



Current Report no. 10/2017

Number and Date of the Current Report:

Current Report no. 10/2017 dated 16 March 2017

Time of disclosure: 03:57 CET

Subject of the Current Report:

Forecasts of selected consolidated financial and operational data of the capital group of ROBYG S.A. for the period of 2017

Legal basis:

Art. 56 Section 1 point 2 of the Act on public offerings and terms and conditions of introducing of financial instruments to the organised system of trading and on public companies in connection with § 5 section 1.25 of the Regulation of the Minister of Finance dated 19 February 2009 concerning current and interim information to be disclosed by issuers of securities and the conditions for recognising as equivalent information required by the law of a country that is not a member state

Content of the Current Report:

The Management Board of ROBYG S.A. with its registered office in Warsaw (the "Company"), herewith presents the forecast of select consolidated financial and operating data of the capital group of the Company for 2017:

- 1) the planned consolidated net profit assigned to the shareholders of the parent company – PLN 90,000,000;
- 2) the total number of residential units that are planned to be recognised in the revenues of the companies from the capital group of the Company and in the financial results of the joint ventures of the capital group of the Company – 2.500, including:
 - in relation to the projects being implemented by the capital group of the Company (excluding partners) – 1.460 residential units,
 - in relation to the joint ventures recognised using the full consolidation method – 940 residential units;
 - in relation to the joint ventures recognised using the equity method (joint ventures – 100 residential units;

3) The most significant share in the number of residential units that are planned to be recognized in the revenues of the companies from the capital group of the Company and in the financial results of the joint ventures of the capital group of the Company in 2017 will belong to the following projects: Lawendowe Wzgórze – approximately 25%; Apartamenty Villa Nobile – approximately 25%; Stacja Nowy Ursus – approximately 7%; Mila Baltica – approximately 7%, and Morenova – approximately 7%.

The abovementioned data was calculated on the basis of the number and the average sales price of the residential units that are planned to be delivered to clients in 2017 while maintaining the current pace and level of the contracting of residential units as well as assuming a stable level of the costs incurred by the capital group of the Company in relation to the implementation of the abovementioned development projects. At the same time, while presenting the abovementioned data, the Management Board of the Company assumed the stability of the prices, demand, and supply on the real estate market, the stability of the legal and regulatory environment of the real estate market, as well as the continuation of the credit policy of banks, the lack of events that are one-off in nature (ex. the depreciation of assets, valuation of investment properties, etc.), as well as the completion of the abovementioned development projects in accordance with their schedules.

The Company will monitor the possibility of realising the forecasted data specified above after the end of each quarter of 2017 in order to evaluate the potential need for the correction of this current report in accordance with the requirements of the provisions of the law. The verification of the presented data will take place on the basis of a comparison of the forecasted data with the estimated data for each quarter as well as an evaluation of their effect on the realisation of the forecasted results, as well as by analysing whether factors or events occurred that could affect the presented forecasted results. The abovementioned data has been presented in accordance with the best knowledge of the Management Board as at the date of its preparation and on the basis of the assumption that no circumstances will arise or appear that could have significant effect on the presented results.

At the same time, the Management Board would like to point out that the main reason for the forecasted decrease in the consolidated net profit assigned to the shareholders of the parent company in 2017 compared with 2016 is the postponement of the completion of the implementation of some projects from the end of 2017 to 2018. At the same time, the Management Board expects that this postponement will have a significant positive effect on the consolidated net profit assigned to the shareholders of the parent company in 2017, both in regard to the consolidated profit forecasted for 2017 as well as generated in 2016.

Signatures of the Management Board:

Eyal Keltsh – Vice-President of the Management Board of ROBYG S.A.

Artur Ceglarz – Vice-President of the Management Board of ROBYG S.A.