



**ROBYG**

**FINANCIAL RESULTS  
Q1 2022**

**Warsaw, May 2022**

## AGENDA

### PART 01

Summary

### PART 02

Presales and revenue's perspective

### PART 03

Financial results

### PART 04

Plans of ROBYG Group

### PART 05

ESG

### PART 06

Appendices





# PART 01

## Summary Q1 2022



## Summary Q1 2022

Revenues:

**PLN 127 million**

Strong cash position\*:

**PLN 386 million**

Operating cash flow:

**PLN 219 million**  
(excl. purchase of new plots)

\* Including amounts kept on individual escrow accounts.



## Summary Q1 2022

Developer agreements signed:  
**606** (net after cancellations)

Units presold: **638**  
(net after cancellations)

Units recognized  
in revenue: **278**

Number of units under  
construction: **6 226**  
(out of which **336** units for rent)

Units on offer: **2 306**  
(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

\* The transactions performed after 31 March 2022 till the date of the presentation.

# PART 02

## Presale & revenue perspective

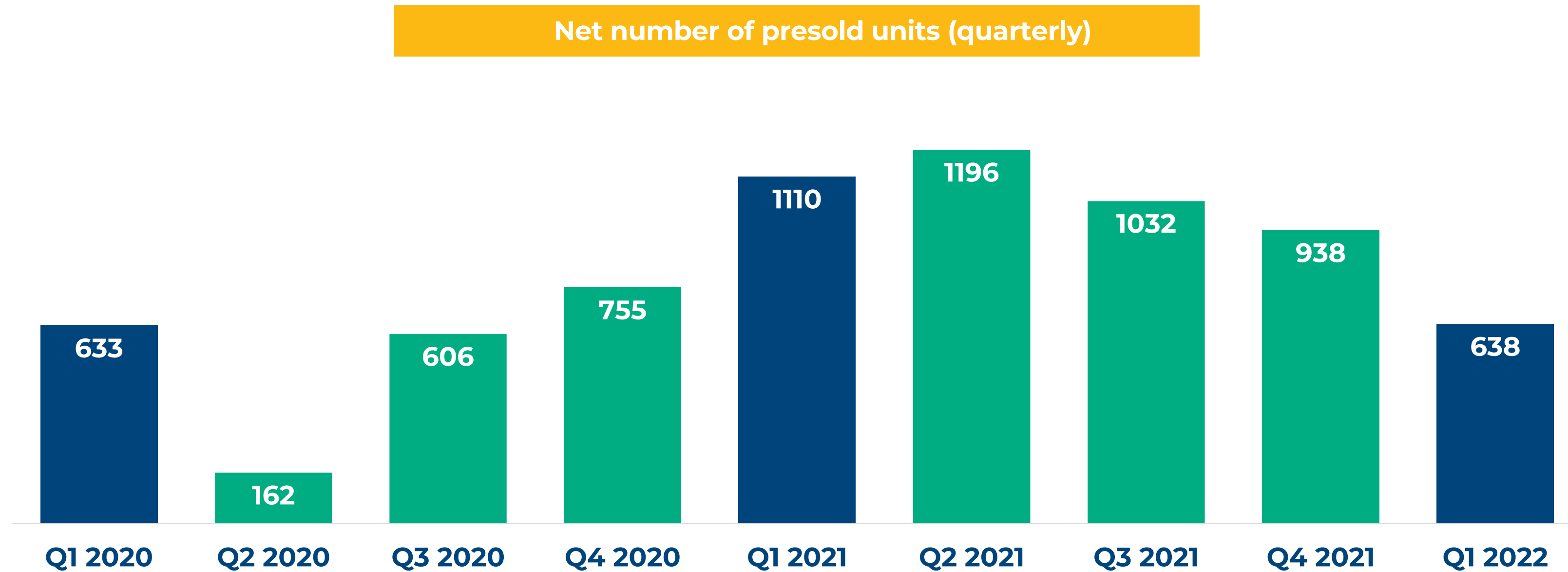


## 02. Presales & revenue's perspective



### ROBYG Group – presale structure

Presale in Q1 2022: 638 units (-43% 1Q22/1Q21), PLN 306 million (-39% 1Q22/1Q21)

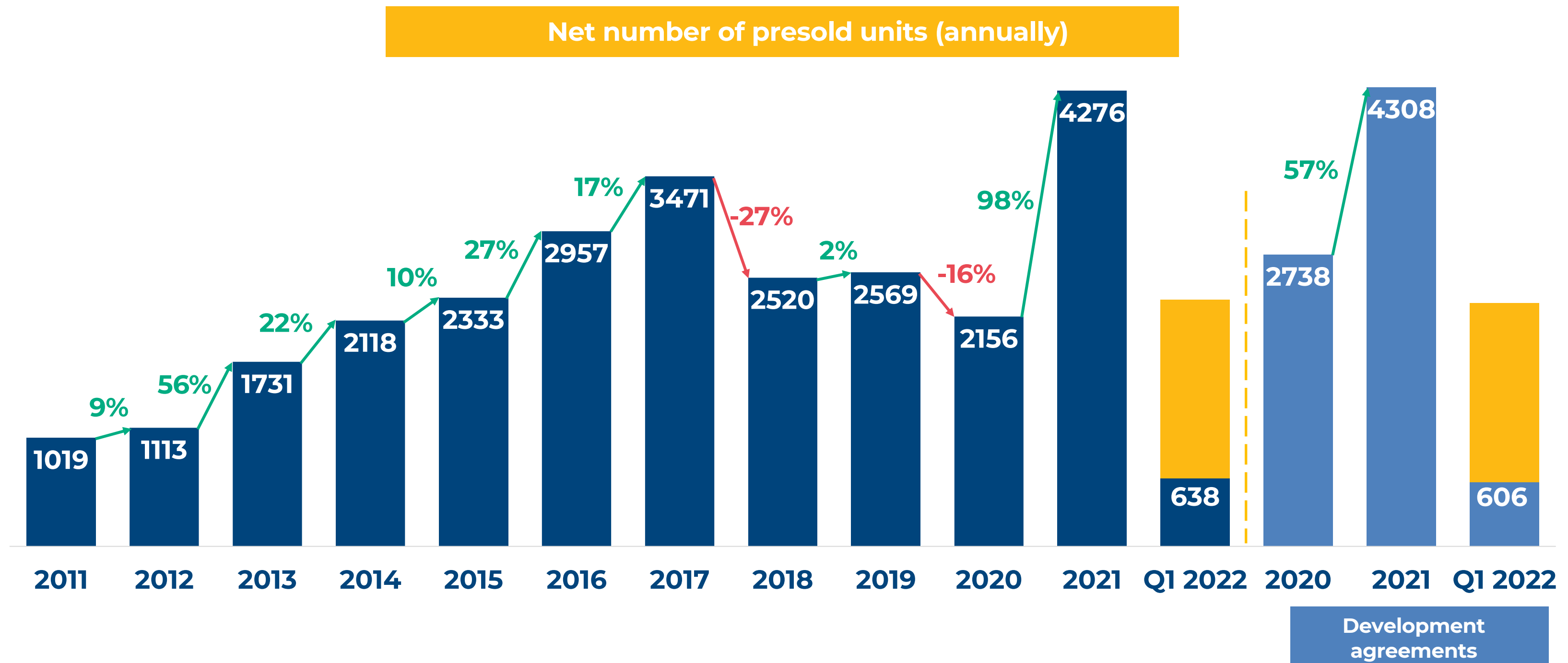




## 02. Presales & revenue's perspective

### ROBYG Group – presale structure

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## 02. Presales & revenue's perspective



### ROBYG Group – presale structure

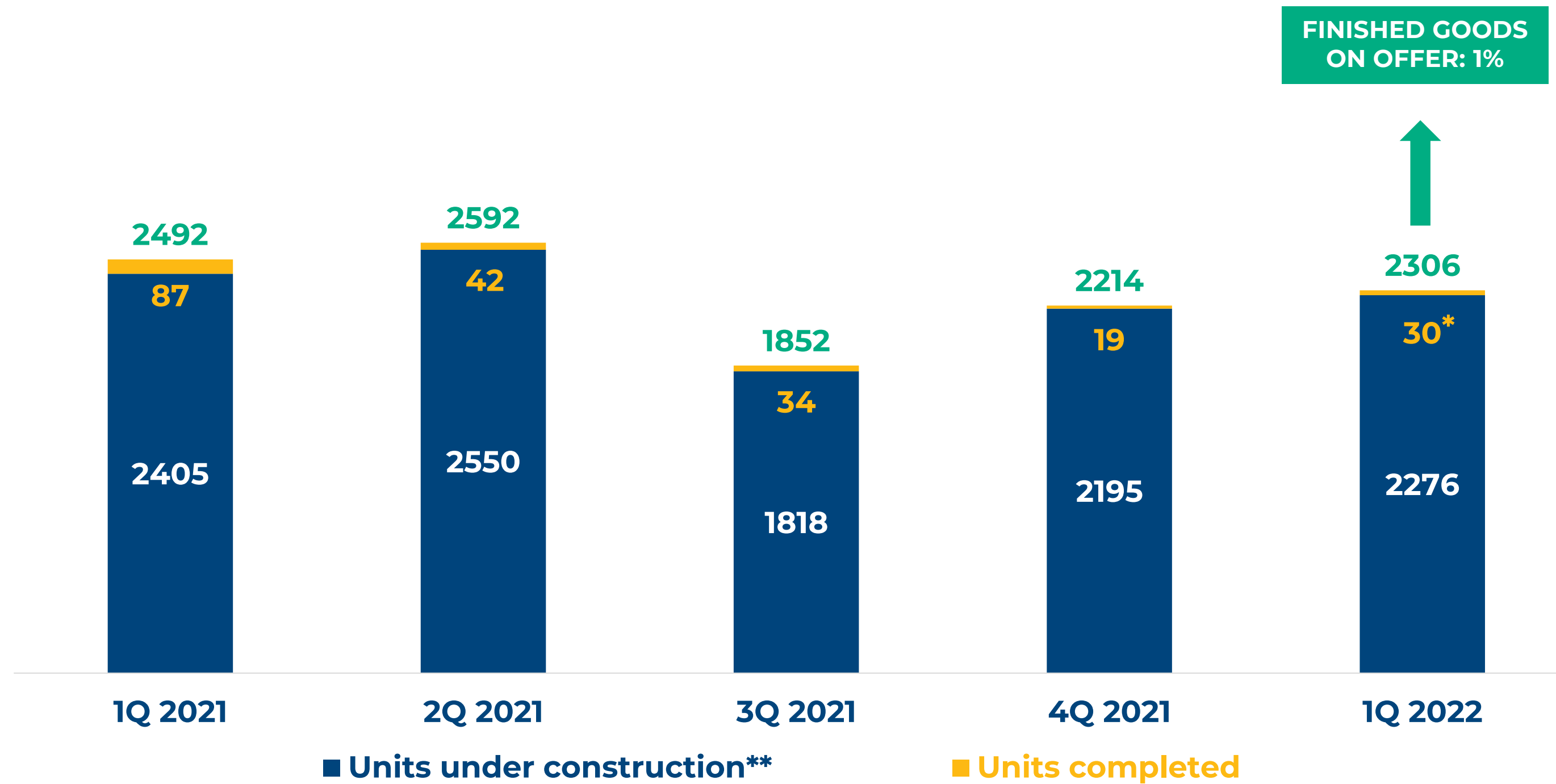
Presale in Q1 2022: 638 units (-43% 1Q22/1Q21), PLN 306 million (-39% 1Q22/1Q21)



## 02. Presales & revenue's perspective



### ROBYG Group – units on offer

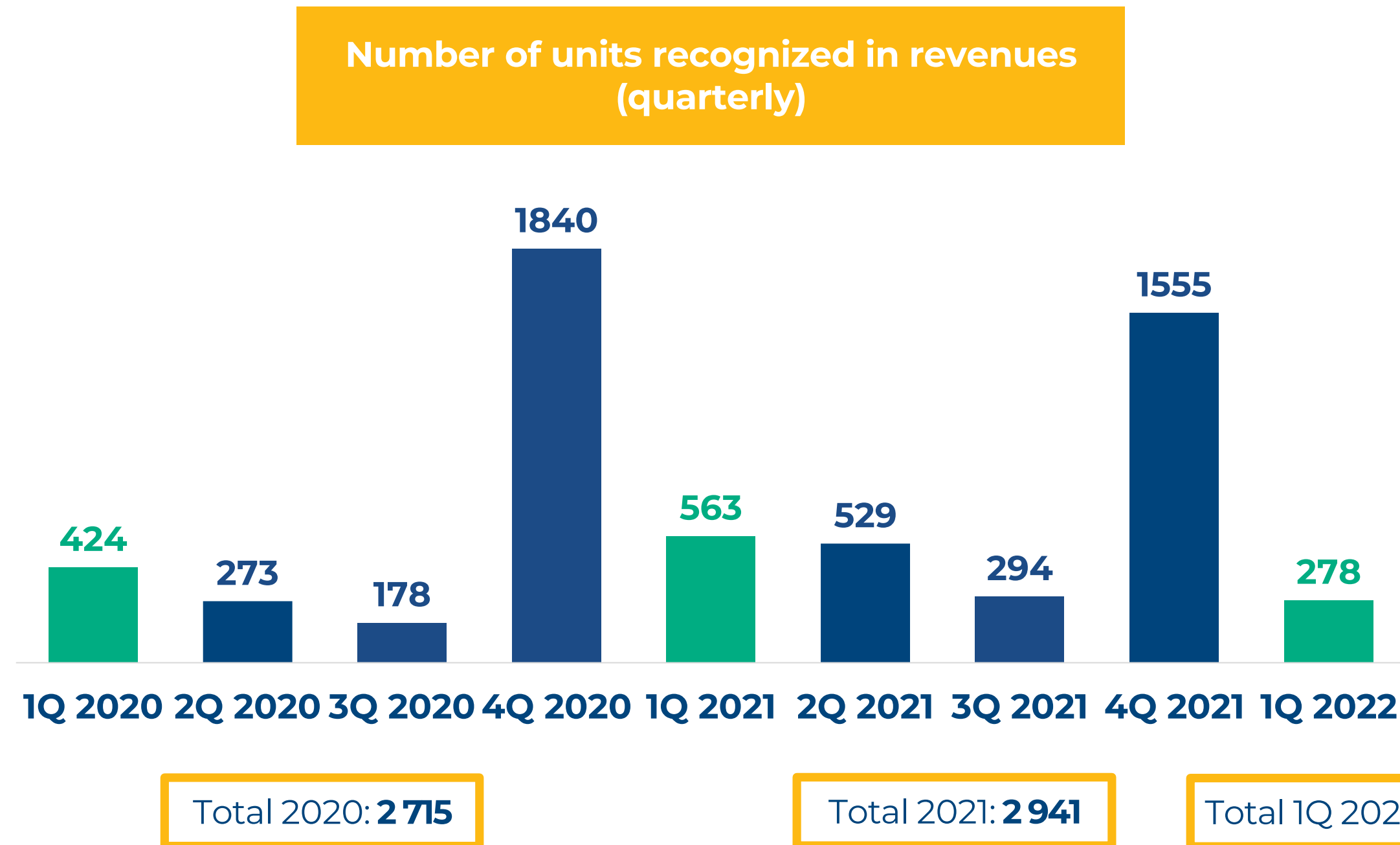


\* The offer is decreased by 19 commercial units which are rented.

\*\* Including residential units in presale which construction has not begun yet (as at 31 March 2022).

## 02. Presales & revenue's perspective

### ROBYG Group – revenue recognition (as at 31 March 2022)



### Recognition potential of units in revenues

#### Units not presold and not recognized: 2 325

Completed: **49**

Under construction: **1 409**

Which construction has not started yet, but included in pre-sales process: **867**

#### Units presold and not recognized: 4 856

Completed: **75**

Under construction: **4 481**

Which construction has not started yet, but included in pre-sales process: **300**

## 02. Presales & revenue's perspective



### Number of units to be completed in 2022-2023 and also (contracted) until 31 March 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, Royal Residence – Warsaw	-	-	-	-	398	(215)	398	(215)
City Sfera, Praga Arte, Praga Deco, Modern City – Warsaw	89	(88)	666	(648)	94	(82)	760	(730)
Forum Wola, Ogrody Wilanów, Apartamenty Królewskie, Mój Ursus – Warsaw	336	(336)	800	(781)	548	(383)	1 348	(1 164)
Osiedle Życzliwa Praga, Sady Ursynów – Warsaw	142	(142)	299	(298)	348	(256)	647	(554)
Zajezdnia Wrzeszcz, Porto, Młode Stogi – Gdansk	166	(166)	467	(450)	146	(42)	613	(492)
Park Południe, Więcej, Szumilas, Wiśniowa Aleja – Gdansk	176	(174)	712	(527)	278	(19)	990	(546)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Lagom, Vista – Gdansk	441	(440)	195	(160)	448	(151)	643	(311)
Nowa Letnica, Nadmotławie Estates – Gdansk	572	(565)	333	(130)	390	(96)	723	(226)
Jagodno, WPB, Początek Piątkowo – Wrocław & Poznan	499	(497)	430	(370)	478	(155)	908	(525)
	<b>2 421</b>	<b>(2 408)</b>	<b>3 902</b>	<b>(3 364)</b>	<b>3 128</b>	<b>(1 399)</b>	<b>7 030</b>	<b>(4 763)</b>
	<b>*+700</b>	<b>(+674)</b>	<b>-</b>	<b>-</b>	<b>751**</b>	<b>-</b>	<b>751</b>	<b>-</b>
	<b>3 121</b>	<b>(3 082)</b>	<b>3 902</b>	<b>(3 364)</b>	<b>3 879</b>	<b>(1 399)</b>	<b>7 781</b>	<b>(4 763)</b>
	<b>(-180)</b>	<b>(-141)</b>	<b>+180</b>	<b>(+141)</b>	<b>+591</b>	<b>+14</b>	<b>+180</b>	<b>(+141)</b>
Potential of handovers	<b>2 941</b>	<b>(2 941)</b>	<b>4 082</b>	<b>(3 505)</b>	<b>4 470</b>	<b>(1 413)</b>	<b>8 552</b>	<b>(4 904)</b>
Handovers (estimated)	<b>2 941</b>	<b>(2 941)</b>	<b>3 491</b>	<b>(3 491)</b>	<b>4 097</b>	<b>(4 097)</b>	<b>7 588</b>	<b>(7 588)</b>

## 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	114
<b>TOTAL</b>	<b>1 707</b>

#### Warsaw

Project	Total no. of units to be completed in 2022
Osiedle Życzliwa Praga	299
Mój Ursus	731
Apartamenty Królewskie	69
City Sfera	218
Modern City	256
Praga Deco	192
<b>TOTAL</b>	<b>1 765</b>

#### Wroclaw

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

**TOTAL Gdansk / Warsaw / Wroclaw: 3 902**

## 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	146
Vista	87
Szumilas	150
<b>TOTAL</b>	<b>1 262</b>

#### Warsaw

Project	Total no. of units to be completed in 2023
Royal Residence	398
Sady Ursynów	96
Osiedle Życzliwa Praga	252
Mój Ursus	548
Modern City	94
<b>TOTAL</b>	<b>1 388</b>

#### Wroclaw & Poznan

Project	Total no. of units to be completed in 2023
Jagodno	189
Osiedle nad Widawą - WPB	138
Początek Piątkowo	140
Dożynkowa 43	11
<b>TOTAL</b>	<b>478</b>

**New projects/stages: 751**

**TOTAL Gdansk / Warsaw / Wroclaw / Poznan: 3 879**

## 02. Rent perspective

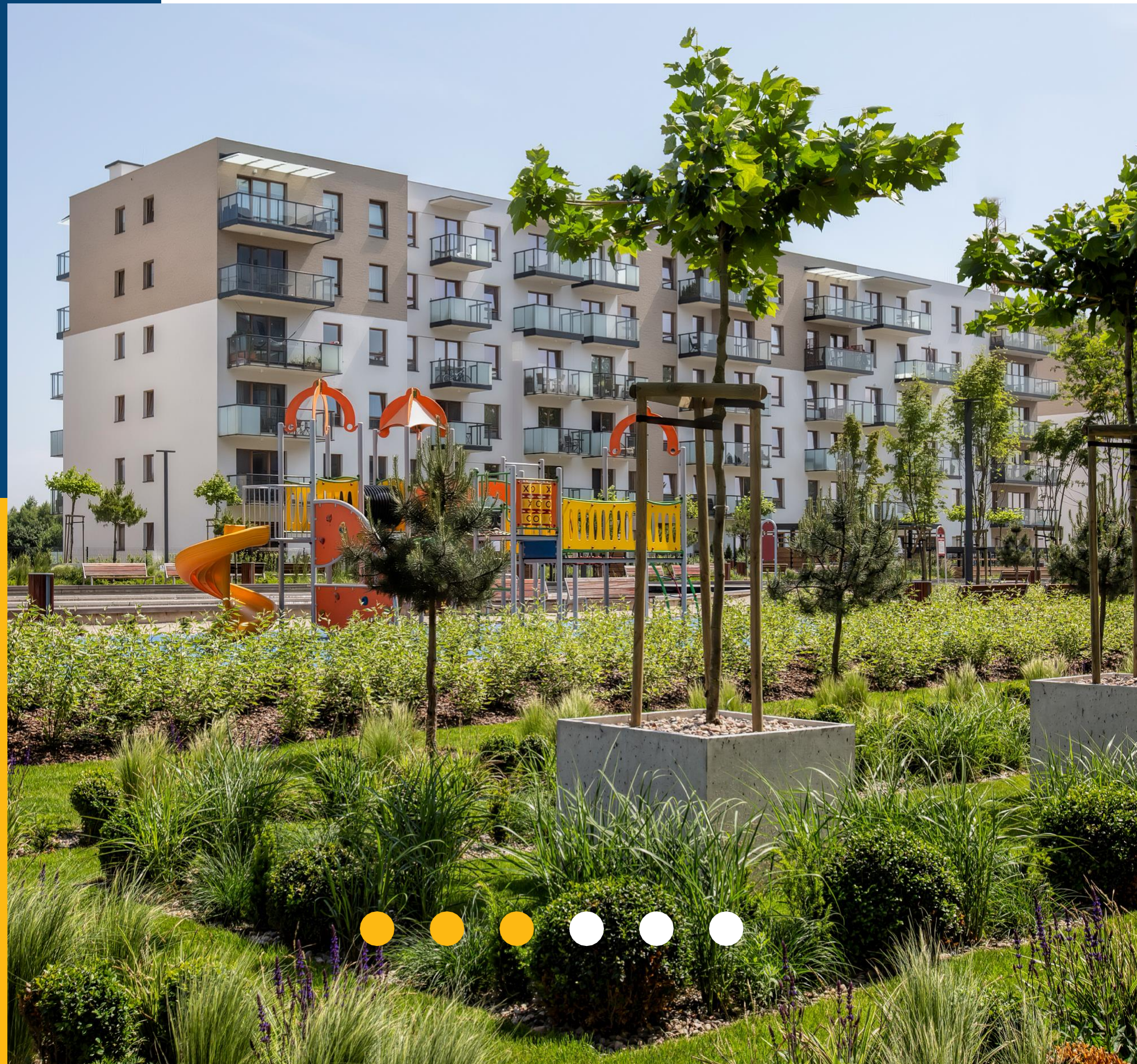


### Number of units for rent to be completed in 2022

#### Warsaw

Project	Total no. of units to be completed in 2022
City Sfera	248
Young City II	88
TOTAL	336





# PART 03

## Estimated financial results

## 03. Estimated financial results

### Estimated financial results

(PLNk)	1Q 2022	1Q 2021	Change
Revenues	127 917	244 995	(47,8%)
Cost of sales	(95 982)	(171 228)	(43,9%)
<b>Gross profit on sales</b>	<b>31 935</b>	<b>73 767</b>	<b>(56,7%)</b>
Selling and marketing expenses	(6 198)	(8 192)	(24,3%)
Administrative expenses	(11 468)	(11 324)	1,3%
Other*	64 841	258	NA
<b>Operating profit</b>	<b>79 110</b>	<b>54 509</b>	<b>45,1%</b>
Finance income	3 144	1 722	82,6%
Finance costs	(2 403)	(3 562)	(32,5%)
<b>Profit before tax</b>	<b>79 851</b>	<b>52 669</b>	<b>51,6%</b>
Income tax expense	(14 519)	(9 953)	45,9%
<b>Net profit</b>	<b>65 332</b>	<b>42 716</b>	<b>52,9%</b>
<b>Net profit attributable to equity holders of the parent</b>	<b>65 332</b>	<b>42 534</b>	<b>53,6%</b>
<b>Gross profit margin on sales</b>	<b>25,0%</b>	<b>30,1%</b>	<b>N/A</b>
<b>Net profit margin</b>	<b>51,1%</b>	<b>17,4%</b>	<b>N/A</b>

\* Incl. revaluation of investment properties.

## 03. Estimated financial results



### Estimated financial condition

(PLNk)	1Q 2022	1Q 2021	Change	2021
<b>Total assets, including:</b>	<b>3 387 167</b>	<b>2 671 928</b>	<b>26,8%</b>	<b>3 479 289</b>
Non-current assets, including:	749 564	503 988	48,7%	709 734
Investment properties and investment properties under construction	585 627	345 022	69,7%	522 641
Inventories	2 089 890	1 563 723	33,6%	1 925 257
Trade and other receivables	138 933	157 626	(11,9%)	166 143
Amounts kept on individual escrow accounts	116 570	116 831	(0,2%)	172 141
Cash and cash equivalents	269 236	324 191	(17,0%)	298 786
<b>Equity, including:</b>	<b>856 028</b>	<b>1 119 743</b>	<b>(23,6%)</b>	<b>1 380 351</b>
<b>Total liabilities, including:</b>	<b>2 531 139</b>	<b>1 552 185</b>	<b>63,1%</b>	<b>2 098 938</b>
LT interest bearing liabilities	443 337	475 024	(6,7%)	621 587
Current interest bearing liabilities	380 087	50 244	656,5%	21 074
Advances received from clients	1 161 807	622 790	86,5%	955 044

## 03. Estimated financial results



### Estimated statement of cash flow

(PLNk)	1Q 2022	1Q 2021
<b>Net cash flows from operating activities, including:</b>	<b>216 073</b>	<b>82 795</b>
Expenditures for the purchase of new plots	(2 800)	(60 211)
<b>Net cash flows from investing activities, including:</b>	<b>183 785</b>	<b>(2 172)</b>
<b>Net cash flows from financing activities, including:</b>	<b>(429 408)</b>	<b>44 070</b>
Proceeds from loans and borrowings	299 997	80 945
Repayment of bank and loans	(120 293)	(125 233)
Paid dividend	(600 000)	0
Interest and commissions paid	(8 580)	(8 362)
<b>Net change in cash and cash equivalents</b>	<b>(29 550)</b>	<b>124 693</b>



### Debt financing

Nominal value and maturity of bank credit facilities and bonds as at March 31st, 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	74.50	119.52	0.00	0.00	0.00	0.00	194.02
BONDS	300.00	60.00	100.00	60.00	90.00	0.00	610.00
<b>TOTAL</b>	<b>374.50</b>	<b>179.52</b>	<b>100.00</b>	<b>60.00</b>	<b>90.00</b>	<b>0.00</b>	<b>804.02</b>

#### DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 470 million.

## 03. Estimated financial results



### Leverage and collections as at March 31st, 2022

**Net debt ratio\* = 0.50**

**\* 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 1Q 2022 = PLN 516 million**

**Amount to be collected from clients\* = PLN 1 049 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 > 2.200 units**

**Completion of units designated for rent:  
Till 2024 >4.500 units  
Till 2027 >12.000 units**

**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 17 295 units + 2 306 units on offer\* = 19 571 units**

### Gdansk/Gdynia

District	Number of units	%
Śródmieście/Gdynia	780	21%
Nowy Port	750	20%
Śródmieście/Gdansk	745	20%
Kowale	630	17%
Olszynka	310	8%
Zaspa	275	7%
Jasień	115	3%
Uścisko-Łostowice	85	2%
Brzeźno	75	2%
<b>TOTAL: 3 765 units – 21%</b>		

### Warsaw

District	Number of units	%
Włochy	1 880	21%
Ursus	1 180	14%
Mokotów/Czerniaków	1 055	12%
Bemowo/Chrzanów	850	10%
Wilanów	745	9%
Bemowo/Jelonki	300	3%
Tarchomin	10	<1%
Other**	2 720	31%
<b>TOTAL: 8 740 units – 51%</b>		

### Wroclaw

District	Number of units	%
Krzyki	100	7%
Other**	1 405	93%
<b>TOTAL: 1 505 units – 9%</b>		

### Poznan

District	Number of units	%
Piątkowo	1 295	39%
Rataje	1 035	32%
Ostrów Tumski	955	29%
<b>TOTAL: 3 285 units – 19%</b>		

**TOTAL\*\*\*: Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 17 295 units**

\* Not included 336 units for rent which are under construction.

\*\* Preliminary land purchase agreements.

\*\*\* Units which presale has already begun (as at 31 March 2022) not included.

## 04. Plans of ROBYG Group



**Commercial potential = 45 000 sqm of usable area**

**Commercial potential = 45 000 sqm of usable area**

**WROCLAW\***  
**35 000**

**POZNAN**  
**10 000**

**TOTAL: 45 000 sqm**

\* Preliminary land purchase agreements.



# **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












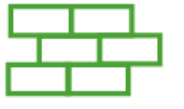








- ROBYG is currently a **leader in low-carbon** among developers with a goal to have 100% energy from renewable resources during the construction process by 2024 and provide disclosure of CO2 emissions in Scope 1, 2 and deployment of reporting CO2 emission in Scope 3 with base year 2021
- Increase ROBYG 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



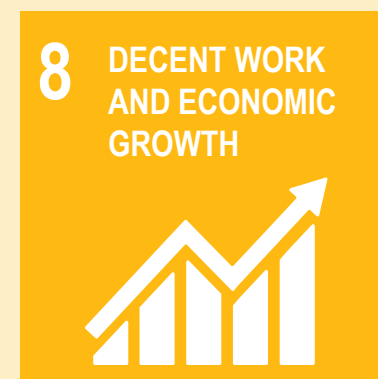
 15 minutes to all important services	 55,5 ha Local estates green and recreation facilities inc. private parks and forest	 Pro-ecological rain gardens and green roofs	 3120 m <sup>2</sup> Photovoltaic panels	 14200 apartments Smart House system in the apartment	 Solar benches
 76000 Led lighting	 Micromobility 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	 3,25 ha Rain gardens and green roofs

\* 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



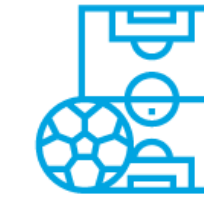
Local estates green  
and recreation facilities



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](http://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><b>Oscar Kazanelson</b> <i>Chairman of the Supervisory Board</i></p>  <p><b>Years at ROBYG: 20+</b></p> <ul style="list-style-type: none"> <li>President of the Supervisory, Board</li> </ul>	<p><b>Zbigniew Okonski</b> <i>President of the Management Board</i></p>  <p><b>Years at ROBYG: 14</b></p> <ul style="list-style-type: none"> <li>President of the Management Board since 2007</li> </ul>	<p><b>Eyal Keltsh</b> <i>(CPA)</i> <i>Vice President COO</i></p>  <p><b>Years at ROBYG: 14</b></p> <ul style="list-style-type: none"> <li>COO since 2009</li> </ul>	<p><b>Marta Hejak</b> <i>Vice President</i> <i>CFO &amp; Head of HR</i></p>  <p><b>Years at ROBYG: 6</b></p> <ul style="list-style-type: none"> <li>CFO since 2021</li> </ul>	<p><b>Artur Ceglaz</b> <i>Vice President</i> <i>Head of Business Dev.</i></p>  <p><b>Years at ROBYG: 20</b></p> <ul style="list-style-type: none"> <li>CDO since 2019</li> <li>CFO 2007-2019</li> </ul>	<p><b>Wojciech Gruza</b> <i>Vice President</i> <i>Head of Legal Department</i></p>  <p><b>Years at ROBYG: 20</b></p> <ul style="list-style-type: none"> <li>Board member since 2019</li> <li>Head of Legal Dept. since 2009</li> </ul>
<p><b>Alex Goor</b> <i>Chairman of the SB of ROBYG Construction</i></p>  <p><b>Years at ROBYG: 11</b></p>	<p><b>Filip Cackowski</b> <i>Deputy CFO,</i> <i>CFO of ROBYG Construction</i></p>  <p><b>Years at ROBYG: 12</b></p>	<p><b>Rafal Michalski</b> <i>Head of Technical Department</i></p>  <p><b>Years at ROBYG: 16</b></p>	<p><b>Joanna Chojecka</b> <i>Sales &amp; Marketing Director</i> <i>in Warsaw and Wroclaw</i></p>  <p><b>Years at ROBYG: 16</b></p>	<p><b>Anna Wojciechowska</b> <i>Head of ESG</i> <i>/ Sales &amp; Marketing Director</i> <i>in Gdansk and Poznan</i></p>  <p><b>Years at ROBYG: 9</b></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: 3

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: Q2 2025



**Zajezdnia Wrzeszcz**

City: Gdansk  
District: Wrzeszcz

No. of stages: 14  
Stages completed: 12  
Stages under construction: 2

No. of units: ca. 1 610 units  
(completed: 1 452 units)  
Total sellable area: ca. 84,6k sqm

Start of construction: Q4 2016  
Planned completion date: Q2 2022



## 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



### 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: Q1 2028

\* Including stages in presale which construction has not yet begun (as at 31 March 2022).





## Description of investments – under construction (3)



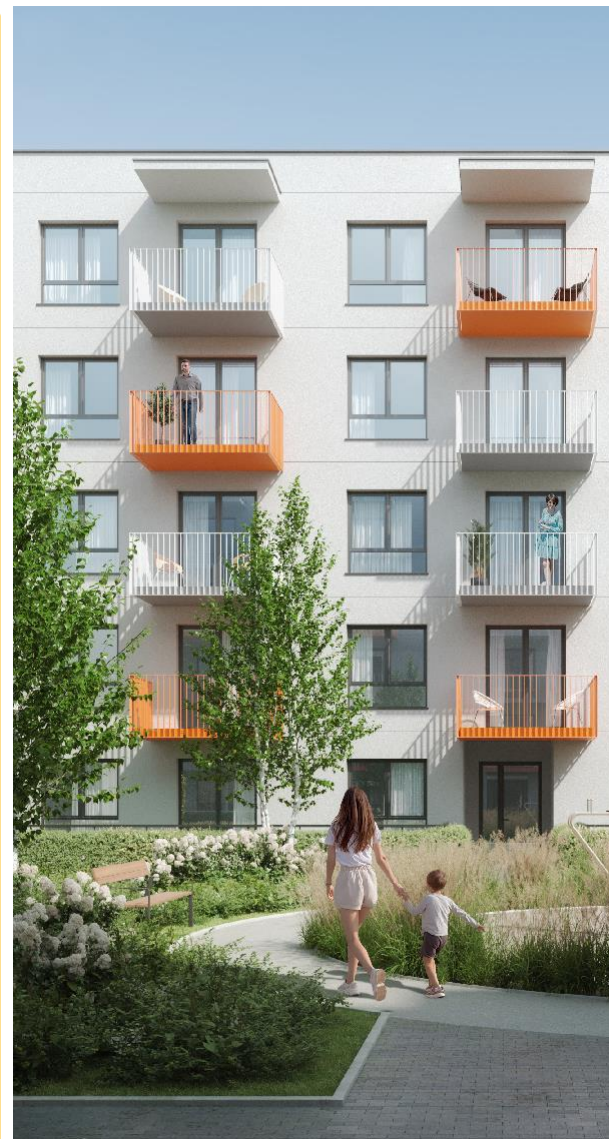
**Jagodno**

City: Wrocław  
District: Krzyki

No. of stages: 8  
Stages completed: 3  
Stages under construction\*: 3

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

Start of construction: Q1 2019  
Planned completion date: Q4 2024



**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: Q2 2023



**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: Q4 2024

\* Including stages in presale which construction has not yet begun (as at 31 March 2022).



## Description of investments – under construction (4)



### Moment

City: Gdansk  
District: Ujeścisko

No. of stages: 3  
Stages completed: 1

No. of units: ca. 200 units  
(completed: 91 units)  
Total sellable area: ca. 12,8k sqm

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



### Park Południe

City: Gdansk  
District: Łostowice

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

No. of units: ca. 560 units  
(completed: 169 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



## 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. 16,5k sqm

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



### Mój Ursus

City: Warsaw  
District: Ursus

No. of stages: 9  
Stages completed: 2  
Stages under construction: 5

No. of units: ca. 2 300 units  
(completed: 336 units)  
Total sellable area: ca. 112,8k sqm

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



### Lagom

City: Gdansk  
District: Ujeścisko

No. of stages: 2  
Stages under construction\*: 1

No. of units: ca. 40 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 31 March 2022).



## Description of investments – under construction (6)



### Szumilas

City: Gdansk (Kowale)

No. of stages: 6

Stages under construction: 2

No. of units: ca. 900 units

Total sellable area: ca. 45,2k sqm

Start of construction: Q1 2021

Planned completion date: Q1 2026



### 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



### Modern City

City: Warsaw

District: Bemowo

No. of stages: 9

Stages completed: 1

Stages under construction: 4

No. of units: ca. 940 units

completed: 134 units)

Total sellable area: ca. 44,6k sqm

Start of construction: Q4 2018

Planned completion date: Q4 2024



## 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



### Porto

City: Gdansk  
District: Nowy Port

No. of stages: 10  
Stages under construction\*: 2

No. of units: ca. 1 040 units  
Total sellable area: ca. 57,7k sqm

Start of construction: Q1 2021  
Planned completion date: Q4 2024

\* Including stages in presale which construction has not yet begun (as at 31 March 2022).



## Description of investments – under construction (8)



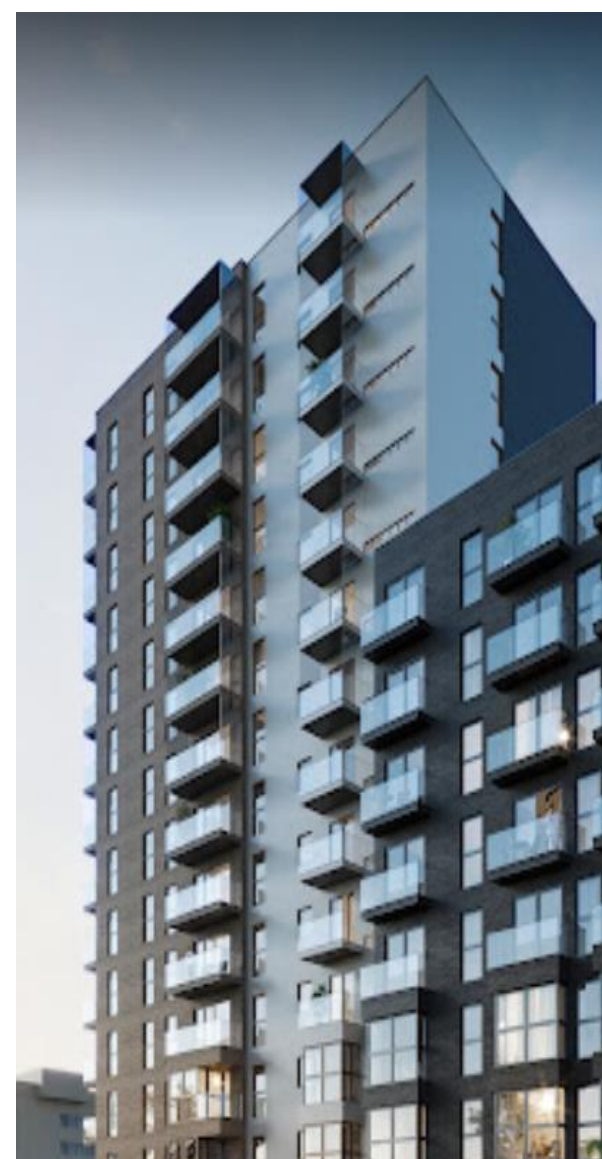
### Kameralna Olszówka

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



### Royal Residence

City: Warsaw  
District: Wilanów

No. of stages: 7  
Stages under construction\*: 3

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

Start of construction: Q4 2021  
Planned completion date: Q3 2024

\* Including stages in presale which construction has not yet begun (as at 31 March 2022).



## Description of investments – under construction (9)



### Wiśniowa Aleja

City: Gdańsk  
District: Ujeścisko

No. of stages: 2  
Stages under construction: 1

No. of units: 200 units  
Total sellable area: ca. 9,8k sqm

Start of construction: Q1 2022  
Planned completion date: Q1 2024



### 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



### 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: Q3 2025

\* Including stages in presale which construction has not yet begun (as at 31 March 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

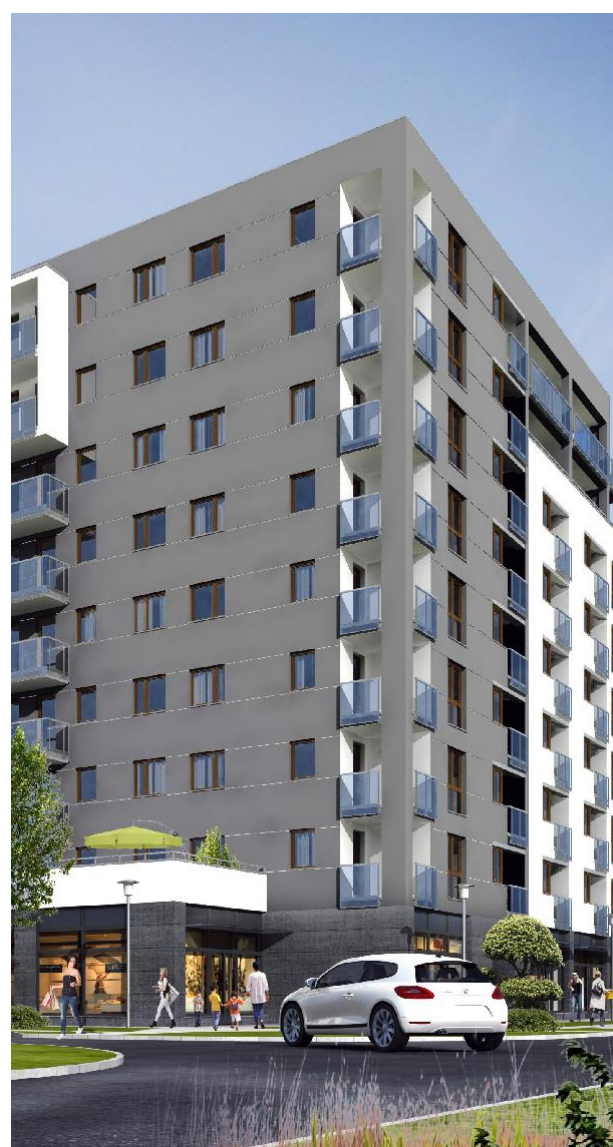
No. of units: 1 350 units  
Total sellable area: 108,7k sqm

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



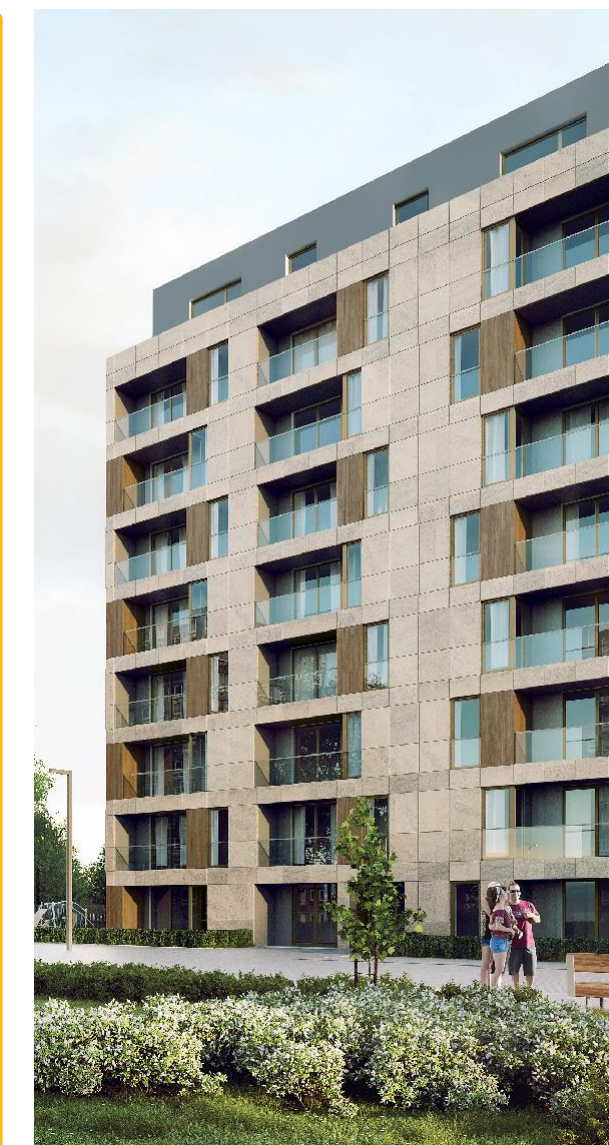
### Park Wola Residence

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

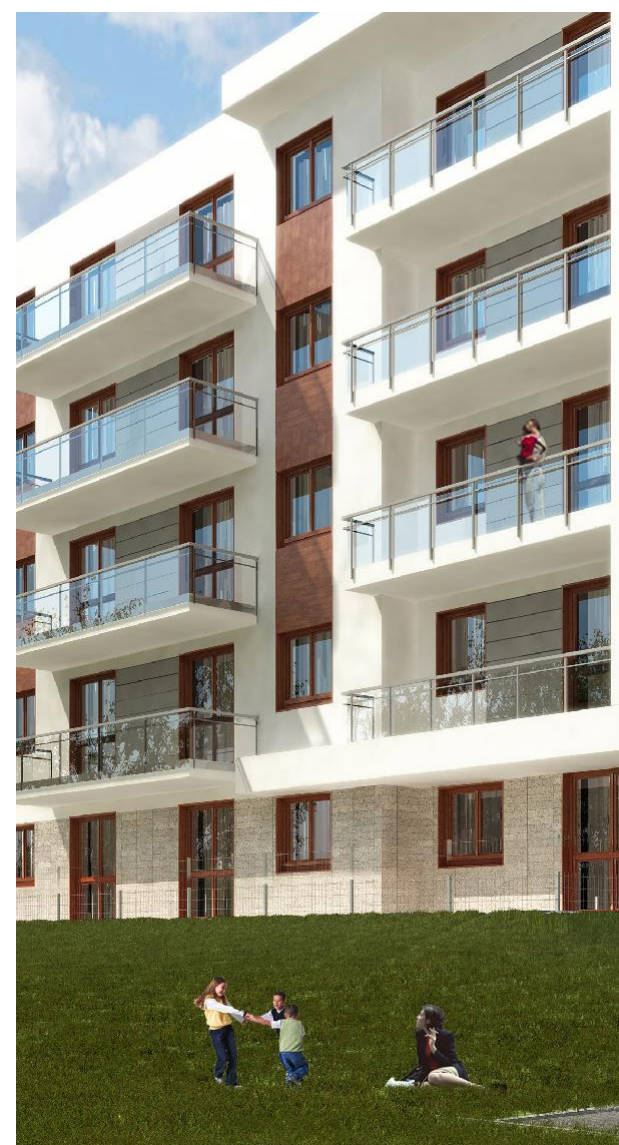
No. of stages: 1

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

Start of construction: Q3 2019  
Completion date: Q2 2021



#### Uroczysko

City: Wrocław  
District: Psie Pole

No. of stages: 3

No. of units: 309 units

Start of construction: Q1 2020  
Completion date: Q4 2021

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(22) 419 11 00

Units presold: **638**  
(net after cancellations)

Number of signed development agreements: **606**  
(net after cancellations)

Number of units recognized in revenues: **278**

Units on offer: **2 306** (out of which 1% are finished goods)

Revenues: PLN **127** million

Strong cash position\*: PLN **386** milion

Operating cash flow: PLN **219** milion  
(excl. purchase of new plots)

\* Including amounts kept on individual escrow accounts.





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