



ROBYG

**FINANCIAL RESULTS
1-3Q 2023**

Warsaw, December 2023

AGENDA

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PART 02
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PART 03
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PART 01

Summary 1-3Q 2023



Summary

Revenues:
PLN 606 million

Strong cash position*:
PLN 345 million

Operating cash flow:
PLN 170 million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



Summary – ROBYG Group

Developer agreements signed:
2 245 (net after cancellations)

Units presold: **2 562**
(net after cancellations)

Number of units under
construction: **4 275**

Units on offer: **2 297**
(out of which 5% finished goods)



Summary – Vantage Development Group

Developer agreements signed*:
314 (net after cancellations)

Units presold*: **314**
(net after cancellations)

Units rented: **2 230**

Number of units under
construction*: **1 062**

Units on offer: **448** (for sale)
(out of which 1% finished goods)

Bond issue*: EUR **24** milion

ROBYG Group – material acquisitions and financial activities

Total new financing: PLN 350 million

FINANCING

CREDIT FACILITIES

- revolving loan with the limit of **PLN 50 million**
- revolving loan with the limit of **PLN 150 million**
- revolving loan with the limit of **PLN 150 million**

BONDS

- redemption of bonds (PA series) **PLN 237 million**
- redemption of bonds (PB series) **PLN 60 million**

New plots

NEW PLOTS

Wroclaw, Gdansk, Warsaw

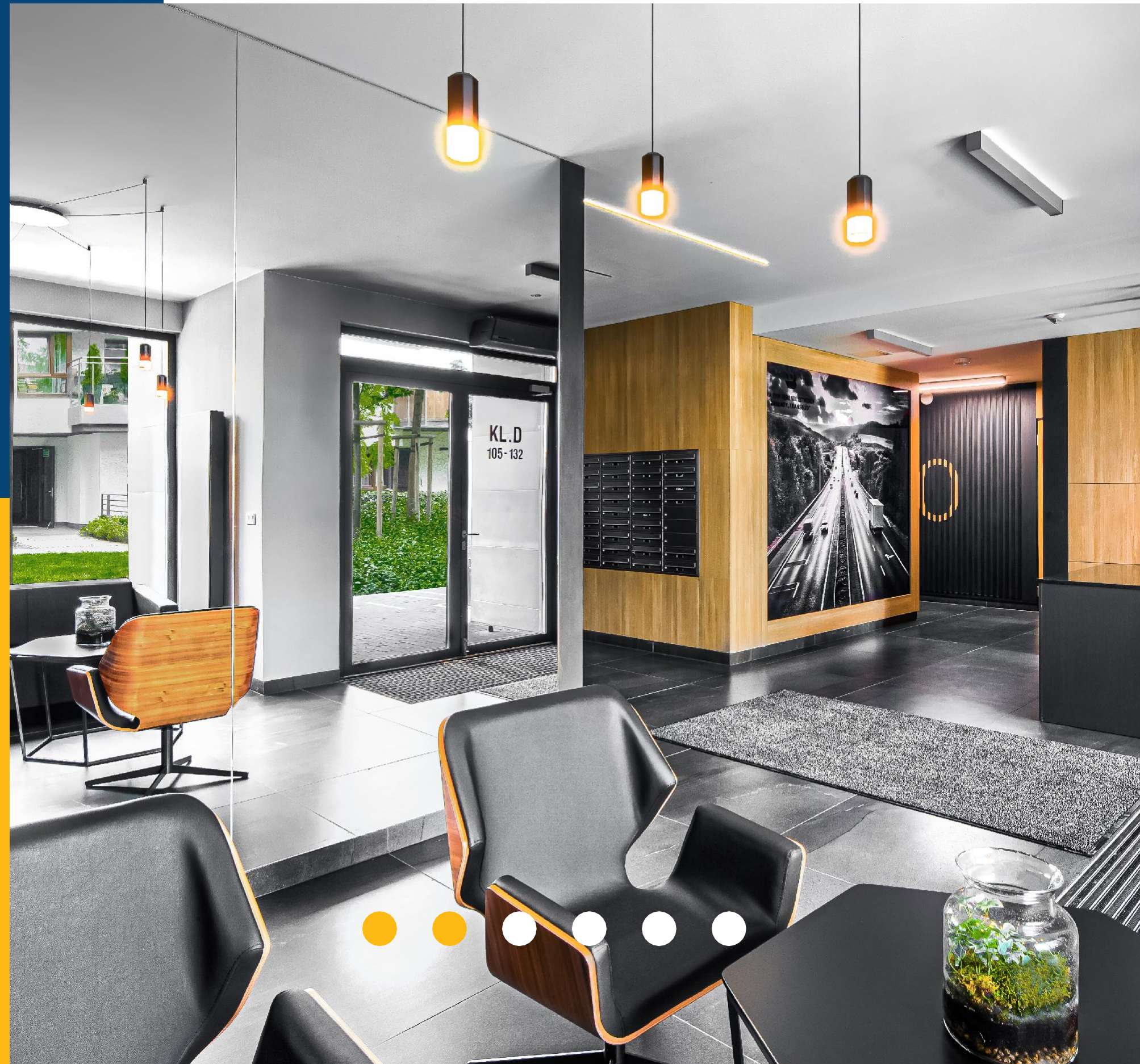
Total expected potential for construction of ca. **56 000 sqm** of usable area.

Area of plots [ha]	Type of contracts	Potential of sellable area [sqm]	Locations
0.5	Final	13 000	Wroclaw, Stare Miasto
2.2	Final	7 500	Gdansk, Ujeścisko
1.3	Final	23 000	Gdansk, Zaspą
0.7	Preliminary	12 500	Warszawa, Mokotów

* Includes also the transactions performed after 30 September 2023 till the date of the presentation (marked in green).

PART 02

Presale & revenue perspective



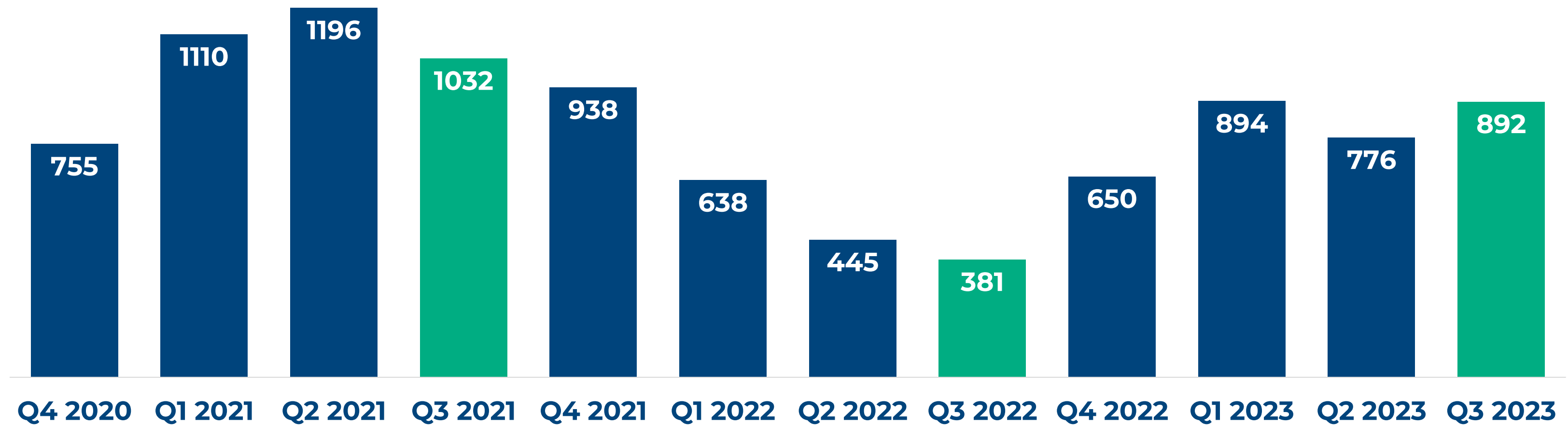
02. Presales & revenue's perspective



ROBYG Group – presale structure

Presale in 1-3Q 2023: 2 562 units (22% 1-3Q'23/ 1-3Q'17-22*), PLN 1 497 million (71% 1-3Q'23/ 1-3Q'17-22*)

Net number of presold units (quarterly)**



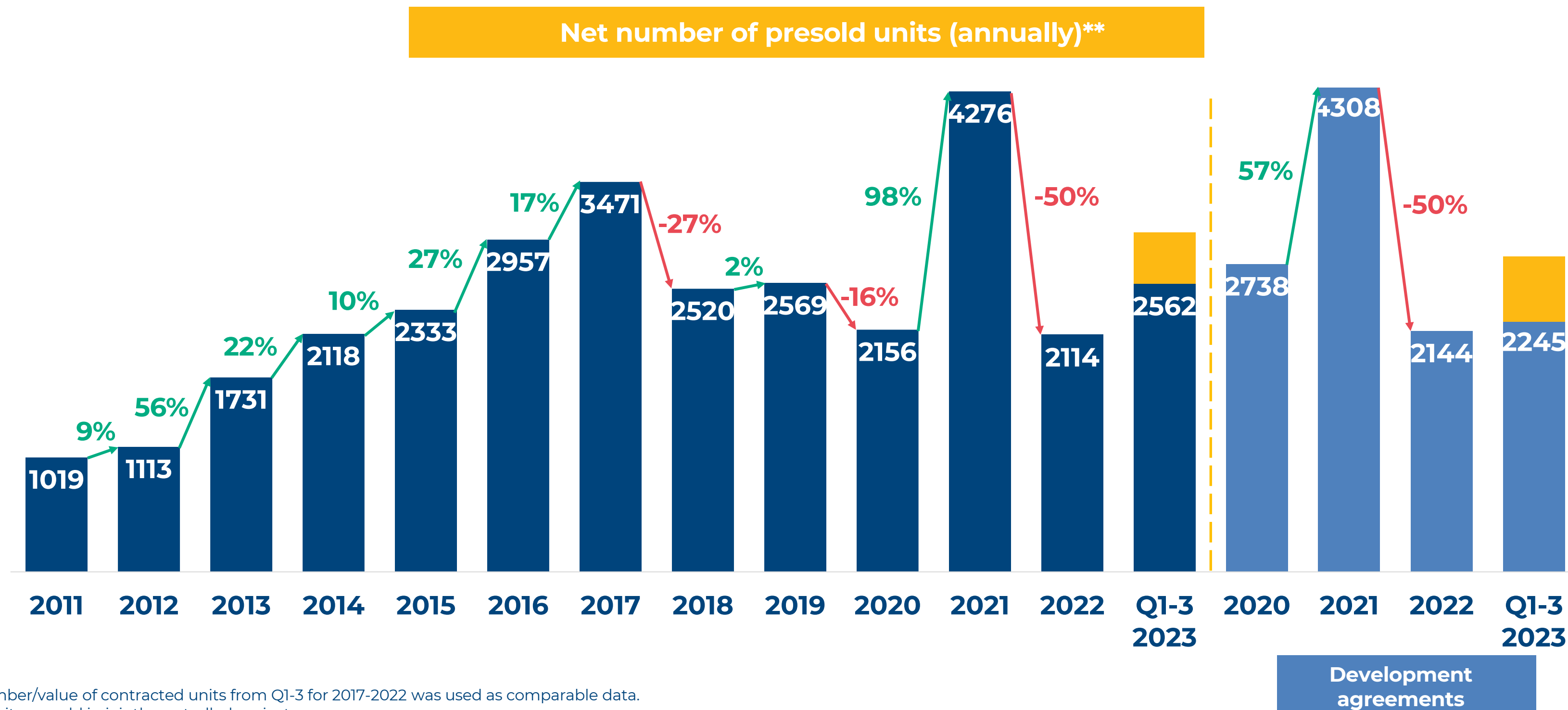
*) The average number/value of contracted units from Q1-3 for 2017-2022 was used as comparable data.

***) On which 671 units presold in jointly controlled projects.

02. Presales & revenue's perspective

ROBYG Group – presale structure

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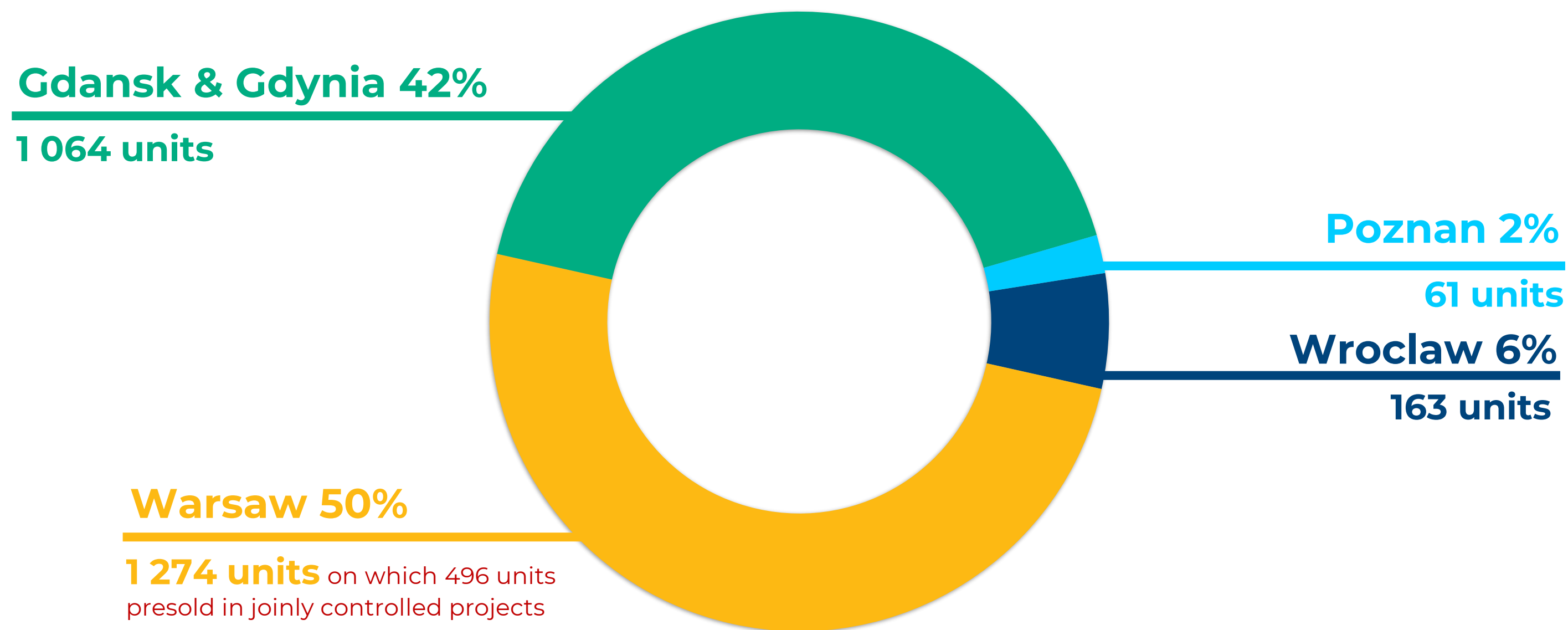


02. Presales & revenue's perspective



ROBYG Group – presale structure

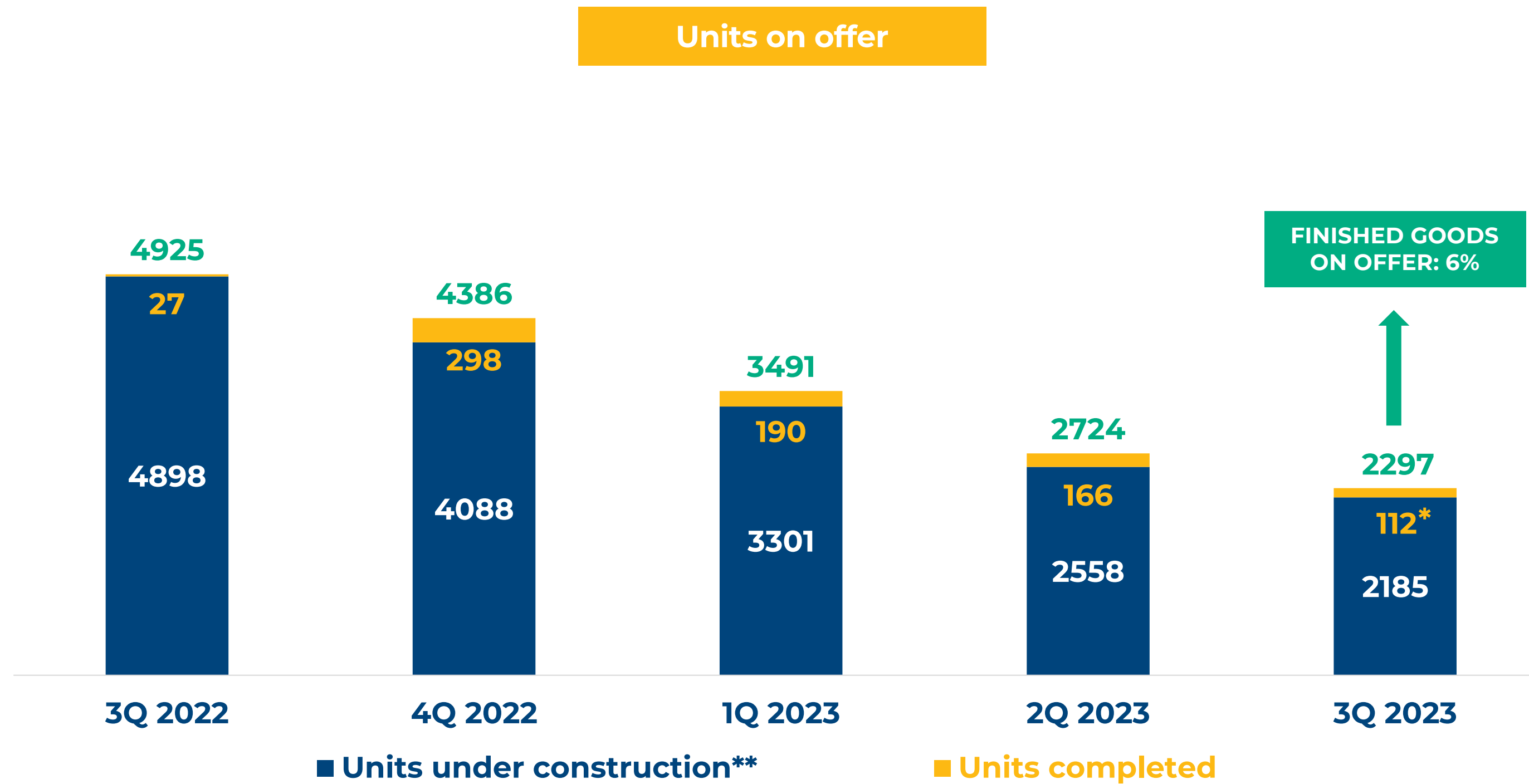
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*) The average number/value of contracted units from Q1-3 for 2017-2022 was used as comparable data.

02. Presales & revenue's perspective

ROBYG Group – units on offer



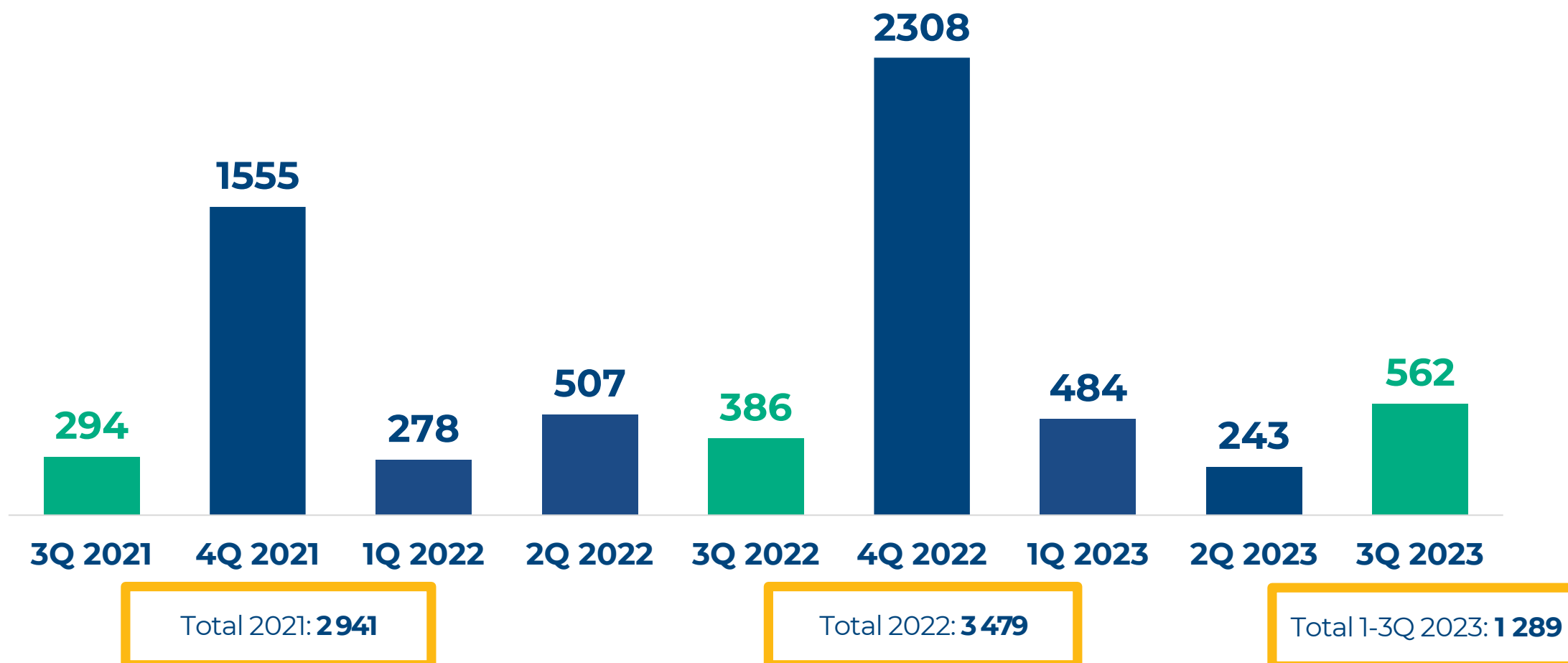
* The offer is decreased by 3 commercial units which are rented. The offer included units for sale which were previously planned for rent.

** Including residential units in presale which construction has not begun yet (as at 30 September 2023). On which 578 units on offer in jointly controlled projects.

02. Presales & revenue's perspective

ROBYG Group – revenue recognition (as at 30 September 2023)

Number of units recognized in revenues (quarterly)



Recognition potential of units in revenues

Units not presold and not recognized*: 2 300

Completed: **115**

Under construction: **837**

Which construction has not started yet, but included in pre-sales process: **1348**

Units presold and not recognized**: 4 346

Completed: **350**

Under construction: **3 439**

Which construction has not started yet, but included in pre-sales process: **557**

*) On which 578 units not presold in jointly controlled projects.

***) On which 671 units presold in jointly controlled projects.

02. Presales & revenue's perspective



Number of units to be completed in 2023-2024 and also (contracted) until 30 September 2023

Note: Estimation of the completed investments may change.

	2022		2023		2024		Total & Presold 2023+2024	
	Total units	Presold	Total units	Presold	Total units	Presold	Total units	Presold
Mój Ursus (jointly controlled) – Warsaw	-	-	-	-	678	(540)	678	(540)
Osiedle Życzliwa Praga, Praga Arte, Praga Deco, Jutrzenki 43, Modern City – Warsaw	840	(840)	254	(253)	142	(57)	396	(310)
Royal Residence, Ogrody Wilanów, Apartamenty Królewskie – Warsaw	68	(68)	542	(534)	372	(170)	914	(704)
Mój Ursus, City Sfera, Sady Ursynów, Apartamenty przy metrze – Warsaw	1025	(1018)	906	(873)	-	-	906	(873)
Zajezdnia Wrzeszcz, Porto, Młode Stogi, Wendy – Gdansk & Gdynia	467	(467)	-	-	405	(216)	405	(216)
Park Południe, Więcej, Szumilas, Wiśniowa Aleja – Gdansk	708	(692)	350	(309)	-	-	350	(309)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Vista, Lagom – Gdansk	195	(195)	489	(446)	116	(109)	605	(555)
Nowa Letnica, Nadmotławie Estates, Sea Salt – Gdansk	164	(153)	560	(464)	118	(99)	678	(563)
Jagodno, WPB, Początek Piątkowo – Wrocław & Poznan	430	(430)	487	(453)	153	(54)	640	(507)
	3 897	(3 863)	3 850	(3 549)	1 722	(1 028)	5 572	(4 577)
	*+387	(+380)	-	-	-	-	-	-
	4 284	(4 243)	3 850	(3 549)	1 722	(1 028)	5 572	(4 577)
	-805	(-764)	+805	(+764)	+1 405	(+1 063)	+805	(+764)
Potential of handovers	3 479	(3 479)	4 655	(4 313)	3 127	(2 091)	6 377	(5 341)
Handovers (estimated)	3 479	(3 479)	3 250	(3 250)	2 850	(2 850)	6 100	(6 100)
				100%		73%		88%

02. Presales & revenue's perspective



Number of units to be completed in 2023

Gdansk

Project	Total no. of units to be completed in 2023
Nowa Letnica	390
Lawendowe Wzgórze / Stacja Nowy Gdansk	361
Wiśniowa Aleja	200
Nadmotławie	170
Szumilas	150
Porto	146
Vista	87
Moment	116
Lagom	41
TOTAL	1 399

Warsaw

Project	Total no. of units to be completed in 2023
Mój Ursus	720
Royal Residence	542
Osiedle Życzliwa Praga	160
Sady Ursynów	98
Modern City	94
Apartamenty przy metrze	88
TOTAL	1 702

Wroclaw & Poznan

Project	Total no. of units to be completed in 2023
Jagodno	197
Początek Piątkowo	141
Osiedle nad Widawą - WPB	138
Dożynkowa 43 - WPB	11
TOTAL	489

TOTAL: 3 850

02. Presales & revenue's perspective



Number of units to be completed in 2024

Gdansk

Project	Total no. of units to be completed in 2024
Porto	259
Sea Salt	118
TOTAL	377

Warsaw

Project	Total no. of units to be completed in 2024
Mój Ursus*	678
Royal Residence	372
Jutrzenki 92	142
TOTAL	1 192

Poznan

Project	Total no. of units to be completed in 2024
Początek Piątkowo	153
TOTAL	153

TOTAL: 1 722

* Jointly controlled project.



PART 03

Estimated financial result

03. Estimated financial results

Estimated financial results

(PLNk)	Q1-3 2023	Q1-3 2022	Change
Revenues	606 288	508 668	19,2%
Cost of sales	(449 063)	(365 396)	22,9%
Gross profit on sales	157 225	143 272	9,7%
Selling and marketing expenses	(25 695)	(19 687)	30,5%
Administrative expenses	(38 746)	(35 589)	8,9%
Other*	49 558	77 897	(64,7%)
Operating profit	142 342	165 893	(14,2%)
Finance income	8 961	15 493	(42,2%)
Finance costs	(19 016)	(7 774)	144,6%
Profit before tax	132 287	173 612	(23,8%)
Income tax expense	(25 529)	(35 470)	(28,0%)
Net profit	106 758	138 142	(22,7%)
Net profit attributable to equity holders of the parent	107 932	138 142	(21,9%)
Gross profit margin on sales	25,9%	28,2%	N/A
Net profit margin	17,6%	27,2%	N/A

* Incl. revaluation of investment properties (PLN 23 902 thousand) and post-tax shareof profit or loss of joint ventures accounted for using the equity method (PLN 27 272 thousand).

03. Estimated financial results



Estimated financial condition

(PLNk)	Q3 2023	Q3 2022	Change	2022
Total assets, including:	3 603 492	3 720 856	(3,2%)	3 522 878
Non-current assets, including:	701 847	684 979	2,5%	664 070
Investment properties and investment properties under construction	491 539	515 726	(4,7%)	517 050
Inventories	2 403 914	2 515 992	(4,5%)	2 108 769
Trade and other receivables	136 363	141 536	(3,7%)	139 237
Amounts kept on individual escrow accounts	136 543	152 358	(10,4%)	147 618
Cash and cash equivalents	208 088	191 871	8,5%	424 483
Equity:	1 237 840	929 033	33,2%	1 138 793
Total liabilities, including:	2 365 652	2 791 823	(15,3%)	2 384 085
LT interest bearing liabilities	416 873	267 362	55,9%	391 393
Current interest bearing liabilities	235 936	586 684	(59,8%)	650 211
Advances received from clients	1 193 179	1 435 849	(16,9%)	798 214

03. Estimated financial results

Estimated statement of cash flow

(PLNk)	Q1-3 2023	Q1-3 2022
Net cash flows from operating activities, including:	145 844	106 091
Expenditures for the purchase of new plots	(24 423)	(41 239)
Net cash flows from investing activities, including:	65 339	220 286
Proceeds from JV partner	99 419	-
Loans granted to joint ventures	(26 384)	-
Net cash flows from financing activities, including:	(427 436)	(433 292)
Proceeds from loans and borrowings	795 222	1 042 602
Repayment of bank and loans	(889 263)	(842 598)
Repayment of bonds	(297 093)	-
Paid dividend	-	(600 000)
Interest and commissions paid	(33 908)	(31 313)
Net change in cash and cash equivalents	(216 253)	(106 915)



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at September 30th, 2023 (PLNm).

DEBT – Aging

	<1 year	1-2 years	2-3 years	Total
BANK CREDIT FACILITIES	220.88	0.00	0.00	220.88
BONDS	0.00	122.50	237.50	360.00
TOTAL	220.88	122.50	237.50	580.88

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 320 million.

03. Estimated financial results



Leverage and collections as at September 30th, 2023

Net debt ratio* = 0.20

*** Net debt ratio = net debt ** / equity**

** Net debt = interest bearing liabilities + derivatives + guarantees granted – intercompany loans – cash and cash equivalents – amounts kept on individual escrow accounts

Amount collected from clients in Q1-3 2023 = PLN 975 million

Amount to be collected from clients* = PLN 1 299 million

* Calculated based on the signed agreements with clients.

PART 04

Plans of ROBYG Group





Strategy

Strategy for the operational and business activities of the ROBYG Group agreed with TAG Immobilien AG (hereinafter: "TAG") for all TAG activities on the Polish residential market, i.e. for the activities of the ROBYG Group and Vantage Development S.A.

Areas	ROBYG Group	Vantage Development Group
Legal structures	Separate capital groups	
Business segment	Construction and sale of residential and commercial units	PRS (private rented sector) – flats for rent
Financing	Own funds and external financing	Activities funded by TAG and external financing
Management structure	Common management structure and shared auxiliary functions supporting the main operating activities (in areas such as finance, marketing, administration, etc.)	
Transactions between groups	Provided on market terms.	

04. Plans of ROBYG Group



Strategic goals

**Number of presold of residential units in 2023
app. 3.000 units**

Maintaining of sales in the years ahead

Maintaining the margins

Maintaining the adequate level of the land bank

Realisation of the ROBYG's ESG strategy

04. Plans of ROBYG Group



Total land bank 14 195 units + 2 279 units on offer = 16 492 units

Gdansk/Gdynia

District	Number of units	%
Śródmieście/Gdansk	820	23%
Śródmieście/Gdynia	595	18%
Kowale	585	17%
Nowy Port	300	9%
Olszynka	310	9%
Brzeźno	155	5%
Other*	460	14%
TOTAL: 3 380 units – 24%		

Warsaw

District	Number of units	%
Włochy	2 080	33%
Mokotów/Czerniaków	350	6%
Ursus	565	9%
Bemowo/Chrzanów	390	6%
Wilanów	225	4%
Bemowo/Jelonki	300	5%
Tarchomin	15	<1%
Other*	2 400	37%
TOTAL: 6 325 units – 45%		

Wroclaw

District	Number of units	%
Stare Miasto	260	18%
Other*	1 210	82%
TOTAL: 1 410 units – 10%		

Poznan

District	Number of units	%
Piątek	1 020	34%
Rataje	1 035	34%
Ostrów Tumski	965	32%
TOTAL: 3 020 units – 21%		

TOTAL: Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 14 195 units**

* Preliminary land purchase agreements.

** Units which presale has already begun (as at 30 September 2023) not included. On which 1 403 units in jointly controlled projects.

04. Plans of ROBYG Group



Commercial potential = 55 000 sqm of usable area

Commercial potential = 55 000 sqm of usable area

WROCLAW*
35 000

POZNAN
20 000

TOTAL: 55 000 sqm

* Preliminary land purchase agreements.



PART 05

ESG

Creating people and planet friendly spaces



MISSION



OUR VALUES



DIRECTIONS

“Our goal at ROBYG is to build homes and suitable surroundings for our clients. We develop homes and housing developments for entire communities that are integrated with the surrounding investments. We aim to build for the benefit of our clients with consideration for the nature and communities which already exist.”



Oscar Kazanelson
Chairman of the Supervisory Board



CARE

The protection of natural resources and care for the environment are very important to us, hence we implement ecological solutions in all of our housing estates.



SUPPORT

We support local communities and foundations, we provide support for the most deprived members of the communities. We cooperate with local businesses and take part in local cultural and sporting events.



RESPONSIBILITY

We act responsibly, choosing to cooperate with trustworthy partners, caring for the environment, and managing the company in a responsible way.



ROBYG FOR PEOPLE



ROBYG FOR PLANET



ROBYG FOR SUSTAINABLE BUSINESS



ROBYG for Planet means that we lead a sustainable development process fully respecting the natural environment on all our projects.

The protection of natural resources and care for the environment are very important to us, therefore we implement ecological solutions in our housing estates.

We support sustainable goals United Nations:



Focus Areas



- Green standard: successfully incorporating eco-friendly and low-carbon solutions

15

- Making 15-minute city concept a reality



- Water and biodiversity

Strategic Goals



- ROBYG as the number 1 low-carbon housing developer in Poland:
 - 100% of renewable energy during the construction process in ROBYG by the end of 2024,
 - disclosure of CO2 emissions in Scope 1, 2 and deployment of reporting CO2 emission in Scope 3 in accordance with GHG Protocol starting in 2021.
- Over 70% of ROBYG housing concepts to be in line with the 15-minute city concept and increase to over 80% by the end of 2025.
- ROBYG as the leader in incorporating biodiversity & water policy in all its housing development projects.

* Estimated values. Data for all projects in company's history unless otherwise stated



ROBYG GREEN STANDARD



15 minutes to
all important
services



Local estates green
and recreation facilities
inc. private parks
and forest



Pro-ecological
rain gardens
and green roofs



Photovoltaic
panels



Smart House
system in
the apartment



Solar
benches



Led lighting



Micromobility
friendly estates with
bicycle parkings
and repair points



Outside
and inside
electric cars
chargers



Triple-glazed
windows



Environmentally
friendly external
insulation



Sidewalks
from cubes
anti-smog



Flower
meadows



Birdhouses
and shelters
for insects



Watering
with
rainwater



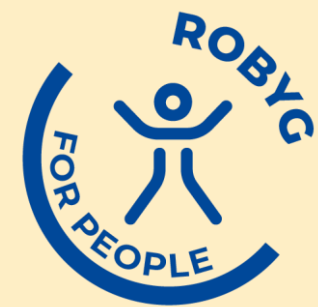
Weather
management
system and
motion sensors



Facilities for
people
with disabilities

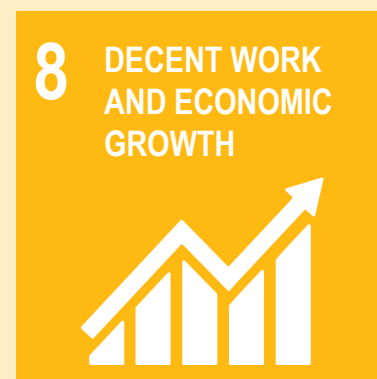


Rain gardens
and green roofs



For us, construction is part of a new community shaping process, which combines such elements as building housing estates, developing infrastructure, shaping green areas, as well as recreational, integration and relaxation places. We truly believe that we are not only laying the foundations for new residential areas but also for communities. We also consider our social footprint by having the ambition to be an employer that attracts, retains and develops people. ROBYG for People is also about building a communities for ROBYG satisfied customers.

We support sustainable goals United Nations:



Focus Areas



- Building new, integrated communities



- Employee well-being: be the employer that attracts, retains and grows people.



- Client satisfaction

Strategic Goals



- Be the housing developer that local communities & neighbours **welcome and value the most.**
- **Be the employer of first choice within the housing development sector in Poland**
- **Balanced gender diversity in management team and in managerial positions: striving to achieve at least 30% of women in the Management Board and Supervisory Board by the end of 2025.**
- **ROBYG Zero Accidents:** the ultimate goal is to have no accidents
- Maintain ratio of over 80% satisfied clients after hand overs and increase to 90% by end of 2025

HUMAN BALANCE



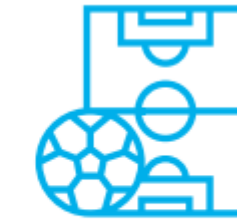
Outdoor recreation areas



Playgrounds



Outdoor gyms



Multi-purpose sports fields



Schools and pre-schools



Co-working spaces



Smart House by Keemple



Proximity to transportation



Stores, services, restaurants



Micro-mobility



Barrier-free estates



We act responsibly by choosing to partner with local businesses, caring for the natural environment and managing the company responsibly while delivering strong financial results. Sustainable governance also means that we communicate about our business in a clear and transparent manner.

We support sustainable goals United Nations:



Focus Areas



- ESG in management practices
- Annual ESG disclosure & transparent business

Strategic Goals



- **ROBYG ESG Website** www.esg.robyg.pl
- **ROBYG ESG Strategy**
- ROBYG's goal is to be recognized as a leader in ESG on the Polish real estate development market
- **The first ROBYG ESG Report in GRI Standards published**
- **In January 2022, ROBYG became a signatory to the UNGC** and intends to periodically report the implementation of the 10 UN sustainable development goals.



* Estimated values. Data for all projects in company's history unless otherwise stated



All of us at ROBYG acknowledge how important sustainable growth is for the environment and society. So far we have done a lot, but we treat this as a journey that will involve over time. Thus, we are committed to continuing our work to constantly improve our performance and disclose it to the broader market.











PART 06

Appendices



Senior Management Team

<p>Oscar Kazanelson <i>Chairman of the Supervisory Board</i></p>  <p>Years at ROBYG: 20+</p> <ul style="list-style-type: none">▪ President of the Supervisory, Board	<p>Eyal Keltsh <i>President of the Board, CEO</i></p>  <p>Years at ROBYG: 15</p> <ul style="list-style-type: none">▪ CEO since 2022▪ COO 2009-2022	<p>Marta Hejak <i>Vice President, CFO</i></p>  <p>Years at ROBYG: 7</p> <ul style="list-style-type: none">▪ CFO since 2021	<p>Artur Ceglaz <i>Vice President, Head of Business Dev.</i></p>  <p>Years at ROBYG: 21</p> <ul style="list-style-type: none">▪ CDO since 2019▪ CFO 2007-2019	<p>Dariusz Pawlukowicz <i>Vice President, Head of HR</i></p>  <p>Years at ROBYG: 1</p>
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<p>Alex Goor <i>Chairman of the SB of ROBYG Construction</i></p>  <p>Years at ROBYG: 12</p>	<p>Filip Cackowski <i>Deputy CFO, CFO of ROBYG Construction</i></p>  <p>Years at ROBYG: 13</p>	<p>Rafal Michalski <i>Head of Technical Department CEO ROBYG Construction</i></p>  <p>Years at ROBYG: 17</p>	<p>Joanna Chojecka <i>Sales & Marketing Director in Warsaw and Wroclaw</i></p>  <p>Years at ROBYG: 17</p>	<p>Anna Wojciechowska <i>Head of ESG / Sales & Marketing Director in Gdansk and Poznan</i></p>  <p>Years at ROBYG: 10</p>	<p>Wojciech Gruza <i>Head of Legal Department</i></p>  <p>Years at ROBYG: 21</p>
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Ownership structure

TAG Immobilien AG holds indirectly 100% of ROBYG S.A. shares.

TAG Immobilien AG is a MDAX-listed (Frankfurt Stock Exchange) real estate company.

TAG Immobilien AG consolidated financials (EURm)

Financial data

(EURm)	Q1-3 2023	2022	2021	2020	2019	2018
Assets	7 658,4	8 214,6	7 088,6	6 478,0	5 647,0	5 033,3
Equity	3 044,1	3 307,7	3 129,5	2 681,5	2 394,2	2 048,3
EBITDA (adjusted)	182,0	233,5	226,1	222,3	214,7	206,4
Consolidated net profit/(loss)	(274,8)	117,3	585,6	402,6	456,4	488,2

Credit rating*

Agencja	Short-term rating	Long-term rating
Standard & Poor's	A-3	BBB-
Moody's	Non-Prime	Ba1

*) The ratings as at September 30th, 2023.



Description of investments – under construction (1)



Lawendowe Wzgórze / Stacja Nowy Gdansk

City: Gdansk
District: Jasień

No. of stages: ca. 40
Stages completed: 38
Stages under construction: 2

No. of units: 3 695 units
(completed: 3 493 units)
Total sellable area: ca. 173,0k sqm

Start of construction: Q3 2009
Planned completion date: Q4 2023



Osiedle Kameralne

City: Warsaw
District: Bemowo

No. of stages: 8
Stages completed: 5

No. of units: ca. 870 units
(completed: 556 units)
Total sellable area: ca. 46,3k. sqm

Start of construction: Q4 2010
Planned completion date: Q4 2026



City Sfera

City: Warsaw
District: Włochy

No. of stages: 14
Stages completed: 5

No. of units: ca. 1 600 units
(completed: 789 units)
Total sellable area: ca. 70,0k sqm

Start of construction: Q3 2018
Planned completion date: Q1 2029



Description of investments – under construction (2)



Nowa Letnica

City: Gdansk
District: Letnica

No. of stages: 15
Stages completed: 14
Stages under construction: 1

No. of units: ca. 2 200 units
(completed: 1 808 units)
Total sellable area: ca. 113,7k sqm

Start of construction: Q1 2017
Planned completion date: Q4 2023



Young City 2

City: Warsaw
District: Bemowo

No. of stages: 5
Stages completed: 1

No. of units: ca. 460 units
(completed: 58 units)
Total sellable area: ca. 20,5k sqm

Start of construction: Q3 2017
Planned completion date: Q2 2026



Modern City

City: Warsaw
District: Bemowo

No. of stages: 9
Stages completed: 3
Stages under construction*: 6

No. of units: ca. 940 units
completed: 390 units)
Total sellable area: ca. 43,9k sqm

Start of construction: Q4 2018
Planned completion date: Q4 2026

* Including stages in presale which construction has not yet begun (as at 30 September 2023).



Description of investments – under construction (3)



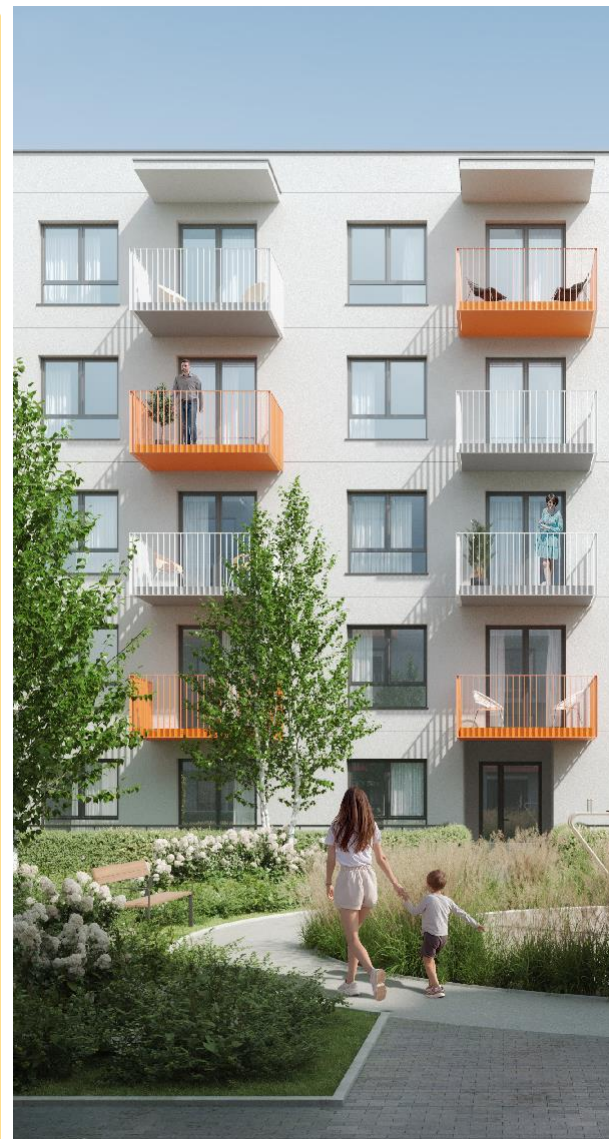
Jagodno

City: Wrocław
District: Krzyki

No. of stages: 10
Stages completed: 6
Stages under construction*: 4

No. of units: ca. 850 units
(completed: 615 units)
Total sellable area: ca. 49,1k sqm

Start of construction: Q1 2019
Planned completion date: Q3 2025



Osiedle Życzliwa Praga

City: Warsaw
District: Tarchomin

No. of stages: 8
Stages completed: 5
Stages under construction*: 2

No. of units: ca. 800 units
(completed: 624 units)
Total sellable area: ca. 37,7k sqm

Start of construction: Q2 2019
Planned completion date: Q4 2025



Nadmotławie Estate

City: Gdańsk
District: Śródmieście

No. of stages: 10
Stages completed: 6
Stages under construction: 1

No. of units: ca. 1 430 units
(completed: 512 units)
Total sellable area: ca. 67,7k sqm

Start of construction: Q2 2019
Planned completion date: Q2 2028

* Including stages in presale which construction has not yet begun (as at 30 September 2023).



Description of investments – under construction (4)



Moment

City: Gdansk
District: Ujeścisko

No. of stages: 4
Stages completed: 1
Stages under construction: 3

No. of units: ca. 200 units
(completed: 91 units)
Total sellable area: ca. 10,3k sqm

Start of construction: Q2 2019
Planned completion date: Q4 2023



Mój Ursus

City: Warsaw
District: Ursus

No. of stages: 8
Stages completed: 6
Stages under construction: 2

No. of units: ca. 2 300 units
(completed: 1 318 units)
Total sellable area: ca. 111,7k sqm

Start of construction: Q3 2019
Planned completion date: Q1 2024



Lagom

City: Gdansk
District: Ujeścisko

No. of stages: 1
Stages under construction: 1

No. of units: 41 units
Total sellable area: ca. 5,7k sqm

Start of construction: Q3 2020
Planned completion date: Q4 2023



Description of investments – under construction (5)



Szumilas

City: Gdansk (Kowale)

No. of stages: 6

Stages completed: 1

Stages under construction*: 2

No. of units: ca. 900 units

(completed: 110 units)

Total sellable area: ca. 44,3k sqm

Start of construction: Q1 2021

Planned completion date: Q3 2028



Royal Residence

City: Warsaw

District: Wilanów

No. of stages: 7

Stages completed: 1

Stages under construction*: 4

No. of units: 1 140 units

(completed: 130 units)

Total sellable area: ca. 64,2k sqm

Start of construction: Q4 2021

Planned completion date: Q2 2025



Porto

City: Gdansk

District: Nowy Port

No. of stages: 16

Stages completed: 2

Stages under construction*: 5

No. of units: ca. 1 040 units

(completed: 146 units)

Total sellable area: ca. 57,8k sqm

Start of construction: Q1 2021

Planned completion date: Q2 2026

* Including stages in presale which construction has not yet begun (as at 30 September 2023).



Description of investments – under construction (6)



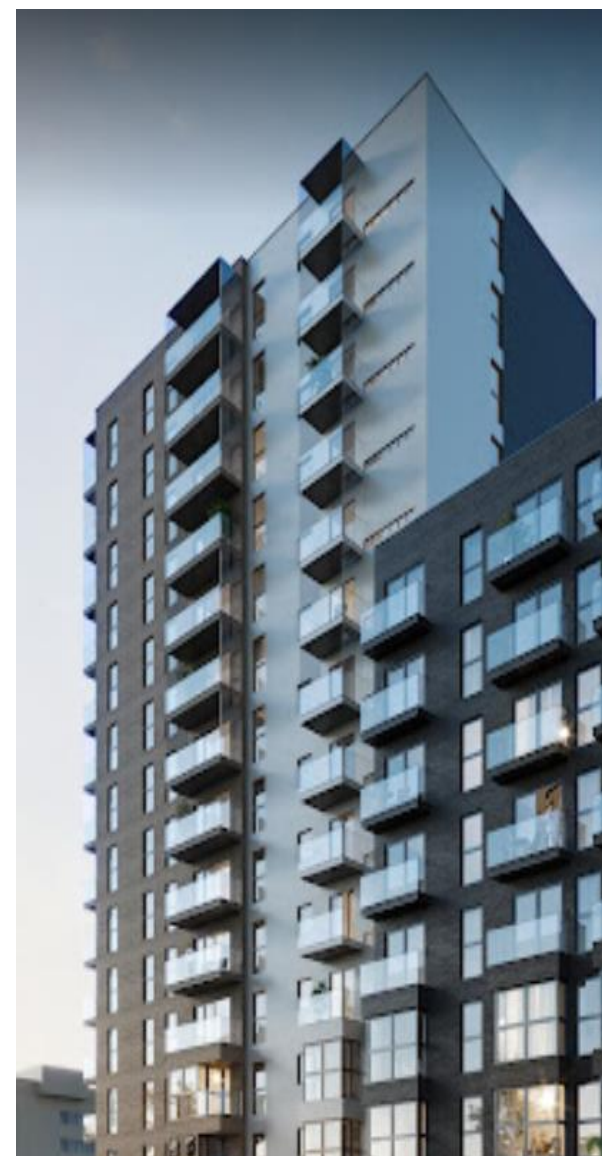
Sea Salt

City: Gańsk
District: Zaspá

No. of stages: 1
Stages under construction: 1

No. of units: 118 units
Total sellable area: ca. 6,1k sqm

Start of construction: Q4 2022
Planned completion date: Q3 2024



Początek Piątkowo

City: Poznań
District: Piątkowo

No. of stages: 7
Stages under construction: 2

No. of units: 1 430 units
Total sellable area: ca. 64,1k sqm

Start of construction: Q3 2021
Planned completion date: Q4 2029



Sady Ursynów

City: Warsaw
District: Ursynów

No. of stages: 6
Stages under construction: 1

No. of units: 600 units
Total sellable area: ca. 28,6k sqm

Start of construction: Q2 2022
Planned completion date: Q1 2027



Description of investments – under construction (7)



Wiśniowa Aleja

City: Gdańsk
District: Ujeścisko

No. of stages: 2
Stages under construction: 2

No. of units: 200 units
Total sellable area: ca. 9,7k sqm

Start of construction: Q1 2022
Planned completion date: Q4 2023



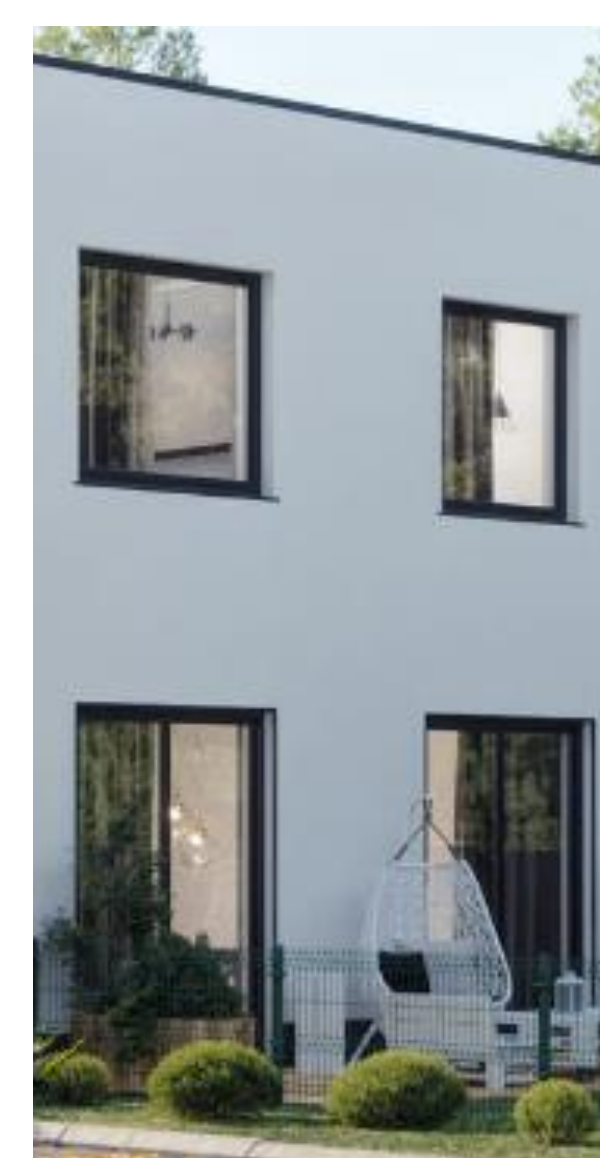
VISTA

City: Gdańsk
District: Piecki-Migowo

No. of stages: 1
Stages under construction: 1

No. of units: 90 units
Total sellable area: ca. 4,4k sqm

Start of construction: Q2 2022
Planned completion date: Q4 2023



Dożynkowa 43

City: Wrocław
District: Krzyki

No. of stages: 1
Stages under construction: 1

No. of units: 11 units
Total sellable area: ca. 1,5k sqm

Start of construction: Q2 2022
Planned completion date: Q4 2023



Description of investments – under construction (8)



Osiedle nad Widawą

City: Wrocław
District: Psie Pole

No. of stages: 1
Stages under construction: 1

No. of units: 138 units
Total sellable area: ca. 6,8k sqm

Start of construction: Q2 2022
Planned completion date: Q4 2023



Rytm Mokotowa

City: Warszawa
District: Mokotów

No. of stages: 4
Stages under construction*: 2

No. of units: 1 060 units
Total sellable area: ca. 58,7k sqm

Start of construction: Q1 2023
Planned completion date: Q2 2028



Praga Piano

City: Warszawa
District: Praga Południe

No. of stages: 1
Stages under construction*: 1

No. of units: 214 units
Total sellable area: ca. 15,7k sqm

Start of construction: Q1 2023
Planned completion date: Q3 2025

* Including stages in presale which construction has not yet begun (as at 30 September 2023).



Description of investments – under construction (9)



Jutrzenki 92

City: Warszawa
District: Włochy

No. of stages: 1
Stages under construction: 1

No. of units: 133 units
Total sellable area: ca. 6,8k sqm

Start of construction: Q1 2023
Planned completion date: Q4 2024



Wendy

City: Gdynia
District: Śródmieście

No. of stages: 5
Stages under construction*: 1

No. of units: 780 units
Total sellable area: ca. 40,0k sqm

Start of construction: Q1 2023
Planned completion date: Q2 2028

* Including stages in presale which construction has not yet begun (as at 30 September 2023).



Description of investments – completed (1)



Szczęśliwy Dom

City: Warsaw
District: Ochota

No. of stages: 3

No. of units: 304 units
Total sellable area: 18,1k sqm

Start of construction: Q4 2005
Completion date: Q2 2008



Osiedle Zdrowa

City: Warsaw
District: Wilanów

No. of stages: 5

No. of units: 865 units
Total sellable area: 57,0k sqm

Start of construction: Q1 2007
Completion date: Q1 2013



Nowa Rezydencja Królowej Marysieńki

City: Warsaw
District: Wilanów

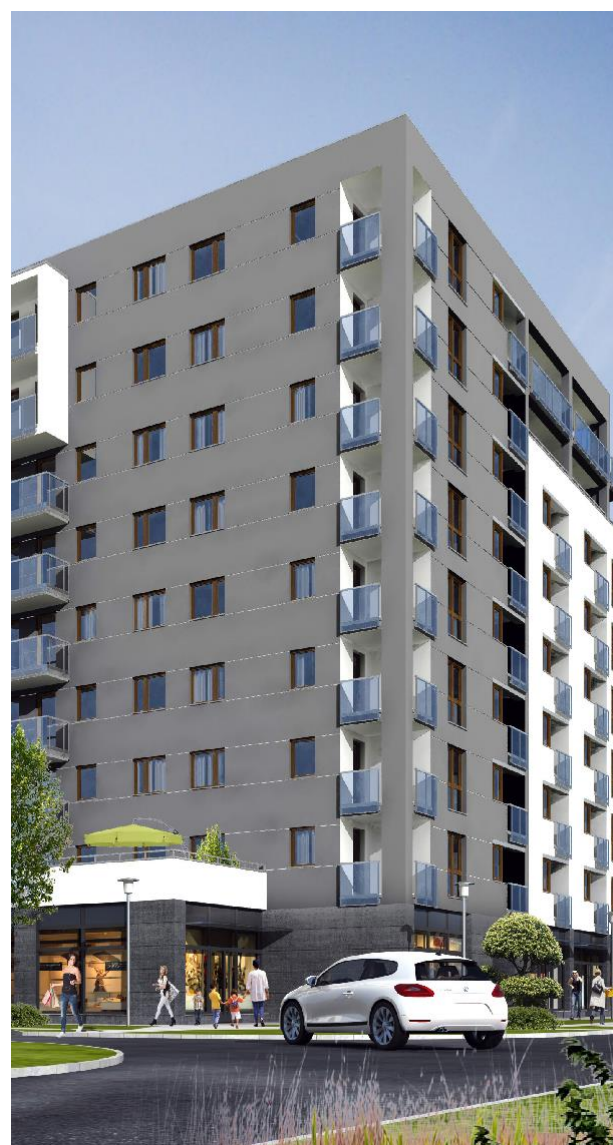
No. of stages: 10

No. of units: 1 350 units
Total sellable area: 108,7k sqm

Start of construction: Q4 2001
Completion date: Q2 2014



Description of investments – completed (2)



City Apartments

City: Warsaw
District: Żoliborz

No. of stages: 6

No. of units: 1 190 units
Total sellable area: 88,0k sqm

Start of construction: Q1 2008
Completion date: Q3 2015



Osiedle Królewskie

City: Warsaw
District: Wilanów

No. of stages: 6

No. of units: 640 units
Total sellable area: 38,0k sqm

Start of construction: Q2 2013
Completion date: Q4 2015



Albatross Towers

City: Gdansk
District: Przymorze

No. of stages: 5

No. of units: 860 units
Total sellable area: 42,6k sqm

Start of construction: Q2 2011
Completion date: Q3 2016



Description of investments – completed (3)



Królewski Park

City: Warsaw
District: Wilanów

No. of stages: 6

No. of units: 528 units
Total sellable area: 27,6k sqm

Start of construction: Q3 2014
Completion date: Q3 2016



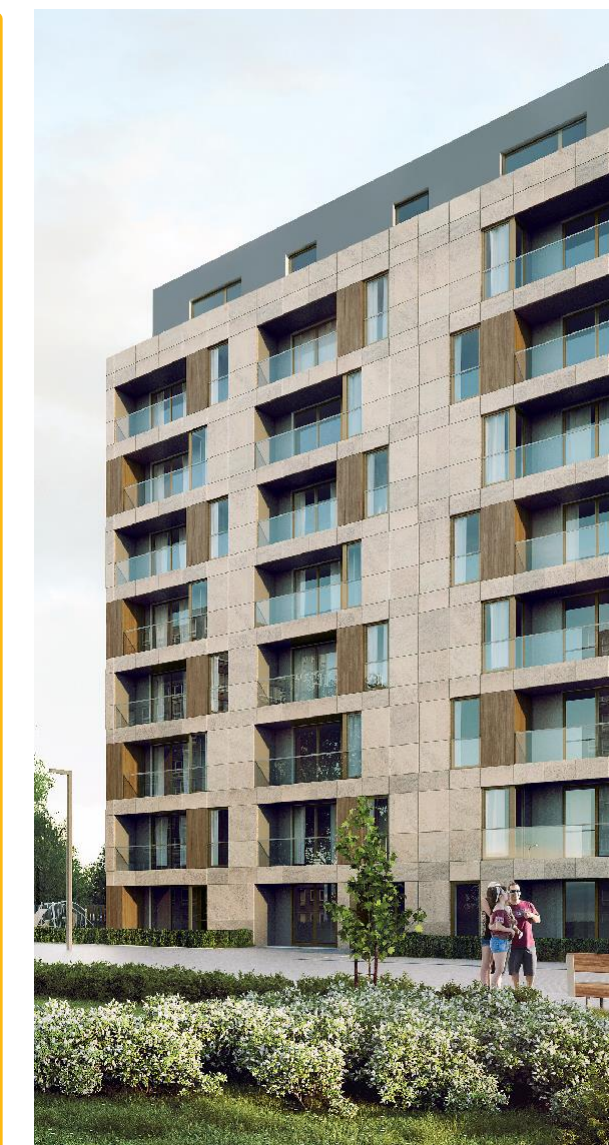
Park Wola Residence

City: Warsaw
District: Wola

No. of stages: 1

No. of units: 317 units
Total sellable area: 16,9k sqm

Start of construction: Q4 2014
Completion date: Q2 2016



Modern Żoliborz

City: Warsaw
District: Żoliborz

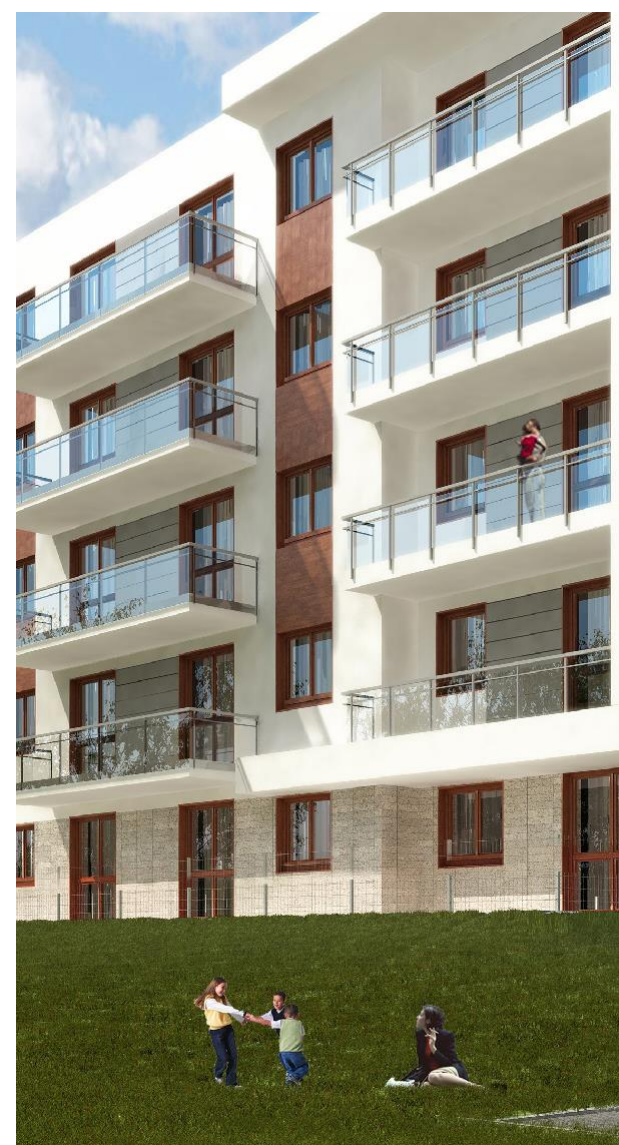
No. of stages: 1

No. of units: 138 units
Total sellable area: 7,9k sqm

Start of construction: Q1 2015
Completion date: Q2 2016



Description of investments – completed (4)



Young City

City: Warsaw
District: Bemowo

No. of stages: 9

No. of units: 1 302 units
Total sellable area: 65,2k sqm

Start of construction: Q3 2012
Completion date: Q4 2016



Młody Wilanów

City: Warsaw
District: Wilanów

No. of stages: 3

No. of units: 257 units
Total sellable area: 12,8k sqm

Start of construction: Q4 2014
Completion date: Q2 2017



Mila Baltica

City: Gdansk
District: Zaspka

No. of stages: 2

No. of units: 280 units
Total sellable area: 14,9k sqm

Start of construction: Q3 2015
Completion date: Q3 2017



Description of investments – completed (5)



Apartamenty Villa Nobile

City: Warsaw
District: Wilanów

No. of stages: 3

No. of units: 637 units
Total sellable area: 39,1k sqm

Start of construction: Q1 2016
Completion date: Q4 2017



Słoneczna Morena

City: Gdansk
District: Piecki-Migowo

No. of stages: 22

No. of units: 1 983 units
Total sellable area: 107,8k sqm

Start of construction: Q4 2009
Completion date: Q4 2018



MoreNova

City: Gdansk
District: Piecki-Migowo

No. of stages: 3

No. of units: 518 units
Total sellable area: 25,0k sqm

Start of construction: Q2 2016
Completion date: Q2 2019



Description of investments – completed (6)



Ogrody Wilanów

City: Warsaw
District: Wilanów

No. of stages: 3

No. of units: 221 units
Total sellable area: ca. 11,8k sqm

Start of construction: Q2 2018
Completion date: Q4 2019



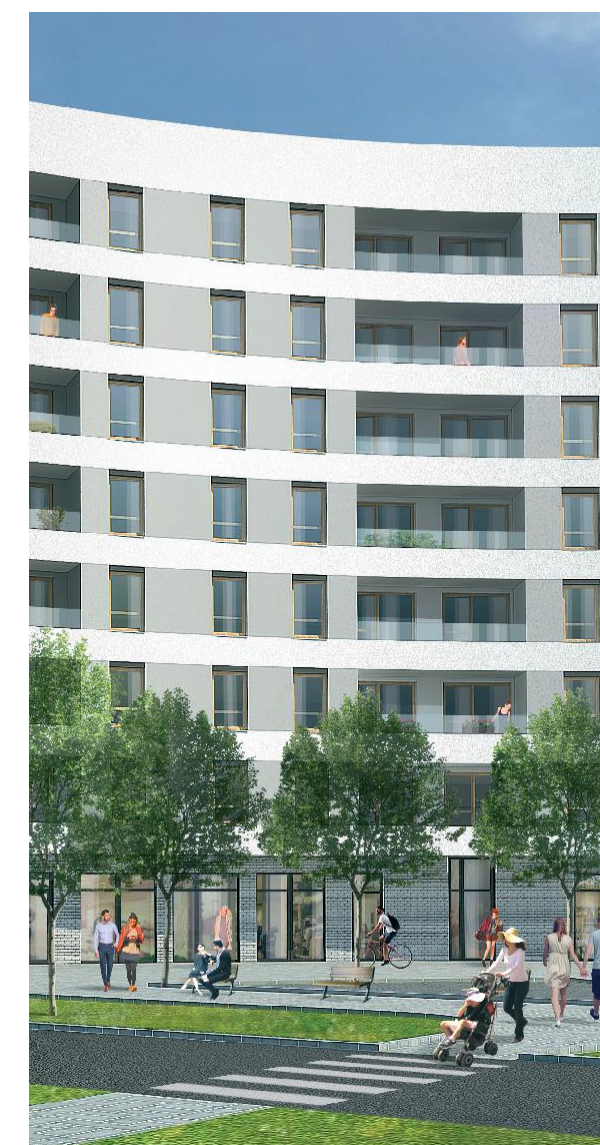
Green Mokotów

City: Warsaw
District: Mokotów

No. of stages: 9

No. of units: 673 units
Total sellable area: ca. 42,6k sqm

Start of construction: Q2 2016
Completion date: Q4 2019



Stacja Nowy Ursus

City: Warsaw
District: Ursus

No. of stages: 5

No. of units: 1 238 units
Total sellable area: ca. 60,6k sqm

Start of construction: Q2 2016
Completion date: Q4 2019



Description of investments – completed (7)



Forum Wola

City: Warsaw
District: Wola

No. of stages: 4

No. of units: ca. 880 units
Total sellable area: ca. 47,3k sqm

Start of construction: Q3 2017
Completion date: Q4 2020



Praga Arte

City: Warsaw
District: Praga Południe

No. of stages: 1

No. of units: ca. 250 units
Total sellable area: ca. 12,9k sqm

Start of construction: Q3 2019
Completion date: Q4 2020



Leśna Przystań

City: Wrocław
District: Osobowice

No. of stages: 1

No. of units: ca. 30 units
Total sellable area: ca. 3,8k sqm

Start of construction: Q1 2019
Completion date: Q4 2020



Description of investments – completed (8)



Willa Nad Potokiem

City: Wrocław
District: Fabryczna

No. of stages: 1

No. of units: 13 units
Total sellable area: ca. 0,7k sqm

Start of construction: Q3 2019
Completion date: Q2 2021



Uroczysko

City: Wrocław
District: Psie Pole

No. of stages: 3

No. of units: 309 units
Total sellable area: ca. 14,8k sqm

Start of construction: Q1 2020
Completion date: Q4 2021



Zajezdnia Wrzeszcz

City: Gdansk
District: Wrzeszcz

No. of stages: 14

No. of units: 1 615 units
Total sellable area: ca. 84,6k sqm

Start of construction: Q4 2016
Completion date: Q2 2022



Description of investments – completed (9)



Więcej

City: Gdansk
District: Łostowice

No. of stages: 2

No. of units: 378 units
Total sellable area: ca. 16,2k sqm

Start of construction: Q1 2020
Completion date: Q4 2022



Park Południe

City: Gdansk
District: Łostowice

No. of stages: 8

No. of units: 565 units
Total sellable area: ca. 24,8k sqm

Start of construction: Q2 2019
Completion date: Q4 2022



Apartamenty Królewskie

City: Warsaw
District: Wilanów

No. of stages: 2

No. of units: 147 units
Total sellable area: ca. 8,6k sqm

Start of construction: Q2 2019
Completion date: Q4 2022



Description of investments – completed (10)



Praga Deco

City: Warsaw
District: Praga Południe

No. of stages: 1

No. of units: 192 units
Total sellable area: ca. 9,3k sqm

Start of construction: Q1 2021
Completion date: Q4 2022



Wojszyckie Alejki

City: Wrocław
District: Krzyki

No. of stages: 2

No. of units: 210 units
Total sellable area: ca. 11,1k sqm

Start of construction: Q1 2020
Completion date: Q4 2022



Młode Stogi

City: Gdansk
District: Stogi

No. of stages: 1

No. of units: 160 units
Total sellable area: ca. 7,9k sqm

Start of construction: Q1 2021
Completion date: Q4 2022



Description of investments – completed (11)



Kameralna Olszówka

City: Wrocław
District: Krzyki

No. of stages: 1

No. of units: 55 units
Total sellable area: ca. 3,2k sqm

Start of construction: Q2 2021
Completion date: Q4 2022



Apartamenty przy metrze

City: Warsaw
District: Bemowo

No. of stages: 1

No. of units: 88 units
Total sellable area: ca. 4,2k sqm

Start of construction: Q3 2019
Completion date: Q1 2023



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Please contact us:
Investor Relations
ROBYG S.A.
ri@robyg.com.pl
(22) 419 11 00

Units presold: **2 562** (net after cancellations)

Developer agreements signed: **2 245** (net after cancellations)

Units on offer: **2 297** (out of which 6% are finished goods)

Revenues: **PLN 606 million**

Strong cash position*: **PLN 345 million**

Operating cash flow: **PLN 170 million** (excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.