financial statements as a result of intentional overstatement of sales revenues in the financial</p>	<p>Our audit procedures comprised in particular:</p> <ul style="list-style-type: none"> a) evaluation of whether applied accounting policies with regard to revenue recognition complied with requirements in IFRS 15 "Revenue from Contracts with Customers"; b) understanding and evaluating the revenue recognition process and application of IFRS 15; c) identification and evaluation of controls in this area; d) conducting substantive tests in order to verify whether revenue was recognized in the correct period in relation to the indicators of transfer of the control, in particular tests of documents for randomly selected samples, reconciliation to source documents (primarily development contracts, handover reports and bank statements); e) analytical procedures among others over the gross margin in order to confirm completeness of costs and revenue in the period; f) evaluating adequacy and completeness of disclosures relating to revenue presented in the consolidated financial statements;

statements.

Valuation of Investment property

As at 31 December 2024, in the attached consolidated financial statements of Robyg SA, investment property, including assets held for sale, totalled PLN 758.6 million (as at 31 December 2023: PLN 453.0 million).

In Note 16 to the consolidated financial statements, the Group presented disclosures containing details of the investment properties held as well as key assumptions adopted to measure investment properties at fair value.

The Group presents as investment property all land, both owned and in perpetual usufruct, whose purpose the Parent Company's Management Board has not yet been able to determine (as opposed to land on which a construction project is planned, which is presented as inventories or land held for buildings). Determining the classification of land held as inventory or investment property at the time of purchase and at the balance sheet date requires significant judgement. The classification, in turn, affects the method of valuation of these lands as at the balance sheet date.

Real estate constituting an element of inventories and land intended for development are valued at the purchase price not higher than the net selling price, while investment real estate is valued at fair value. The gain or loss on revaluation to fair value is recognized in the current year's financial result. The valuation is carried out by an independent appraiser.

The fair value of investment properties is significantly affected by the adopted valuation method and assumptions.

Even a small change in the adopted factor can cause a significant change in the valuation - this is especially the case for the adopted discount rate, revenue growth rate or all kinds of multipliers and correction factors based on the subjective assessment of immeasurable features, such as the location of the property or its attractiveness to potential customers. In addition, for investment properties under construction, an important factor is the assessment of the possibility of obtaining future

Our audit procedures included in particular:

- a) understanding and evaluating the process of identifying investment property, taking into account the criteria for dividing land into investment property and land intended for development in accordance with IAS 40 "Investment Property" and conducting detailed tests regarding classification based on whole of the population owned real estate;
- b) reconciliation of the carrying amount of revalued investment properties presented in the consolidated financial statements with the valuations obtained from independent appraisers;
- c) checking the mathematical correctness and methodological consistency of significant valuations of investment properties prepared by independent appraisers;
- d) critical assessment (with the use of PwC's internal valuation experts) of the valuation methods used and the assumptions made by the appraisers and the estimates made to determine the fair value; assessing the independence and professionalism of the appraisers by checking possible personal and capital links with the Group; we also checked contracts with appraisers in terms of arrangements linking remuneration to the result of the valuation.
- e) assessment of the correctness and completeness of disclosures regarding the measurement of investment property at fair value.

revenues, the estimated costs to complete construction and the date of completion.

The valuation of investment property is a key audit matter due to:

- the relative importance of this item in the consolidated financial statements (approx. 21% of the balance sheet total),
- the fact that the effects of the valuation of investment property have a direct impact on the financial result for the period (see Note 16),
- significant importance of the management's judgments and estimates regarding the classification of land as investment property, the adopted valuation method and assumptions,
- high sensitivity of the valuation depending on the adopted method and assumptions.

Responsibility of the Management and Supervisory Board for the consolidated financial statements

The Management Board of the Parent Company is responsible for the preparation of the annual consolidated financial statements that give a true and fair view of the Group's financial position and results of operations, in accordance with International Financial Reporting Standards as adopted by the European Union, the adopted accounting policies, the applicable laws and the Parent Company's Articles of Association, and for such internal control as the Management Board determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Parent Company's Management Board is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Board either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Parent Company's Management Board and members of the Supervisory Board are obliged to ensure that the consolidated financial statements comply with the requirements specified in the Accounting Act of 29 September 1994 ("the Accounting Law"). Members of the Supervisory Board are responsible for overseeing the financial reporting process.

Auditor's responsibility for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the NSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if,



individually or in aggregate, they could reasonably be expected to influence economic decisions of users taken on the basis of these consolidated financial statements.

The scope of the audit does not include an assurance on the Group's future profitability nor the efficiency and effectiveness of the Parent Company's Management Board conducting its affairs, now or in future.

As part of an audit in accordance with NSA, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Parent Company's Management Board.
- Conclude on the appropriateness of the Parent Company's Management Board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation;
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purpose of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Supervisory Board regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the matters communicated to the Supervisory Board, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other information, including the report on the operations

Other information

Other information comprises:

- a combined Report on the Parent Company's and the Group's operations for the financial year ended 31 December 2024 ("the Combined report on the operations");
- other documents comprising the Annual Report for the financial year ended 31 December 2024 ("the Annual Report"),

(together "Other information"). Other information does not include the standalone financial statements and our auditor's report thereon.

Responsibility of the Management and Supervisory Board

The Management Board of the Parent Company is responsible for the preparation of Other information in accordance with the law.

The Parent Company's Management Board and the members of the Supervisory Board are obliged to ensure that the Combined report on the operations complies with the requirements of the Accounting Law.

Registered auditor's responsibility

Our opinion on the consolidated financial statements does not cover the Other information.

In connection with our audit of the consolidated financial statements, our responsibility under NSA is to read the Other information and, in doing so, consider whether it is materially inconsistent with the information in the consolidated and standalone financial statements, our knowledge obtained in our audit, or otherwise appears to be materially misstated. If, based on the work performed, we identified a material misstatement in the Other information, we are obliged to inform about it in our audit report.

In accordance with the requirements of the Law on the Registered Auditors, we are also obliged to issue an opinion on whether the combined Report on the operations has been prepared in accordance with the law and is consistent with information included in annual consolidated and standalone financial statements and to issue a statement as to whether, in the light of the knowledge about the Group and its environment obtained during the audit, any material misstatements have been identified in the combined Report on the operations, and an indication of what any such material misstatement is.

Statement on the Other information

We declare, based on the knowledge of the Parent Company and the Group and its environment obtained during our audit, that we have not identified any material misstatements in the combined Report on the operations and in the remaining Other information.

Opinion on the Combined report on the operations

Based on the work we carried out during our audit, in our opinion the combined Report on the operations:

- has been prepared in accordance with the requirements of Article 49 of the Accounting Act;
- is consistent with the information in the consolidated financial statements and standalone financial statements of the Parent Company.

The Key Registered Auditor responsible for the audit on behalf of PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp.k., a company entered on the list of Registered Audit Companies with the number 144, is Krzysztof Sieczkowski.

Original report is signed in Polish language

Krzysztof Sieczkowski
Key Registered Auditor
No. 12643
Warsaw, 26 March 2025