



ROBYG

FINANCIAL RESULTS H1 2023

Warsaw, August 2023

AGENDA

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PART 01

Summary H1 2023



Summary

Revenues:
PLN 348 million

Strong cash position*:
PLN 316 million

Operating cash flow:
PLN 58 million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



Summary – ROBYG Group

Developer agreements signed:
1 501 (net after cancellations)

Units presold: **1 670**
(net after cancellations)

Number of units under
construction: **4 721**

Units on offer: **2 724**
(out of which 6% finished goods)



Summary – Vantage Development Group

Developer agreements signed*:
146 (net after cancellations)

Units presold*: **146**
(net after cancellations)

Units rented: **2 022**

Number of units under
construction*: **1 483**

Units on offer: **338** (for sale)
(out of which 1% finished goods)

Bond issue*: EUR **24** milion

ROBYG Group – material acquisitions and financial activities

Total new financing: PLN 50 million

FINANCING

CREDIT FACILITIES

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

BONDS

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

New plots

NEW PLOTS Wroclaw, Gdansk

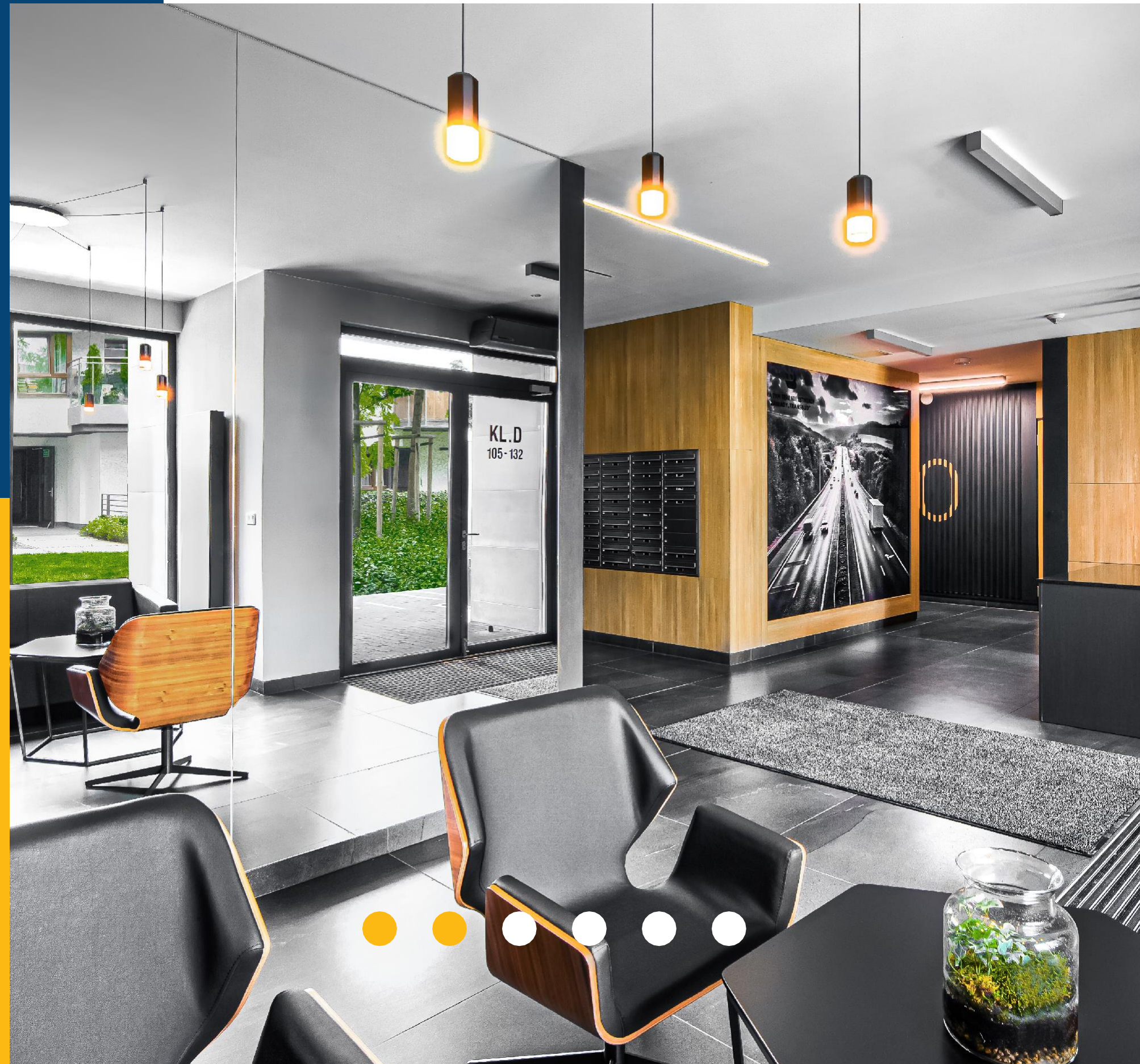
Total expected potential for construction of ca. **21 500 sqm** of usable area.

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

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

PART 02

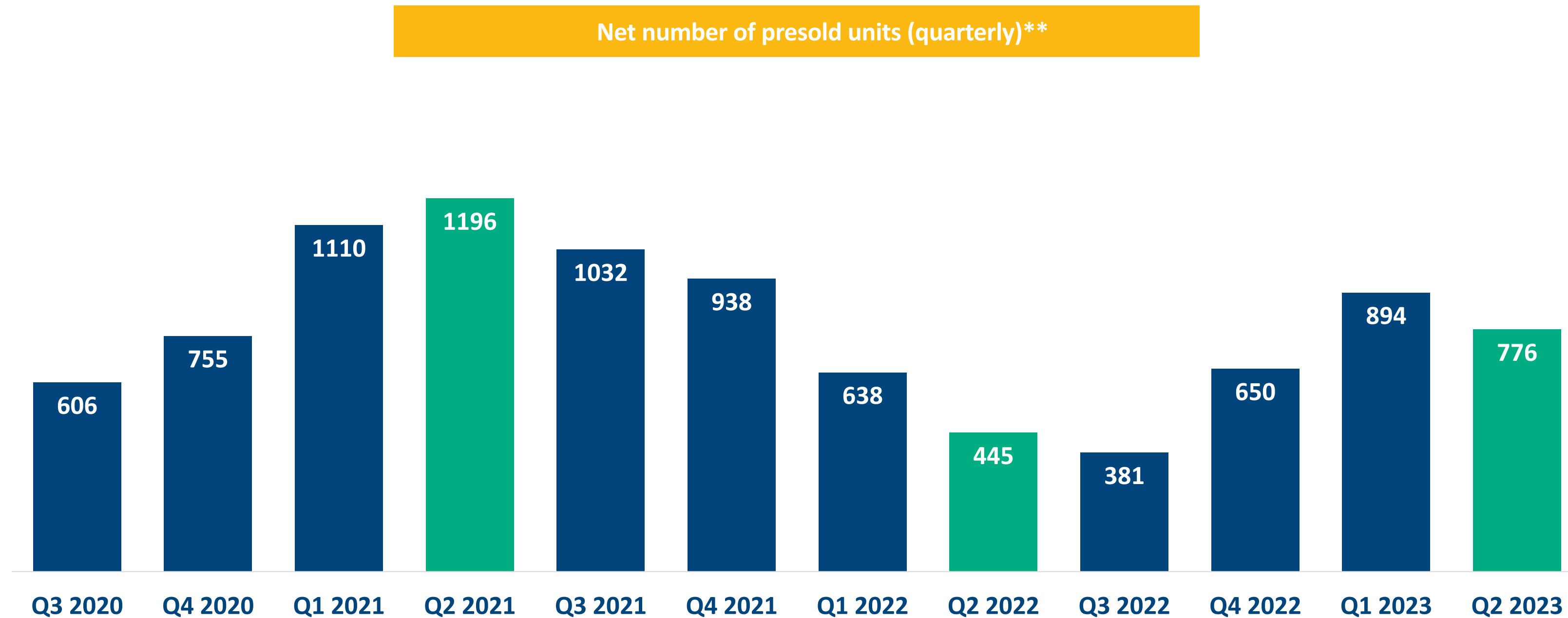
Presale & revenue perspective



02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in H1 2023: 1670 units (20% H1'23/H1'17-22*), PLN 928 million (24% H1'23/H1'17-22*)



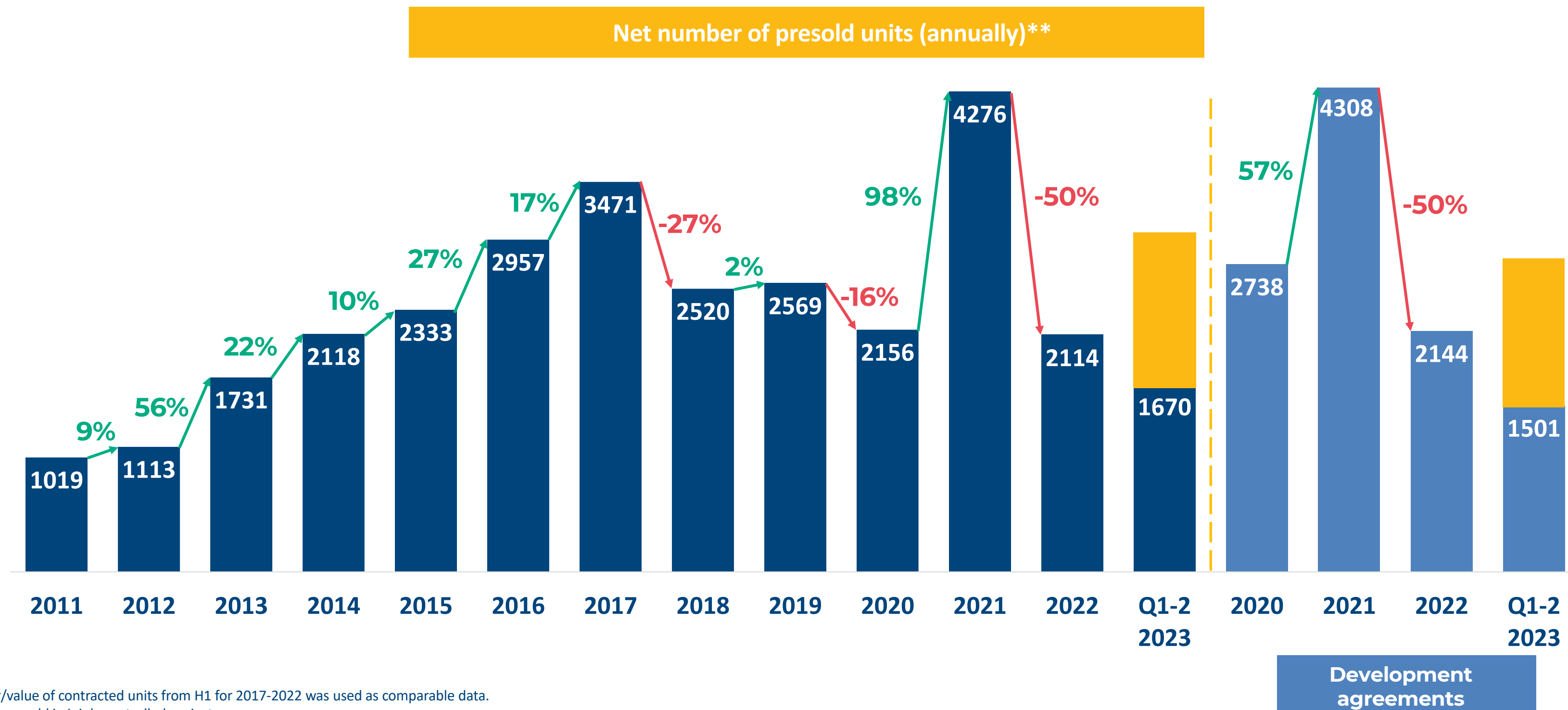
*) The average number/value of contracted units from H1 for 2017-2022 was used as comparable data.

**) On which 484 units presold in jointly controlled projects.

02. Presales & revenue's perspective

ROBYG Group – presale structure

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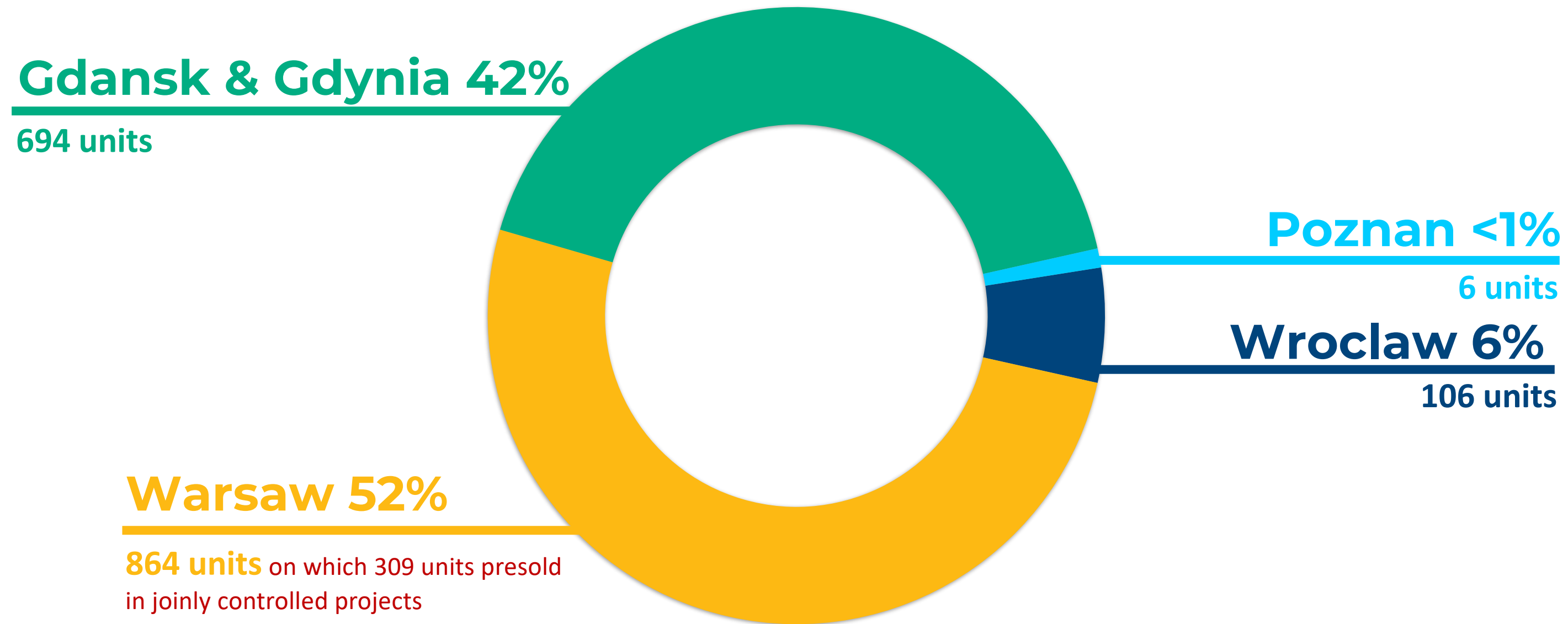
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02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in H1 2023: 1670 units (20% H1'23/H1'17-22*), PLN 928 million (24% H1'23/H1'17-22*)



Warsaw 52%

864 units on which 309 units presold in jointly controlled projects

Gdansk & Gdynia 42%

694 units

Poznan <1%

6 units

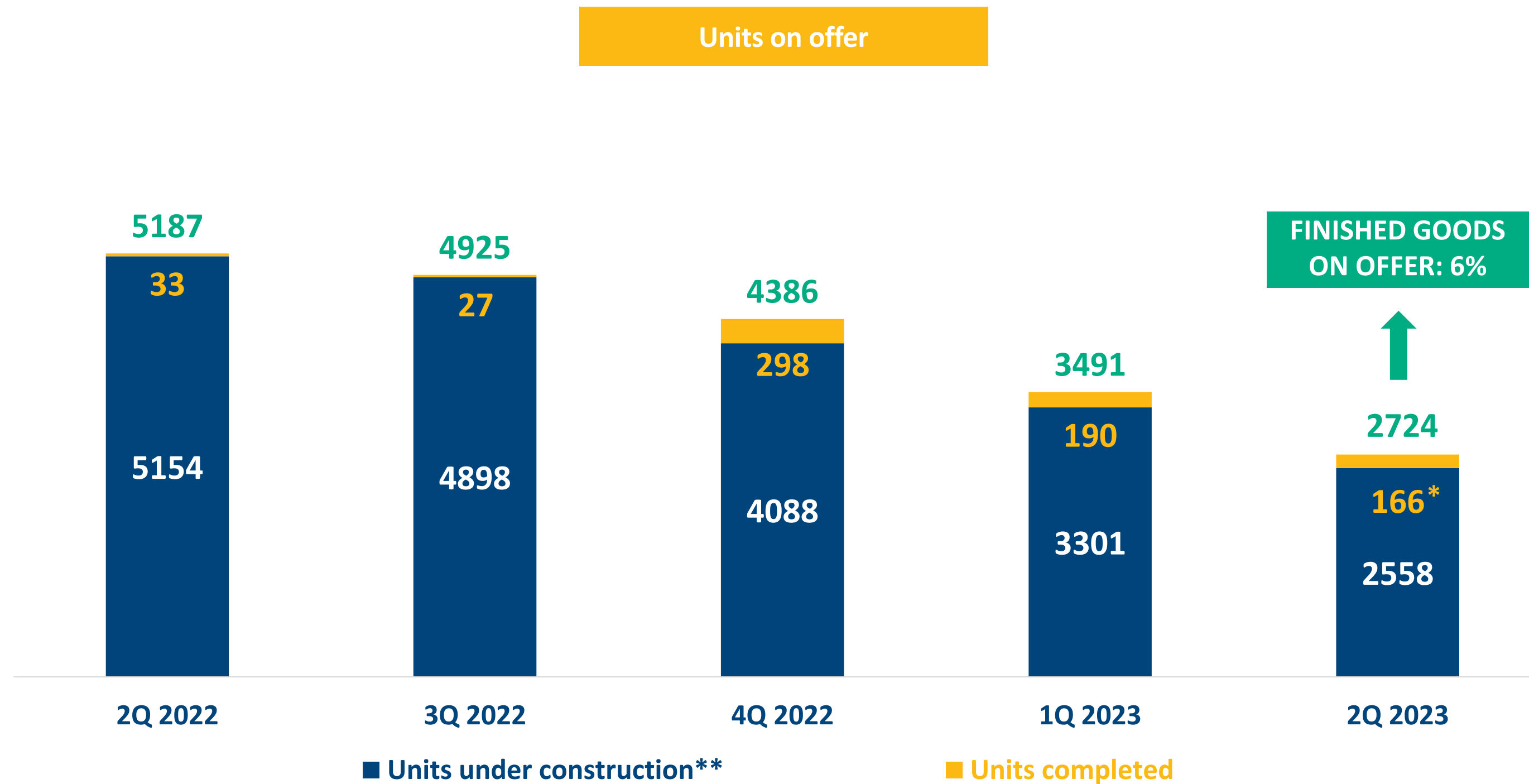
Wroclaw 6%

106 units

*) The average number/value of contracted units from H1 for 2017-2022 was used as comparable data.

02. Presales & revenue's perspective

ROBYG Group – units on offer



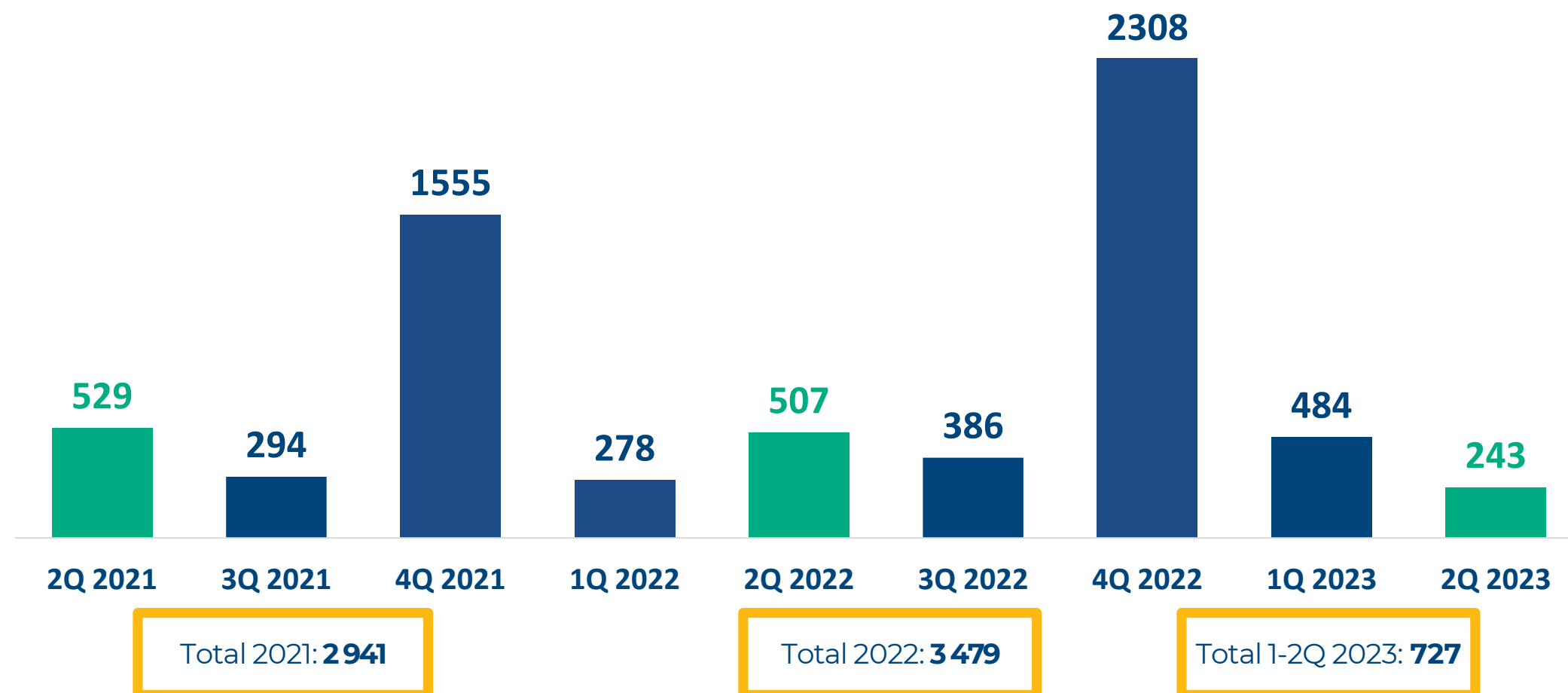
* The offer is decreased by 3 commercial units which are rented. The offer included units for sale which were previously planned for rent.

** Including residential units in presale which construction has not begun yet (as at 30 June 2023). On which 765 units on offer in jointly controlled projects.

02. Presales & revenue's perspective

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

Number of units recognized in revenues (quarterly)



Recognition potential of units in revenues

Units not presold and not recognized*: 2 727

Completed: **169**

Under construction: **1 237**

Which construction has not started yet, but included in pre-sales process: **1 321**

Units presold and not recognized**: 4 070

Completed: **178**

Under construction: **3 484**

Which construction has not started yet, but included in pre-sales process: **408**

*) On which 765 units not presold in jointly controlled projects.

**) On which 484 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 June 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	(373)	678	(373)
Osiedle Życzliwa Praga, Praga Arte, Praga Deco, Jutrzenki 43, Modern City – Warsaw	840	(840)	254	(252)	360	(117)	613	(369)
Royal Residence, Ogrody Wilanów, Apartamenty Królewskie – Warsaw	68	(67)	542	(530)	233	(113)	775	(643)
Mój Ursus, City Sfera, Sady Ursynów, Apartamenty przy metrze – Warsaw	1025	(990)	904	(812)	-	-	904	(812)
Zajezdnia Wrzeszcz, Porto, Młode Stogi, Wendy – Gdansk & Gdynia	467	(467)	-	-	248	(127)	248	(127)
Park Południe, Więcej, Szumilas, Wiśniowa Aleja – Gdansk	708	(676)	350	(235)	-	-	350	(235)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Vista, Lagom – Gdansk	195	(195)	489	(433)	116	(91)	605	(524)
Nowa Letnica, Nadmotławie Estates, Sea Salt – Gdansk	164	(153)	560	(352)	118	(66)	678	(418)
Jagodno, WPB, Początek Piątkowo – Wrocław & Poznan	430	(430)	349	(306)	138	89	487	(395)
	3 897	(3 818)	3 448	(2 920)	1 891	(976)	5 339	(3 896)
	*+387	(+380)	-	-	**+319	-	+319	-
	4 284	(4 198)	3 448	(2 920)	2 210	(976)	5 658	(3 896)
	-805	(-719)	+805	(+719)	+703	(+89)	+805	(+719)
Potential of handovers	3 479	(3 479)	4 253	(3 639)	2 913	(1 065)	6 463	(4 615)
Handovers (estimated)	3 479	(3 479)	3 550	(3 550)	2 560	(2 560)	6 110	(6 110)
				100%		42%		76%

*) Units completed in prior years to be recognised.

**) New projects/stages.

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
Nadmottawie	170
Szumilas	150
Vista	87
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	96
Modern City	94
Apartamenty przy metrze	88
TOTAL	1 700

Wroclaw & Poznan

Project	Total no. of units to be completed in 2023
Jagodno	197
Początek Piątkowo	141
Dożynkowa 43 - WPB	11
TOTAL	349

TOTAL Gdansk / Warsaw / Wroclaw / Poznan : **3 448**

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	248
Sea Salt	118
Moment	116
TOTAL	482

Warsaw

Project	Total no. of units to be completed in 2024
Mój Ursus*	678
Royal Residence	233
Praga Piano	218
Jutrzenki 92	142
TOTAL	1 271

Wroclaw

Project	Total no. of units to be completed in 2024
Osiedle nad Widawą - WPB	138
TOTAL	138

New projects/stages: 319

TOTAL Gdansk / Warsaw / Wroclaw : **2 210**

* Jointly controlled project.



PART 03

Financial result



03. Financial results

Financial results

(PLNk)	H1 2023	H1 2022	Change
Revenues	347 904	368 293	(5,5%)
Cost of sales	(248 527)	(264 816)	(6,2%)
Gross profit on sales	99 377	103 477	(4,0%)
Selling and marketing expenses	(16 099)	(13 055)	23,3%
Administrative expenses	(24 939)	(24 524)	1,7%
Other*	53 359	77 634	(31,3%)
Operating profit	111 698	143 532	(22,2%)
Finance income	5 048	11 111	(54,6%)
Finance costs	(11 503)	(5 250)	119,1%
Profit before tax	105 243	149 393	(29,6%)
Income tax expense	(17 527)	(30 441)	(42,4%)
Net profit	87 716	118 952	(26,3%)
Net profit attributable to equity holders of the parent	88 567	118 952	(25,5%)
Gross profit margin on sales	28,6%	28,1%	N/A
Net profit margin	25,2%	32,3%	N/A

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

Financial condition

(PLNk)	H1 2023	H1 2022	Change	2022
Total assets, including:	3 529 959	3 555 030	(0,7%)	3 522 878
Non-current assets, including:	723 735	690 302	4,8%	664 070
Investment properties and investment properties under construction	489 196	523 124	(6,5%)	517 050
Inventories	2 311 331	2 275 708	1,6%	2 108 769
Trade and other receivables	152 767	152 096	0,4%	139 237
Amounts kept on individual escrow accounts	110 335	195 666	(43,6%)	147 618
Cash and cash equivalents	206 104	211 237	(2,4%)	424 483
Equity:	1 219 494	914 739	33,3%	1 138 793
Total liabilities, including:	2 310 465	2 640 291	(12,5%)	2 384 085
LT interest bearing liabilities	414 714	481 527	(13,9%)	391 393
Current interest bearing liabilities	313 274	364 011	(13,9%)	650 211
Advances received from clients	1 009 813	1 293 812	(22,0%)	798 214

Statement of cash flow

(PLNk)	H1 2023	H1 2022
Net cash flows from operating activities, including:	48 107	136 422
Expenditures for the purchase of new plots	(10 275)	(19 932)
Net cash flows from investing activities:	73 677	201 910
Proceeds from JV partner	99 419	-
Loans granted to joint ventures	(26 384)	-
Net cash flows from financing activities, including:	(339 515)	(425 881)
Proceeds from loans and borrowings	623 018	711 527
Repayment of bank and loans	(693 185)	(518 794)
Repayment of bonds	(237 093)	-
Paid dividend	-	(600 000)
Interest and commissions paid	(30 965)	(17 371)
Net change in cash and cash equivalents	(217 731)	(87 549)



Debt financing

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

DEBT – Aging

	<1 year	1-2 years	2-3 years	Total
BANK CREDIT FACILITIES	245.00	0.00	0.00	245.00
BONDS	60.00	122.50	237.50	420.00
TOTAL	305.00	122.50	237.50	665.00

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 470 million.



Leverage and collections as at June 30th, 2023

Net debt ratio* = 0.29

*** 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 H1 2023 = PLN 731 million

Amount to be collected from clients* = PLN 1 201 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.	



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 13 990 units + 2 724 units on offer = 16 714 units

Gdansk/Gdynia

District	Number of units	%
Śródmieście/Gdansk	745	26%
Śródmieście/Gdynia	595	21%
Kowale	585	20%
Nowy Port	445	15%
Olszynka	310	11%
Zaspa	155	5%
Brzeźno	60	2%
TOTAL: 2 895 units – 20%		

Warsaw

District	Number of units	%
Włochy	2 080	32%
Mokotów/Czerniaków	650	10%
Ursus	500	8%
Bemowo/Chrzanów	390	6%
Wilanów	365	6%
Bemowo/Jelonki	300	5%
Tarchomin	15	<1%
Other*	2 145	32%
TOTAL: 6 510 units – 47%		

Wroclaw

District	Number of units	%
Stare Miasto	260	18%
Other*	1 150	82%
TOTAL: 1 410 units – 10%		

Poznan

District	Number of units	%
Piątkowo	1 175	37%
Rataje	1 035	33%
Ostrów Tumski	965	30%
TOTAL: 3 175 units – 23%		

TOTAL:** Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 13 990 units

* Preliminary land purchase agreements.

** Units which presale has already begun (as at 30 June 2023) not included. On which 1 243 units in jointly controlled projects.

04. Plans of ROBYG Group



Commercial potential = 55 000 sqm of usable area



* 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



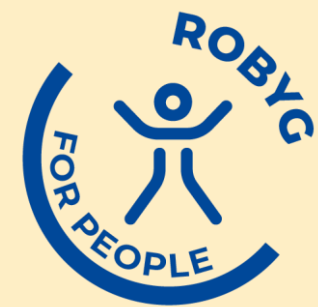
Weather management system and motion sensors



Facilities for people with disabilities

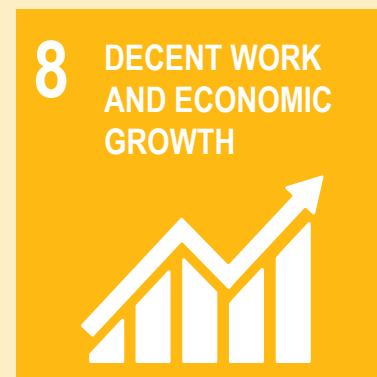


Rain gardens and green roofs



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

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



HUMAN BALANCE



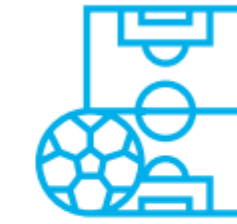
Outdoor recreation areas



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.


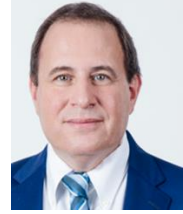







PART 06

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)	H1 2023	2022	2021	2020	2019	2018
Assets	7 756,4	8 214,6	7 088,6	6 478,0	5 647,0	5 033,3
Equity	3 057,8	3 307,7	3 129,5	2 681,5	2 394,2	2 048,3
EBITDA (adjusted)	121,8	233,5	226,1	222,3	214,7	206,4
Consolidated net profit/(loss)	(304,7)	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 June 30th, 2023.

Description of investments – under construction (1)



Lawendowe Wzgórze / Stacja Nowy Gdansk

City: Gdansk
District: Jasień

No. of stages: ca. 40
Stages completed: 37
Stages under construction: 3

No. of units: 3 697 units
(completed: 3 336 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: Q4 2025



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: Q1 2027

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

Description of investments – under construction (3)



Jagodno

City: Wrocław
District: Krzyki

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

No. of units: ca. 850 units
(completed: 563 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 2024



Nadmotławie Estate

City: Gdansk
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 June 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: Q1 2024



Mój Ursus

City: Warsaw
District: Ursus

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

No. of units: ca. 2 300 units
(completed: 1 067 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: Q3 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 under construction*: 5

No. of units: 1 140 units

Total sellable area: ca. 64,2k sqm

Start of construction: Q4 2021

Planned completion date: Q1 2026



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 June 2023).

Description of investments – under construction (6)



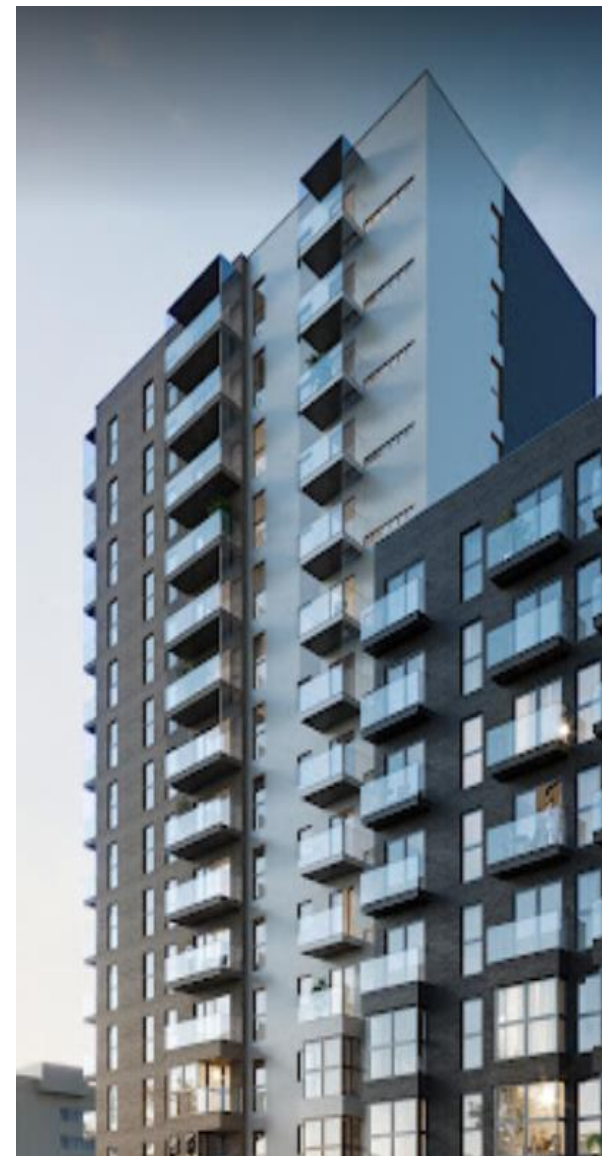
Sea Salt

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: 1

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

Start of construction: Q3 2021
Planned completion date: Q1 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: Q1 2024



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: Q4 2027



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: Q4 2024

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



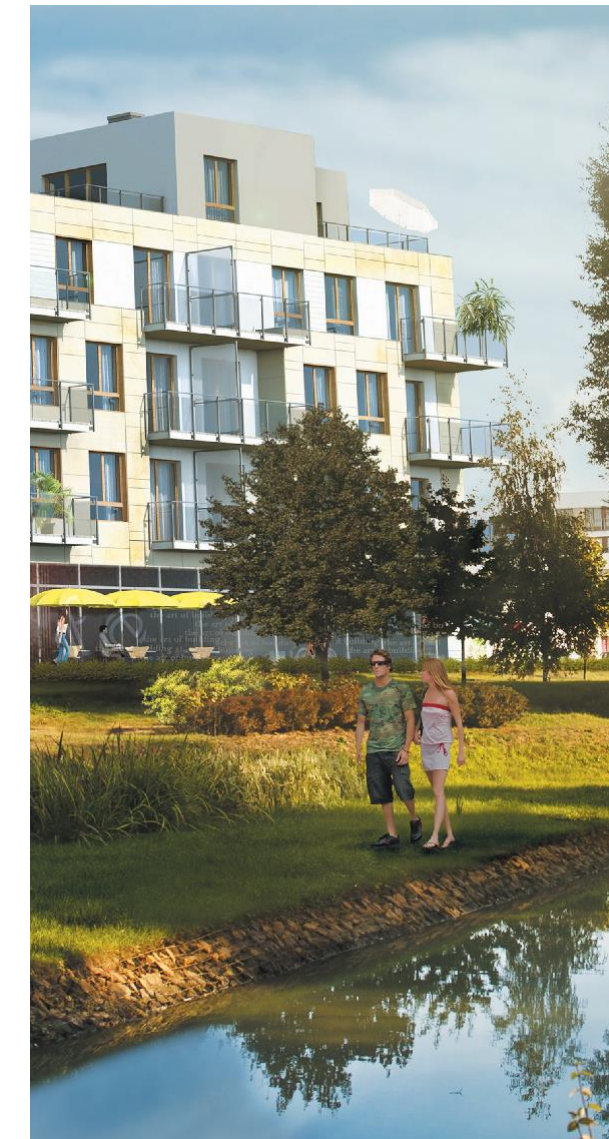
Osiedle Zdrowa

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



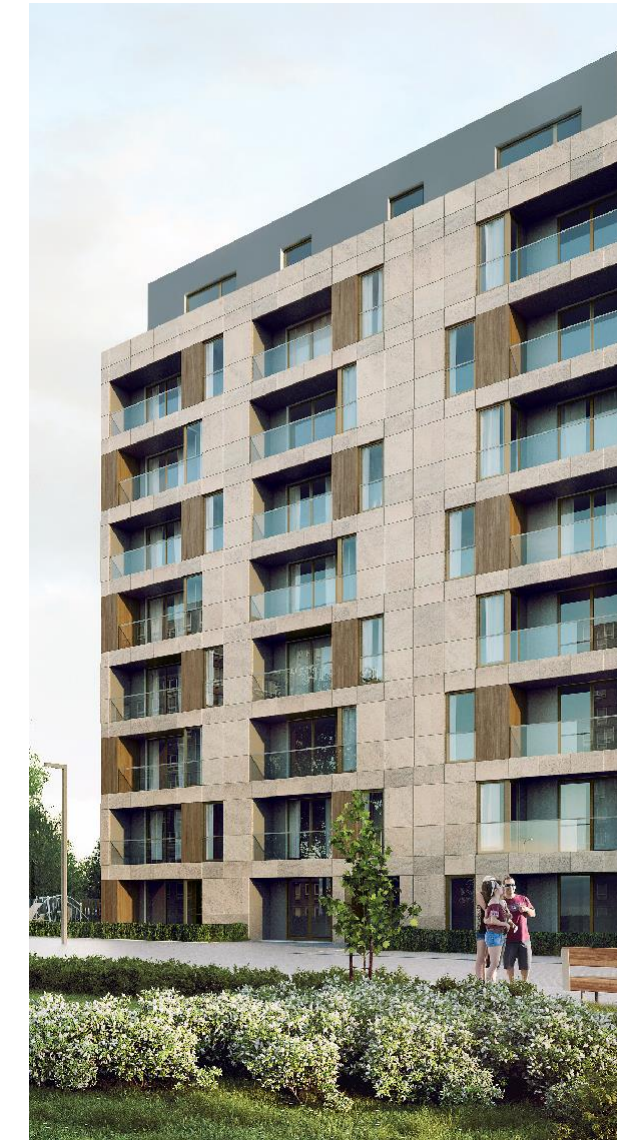
Park Wola Residence

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

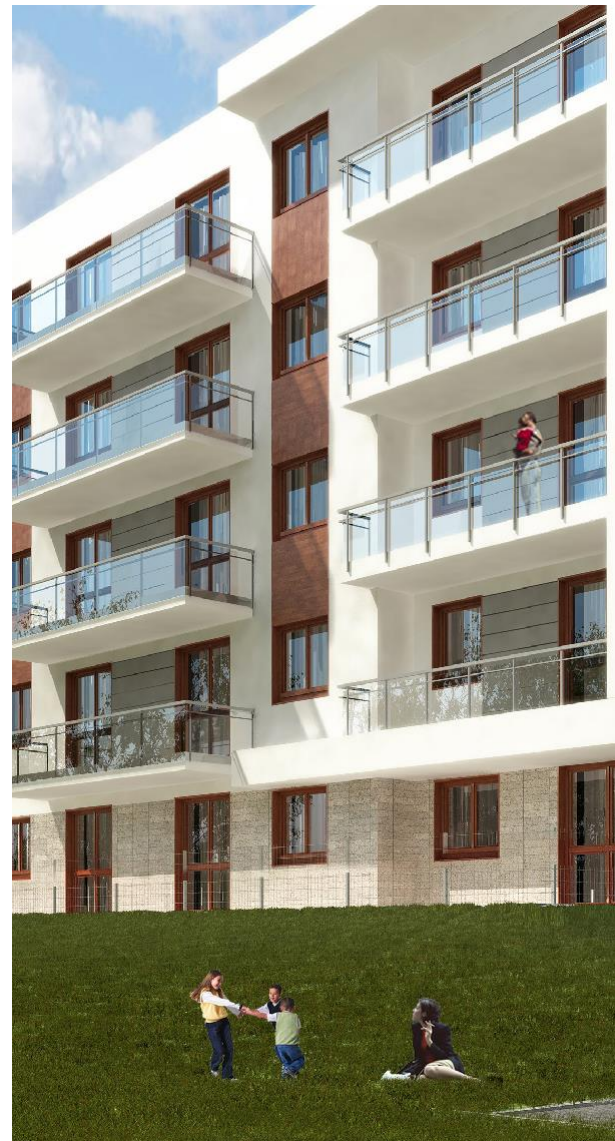
No. of stages: 1

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

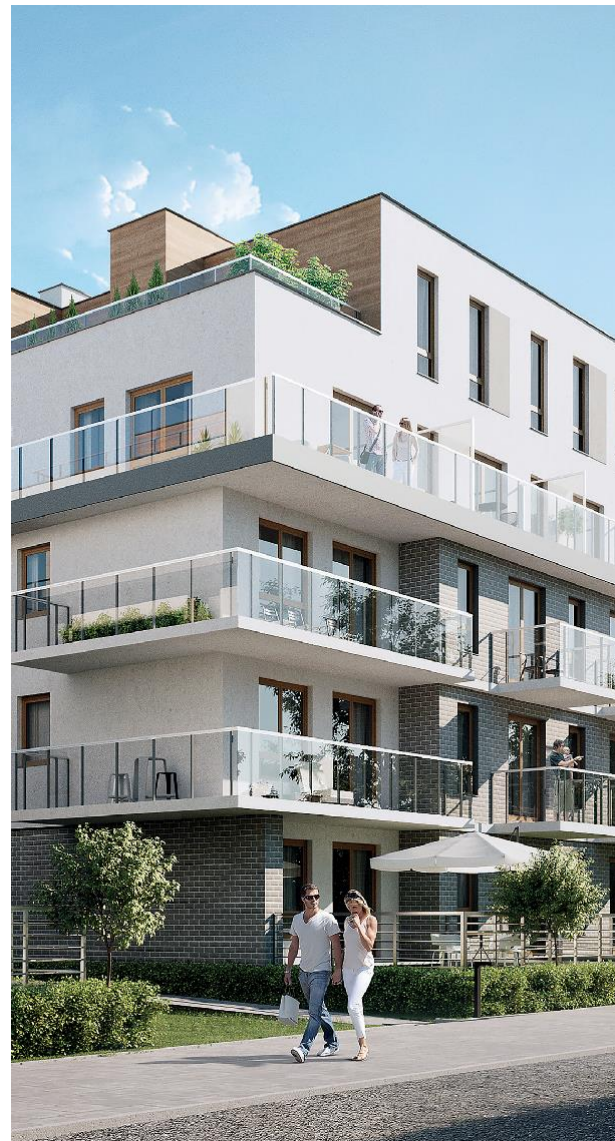
City: Gdansk
District: Piecki-Migowo

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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Units presold: **1 670** (net after cancellations)

Developer agreements signed: **1 501** (net after cancellations)

Units on offer: **2 724** (out of which 6% are finished goods)

Revenues: **PLN 348 million**

Strong cash position*: **PLN 316 milion**

Operating cash flow: **PLN 58 milion** (excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.