



ROBYG

FINANCIAL RESULTS H1 2022

Warsaw, August 2022

AGENDA

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PART 01

Summary H1 2022



Summary H1 2022

Revenues:

PLN 368 million

Strong cash position*:

PLN 407 million

Operating cash flow:

PLN 156 million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



Summary H1 2022

Developer agreements signed:
1 241 (net after cancellations)

Units presold: **1 083**
(net after cancellations)

Units recognized
in revenue: **785**

Number of units under
construction: **6 633**

Units on offer: **5 187**
(out of which <1% finished goods)



ROBYG Group – material investings and financial activities

**Total new financing:
PLN 75 million**

New plots

FINANCING

NEW PLOTS

Gdansk

ROBYG S.A. – revolving loan for VAT
(with the limit of **PLN 75 million**).

Total expected potential for construction
of ca. **2 000 sqm** of usable area.

Area of plots [ha]	Type of contracts	Potential of sellable area [sqm]	Locations
0.5	Final	2 000	Gdansk, Olszynka

PART 02

Presale & revenue perspective

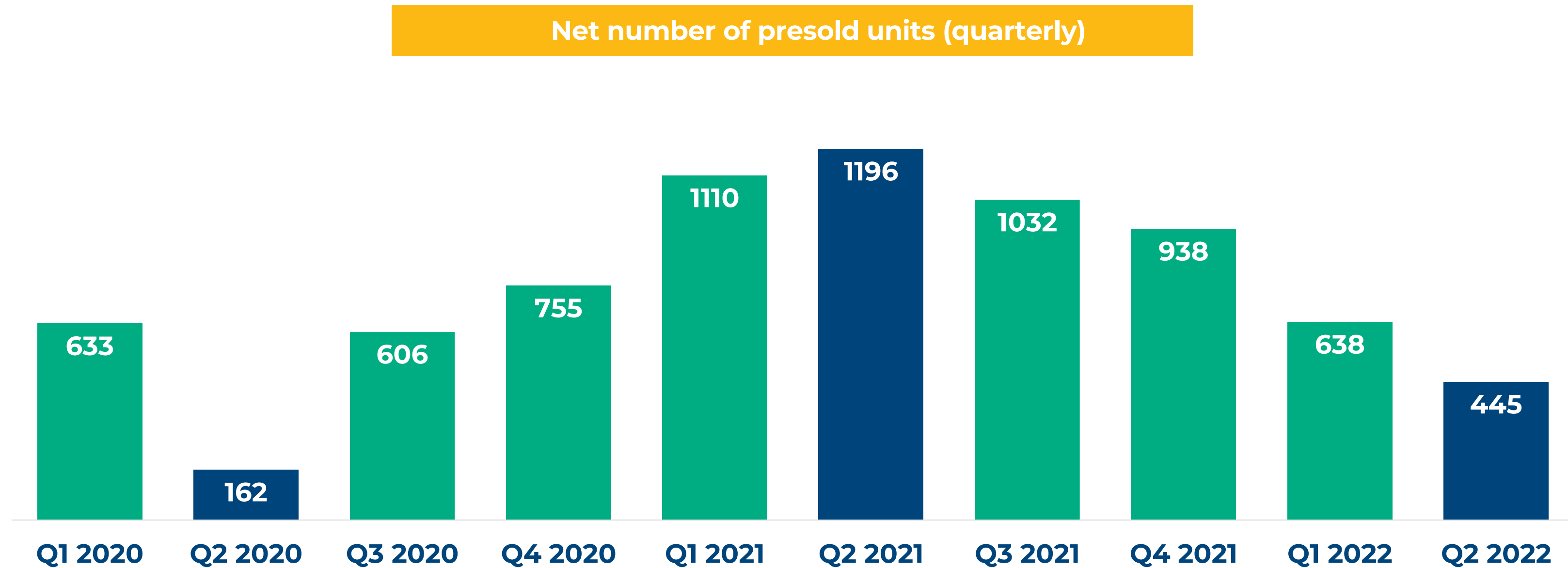


02. Presales & revenue's perspective



ROBYG Group – presale structure

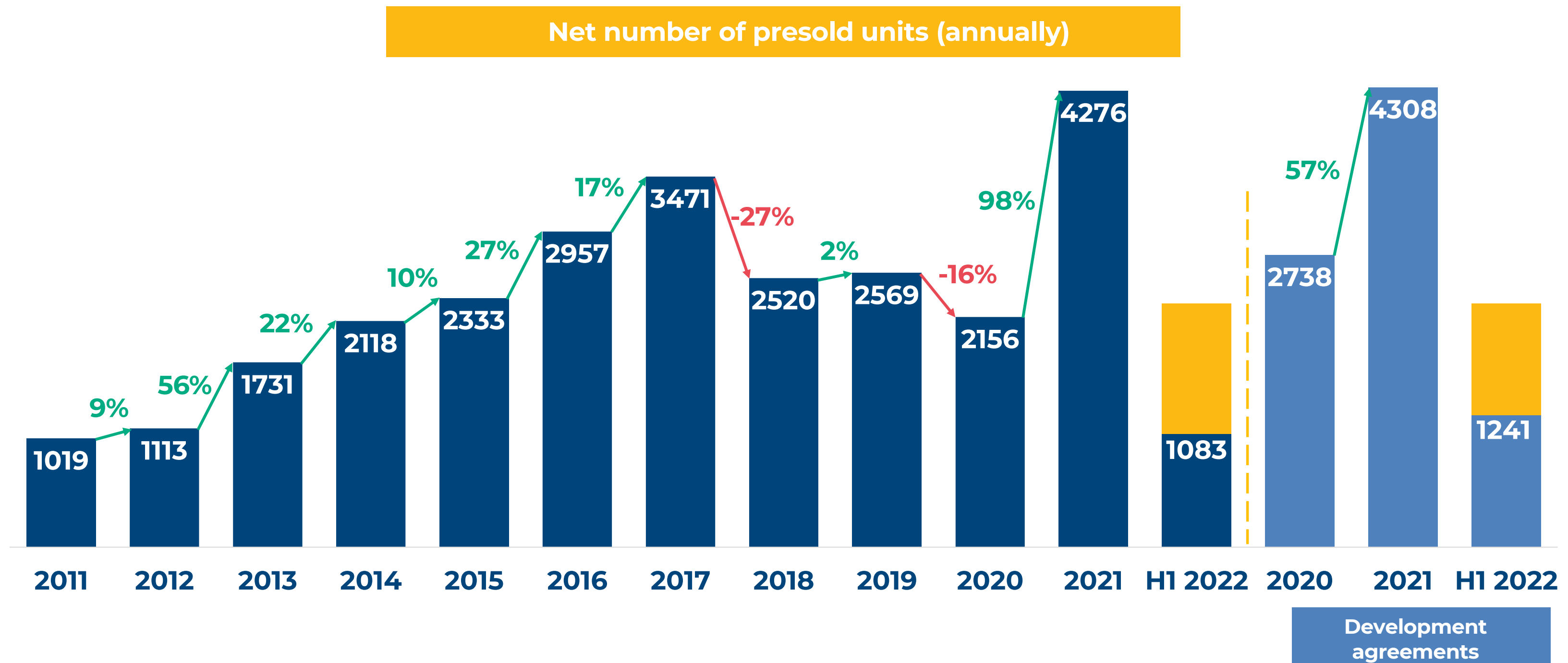
Presale in H1 2022: 1 083 units (-53% H1'22/H1'21), PLN 541 million (-49% H1'22/H1'21)



02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in H1 2022: 1 083 units (-53% H1'22/H1'21), PLN 541 million (-49% H1'22/H1'21)

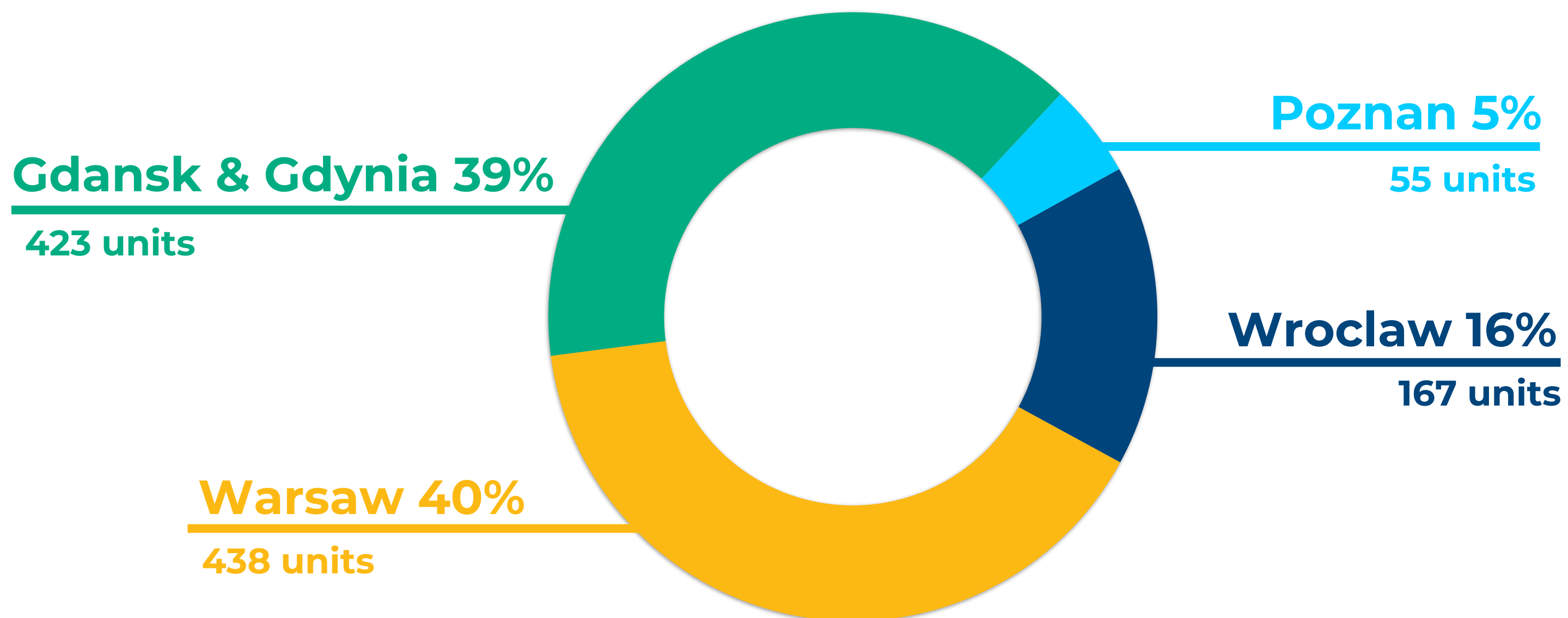


02. Presales & revenue's perspective



ROBYG Group – presale structure

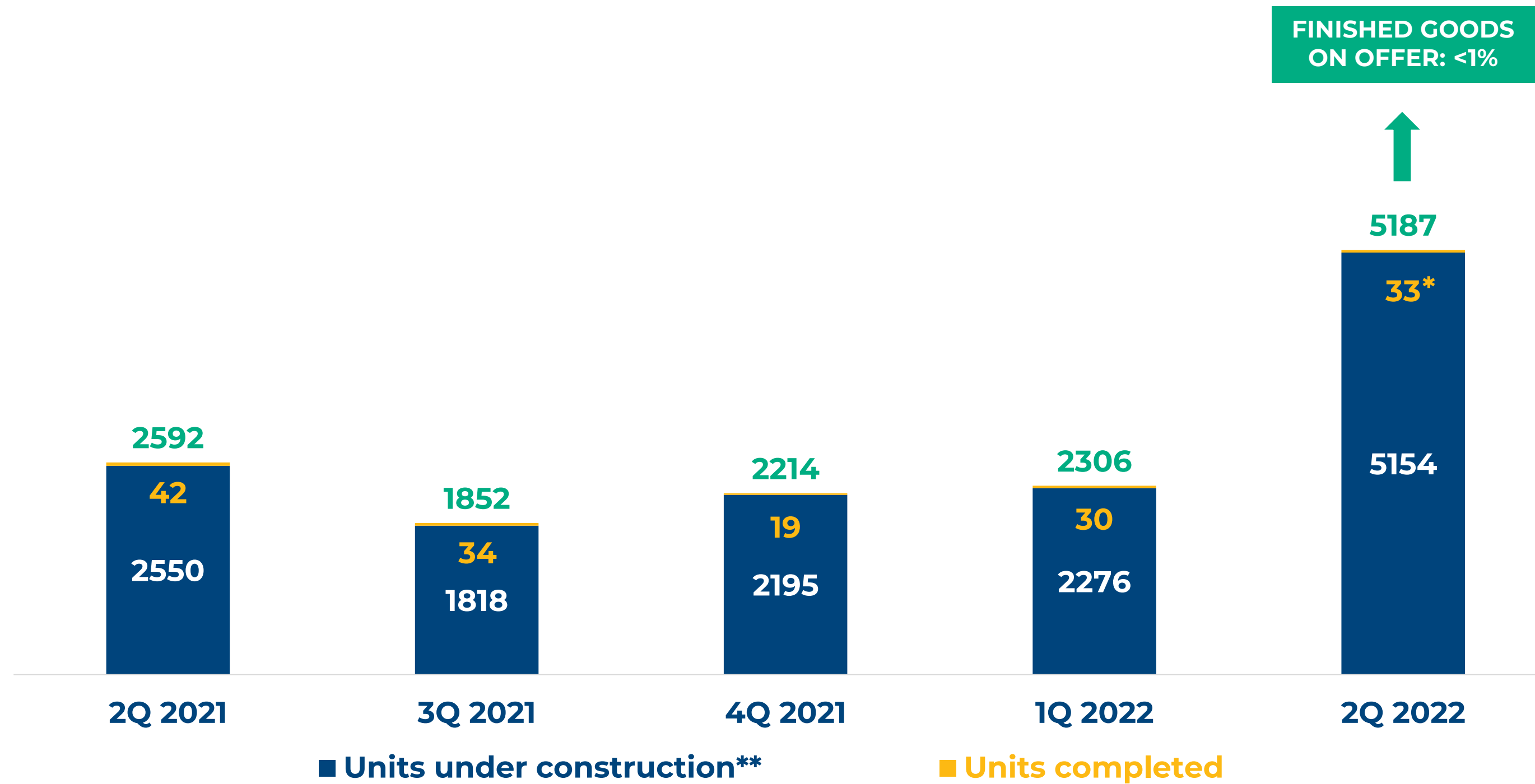
Presale in H1 2022: 1 083 units (-53% H1'22/H1'21), PLN 541 million (-49% H1'22/H1'21)



02. Presales & revenue's perspective



ROBYG Group – units on offer

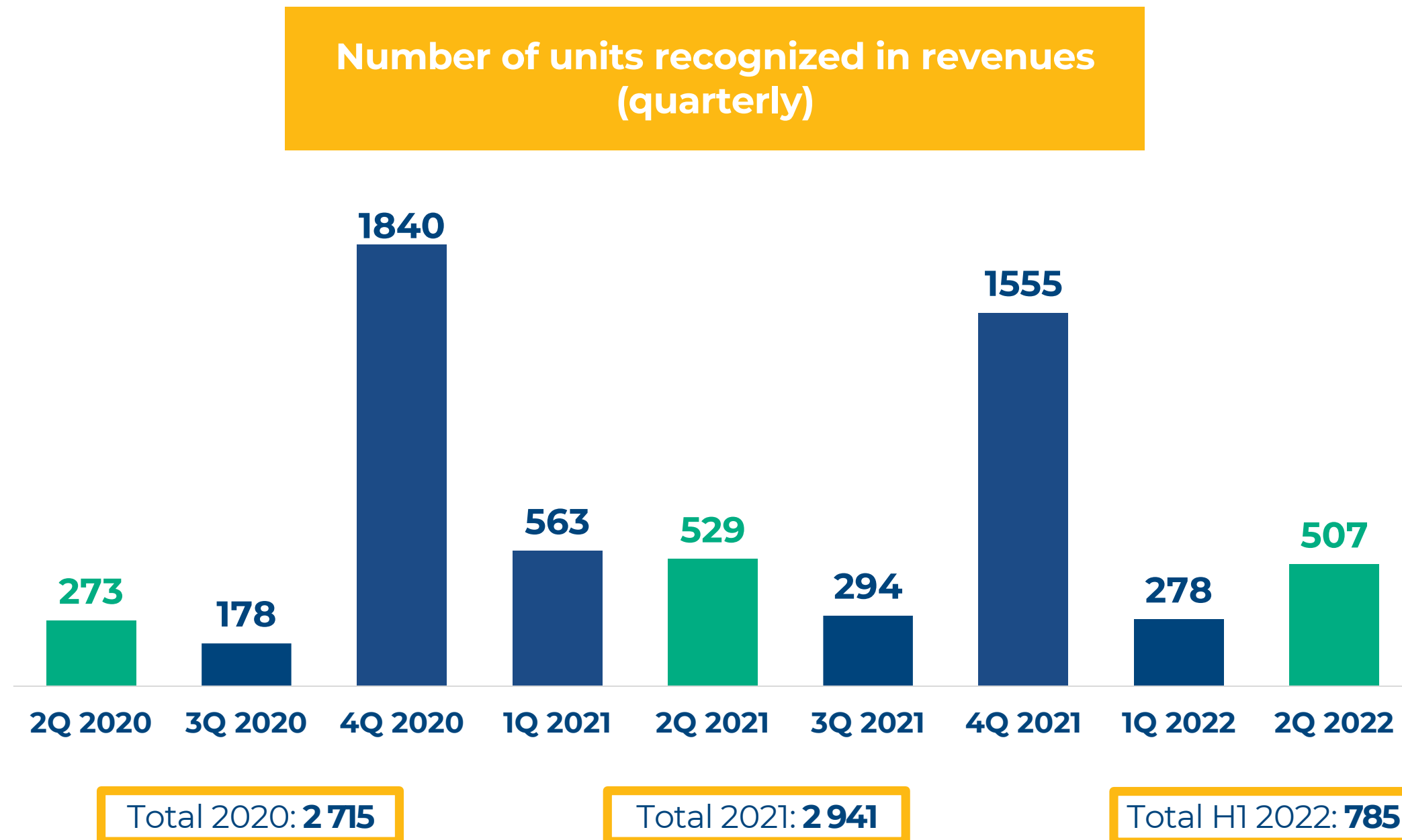


* The offer is decreased by 15 commercial units which are rented.

** Including residential units in presale which construction has not begun yet (as at 30 June 2022).

02. Presales & revenue's perspective

ROBYG Group – revenue recognition (as at 30 June 2022)



Recognition potential of units in revenues

Units not presold and not recognized: 5 202

Completed: **48**

Under construction: **2 211**

Which construction has not started yet, but included in pre-sales process: **2 943**

Units presold and not recognized: 4 795

Completed: **269**

Under construction: **4 422**

Which construction has not started yet, but included in pre-sales process: **102**

02. Presales & revenue's perspective



Number of units to be completed in 2022-2023 and also (contracted) until 30 June 2022

Note: Due to uncertainty pertained to the spreading of Coronavirus disease (COVID-19), estimation of the completed investments may materially change.

	2021		2022		2023		Total & Presold 2022+2023	
	Total units	Presold	Total units	Presold	Total units	Presold	Total units	Presold
Young City 2, Modern City – Warsaw	-	-	344	(255)	94	(88)	438	(343)
Osiedle Życzliwa Praga, Praga Arte, Praga Deco – Warsaw	142	(142)	491	(490)	253	(252)	744	(742)
Royal Residence, Ogrody Wilanów, Apartamenty Królewskie – Warsaw	-	-	69	(63)	398	(259)	467	(322)
Mój Ursus, City Sfera, Sady Ursynów – Warsaw	425	(424)	1197	(935)	1093	(489)	2290	(1424)
Zajezdnia Wrzeszcz, Porto, Młode Stogi – Gdansk	166	(166)	467	(461)	450	(48)	917	(509)
Park Południe, Więcej, Szumilas, Wiśniowa Aleja – Gdansk	176	(175)	708	(573)	278	(36)	986	(609)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Vista – Gdansk	441	(441)	195	(169)	448	(187)	643	(356)
Nowa Letnica, Nadmotławie Estates – Gdansk	572	(566)	333	(143)	390	(119)	723	(262)
Jagodno, WPB, Początek Piątkowo – Wrocław & Poznań	499	(497)	430	(396)	486	(213)	916	(609)
	2 421	(2 411)	4 234	(3 485)	3 890	(1 691)	8 124	(5 176)
	*+700	(+671)	-	-	-	-	-	-
	3 121	(3 082)	4 234	(3 485)	3 890	(1 691)	8 124	(5 176)
	(-180)	(-141)	+180	(+141)	+793	(+5)	+180	(+141)
Potential of handovers	2 941	(2 941)	4 414	(3 626)	4 683	(1 696)	9 097	(5 322)
Handovers (estimated)	2 941	(2 941)	3 621	(3 621)	3 673	(3 673)	7 294	(7 294)

02. Presales & revenue's perspective



Number of units to be completed in 2022

Gdansk

Project	Total no. of units to be completed in 2022
Lawendowe Wzgórze / Stacja Nowy Gdansk	195
Porto	146
Więcej	202
Park Południe	396
Zajezdnia Wrzeszcz	161
Nadmotławie	333
Młode Stogi	160
Szumilas	110
TOTAL	1 703

Warsaw

Project	Total no. of units to be completed in 2022
Osiedle Życzliwa Praga	299
Mój Ursus	731
Apartamenty Królewskie	69
City Sfera	466
Modern City	256
Praga Deco	192
Young City 2	88
TOTAL	2 101

Wroclaw

Project	Total no. of units to be completed in 2022
Jagodno	227
Kameralna Olszówka - WPB	55
Wojszyckie Alejki - WPB	148
TOTAL	430

TOTAL Gdansk / Warsaw / Wroclaw: 4 234

02. Presales & revenue's perspective



Number of units to be completed in 2023

Gdansk

Project	Total no. of units to be completed in 2023
Lawendowe Wzgórze / Stacja Nowy Gdansk	361
Nowa Letnica	390
Wiśniowa Aleja	128
Porto	450
Vista	87
Szumilas	150
TOTAL	1 566

Warsaw

Project	Total no. of units to be completed in 2023
Royal Residence	398
Sady Ursynów	96
Osiedle Życzliwa Praga	253
Mój Ursus	997
Modern City	94
TOTAL	1 838

Wroclaw & Poznan

Project	Total no. of units to be completed in 2023
Jagodno	197
Osiedle nad Widawą - WPB	138
Początek Piątkowo	140
Dożynkowa 43 - WPB	11
TOTAL	486

TOTAL Gdansk / Warsaw / Wroclaw / Poznan: **3 890**



PART 03

Financial results



03. Financial results

Financial results

(PLNk)	H1 2022	H1 2021	Change
Revenues	368 293	512 380	(28,1%)
Cost of sales	(264 816)	(356 145)	(25,6%)
Gross profit on sales	103 477	156 235	(33,8%)
Selling and marketing expenses	(13 055)	(17 814)	(26,7%)
Administrative expenses	(24 524)	(23 206)	5,7%
Other*	77 634	31 961	NA
Operating profit	143 532	147 176	(2,5%)
Finance income	11 111	4 058	173,8%
Finance costs	(5 250)	(4 070)	29,0%
Profit before tax	149 393	147 164	1,5%
Income tax expense	(30 441)	(29 613)	2,8%
Net profit	118 952	117 551	1,2%
Net profit attributable to equity holders of the parent	118 952	117 151	1,5%
Gross profit margin on sales	28,1%	30,1%	N/A
Net profit margin	32,3%	17,4%	N/A

* Incl. revaluation of investment properties.

Financial condition

(PLNk)	H1 2022	H1 2021	Change	2021
Total assets, including:	3 555 030	3 117 725	14,0%	3 479 289
Non-current assets, including:	690 302	505 723	36,5%	709 734
Investment properties and investment properties under construction	523 124	343 668	52,2%	522 641
Inventories	2 275 708	1 682 946	35,2%	1 925 257
Trade and other receivables	152 096	420 679	(63,8%)	166 143
Amounts kept on individual escrow accounts	195 666	132 014	48,2%	172 141
Cash and cash equivalents	211 237	347 016	(39,1%)	298 786
Equity, including:	914 739	1 195 998	(23,5%)	1 380 351
Total liabilities, including:	2 640 291	1 921 727	37,4%	2 098 938
LT interest bearing liabilities	481 527	619 887	(22,3%)	621 587
Current interest bearing liabilities	364 011	97 071	275,0%	21 074
Advances received from clients	1 293 812	774 696	67,0%	955 044



Statement of cash flow

(PLNk)	H1 2022	H1 2021
Net cash flows from operating activities, including:	136 422	(91 272)
Expenditures for the purchase of new plots	(19 932)	(313 108)
Net cash flows from investing activities:	201 910	12 149
Net cash flows from financing activities, including:	(425 881)	226 641
Proceeds from issue of bonds	0	150 000
Equity investment	0	100 000
Proceeds from loans and borrowings	711 527	290 666
Repayment of bank and loans	(518 794)	(294 103)
Paid dividend	(600 000)	0
Interest and commissions paid	(17 371)	(14 177)
Net change in cash and cash equivalents	(87 549)	124 693



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at June 30th, 2022 (PLNm).

DEBT – Aging

	<1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Total
BANK CREDIT FACILITIES	53.32	153.73	0.00	0.00	0.00	0.00	207.05
BONDS	300.00	60.00	122.50	127.50	00.00	0.00	610.00
TOTAL	353.32	213.73	122.50	127.50	00.00	0.00	817.05

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 470 million.



Leverage and collections as at June 30th, 2022

Net debt ratio* = 0.47

*** 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 and from sold plots in H1 2022 = PLN 898 million

Amount to be collected from clients* = PLN 905 million

* Calculated based on the signed agreements with clients.



Dividend

Dividend for 2021 in the amount of PLN 600 million.

**Dividend for 2020:
The Ordinary General Meeting of ROBYG S.A. retained the standalone net profit of ROBYG S.A. for the year ended 31 December 2020 as reserve capital.**

**Dividend for 2019:
The Ordinary General Meeting of ROBYG S.A. retained the standalone net profit of ROBYG S.A. for the year ended 31 December 2019 as reserve capital.**

Dividend for 2018 in the amount of PLN 110 million.

Dividend for 2017 in the amount of PLN 87 million.

PART 04

Plans of ROBYG Group





Strategic goals

**Number of presold of residential units in 2022
app. 2.200 units**

Increase of sales in the years ahead

Accumulating financial resources to strengthening liquidity

Maintaining the margins

Realisation of the ROBYG's ESG strategy

04. Plans of ROBYG Group



Total land bank 14 025 units + 5 187 units on offer = 19 212 units

Gdansk/Gdynia

District	Number of units	%
Śródmieście/Gdynia	610	21%
Nowy Port	290	10%
Śródmieście/Gdansk	745	25%
Kowale	585	20%
Olszynka	310	11%
Zaspa	275	10%
Brzeźno	75	3%
TOTAL: 2 890 units – 21%		

Warsaw

District	Number of units	%
Włochy	1 880	28%
Ursus	735	12%
Mokotów/Czerniaków	655	10%
Bemowo/Chrzanów	390	6%
Wilanów	365	5%
Bemowo/Jelonki	300	4%
Tarchomin	10	<1%
Other*	2 365	35%
TOTAL: 6 700 units – 48%		

Wroclaw

District	Number of units	%
Other*	1 150	100%
TOTAL: 1 150 units – 8%		

Poznan

District	Number of units	%
Piątek	1 295	39%
Rataje	1 035	32%
Ostrów Tumski	955	29%
TOTAL: 3 285 units – 23%		

TOTAL: Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 14 025 units**

* Preliminary land purchase agreements.

** Units which presale has already begun (as at 30 June 2022) not included.

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



PART 05

ESG

ROBYG FOR SOCIETY AND ENVIRONMENT



MISSION



PHILOSOPHY



ACTIONS

“Our mission is to inspire others to work together, to fulfil the vision of a sustainable world for our common, better future.”



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.

1

OUR PROJECTS

2

CONTRIBUTION TO SOCIETY

3

RESPONSIBLE MANAGEMENT



We lead sustainable development processes fully **respecting the natural environment** on all our projects.

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











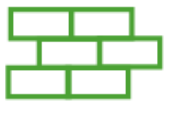








- ROBYG is currently a **leader in low-carbon** among developers with a goal to have 100% energy from renewable resources during the construction process by 2024 and provide disclosure of CO2 emissions in Scope 1, 2 and deployment of reporting CO2 emission in Scope 3 with base year 2021
- Increase ROBYG housing concepts to be in line with the 15-minute city concept
- ROBYG is the leader in incorporating **biodiversity & water policy elements** in all its housing development projects

05. ESG – Environmental dimension

ROBYG FOR PLANET



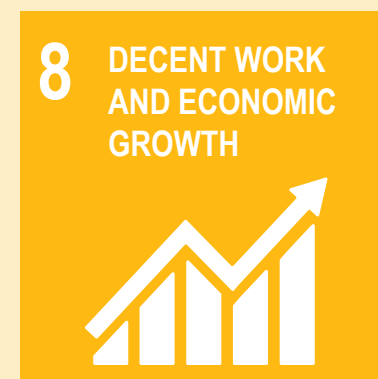
 <p>15 minutes to all important services</p>	 <p>55,5 ha Local estates green and recreation facilities inc. private parks and forest</p>	 <p>Pro-ecological rain gardens and green roofs</p>	 <p>3120 m² Photovoltaic panels</p>	 <p>14200 apartments Smart House system in the apartment</p>	 <p>Solar benches</p>
 <p>76000 Led lighting</p>	 <p>Micromobility friendly estates with bicycle parkings and repair points</p>	 <p>Outside and inside electric cars chargers</p>	 <p>Triple-glazed windows</p>	 <p>Environmentally friendly external insulation</p>	 <p>Sidewalks from cubes anti-smog</p>
 <p>Flower meadows</p>	 <p>Birdhouses and shelters for insects</p>	 <p>Watering with rainwater</p>	 <p>Weather management system and motion sensors</p>	 <p>Facilities for people with disabilities</p>	 <p>3,25 ha Rain gardens and green roofs</p>

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



- Through its projects, **ROBYG shapes new communities.**
- We are also considering our social footprint by having the ambition to be the **employer that attracts, retains and grows people.**
- ROBYG for People is also about building a community of **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

05. ESG – Social dimension

ROBYG FOR PEOPLE



Local estates green
and recreation facilities



Playgrounds
and indoor
kidsplay zones



Outdoor
and indoor
gyms



Multifunctional
playing fields



Schools
and kindergartens
in close vicinity



Co-working



ROBYG
Smart
House



Proximity
to public
transport



Shops, services
and restaurants



Micromobility
friendly
estates



- We are **managing the company responsibly while delivering strong financial performance.**
- Sustainable governance means also, 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- already launched**
www.esg.robbyg.pl
- **ROBYG ESG Strategy – already announced**
- **ROBYG's goal is to be recognized as a leader in ESG on the Polish real estate development market**
- **Publish the first ROBYG ESG Report** in GRI Standards.
- In January 2022, ROBYG became a signatory to the UNGC and intends to periodically report the implementation of the 10 UN sustainable development goals.





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>Zbigniew Okonski <i>President of the Management Board</i></p>  <p>Years at ROBYG: 14</p> <ul style="list-style-type: none"> President of the Management Board since 2007 	<p>Eyal Keltsh <i>(CPA) Vice President COO</i></p>  <p>Years at ROBYG: 14</p> <ul style="list-style-type: none"> COO since 2009 	<p>Marta Hejak <i>Vice President CFO & Head of HR</i></p>  <p>Years at ROBYG: 6</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: 20</p> <ul style="list-style-type: none"> CDO since 2019 CFO 2007-2019 	<p>Wojciech Gruza <i>Vice President Head of Legal Department</i></p>  <p>Years at ROBYG: 20</p> <ul style="list-style-type: none"> Board member since 2019 Head of Legal Dept. since 2009
<p>Alex Goor <i>Chairman of the SB of ROBYG Construction</i></p>  <p>Years at ROBYG: 11</p>	<p>Filip Cackowski <i>Deputy CFO, CFO of ROBYG Construction</i></p>  <p>Years at ROBYG: 12</p>	<p>Rafal Michalski <i>Head of Technical Department COO ROBYG Construction</i></p>  <p>Years at ROBYG: 16</p>	<p>Joanna Chojecka <i>Sales & Marketing Director in Warsaw and Wroclaw</i></p>  <p>Years at ROBYG: 16</p>	<p>Anna Wojciechowska <i>Head of ESG / Sales & Marketing Director in Gdansk and Poznan</i></p>  <p>Years at ROBYG: 9</p>	



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.



Description of investments – under construction (1)



Lawendowe Wzgórze / Stacja Nowy Gdansk

City: Gdansk
District: Jasień

No. of stages: ca. 40
Stages completed: 35
Stages under construction: 5

No. of units: 3 697 units
(completed: 3 141 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. 850 units
(completed: 556 units)
Total sellable area: ca. 46,3k. sqm

Start of construction: Q4 2010
Planned completion date: Q4 2025



City Sfera

City: Warsaw
District: Włochy

No. of stages: 14
Stages completed: 3
Stages under construction: 2

No. of units: ca. 1 600 units
(completed: 323 units)
Total sellable area: ca. 70,0k sqm

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

Description of investments – under construction (2)



Nowa Letnica

City: Gdansk
District: Letnica

No. of stages: 15
Stages completed: 13
Stages under construction: 2

No. of units: ca. 2 200 units
(completed: 1 807 units)
Total sellable area: ca. 113,7k sqm

Start of construction: Q1 2017
Planned completion date: Q3 2024



Young City 2

City: Warsaw
District: Bemowo

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

No. of units: ca. 540 units
(completed: 58 units)
Total sellable area: ca. 26,7k sqm

Start of construction: Q3 2017
Planned completion date: Q4 2024



Modern City

City: Warsaw
District: Bemowo

No. of stages: 9
Stages completed: 1
Stages under construction: 8

No. of units: ca. 940 units
(completed: 134 units)
Total sellable area: ca. 43,9k sqm

Start of construction: Q4 2018
Planned completion date: Q3 2025



Description of investments – under construction (3)



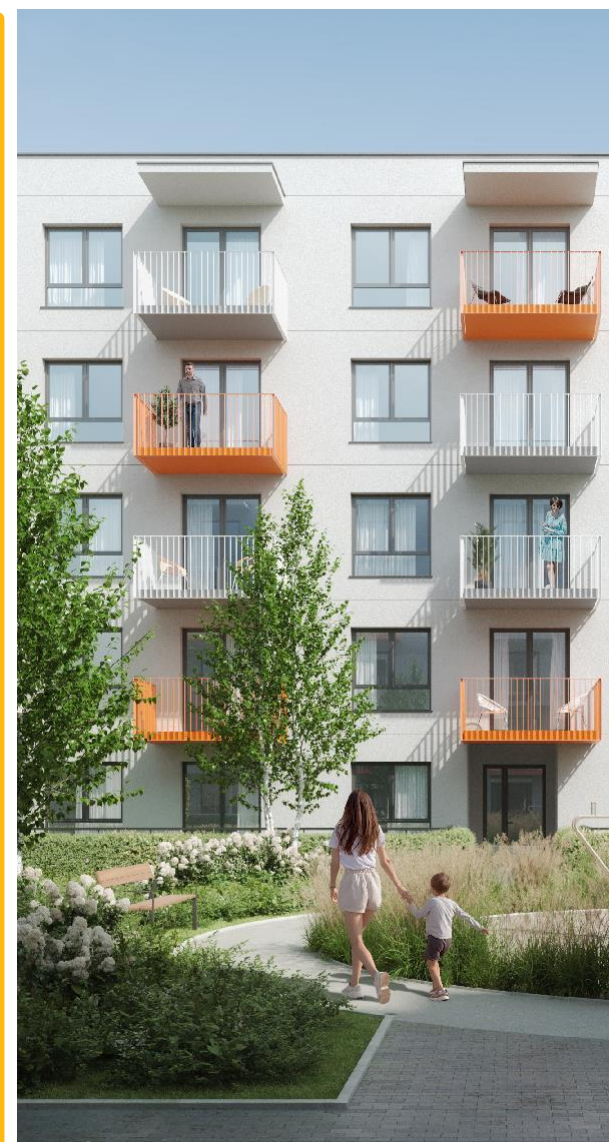
Jagodno

City: Wrocław
District: Krzyki

No. of stages: 10
Stages completed: 3
Stages under construction*: 7

No. of units: ca. 850 units
(completed: 336 units)
Total sellable area: ca. 49,1k sqm

Start of construction: Q1 2019
Planned completion date: Q2 2025



Osiedle Życzliwa Praga

City: Warsaw
District: Tarchomin

No. of stages: 7
Stages completed: 2
Stages under construction: 4

No. of units: ca. 800 units
(completed: 232 units)
Total sellable area: ca. 37,7k sqm

Start of construction: Q2 2019
Planned completion date: Q4 2024



Nadmotławie Estate

City: Gdansk
District: Śródmieście

No. of stages: 12
Stages completed: 5
Stages under construction: 2

No. of units: ca. 1 430 units
(completed: 349 units)
Total sellable area: ca. 67,7k sqm

Start of construction: Q2 2019
Planned completion date: Q1 2026

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



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: Q2 2024



Park Południe

City: Gdansk
District: Łostowice

No. of stages: 8
Stages completed: 5
Stages under construction: 3

No. of units: ca. 560 units
(completed: 352 units)
Total sellable area: ca. 24,8k sqm

Start of construction: Q2 2019
Planned completion date: Q4 2022



Apartamenty Królewskie

City: Warsaw
District: Wilanów

No. of stages: 2
Stages completed: 1
Stages under construction: 1

No. of units: ca. 160 units
(completed: 87 units)
Total sellable area: ca. 9,3k sqm

Start of construction: Q2 2019
Planned completion date: Q4 2022

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (5)



Więcej

City: Gdansk
District: Łostowice

No. of stages: 2
Stages completed: 1
Stages under construction: 1

No. of units: ca. 380 units
(completed: 176 units)
Total sellable area: ca. 16,2k sqm

Start of construction: Q1 2020
Planned completion date: Q4 2022



Mój Ursus

City: Warsaw
District: Ursus

No. of stages: 9
Stages completed: 3
Stages under construction*: 5

No. of units: ca. 2 300 units
(completed: 691 units)
Total sellable area: ca. 111,7k sqm

Start of construction: Q3 2019
Planned completion date: Q3 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: Q2 2024

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (6)



Szumilas

City: Gdansk (Kowale)

No. of stages: 6

Stages under construction*: 3

No. of units: ca. 900 units

Total sellable area: ca. 44,3k sqm

Start of construction: Q1 2021

Planned completion date: Q1 2028



Wojszyckie Alejki

City: Wroclaw

District: Krzyki

No. of stages: 2

Stages completed: 1

Stages under construction: 1

No. of units: ca. 210 units

(completed: 62 units)

Total sellable area: ca. 11,1k sqm

Start of construction: Q1 2020

Planned completion date: Q4 2022



Porto

City: Gdansk

District: Nowy Port

No. of stages: 16

Stages under construction*: 10

No. of units: ca. 1 040 units

Total sellable area: ca. 57,8k sqm

Start of construction: Q1 2021

Planned completion date: Q4 2024

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (7)



Praga Deco

City: Warsaw
District: Praga Południe

No. of stages: 1
Stages under construction: 1

No. of units: ca. 190 units
Total sellable area: ca. 9,3k sqm

Start of construction: Q1 2021
Planned completion date: Q3 2022



Młode Stogi

City: Gdansk
District: Stogi

No. of stages: 1
Stages under construction: 1

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

Start of construction: Q1 2021
Planned completion date: Q4 2022



Royal Residence

City: Warsaw
District: Wilanów

No. of stages: 7
Stages under construction*: 4

No. of units: 1 140 units
Total sellable area: ca. 64,2k sqm

Start of construction: Q4 2021
Planned completion date: Q1 2025

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (8)



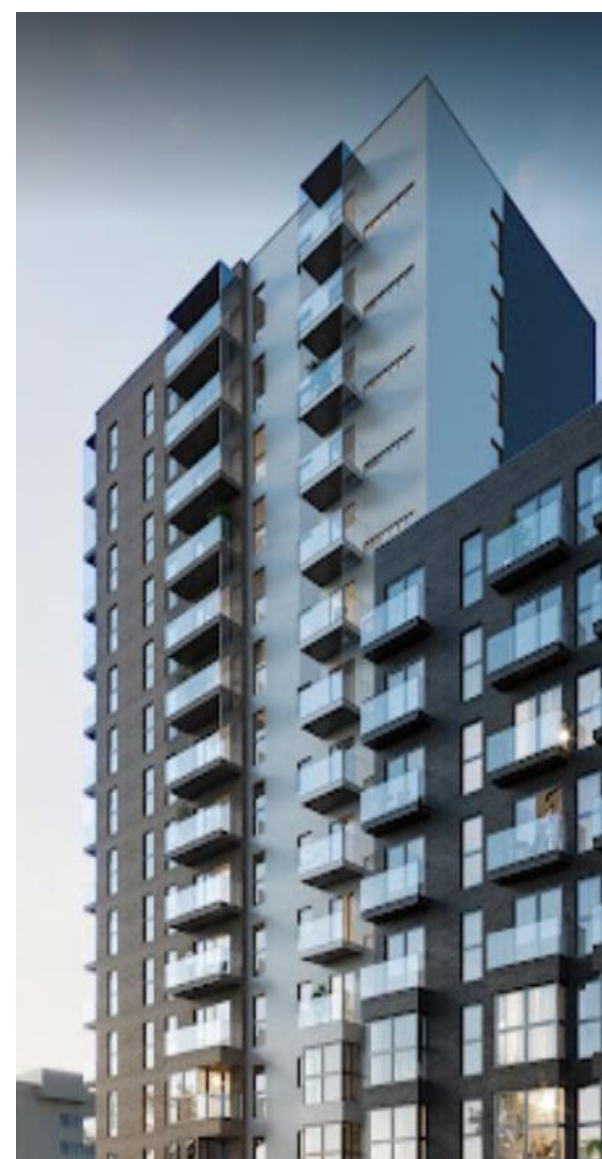
Kameralna Olszówka

City: Wrocław
District: Krzyki

No. of stages: 1
Stages under construction: 1

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

Start of construction: Q2 2021
Planned completion date: Q4 2022



Początek Piątkowo

City: Poznań
District: Piątkowo

No. of stages: 6
Stages under construction: 1

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

Start of construction: Q3 2021
Planned completion date: Q1 2027



Sady Ursynów

City: Warsaw
District: Ursynów

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

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

Start of construction: Q2 2022
Planned completion date: Q4 2025

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (9)



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: Q1 2025



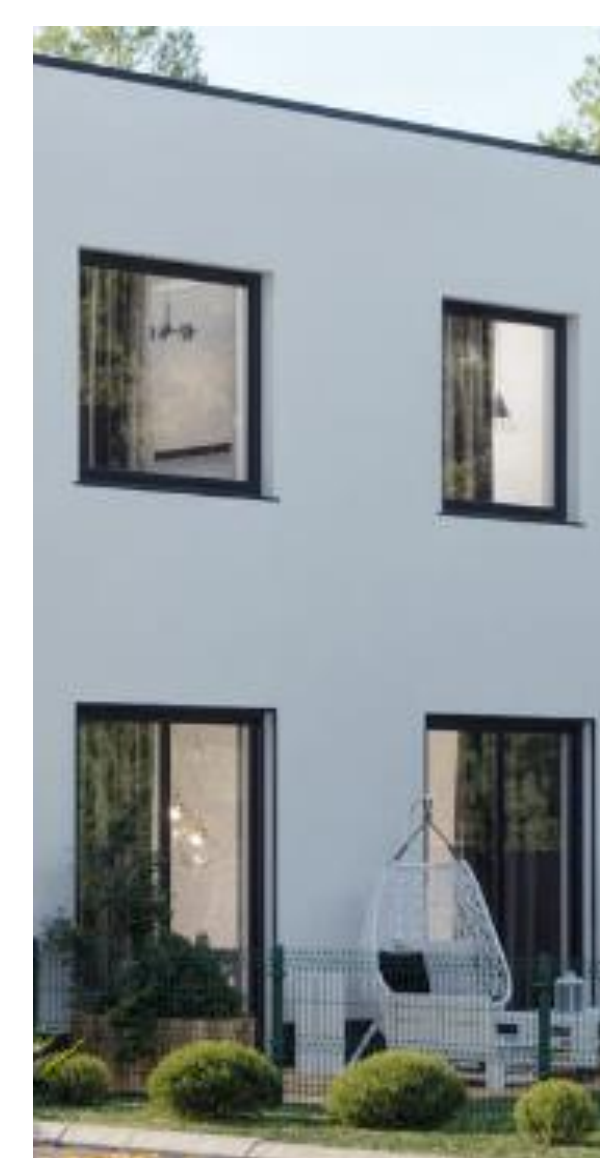
VISTA

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

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (10)



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: 6
Stages under construction*: 2

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

Start of construction: Q2 2022
Planned completion date: Q2 2026



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: Q2 2022
Planned completion date: Q2 2024

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



Description of investments – under construction (11)



Jutrzenki

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: Q2 2022
Planned completion date: Q3 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: Q2 2022
Planned completion date: Q2 2026

* Including stages in presale which construction has not yet begun (as at 30 June 2022).



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



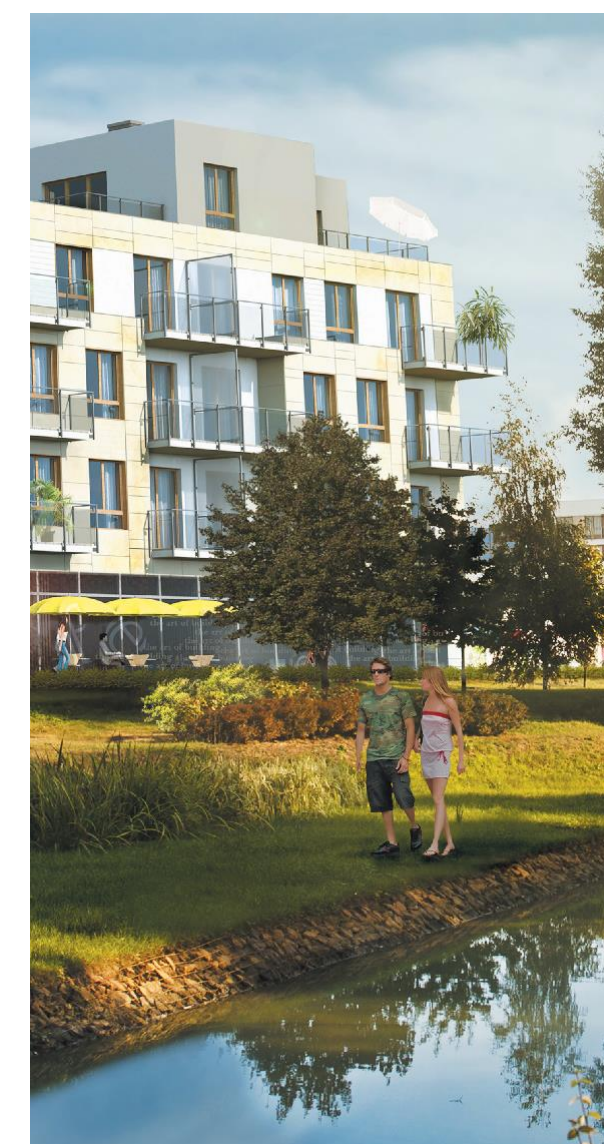
Osiedle Zdrowa

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

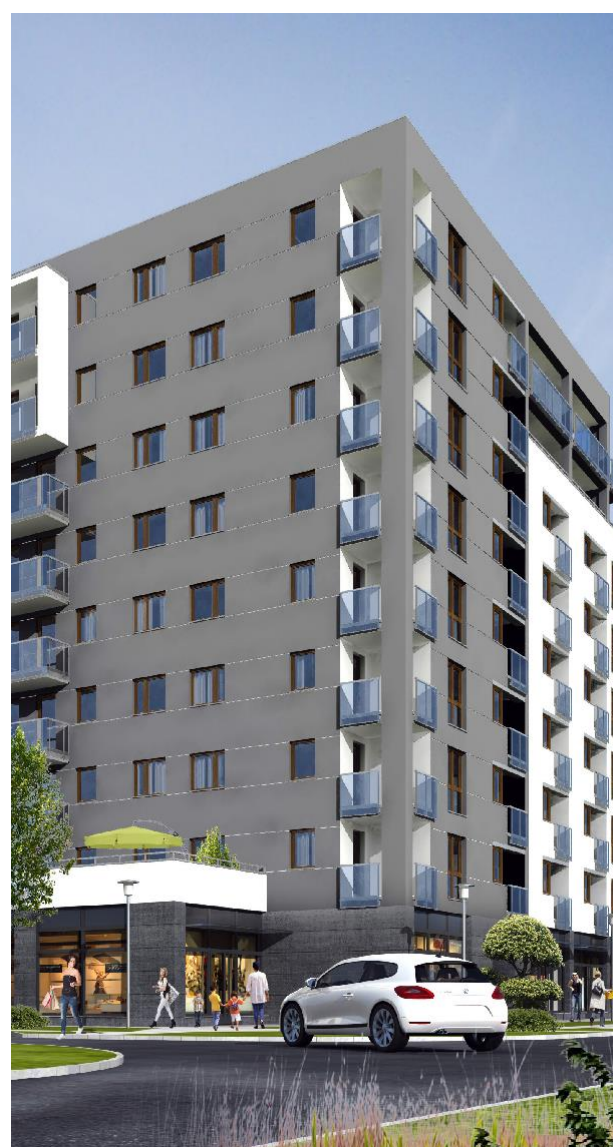
No. of stages: 10

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



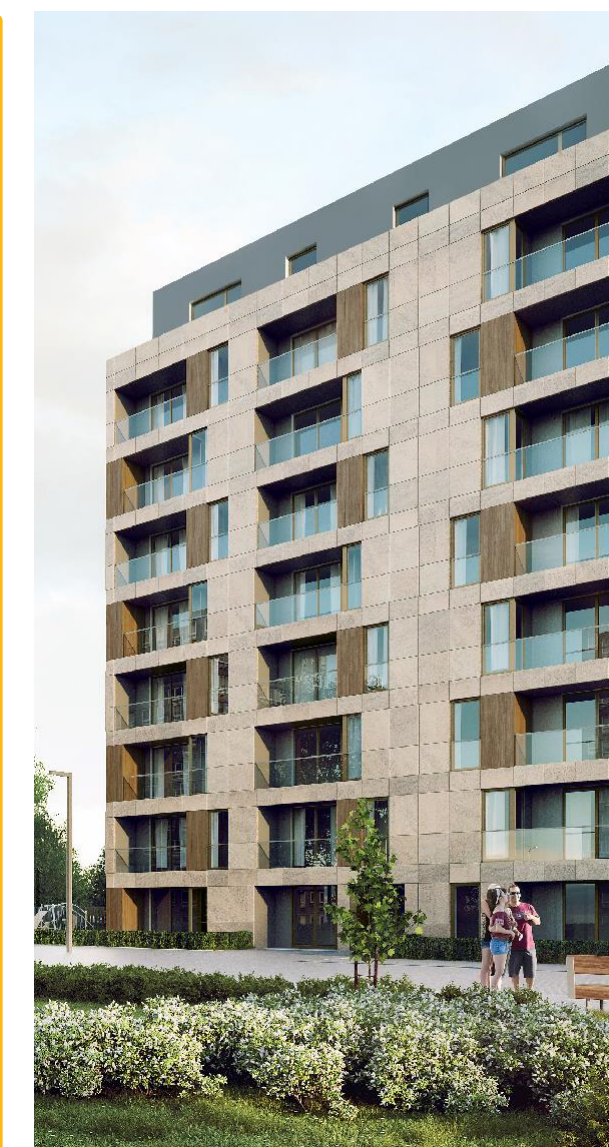
Park Wola Residence

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

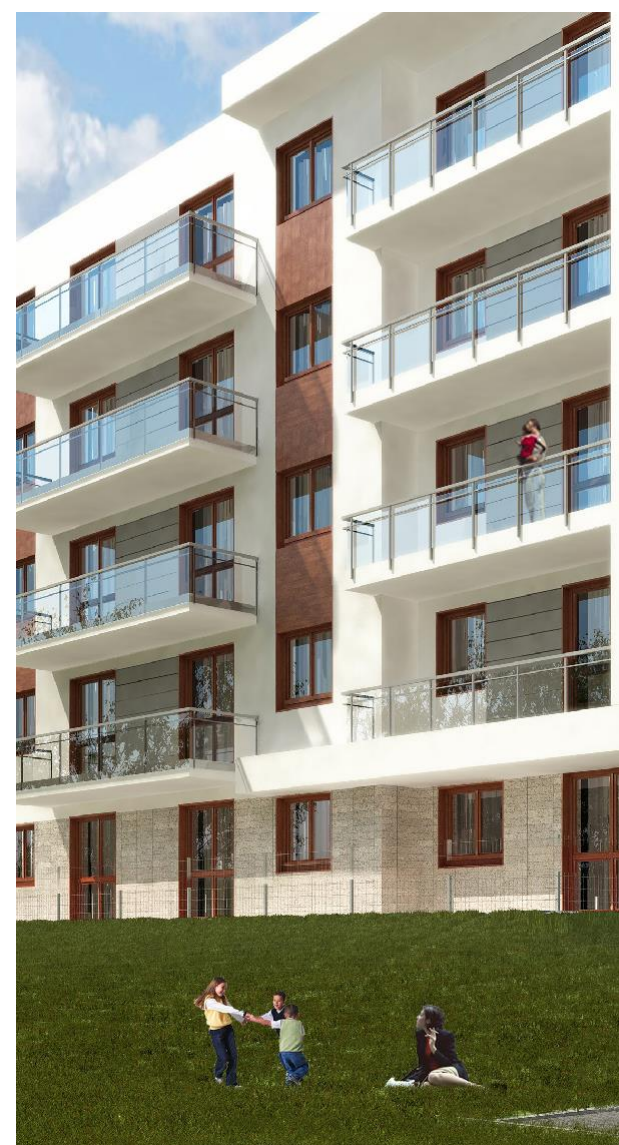
No. of stages: 1

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



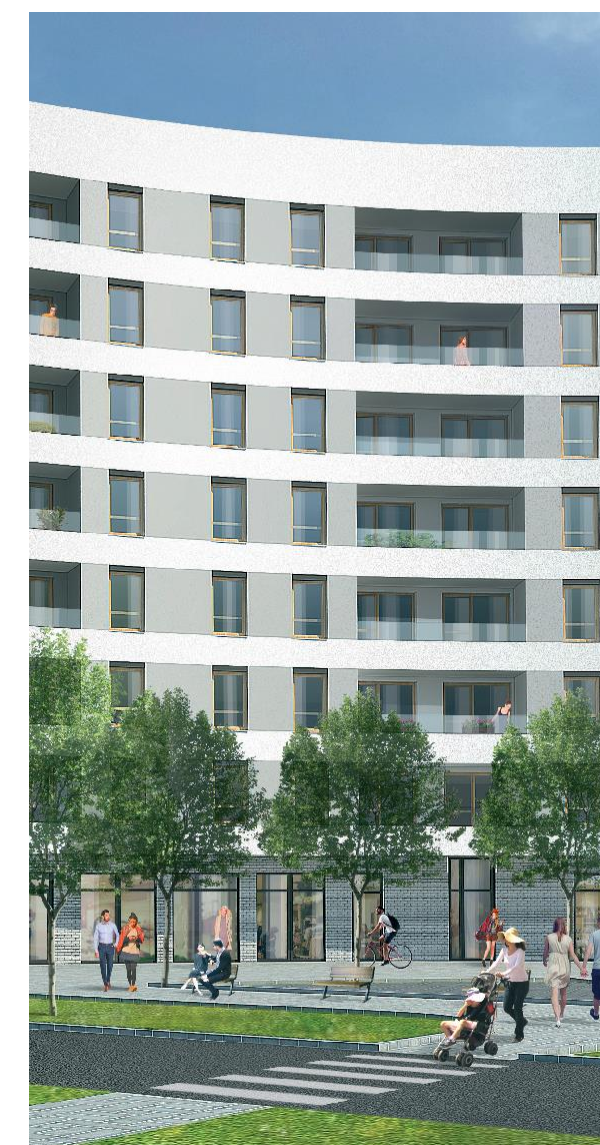
Green Mokotów

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

Please contact us:
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Units presold: **1 083**
(net after cancellations)

Number of signed development agreements: **1 241**
(net after cancellations)

Number of units recognized in revenues: **785**

Units on offer: **5 187** (out of which <1% are finished goods)

Revenues: PLN **368** million

Strong cash position*: PLN **407** milion

Operating cash flow: PLN **156** milion
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



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