



ROBYG

Financial Results 2025

Warsaw, March 2026

ROBYG

VANTAGE
RENT

TAG IMMOBILIEN GROUP

AGENDA

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Sales results and revenue perspective

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PART 01

Summary 2025





Financial Results 2025

Revenues

1 546 mln PLN

Strong cash position*

307 mln PLN

Operating cash flow

445 mln PLN

(excl. purchases of new plots)

* Including amounts kept on individual escrow accounts.



Units presold:

app. 2 570*

(net after cancellations)

Units on offer

app. 2 310

(out of which 5% finished goods)

Developer and preliminary agreements signed:

app. 2 500

(net after cancellations)

Number of units recognised in revenues

app. 1 700

Number of units under construction for ROBYG Group

app. 4 820**

Total land bank units

app. 19 080

* Incl. 363 agreements in jointly controlled projects

** Incl. 401 units under construction, which are not on offer.



ROBYG Group's activities for other entities within TAG Rent Poland*

**Residential sales coordination
Number of units contracted
in 2025:**

250

**General contractor services
Number of units under construction
as of 31.12.2025:**

app. 1 520

**Revenue from services provided to
TAG Rent Poland
in 2025:**

264 mln PLN

*Vantage Development (incl. jointly controlled projects) and TAG Residential (directly owned by TAG)

ROBYG Group – material acquisitions and financial activities

New financing:

1 145 mln PLN

FINANCIAL ACTIVITY

CREDIT FACILITIES

- revolving loan with the limit of **PLN 70 mln**
- revolving loan with the limit of **PLN 50 mln***
- revolving loan with the limit of **PLN 100 mln***
- revolving loan with the limit of **PLN 50 mln**
- revolving loan with the limit of **PLN 200 mln**
- revolving loan with the limit of **PLN 200 mln**

BONDS

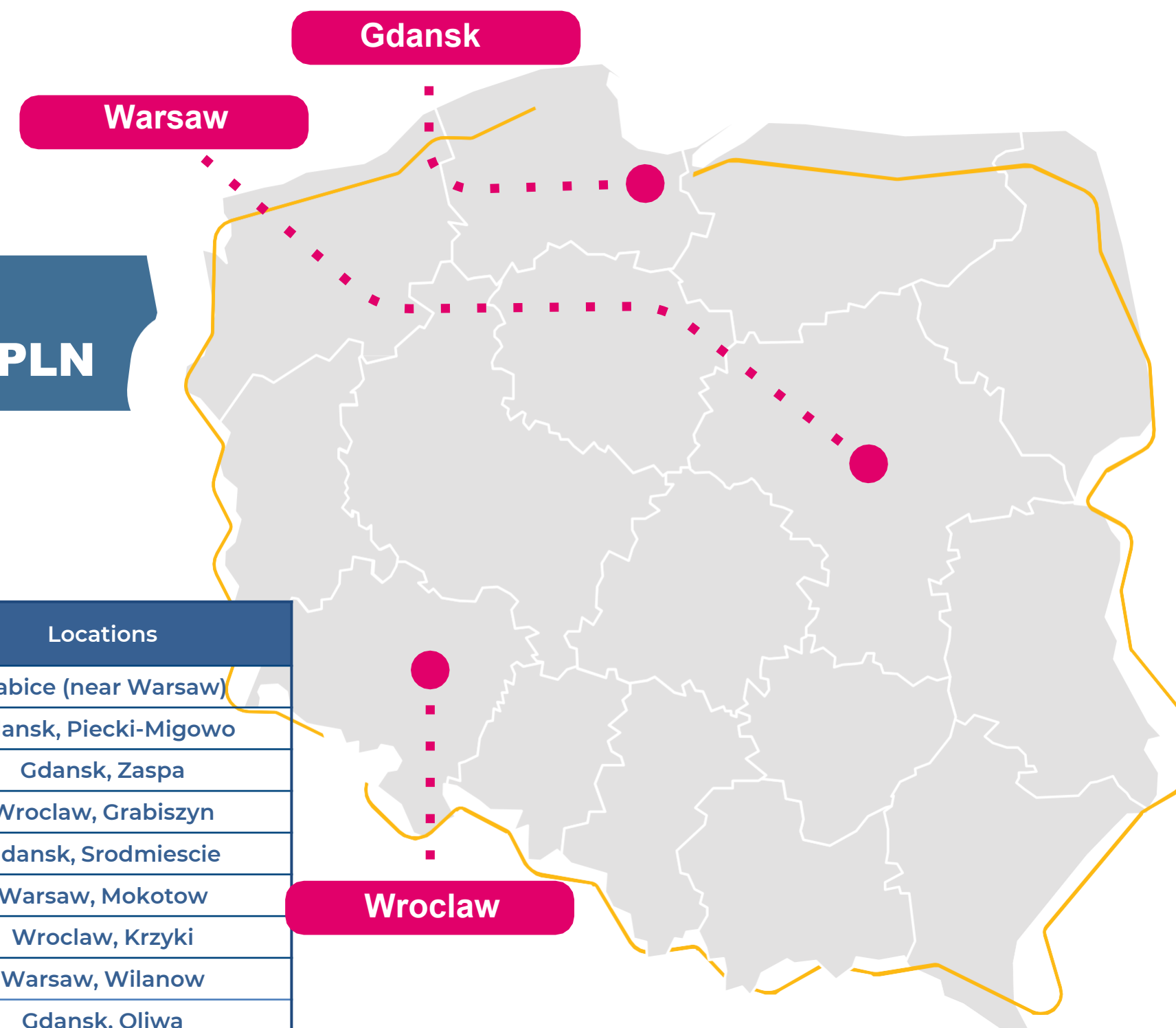
- new issuance of bonds (PF series) **PLN 250 mln**
- new issuance of bonds (PG series) **PLN 150 mln**
- new issuance of bonds (PH series) **PLN 75 mln****

* Loan agreements regarding jointly controlled projects.
** Assimilated with series PG

NEW PLOTS approx. 765 mln PLN

| Area of plots [ha] | Type of contracts | Locations |
|--------------------|-------------------|-----------------------|
| 3,8 | Preliminary | Babice (near Warsaw) |
| 4,9 | Preliminary | Gdansk, Piecki-Migowo |
| 0,1 | Final | Gdansk, Zasp |
| 6,9 | Final | Wroclaw, Grabiszyn |
| 4,3 | Final | Gdansk, Srodmiescie |
| 2,9 | Final | Warsaw, Mokotow |
| 2,9 | Final | Wroclaw, Krzyki |
| 7,3 | Final | Warsaw, Wilanow |
| 0,005 | Final | Gdansk, Oliwa |
| 1,3 | Final | Gdansk, Olszynka |
| 0,04 | Final | Warsaw, Ochota |
| 4,0 | Final | Kowale (near Gdansk) |
| 1,2 | Final | Warsaw, Targowek |
| Total: 39,6 | | |

Final agreements marked in green were signed in 2026.



Total expected potential for construction of ca. >377k sqm of usable area.

PART 02

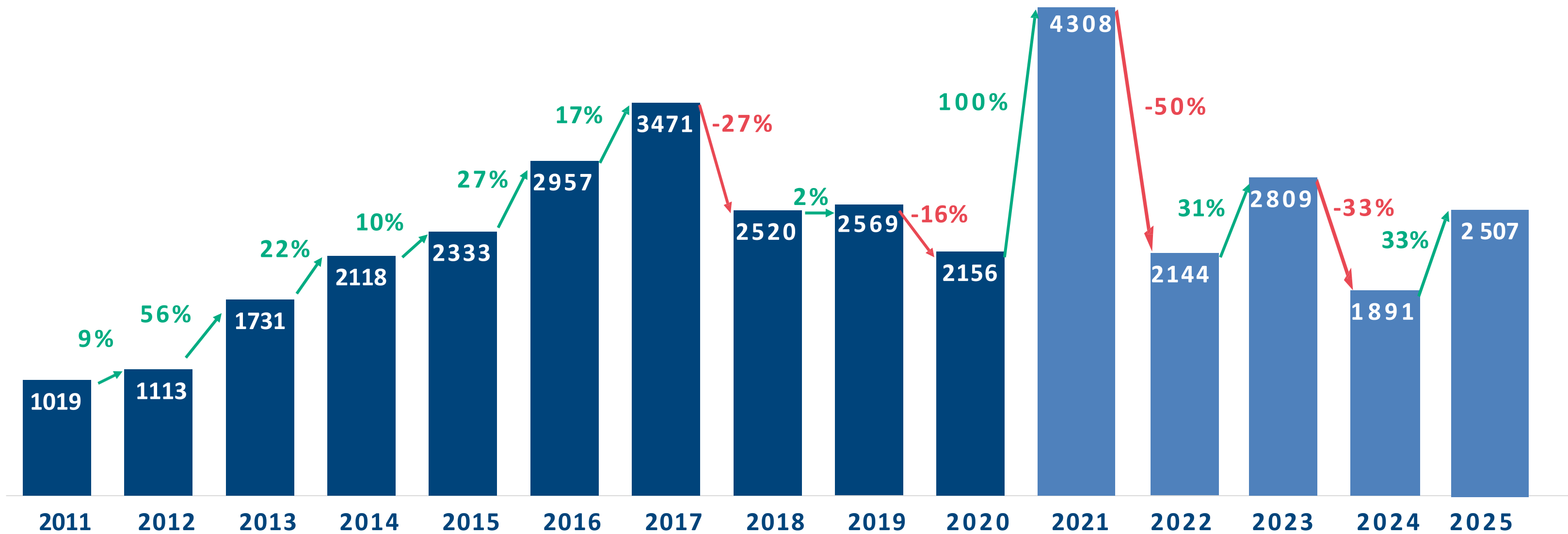
Sales results & revenue perspective



02. Sales results & revenue perspective



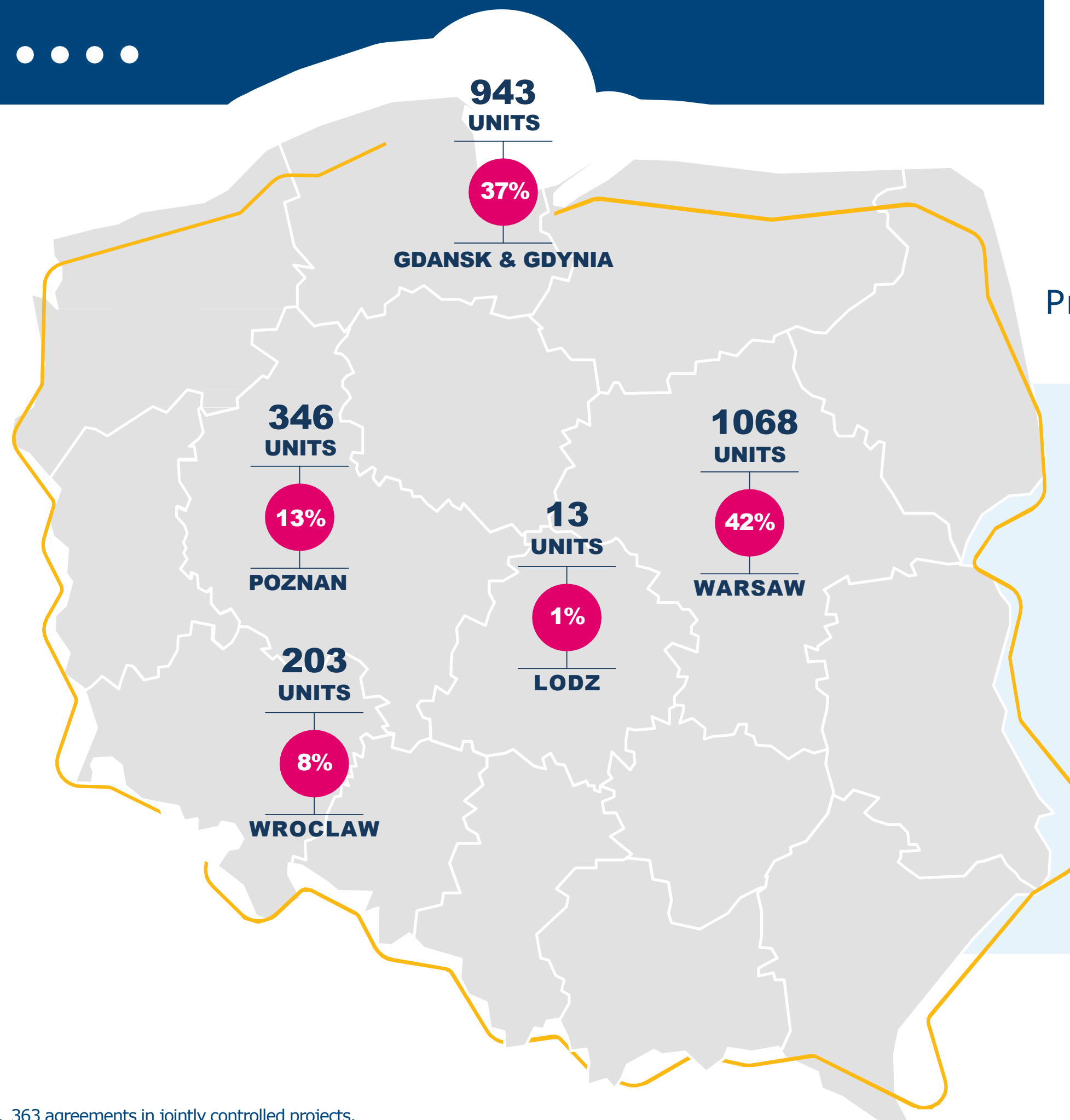
Developer and preliminary agreements signed in 2025: 2 507*



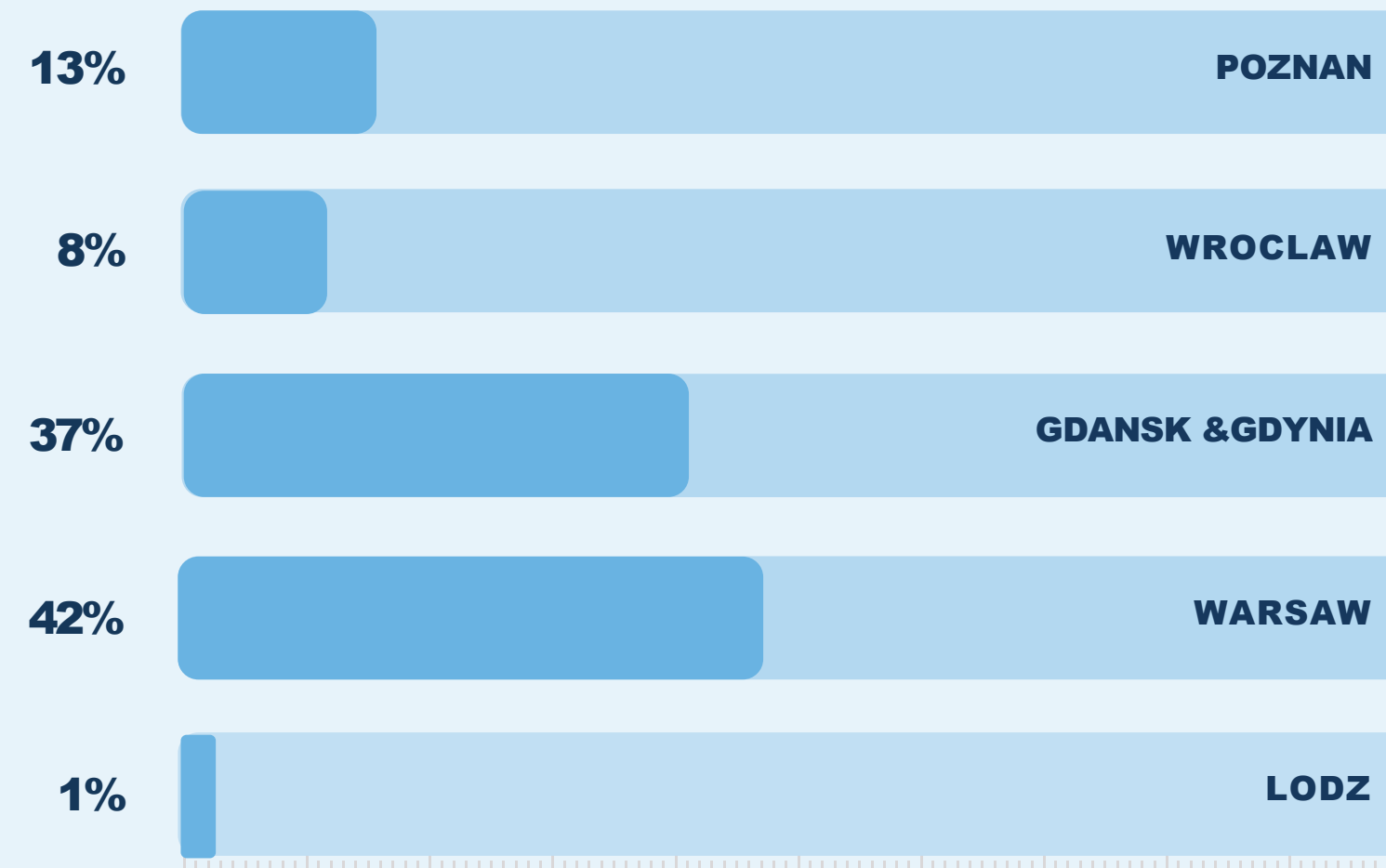
* Incl. 363 agreements in jointly controlled projects

Note: Until 2020, contracted units included signed reservation and preliminary agreements. Since 2021, in line with amendments to the Developer Act, contracted units refer to signed developer and preliminary agreements.

02. Sales results & revenue perspective



Pre-sold units in 2025: **2 573***



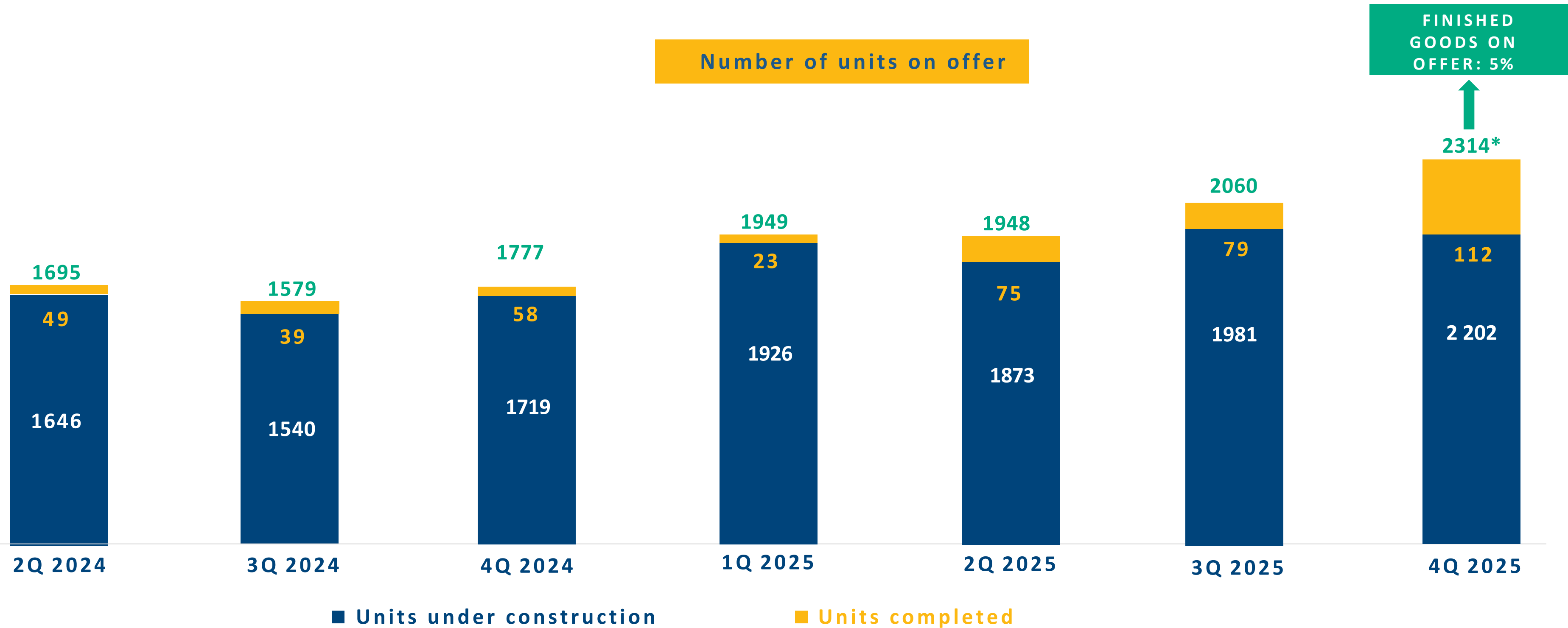
*Incl. 363 agreements in jointly controlled projects.

02. Sales results & revenue perspective



ROBYG Group – units on offer

Number of units on offer

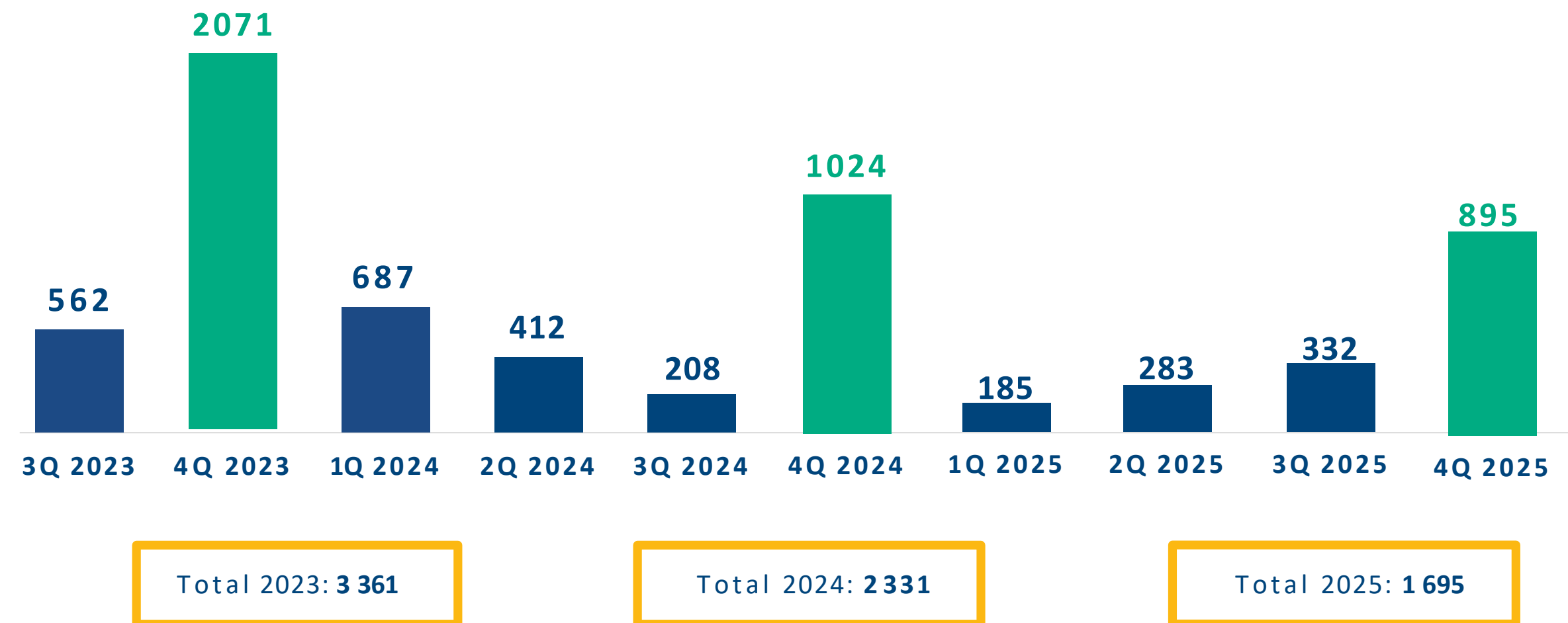


*Incl. 526 units on offer in jointly controlled projects.

02. Sales results & revenue perspective

ROBYG Group – revenue recognition (as at December 31st, 2025)

Number of units recognized in revenues (quarterly)



Recognition potential of units in revenues:

Units not presold and not recognized*: 2 314

Completed: **112**

Under construction***: **2 045**

Which construction has not started yet: **157**

Units presold and not recognized: 2 848**

Completed: **440**

Under construction: **2 375**

Which construction has not started yet, but included in pre-sales process: **33**

* Incl. 515 units not presold in jointly controlled projects.

** Incl. 631 units presold in jointly controlled projects.

*** Not incl. 401 units under construction, which are not on offer.

02. Sales results & revenue perspective



Number of units to be completed in 2026-2027 and also (contracted) until December 31st 2025

| | 2025 | | 2026 | | 2027 | | Total & contracted 2026+2027 | |
|--|--------------|----------------|--------------|----------------|-----------------|--------------|------------------------------|----------------|
| | Total units | Contracted | Total units | Contracted | Total units | Contracted | Total units | Contracted |
| Rytm Mokotowa, Praga Piano, Wendy, Apartamenty Krakowska (JV Projects) – Warsaw & Gdynia | 387 | (376) | 606 | (368) | 446 | (169) | 1 052 | (537) |
| Modern City, Metro Life Apartamenty, Royal Residence – Warsaw | 435 | (399) | 638 | (514) | 212 | (120) | 850 | (634) |
| Sady Ursynow, Osiedle Kameralne – Warsaw | 214 | (198) | 96 | (63) | - | - | 96 | (63) |
| Porto, Kobieli, Leszczynskich, Nadmotlawie – Gdansk | 359 | (359) | 431 | (220) | 368 | (213) | 799 | (433) |
| Szumilas, Foresteria, Rosa Residence, Nowa Walowa, Lawendowe Wzgorze – Gdansk & Gdynia | - | - | 586 | (414) | 559 | (127) | 1 145 | (541) |
| Początek Piatkowo, Elektrovnia Garbary – Poznan | 283 | (283) | 235 | (162) | 231 | (5) | 466 | (167) |
| Lira House Apartamenty, Jagodno, Przystanek Tarnogaj – Lodz & Wroclaw | 215 | (182) | - | - | 197 | (13) | 197 | (13) |
| | 1 893 | (1 797) | 2 592 | (1 741) | 2 013 | (647) | 4 605 | (2 388) |
| | 352* | (336) | - | - | +1 407** | (10) | 1 407** | (10) |
| | 2 245 | (2 133) | 2 592 | (1 741) | 3 420 | (657) | 6 012 | (2 398) |
| | (550) | (-438) | +550 | (+438) | +397 | - | +947 | (+438) |
| Potential of handovers | 1 695 | (1 695) | 3 142 | (2 179) | 3 817 | (657) | 6 959 | (2 836) |
| Handovers (estimated) | 1 695 | (1 695) | 2 745 | (2 179) | 3 182 | (657) | 5 927 | (2 836) |
| | | 100% | | 79% | | 21% | | 48% |

* Units completed in prior years to be recognised.

** Units planned to be completed in 2027, which sale has not started as at 31.12.2025.

02. Sales results & revenue perspective



Number of units to be completed in 2026

Gdansk & Gdynia

| Project | Total no. of units to be completed in 2026 |
|----------------|--|
| Nadmotlawie | 235 |
| Szumilas | 351 |
| Leszczynskich | 137 |
| Rosa Residence | 108 |
| Kobieli | 59 |
| Foresteria | 127 |
| TOTAL | 1 017 |

Warsaw

| Project | Total no. of units to be completed in 2026 |
|------------------------|--|
| Modern City | 459 |
| Rytm Mokotowa* | 420 |
| Sady Ursynow | 96 |
| Metro Life Apartamenty | 179 |
| TOTAL | 1 154 |

Wroclaw & Poznan

| Project | Total no. of units to be completed in 2026 |
|------------------------|--|
| Poczatek Piatkowo | 235 |
| Apartamenty Krakowska* | 186 |
| TOTAL | 421 |

TOTAL: 2 592

* Jointly controlled project.

02. Sales result & revenue perspective



Number of units to be completed in 2027

Gdansk & Gdynia

| Project | Total no. of units to be completed in 2027 |
|-------------------|--|
| Lawendowe Wzgorze | 53 |
| Nadmotlawie | 212 |
| Porto | 156 |
| Szumilas | 170 |
| Wendy* | 281 |
| Nowa Walowa | 171 |
| Foresteria | 150 |
| Other** | 506 |
| TOTAL | 1 699 |

Warsaw

| Project | Total no. of units to be completed in 2027 |
|------------------------|--|
| Metro Life Apartamenty | 212 |
| Other** | 944 |
| TOTAL | 1 156 |

Wroclaw & Poznan

| Project | Total no. of units to be completed in 2027 |
|------------------------|--|
| Elektrovnia Garbary | 231 |
| Apartamenty Krakowska* | 165 |
| Other** | 132 |
| TOTAL | 528 |

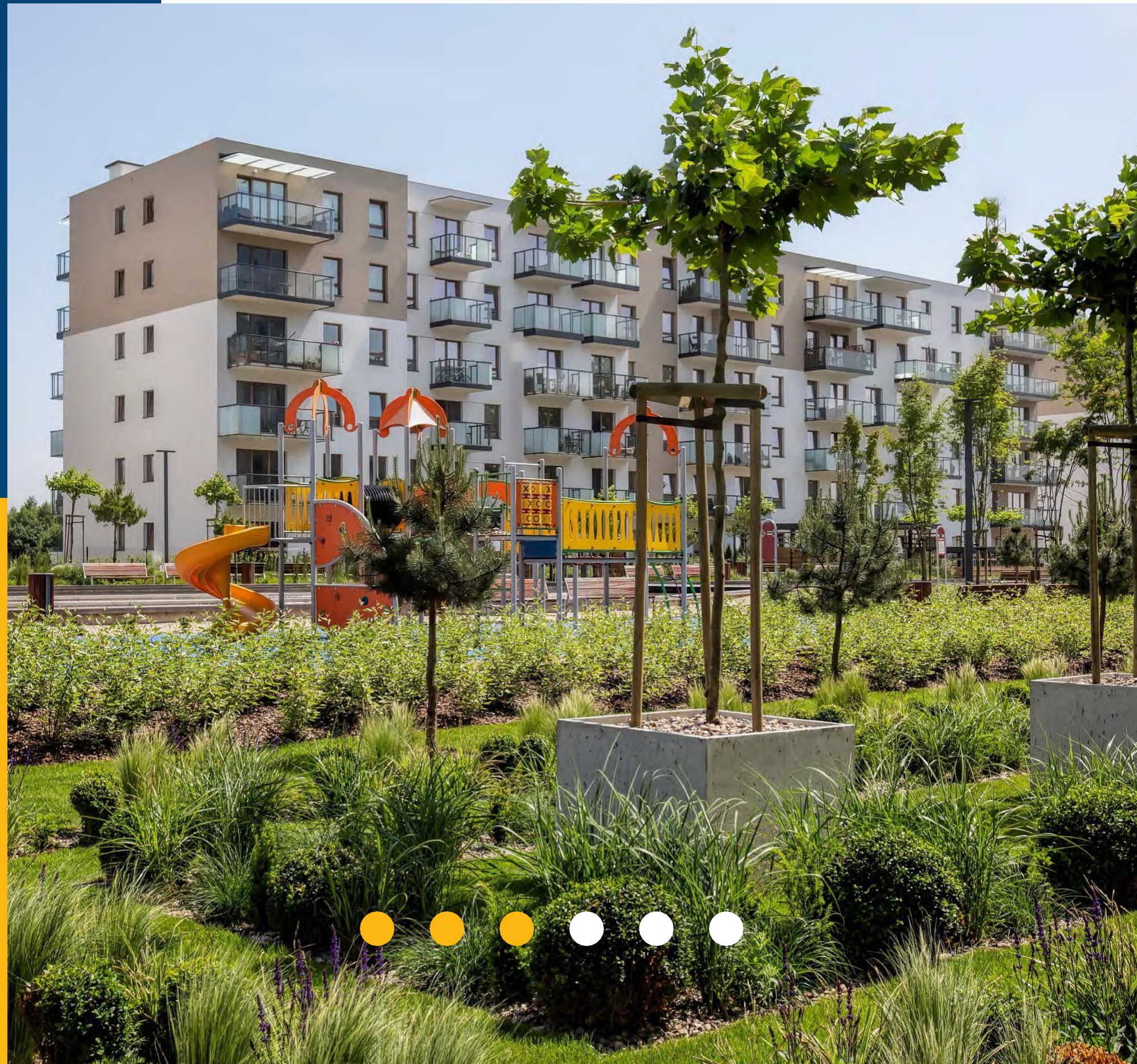
Lodz

| Project | Total no. of units to be completed in 2027 |
|------------------------|--|
| Apartamenty Lira House | 197 |
| TOTAL | 197 |

TOTAL: 3 580**

* Jointly controlled project.

** Including 1582 units planned to be completed in 2027, which sale has not started as at 31.12.2025.



PART 03

Financial results

03. Financial results

| (PLNk) | 2025 | 2024 | Change |
|--|----------------|----------------|---------------|
| Revenues | 1 546 114 | 1 301 353 | 18,81% |
| Sales of residential and commercial units | 1 100 345 | 1 116 457 | (1,44%) |
| Revenues from sales to related parties | 405 104 | 166 513 | 143,29% |
| Other revenues | 40 665 | 18 383 | 121,21% |
| Cost of sales | (1 167 643) | (975 391) | 19,71% |
| Cost of units sold | (754 745) | (814 561) | (7,34%) |
| Costs related to services provided to related parties | (381 027) | (141 484) | 169,31% |
| Other costs | (31 871) | (19 346) | 64,74% |
| Gross profit on sales | 378 471 | 325 962 | 16,11% |
| Selling and marketing expenses | (36 880) | (24 111) | 52,96% |
| Administrative expenses | (70 076) | (62 254) | 12,56% |
| Other* | 139 459 | 47 246 | 195,18% |
| Operating profit | 410 974 | 286 843 | 43,27% |
| Finance income | 22 059 | 34 455 | (35,98%) |
| Finance costs | (20 892) | (9 745) | 114,39% |
| Profit before tax | 412 141 | 311 553 | 32,29% |
| Income tax expense | (80 945) | (61 564) | 31,48% |
| Net profit | 331 196 | 249 989 | 32,48% |
| Net profit attributable to equity holders of the parent | 317 778 | 250 936 | 26,64% |
| Gross profit margin on sales | 24,5% | 25,1% | N/A |
| Margin on sales of residential and commercial units | 345 600 | 301 896 | 14,48% |
| Margin on sales of residential and commercial units (%) | 31,4% | 27,0% | N/A |
| Net profit margin | 21,4% | 19,2% | N/A |

* Including revaluation of investment properties to fair value



Financial condition

| (PLNk) | 2025 | 2024 | Change |
|--|------------------|------------------|---------------|
| Total assets, including: | 4 317 708 | 3 561 949 | 21,22% |
| Non-current assets, including: | 1 208 784 | 999 407 | 20,95% |
| Investment properties and investment properties under construction | 902 635 | 680 224 | 32,70% |
| Loans granted to related parties | 117 086 | 147 714 | (20,73%) |
| Inventories | 2 466 365 | 1 797 756 | 37,19% |
| Trade and other receivables | 278 349 | 311 382 | (10,61%) |
| Amounts kept on individual escrow accounts | 167 942 | 152 126 | 10,40% |
| Cash and cash equivalents | 139 441 | 210 758 | (33,84%) |
| Equity: | 2 096 979 | 1 747 829 | 19,98% |
| Total liabilities, including: | 2 220 729 | 1 814 120 | 22,41% |
| LT interest bearing liabilities | 740 457 | 404 229 | 83,18% |
| Current interest bearing liabilities | 188 322 | 189 485 | (0,61%) |
| Current trade and other payables | 335 624 | 354 221 | (5,25%) |
| Advances received from clients | 497 143 | 508 516 | (2,24%) |



Statement of cash flow

| (PLNk) | 2025 | 2024 |
|--|------------------|------------------|
| Net cash flows from operating activities, including: | (146 354) | 41 391 |
| Expenditures for the purchase of new plots | (408 847) | (432 949) |
| Net cash flows from investing activities, including: | (139 671) | (244 278) |
| Purchase of investment properties and costs incurred in connection with them | (180 516) | (320 639) |
| Repayment of loans granted to jointly ventures | 0 | 10 350 |
| Loans granted to joint ventures | (10 000) | (1 500) |
| Net cash flows from financing activities, including: | 214 708 | 72 794 |
| Proceeds from bank loans and borrowings | 1 283 413 | 954 073 |
| Proceeds from bonds issuance | 475 000 | 0 |
| Repayment of bank loans and borrowings | (1 440 569) | (614 484) |
| Repayment of bonds | (61 800) | (210 000) |
| Interest and commissions paid | (55 534) | (40 681) |
| Net change in cash and cash equivalents | (71 317) | (130 093) |



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at December 31st 2025 (PLNm).

DEBT - Aging

| | <1 year | 1-2 years | 2-3 years | 3-4 years | 4-5 years | Over 5 years | Total |
|--------------------------------------|---------------|---------------|--------------|---------------|-------------|--------------|---------------|
| BANK CREDIT FACILITIES | 50,00 | 125,42 | 0,00 | 0,00 | 0,00 | 0,00 | 175,42 |
| BANK CREDIT FACILITIES - JV Projects | 0,00 | 49,77 | 15,69 | 0,00 | 0,00 | 0,00 | 65,46 |
| BONDS | 88,20 | 0,00 | 0,00 | 475,00 | 0,00 | 0,00 | 563,20 |
| TOTAL | 138,20 | 175,19 | 15,69 | 475,00 | 0,00 | 0,00 | 804,08 |



Leverage and collections as at December 31st 2025

Net debt ratio* = 0,22

* **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 sold plots in 2025* = PLN 1 288 million**

Amount to be collected from clients* = PLN 1 412 million**
based on the signed agreements with clients

*** including funds from jointly controlled projects

PART 04

Plans of ROBYG Group





Strategic goals

Increasing sales in 2026 and the years ahead

Maintaining of margins

**Expansion of operations in major Polish cities,
including Krakow.**

Maintaining of the land bank level

Realisation of the ESG strategy



New co-operation scheme

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



Total land bank 19 078 units + 2 314 units on offer = 21 392 units**

Gdansk&Gdynia

| District | Number of units | % |
|---------------------------------|-----------------|-----|
| Zaspa | 431 | 9% |
| Srodmiescie (Gdansk) | 861 | 19% |
| Kowale | 420 | 9% |
| Wielki Kack | 607 | 13% |
| Oliwa | 897 | 20% |
| Obluże | 128 | 3% |
| Olszynka | 238 | 5% |
| Srodmiescie (Gdynia) | 512 | 11% |
| Other* | 480 | 10% |
| TOTAL: 4 574 units - 24% | | |

Warsaw

| District | Number of units | % |
|----------------------------------|-----------------|-----|
| Wilanow | 586 | 6% |
| Ochota | 516 | 5% |
| Bialoleka | 1 468 | 14% |
| Bemowo / Jelonki | 235 | 2% |
| Ursus | 471 | 5% |
| Tarchomin | 12 | 0% |
| Wlochy | 854 | 8% |
| Mokotow / Czerniakow | 1 001 | 10% |
| Other* | 5 406 | 51% |
| TOTAL: 10 436 units - 55% | | |

Wroclaw

| District | Number of units | % |
|--------------------------------|-----------------|-----|
| Krzyki | 249 | 14% |
| Stare Miasto | 295 | 17% |
| Grabiszyn | 1 176 | 68% |
| TOTAL: 1 720 units - 9% | | |

Poznan

| District | Number of units | % |
|---------------------------------|-----------------|-----|
| Piatkowo | 442 | 20% |
| Ostrow Tumski | 1 054 | 49% |
| Rataje | 670 | 31% |
| TOTAL: 2 166 units - 11% | | |

Lodz

| District | Number of units | % |
|------------------------------|-----------------|------|
| Srodmiescie | 182 | 100% |
| TOTAL: 182 units - 1% | | |

TOTAL: Gdansk & Gdynia + Warsaw + Wroclaw + Poznan + Lodz = 19 078 units**

* Preliminary land purchase agreements.

** Units for which presale has already begun (as at 31.12.2025) not included. On which 1 352 units in jointly controlled projects.



Planned changes regarding Landbank

**Landbank
units
ROBYG**

**TOTAL
19 078**

**Landbank
units to be
sold to
VANTAGE**

2 905

**Units to be
purchased
from
VANTAGE**

1 539

**Total
number of
units to be
completed
by ROBYG**

17 712



Commercial potential = 71 500 sqm of usable area

WROCLAW
24 000

WARSAW
17 500

GDANSK
30 000

TOTAL: 71 500 sqm



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

The biggest ESG successes in 2025

Development of a consolidated sustainability report in cooperation with TAG, in accordance with the European Sustainability Reporting Standards (ESRS)

Launch of 2 pilot projects aimed at meeting the requirements of the EU Taxonomy

96% of the usable floor area (UFA) of multi-family residential buildings constructed in 2025 has an Ep indicator 10% lower than the required threshold*

Life cycle assessment (LCA) conducted for a reference building

Development of a Circular Economy (CE) Plan together with a catalogue of circular solutions

Implementation of the ESG Strategy for 2024–2028

Joining the Polish Green Building Council (PLGBC), one of the key organizations supporting sustainable construction in Poland

Update of the Social Policy and establishment of the Social Initiatives Committee

* An Ep indicator (primary energy demand of the building) 10% lower than the required level (65 kWh/m²/year) means compliance with the EU Taxonomy requirement for “construction of new buildings”, confirmed by energy performance certificates. A low Ep value translates into lower operating costs and reduced environmental impact.

05. ESG – Environmental dimension

ROBYG FOR PLANET



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

Focus Areas



- Use of renewable energy sources
- Reporting of greenhouse gas emissions
- Ensuring EU Taxonomy compliance for rental projects developed by ROBYG for Vantage Development
- The Green Standard as the foundation for implementing low-emission solutions and technologies

We support sustainable goals United Nations:



Strategic Goals



1. 100% of electricity used in the construction process at ROBYG to come from renewable energy sources in 2025.
2. Continuation of Scope 1 and Scope 2 CO₂e emissions reporting, with an extension to include Scope 3.
3. Expansion of reporting to include demolition and construction waste for new projects starting from 2026.
4. From 2028 onwards, 100% of newly constructed rental buildings developed by ROBYG to be compliant with the EU Taxonomy.
5. Conducting and disclosing the results of Life Cycle Assessments (LCA) for buildings starting from 2028.
6. Reduction of buildings' primary energy demand by at least 10% below the threshold defined for nearly Zero-Energy Buildings (NZEB).
7. Promotion and further development of the **Green Standard** as a formally binding standard for all newly constructed buildings of ROBYG and Vantage.

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



THE GREEN STANDARD

The audit conducted in 2025 confirmed 100% compliance of ROBYG projects with the **Green Standard** guidelines.

It is an internal regulation that defines how construction works should be designed and carried out to ensure greater environmental sustainability.

The Green Standard provides a comprehensive set of guidelines aimed at reducing our environmental impact, protecting biodiversity, managing resources efficiently, and enhancing the living comfort of our residents.



15 minutes to all important services



Green areas



Green roofs



Photovoltaic panels



Smart House



Solar benches



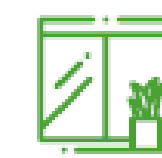
LED lightning



Micromobility friendly estates with bicycle parkings and repair points



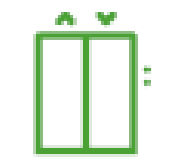
Electric car Charging stations



Triple - glazed windows



Climbing plants on the facades



Energy recovery elevators



Flower meadows



Birdhouses and shelters for insects



Rain gardens



Retention tank



Facilities for people with disabilities



Recreational areas "Active design"



For us, construction is part of the process of creating new communities, which includes erecting buildings, developing infrastructure, shaping green areas, and creating spaces for recreation, integration, and relaxation.

Focus Areas



- Employee well-being: be the employer that attracts, retains and grows people.
- Client satisfaction
- Community-friendly developer
- Education within the value chain

We support sustainable goals United Nations:



Strategic Goals



1. ROBYG Zero Accidents: zero serious and fatal accidents on construction sites as a key objective.
2. ROBYG as a leader in equal opportunities:
 - Zero discrimination in the workplace
 - Balanced gender diversity in managerial positions
 - Minimising the gender pay gap
3. To be an employer that attracts, develops and retains people.
 - Monitoring and minimising employee turnover
 - 80% of employees and collaborators are satisfied with their work or have improved their skills
 - 70% of employees and collaborators identify with the company's values
4. We give more! - to be a developer offering affordable housing, higher standard without raising prices, and strong customer satisfaction
 - Achieve a **customer satisfaction rate above 90%** (NPS > 90%)*
5. To be a housing developer that local communities and neighbours welcome through building public infrastructure to foster long-lasting social ties.

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

05. ESG – Governance dimension

ROBYG FOR SUSTAINABLE BUSSINES



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.

Focus Areas



- ESG in management practices
- Business transparency through annual reporting
- Commitment to ESG initiatives
- Sustainable value chain management

We support sustainable goals United Nations:



Strategic Goals

1. Supporting the implementation of the UN Sustainable Development Goals.
2. Engagement and continued cooperation in selected international and national initiatives related to responsible business conduct.
3. 80% of key business partners' representatives trained in human rights, OHS, and the Code of Conduct by December 2027
4. Introduction of Human Rights due diligence procedures in the value chain by December 2027
5. Maintaining zero violations of the Code of Conduct annually in the years 2024–2028.
6. Ensuring 100% of employees and collaborators are trained in compliance.
7. Integration of ESG goals into the Management Board and senior management remuneration policy evaluation.
8. Conducting business in a transparent manner, including annual sustainability reporting and reporting to the UN Global Compact

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



All of us at ROBYG acknowledge how important sustainable development 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: 17</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: 11</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>Dariusz Pawlukowicz <i>Vice President, Head of HR and ESG</i></p>  <p>Years at ROBYG: 4</p> |
|--|--|--|--|---|

| | | | | | |
|--|--|---|--|--|--|
| <p>Alex Goor <i>Chairman of the SB of ROBYG Construction</i></p>  <p>Years at ROBYG: 15</p> | <p>Filip Cackowski <i>Deputy CFO, CFO of ROBYG Construction</i></p>  <p>Years at ROBYG: 16</p> | <p>Rafal Michalski <i>Head of Technical Department CEO ROBYG Construction</i></p>  <p>Years at ROBYG: 20</p> | <p>Joanna Chojecka <i>Sales & Marketing Director in Warsaw and Wroclaw</i></p>  <p>Years at ROBYG: 20</p> | <p>Anna Wojciechowska <i>Sales & Marketing Director in Gdansk and Poznan</i></p>  <p>Years at ROBYG: 13</p> | <p>Wojciech Gruza <i>Head of Legal Department</i></p>  <p>Years at ROBYG: 20+</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.

TAG Immobilien AG consolidated financials (EURm)

Financial data

| (EURm) | Q3 2025 | 2024 | 2023 | 2022 |
|---------------------------------------|--------------|--------------|---------------|--------------|
| Assets | 8 877,90 | 7 750,25 | 7 299,80 | 8 214,60 |
| Equity | 3 516,10 | 3 099,85 | 2 964,50 | 3 307,70 |
| EBITDA (adjusted) rental business | 188,4 | 238,5 | 236,4 | 233,5 |
| EBITDA (adjusted) from sales business | 41,8 | 76,6 | 100,6 | 80,8 |
| EBITDA (adjusted) total | 230,2 | 315,1 | 337,0 | 233,5 |
| Consolidated net profit/(loss) | 306,0 | 122,1 | -410,9 | 117,3 |

Credit rating

| Agency | Short-term Rating | Long-term Rating |
|-------------------|-------------------|------------------------|
| Standard & Poor's | A-3 | BBB-, Outlook Positive |
| Moody's | Prime-3 | Baa3, Outlook Positive |

TAG Immobilien AG – investor relations: www.tag-ag.com/en/investor-relations



Description of investments – under construction (1)



Lawendowe Wzgorza / Stacja Nowy Gdansk

City: Gdansk
District: Jasien

No. of stages: 37
Stages completed: 36
Stages under construction: 1

No. of units: 3 750 units
(completed: 3 697 units)
Total sellable area: ca. 177.4k sqm

Start of construction: Q3 2009
Planned completion date: Q3 2027



Osiedle Kameralne

City: Warsaw
District: Bemowo

No. of stages: 7
Stages completed: 6

No. of units: ca. 854 units
(completed: 619 units)
Total sellable area: ca. 46.1k sqm

Start of construction: Q4 2010
Planned completion date: Q4 2027



City Sfera

City: Warsaw
District: Wlochy

No. of stages: 14
Stages completed: 5

No. of units: 1 590 units
(completed: 789 units)
Total sellable area: ca. 69,2k sqm

Start of construction: Q3 2018
Planned completion date: Q4 2031



Description of investments – under construction (2)



Young City 2/ Metro Life Apartamenty

City: Warsaw
District: Bemowo

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

No. of units: ca. 537 units
(completed: 146 units)
Total sellable area: ca. 26,5k sqm

Start of construction: Q3 2017
Planned completion date: Q3 2027



Modern City

City: Warsaw
District: Bemowo

No. of stages: 9
Stages completed: 4
Stages under construction: 5

No. of units: ca. 943 units
(completed: 484 units)
Total sellable area: ca. 43.8k sqm

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



Osiedle Życzliwa Praga

City: Warsaw
District: Tarchomin

No. of stages: 8
Stages completed: 7

No. of units: ca. 796 units
(completed: 784 units)
Total sellable area: ca. 37.9k sqm

Start of construction: Q1 2019
Planned completion date: Q1 2028

Description of investments – under construction (3)



Porto

City: Gdansk
District: Nowy Port

No. of stages: 6
Stages completed: 5
Stages under construction: 1

No. of units: 909 units
(completed: 753 units)
Total sellable area: ca. 48.6k sqm

Start of construction: Q1 2021
Planned completion date: Q2 2027



Nadmotlawie Estate

City: Gdansk
District: Srodmiescie

No. of stages: 9
Stages completed: 4
Stages under construction: 2

No. of units: 1 462 units
(completed: 682 units)
Total sellable area: ca. 68.6k sqm

Start of construction: Q1 2019
Planned completion date: Q1 2029



Szumilas

City: Gdansk (Kowale)

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

No. of units: 1 256 units
(completed: 315 units)
Total sellable area: ca. 60.6k sqm

Start of construction: Q2 2021
Planned completion date: Q2 2031



Description of investments – under construction (4)



Apartamenty Krakowska

City: Wrocław
District: Krzyki

No. of stages: 3
Stages under construction: 2

No. of units: 600 units
Total sellable area: ca. 31.0k sqm

Start of construction: Q4 2024
Planned completion date: Q2 2028



Rosa Residence

City: Gdansk
District: Ujescisko

No. of stages: 2
Stages under construction: 2

No. of units: 108 units
Total sellable area: ca 5.6k sqm

Start of construction : Q1 2024
Planned completion date: Q2 2026



Początek Piatkowo

City: Poznan
District: Piatkowo

No. of stages: 8
Stages completed: 4
Stages under construction: 2

No. of units: 1 260 units
(completed: 577 units)
Total sellable area: ca. 61,6k sqm

Start of construction: Q3 2021
Planned completion date: Q1 2029



Description of investments – under construction (5)



Sady Ursynow

City: Warsaw
District: Ursynow

No. of stages: 3
Stages completed: 2
Stages under construction: 1

No. of units: 343 units
(completed: 247 units)
Total sellable area: ca. 16.0k sqm

Start of construction: Q2 2022
Planned completion date: Q3 2026



Rytm Mokotowa

City: Warsaw
District: Mokotow

No. of stages: 4
Stages completed: 1
Stages under construction: 2

No. of units: 749 units
(completed: 169 units)
Total sellable area: ca. 39.3k sqm

Start of construction: Q2 2024
Planned completion date: Q4 2027



Apartamenty Lira House

City: Lodz
District: Srodmiescie

No. of stages: 2
Stages under construction: 2

No. of units: 379 units
Total sellable area: ca. 15.7k sqm

Start of construction: Q3 2025
Planned completion date: Q3 2028

Description of investments – under construction (6)



Leszczynskich 2

City: Gdansk
District: Ujescisko

No. of stages: 1
Stages under construction: 1

No. of units: 137 units
Total sellable area: ca 7.2k sqm

Start of construction : Q1 2025
Planned completion date: Q4 2026



Wendy

City: Gdynia
District: Srodmiescie

No. of stages: 5
Stages under construction: 3

No. of units: 793 units
Total sellable area: ca. 39.3k sqm

Start of construction: Q3 2024
Planned completion date: Q3 2030



Kobieli

City: Gdansk
District: Brzezno

No. of stages: 1
Stages under construction: 1

No. of units: 59 units
Total sellable area: ca 3.5 k sqm

Start of construction : Q4 2024
Planned completion date: Q3 2026



Description of investments – under construction (7)



Elektrovnia Garbary

City: Poznan
District: Ostrow Tumski

No. of stages: 12
Stages under construction: 1

No. of units: 1285 units
Total sellable area: ca 79.4k sqm

Start of construction : Q4 2025
Planned completion date: Q2 2032



Foresteria

City: Gdynia
District: Wielki Kack

No. of stages: 7
Stages under construction: 3

No. of units: 884 units
Total sellable area: ca. 40.6k sqm

Start of construction: Q4 2024
Planned completion date: Q4 2030



Nowa Walowa

City: Gdansk
District: Srodmiescie

No. of stages: 4
Stages under construction: 1

No. of units: 699 units
Total sellable area: ca 39.8 k sqm

Start of construction : Q2 2025
Planned completion date: Q3 2029



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: Wilanow

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 Krolewej Marysienki

City: Warsaw
District: Wilanow

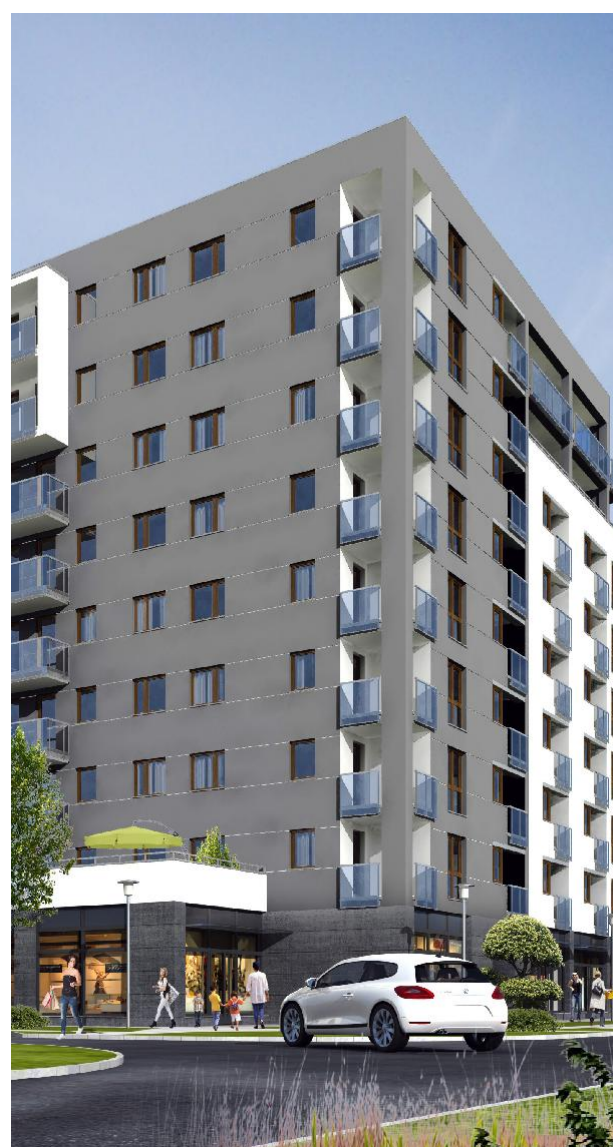
No. of stages: 10

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 Krolewskie

City: Warsaw
District: Wilanow

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)



Krolewski Park

City: Warsaw
District: Wilanow

No. of stages: 6

No. of units: 528 units
Total sellable area: 27.6k sqm

Start of construction: Q3 2014
Completion date: Q3 2016



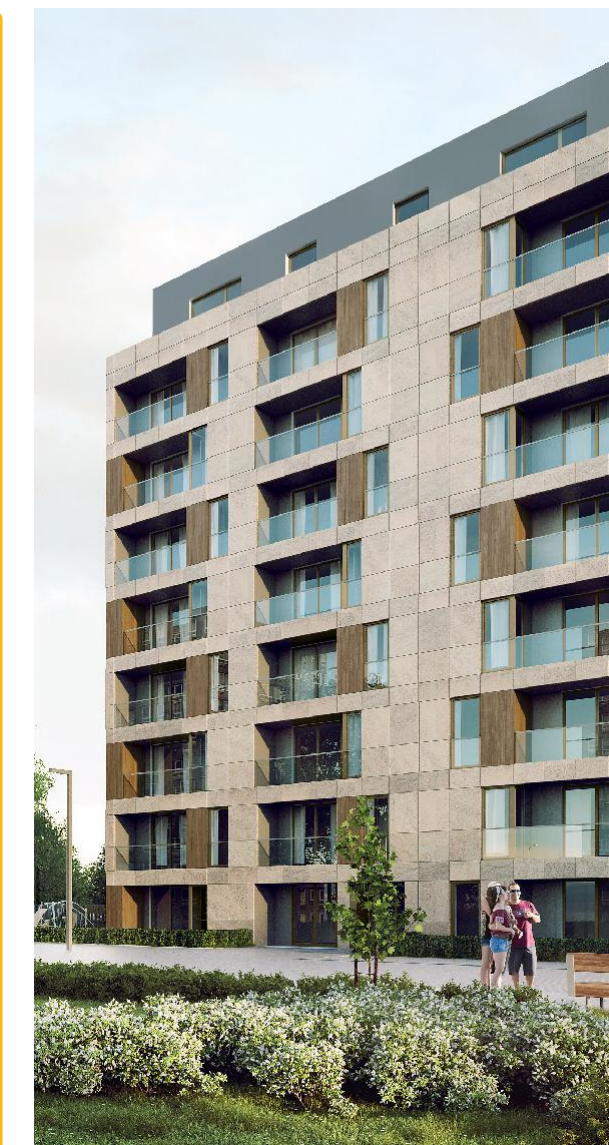
Park Wola Residence

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

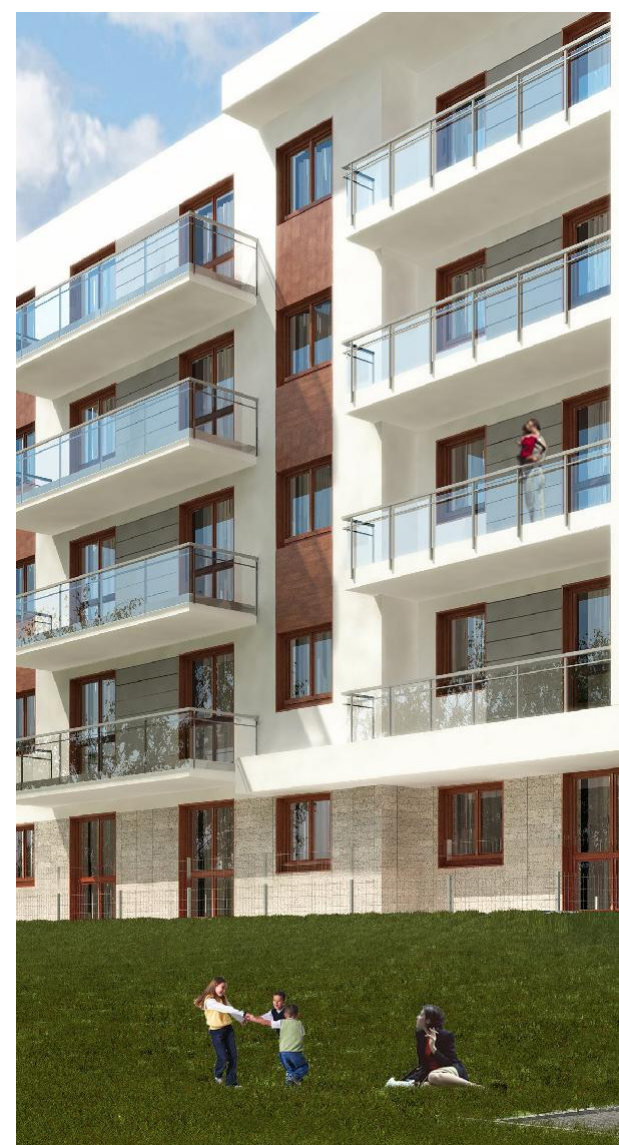
No. of stages: 1

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



Mlody Wilanow

City: Warsaw
District: Wilanow

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: Wilanow

No. of stages: 3

No. of units: 637 units
Total sellable area: 39.1k sqm

Start of construction: Q1 2016
Completion date: Q4 2017



Sloneczna 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 Wilanow

City: Warsaw
District: Wilanow

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



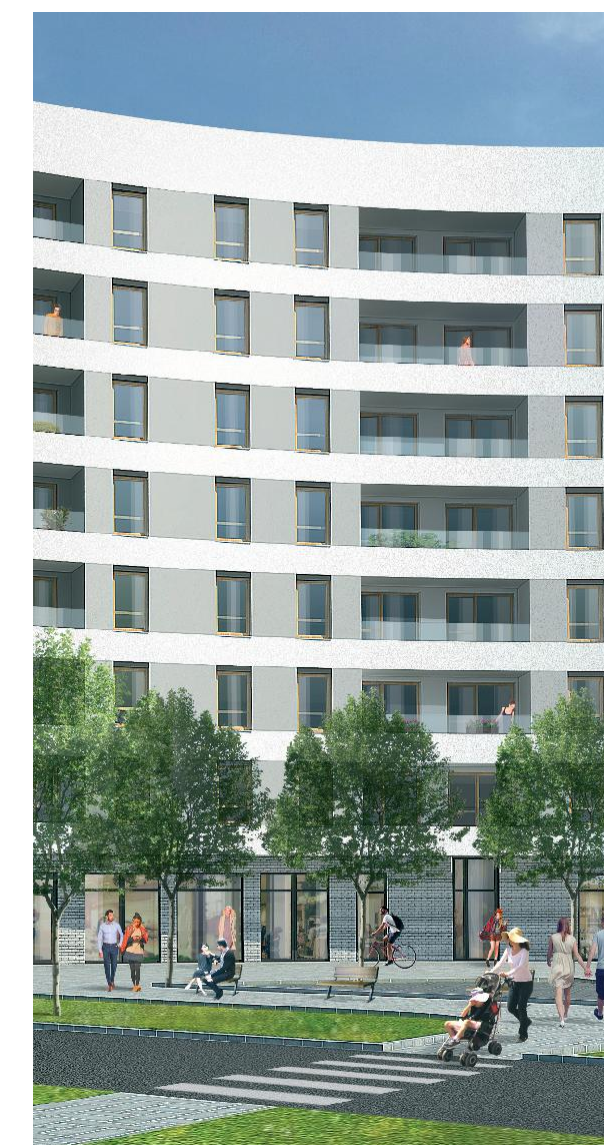
Green Mokotow

City: Warsaw
District: Mokotow

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: 880 units
Total sellable area: ca. 47.3k sqm

Start of construction: Q3 2017
Completion date: Q4 2020



Praga Arte

City: Warsaw
District: Praga Poludnie

No. of stages: 1

No. of units: 250 units
Total sellable area: ca. 12.9k sqm

Start of construction: Q3 2019
Completion date: Q4 2020



Lesna Przystan

City: Wroclaw
District: Osobowice

No. of stages: 1

No. of units: 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)



Wiecej

City: Gdansk
District: Lostowice

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 Poludnie

City: Gdansk
District: Lostowice

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 Krolewskie

City: Warsaw
District: Wilanow

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 Poludnie

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: Wroclaw
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



Mlode 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 Olszowka

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



VISTA (Mysliwska)

City: Gdansk
District: Piecki-Migowo

No. of stages: 1

No. of units: 87 units
Total sellable area: ca. 4.4k sqm

Start of construction: Q2 2022
Completion date: Q4 2023



Wisniowa Aleja

City: Gdansk
District: Ujescisko

No. of stages: 2

No. of units: 200 units
Total sellable area: ca. 9.6k sqm

Start of construction: Q1 2022
Completion date: Q4 2023



Description of investments – completed (12)



Sea Salt

City: Gdansk
District: Zaspka

No. of stages: 1

No. of units: 118 units
Total sellable area: ca. 6.1k sqm

Start of construction: Q4 2022
Completion date: Q2 2024



Dożynkowa 43

City: Wrocław
District: Krzyki

No. of stages: 1

No. of units: 11 units
Total sellable area: ca. 1.3k sqm

Start of construction: Q2 2022
Completion date: Q4 2023



Osiedle nad Widawa

City: Wrocław
District: Psie Pole

No. of stages: 1

No. of units: 138 units
Total sellable area: ca. 6.8k sqm

Start of construction: Q2 2022
Completion date: Q4 2023



Description of investments – completed (13)



Moment

City: Gdansk
District: Ujescisko

No. of stages: 2

No. of units: 207 units
Total sellable area: ca. 10.8k sqm

Start of construction: Q2 2019
Completion date: Q4 2023



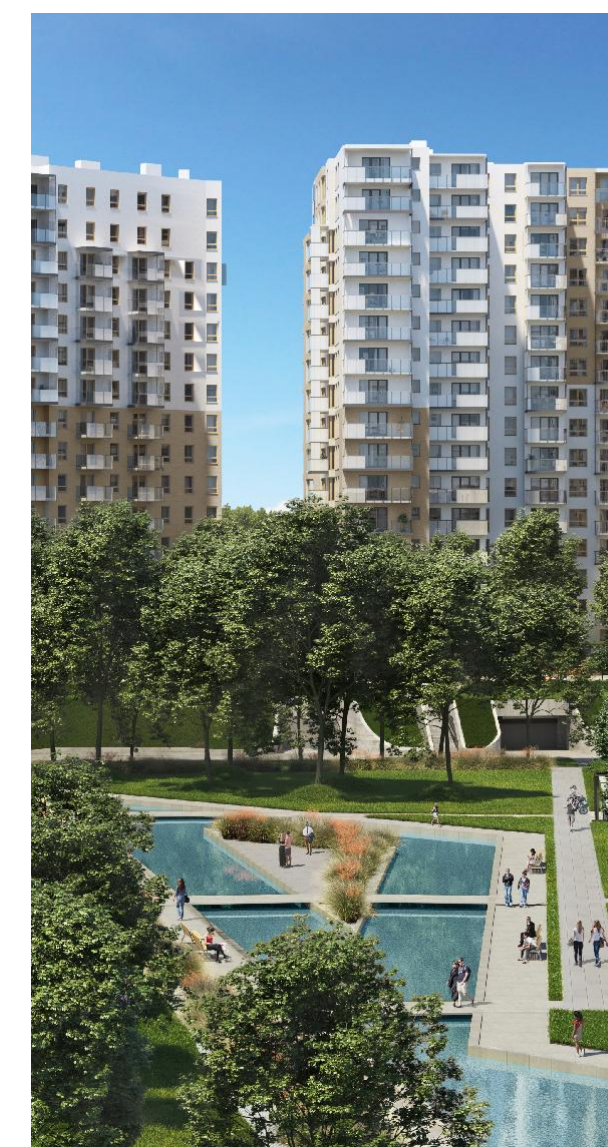
Lagom

City: Gdansk
District: Ujescisko

No. of stages: 1

No. of units: 41 units
Total sellable area: ca. 5.7k sqm

Start of construction: Q3 2020
Completion date: Q4 2023



Nowa Letnica

City: Gdansk
District: Letnica

No. of stages: 9

No. of units: 2 197 units
Total sellable area: ca. 113.8k sqm

Start of construction: Q1 2017
Completion date: Q4 2023



Description of investments – completed (14)



Moj Ursus

City: Warsaw
District: Ursus

No. of stages: 8

No. of units: 2 293 units
Total sellable area: ca. 110.7k sqm

Start of construction: Q3 2019
Completion date: Q4 2024



Jutrzenki 92

City: Warsaw
District: Wlochy

No. of stages: 1

No. of units: 142 units
Total sellable area: ca. 7.0k sqm

Start of construction: Q2 2023
Completion date: Q4 2024



Praga Piano

City: Warsaw
District: Praga Poludnie

No. of stages: 1

No. of units: 218 units
Total sellable area: ca. 10.9k sqm

Start of construction: Q1 2024
Completion date: Q3 2025



Description of investments – completed (15)



Royal Residence

City: Warsaw
District: Wilanow

No. of stages: 7

No. of units: 1 112 units
Total sellable area: ca. 62,5k sqm

Start of construction: Q4 2021
Completion date: Q4 2025



Jagodno

City: Wroclaw
District: Krzyki

No. of stages: 11

No. of units: 854 units
Total sellable area: ca. 48.9k sqm

Start of construction: Q1 2019
Completion date: Q2 2025



Przystanek Tarnogaj

City: Wroclaw
District: Krzyki

No. of stages : 1

No. of units: 129 units
Total sellable area: ca 6.4 k sqm

Start of construction : Q4 2023
Completion date: Q3 2025



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

Units pre-sold: app. **2 570**
(net after cancellations)

Units on offer: app. **2 310** (out of which 5% are finished goods)

Revenues: **PLN 1 546 million**

Strong cash position*: **PLN 307 million**

Operating cash flow: **PLN 445 million** (excl. purchase of new plots)

Total land bank units: app. **19 080**

Number of units recognized in revenues: app. **1 700**

* Including amounts kept on individual escrow accounts.