



ROBYG

**FINANCIAL RESULTS
1Q 2024**

Warsaw, June 2024

AGENDA

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PART 03
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PART 01

Summary 1Q 2024



Summary

Revenues:
PLN 402 million

Strong cash position*:
PLN 649 million

Operating cash flow:
PLN 244 million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



Summary – ROBYG Group

Developer agreements signed:
665 (net after cancellations)

Units presold: **436**
(net after cancellations)

Total land bank units: **14 124**

Number of units under
construction: **2 741**

Units on offer: **1 843**
(out of which 5% finished goods)*

Number of units recognized in
revenues: **687**

* Includes 836 units withdrawn from sale due to lack of building permits.

ROBYG Group – material acquisitions and financial activities

Total new financing: PLN 60 million

New plots

FINANCING

NEW PLOTS

Gdynia

CREDIT FACILITIES

- revolving loan with the limit of **PLN 60 milion**

BONDS

- planned earlier redemption of bonds (PC series) **PLN 100 milion***

Area of plots [ha]	Type of contracts	Locations
0.1	Final	Gdynia, Śródmieście**
1.5	Conditional Preliminary	Warszawa, Mokotów
0.8	Final	Gdynia, Wielki Kack
2.0	Final	Gdynia, Wielki Kack
0.8	Preliminary	Gdynia, Pogórze
1,7	Final	Gdańsk, Oliwa
2,7	Final	Warszawa, Mokotów

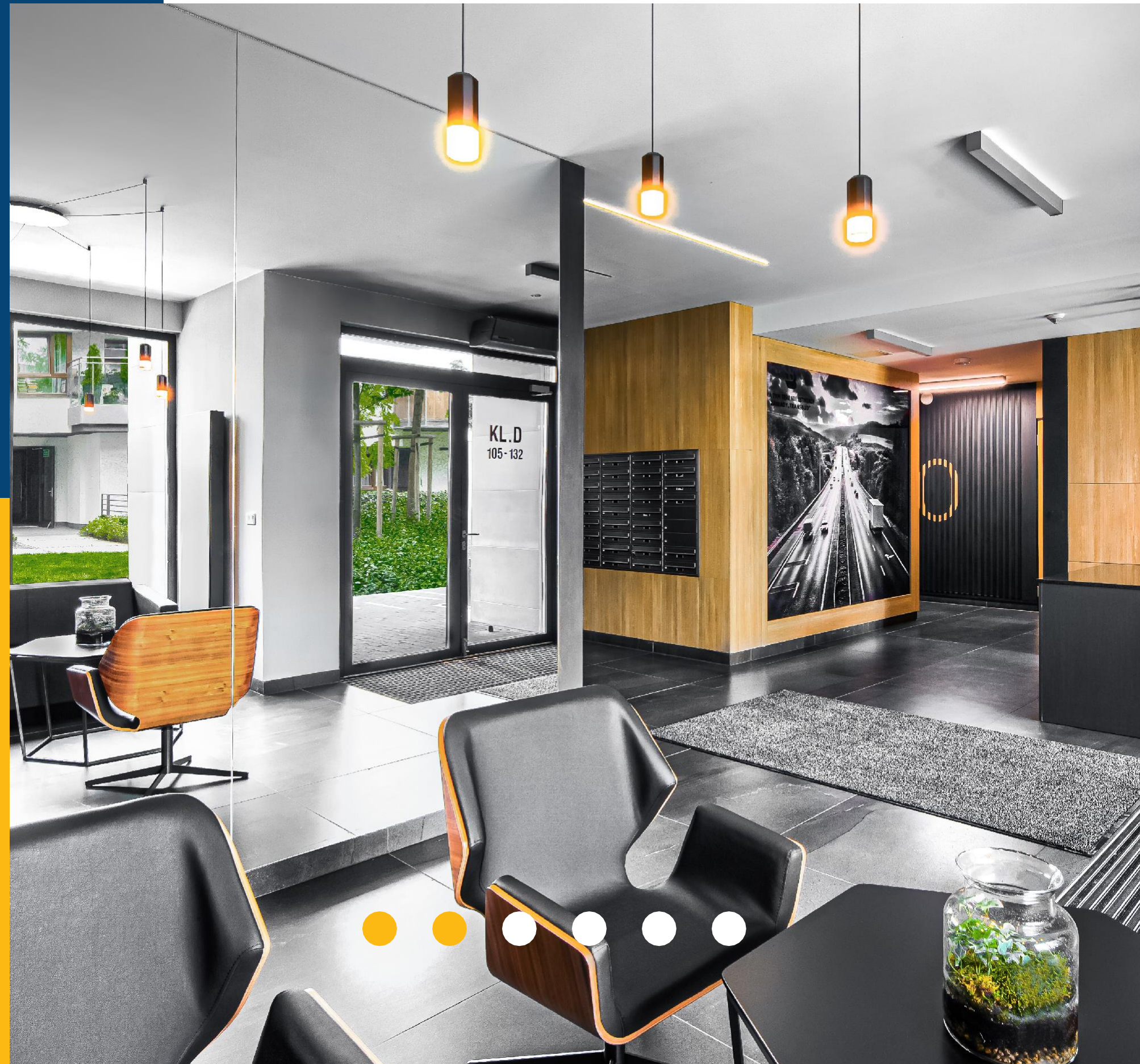
*By resolution of the Management Board, early redemption of bonds took place at the beginning of June (marked in green)

**Jointly controlled.

Land purchased after March 31, 2024 has been marked in green

PART 02

Presale & revenue perspective

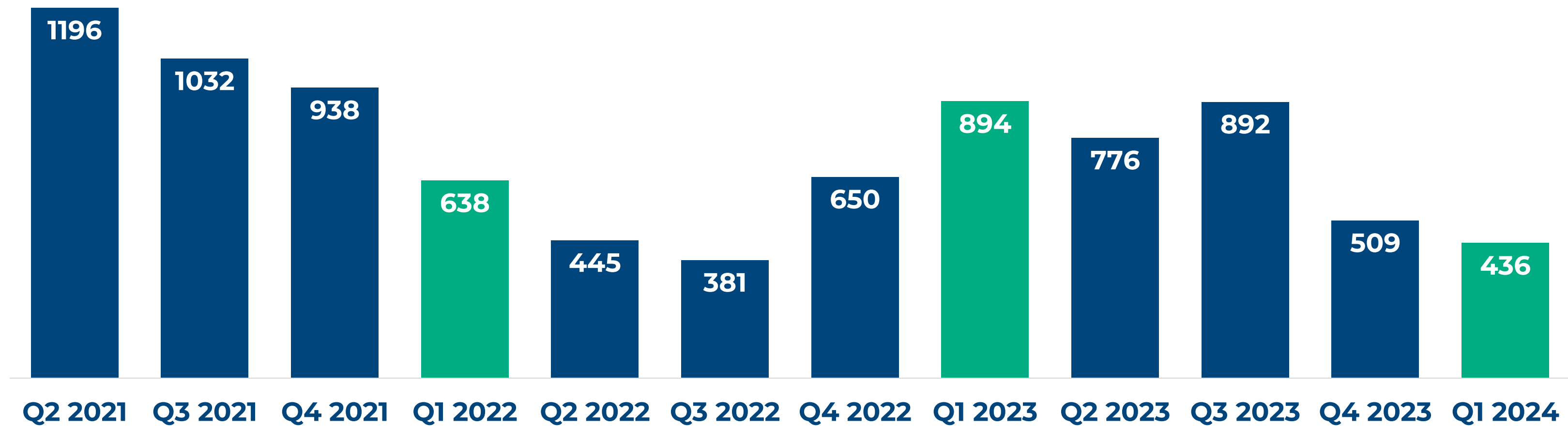


02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in 1Q 2024: 436** units (-45% 1Q'24/ 1Q'17-23*), PLN 377 million (11% 1Q'24/ 1Q'17-23*)

Net number of presold units (quarterly)



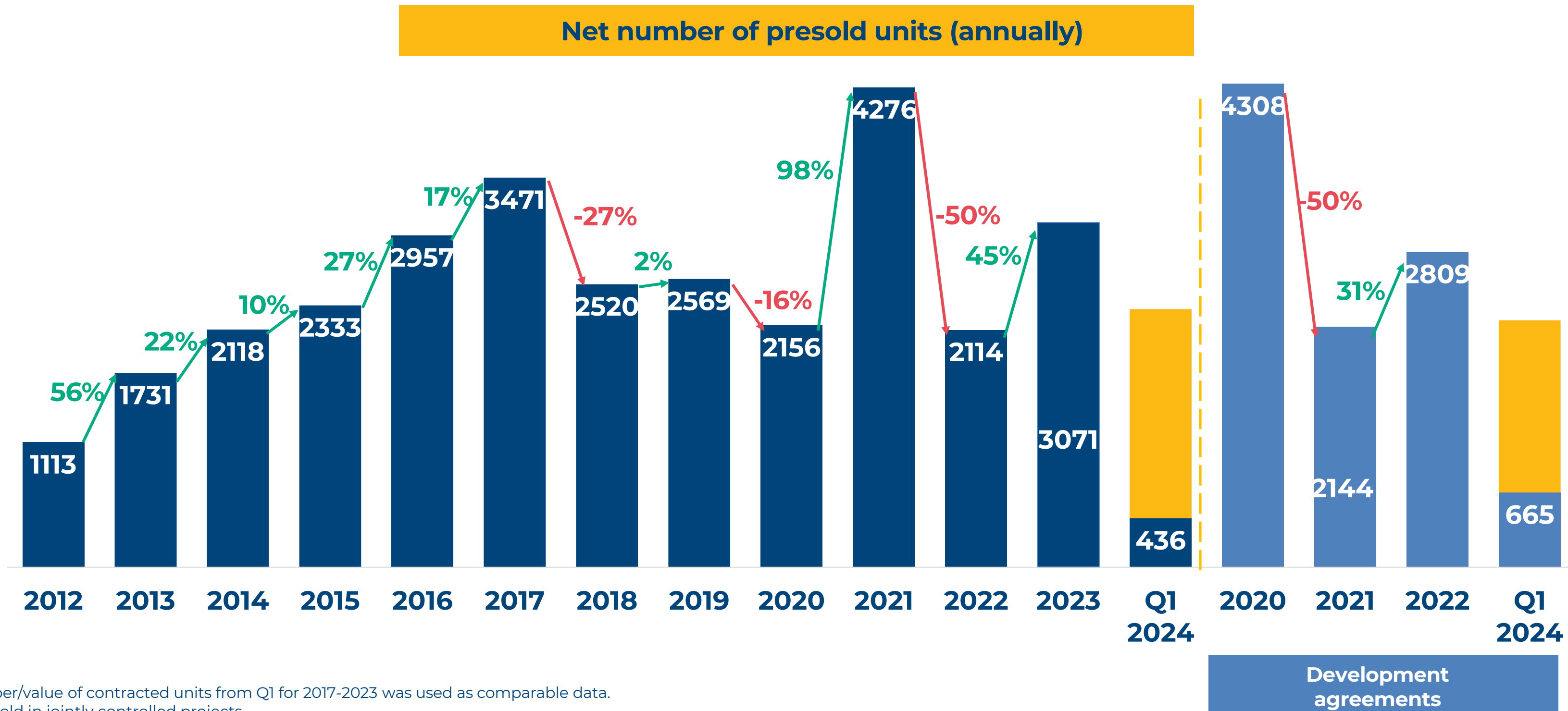
* The average number/value of contracted units from Q1 for 2017-2023 was used as comparable data.

** Incl. 74 units contracted in joint ventures.

02. Presales & revenue's perspective

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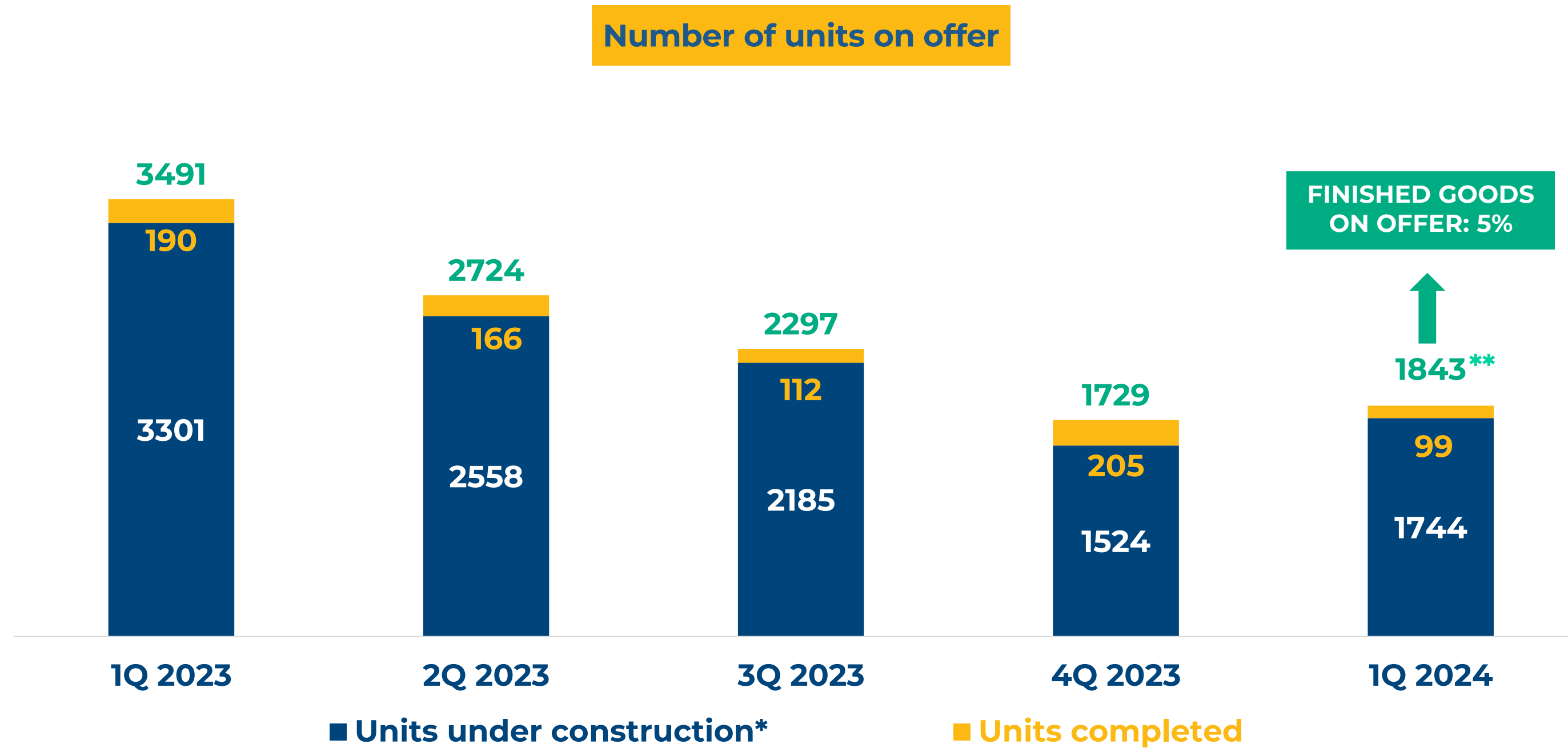


* The average number/value of contracted units from Q1 for 2017-2023 was used as comparable data.

** Including 74 units in jointly controlled projects.

02. Presales & revenue's perspective

ROBYG Group – units on offer



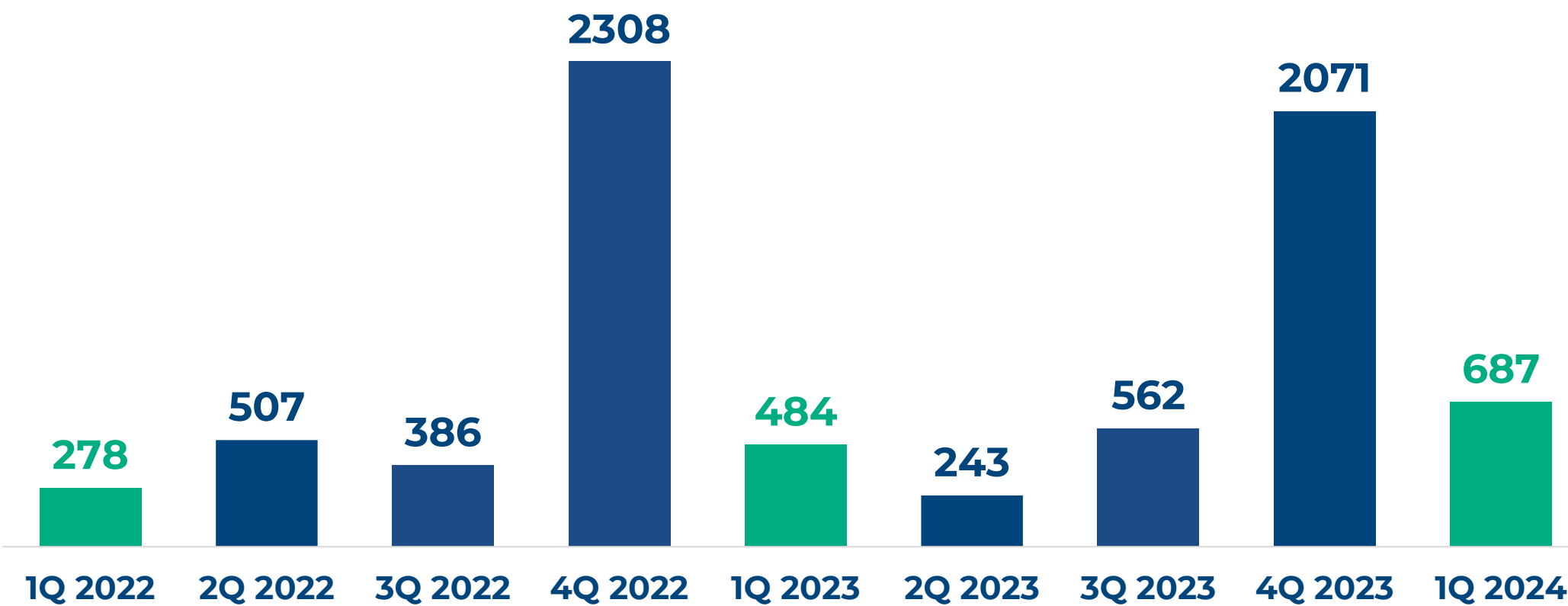
* Including residential units in presale which construction has not begun yet (as at 31 March 2024). On which 651 units on offer in jointly controlled projects.

**Includes also 836 units withdrawn from sale due to lack of building permits.

02. Presales & revenue's perspective

ROBYG Group – revenue recognition (as at 31 March 2024)

Number of units recognized in revenues (quarterly)



Total 2022: **3 479**

Total 2023: **3 361**

Total 1Q 2024: **687**

* On which 651 units not presold in jointly controlled projects..

** On which 854 units presold in jointly controlled projects.

Recognition potential of units in revenues

Units not presold and not Recognized*: 1 843

Completed: **99**

Under construction: **594**

Which construction has not started yet, but included in pre-sales process: **1 150**

Units presold and not Recognized**: 2 592

Completed: **515**

Under construction: **1 810**

Which construction has not started yet, but included in pre-sales process: **267**

02. Presales & revenue's perspective



Number of units to be completed in 2024-2025 and also (contracted) until 31 March 2024

Note: Estimation of the completed investments may change.

	2023		2024		2025		Total & Presold 2024+2025	
	Total units	Presold	Total units	Presold	Total units	Presold	Total units	Presold
Mój Ursus, Rytm Mokotowa, Wendy (jointly controlled) – Warsaw & Gdynia	-	-	677	(672)	362	(156)	1 039	(828)
Osiedle Życzliwa Praga, Jutrzenki 92, Modern City, Young City 2 – Warsaw	94	(94)	301	(248)	191	-	492	(248)
Royal Residence, Praga Piano – Warsaw	542	(539)	135	(69)	663	(357)	798	(426)
Mój Ursus, Sady Ursynów, Apartamenty przy metrze, Osiedle Kameralne – Warsaw	906	(905)	-	-	197	-	197	-
Porto, Kobieli – Gdansk & Gdynia	146	(123)	102	(88)	417	(212)	519	(300)
Szumilas, Wiśniowa Aleja, Rosa – Gdansk	350	(341)	-	-	163	(52)	163	(52)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Vista, Lagom – Gdansk	605	(590)	-	-	-	-	-	-
Nowa Letnica, Nadmotławie Estates, Sea Salt – Gdansk	560	(536)	118	(117)	235	-	353	(117)
Jagodno, WPB, Początek Piątkowo, Przystanek Tarnogaj – Wrocław & Poznan	487	(483)	153	(143)	511	(20)	664	(163)
	3 690	(3 611)	1 486	(1 337)	2 739	(797)	4 225	(2 134)
	*+805	(+780)	-	-	-	-	-	-
	4 495	(4 391)	1 486	(1 337)	2 739	(797)	4 225	(2 134)
	-1 134	(-1 030)	+1 134	(+1 030)	+109	-	+1 243	(+1 030)
Potential of handovers	3 361	(3 361)	2 620	(2 367)	2 848	(797)	5 468	(3 164)
Handovers (estimated)	3 361	(3 361)	2 511	(2 511)	2 682	(2 682)	5 193	(5 193)
				94%		30%		61%

02. Presales & revenue's perspective



Number of units to be completed in 2024

Gdansk&Gdynia

Project	Total no. of units to be completed in 2024 r.
Sea Salt	118
Porto	102
TOTAL	220

Warsaw

Project	Total no. of units to be completed in 2024 r.
Mój Ursus*	677
Osiedle Życzliwa	159
Royal Residence	135
Jutrzenki 92	142
TOTAL	1 113

Poznan

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

TOTAL: 1 486

* Jointly controlled project.

02. Presales & revenue's perspective



Number of units to be completed in 2025

Gdansk & Gdynia

Project	Total no. of units to be completed in 2025 r.
Nadmotławie	235
Porto	359
Szumilas	55
Rosa	108
Kobieli	58
TOTAL	815

Warsaw

Project	Total no. of units to be completed in 2025 r.
Osiedle Kameralne	65
Praga Piano	218
Osiedle Życzliwa	12
Young City 2	179
Rytm Mokotowa*	362
Royal Residence	445
Sady Ursynów	132
TOTAL	1 413

Wroclaw & Poznan

Project	Total no. of units to be completed in 2025 r.
Początek Piątkowo	287
Jagodno	94
Przystanek Tarnogaj	130
TOTAL	511

TOTAL: 2 739

* Jointly controlled project.



PART 03

Financial results





Financial results

(PLNk)	Q1 2024	Q1 2023	Change	2023
Revenues	401 824	221 586	81,34%	1 813 037
Cost of sales	(317 475)	(163 330)	94,38%	(1 350 817)
Gross profit on sales	84 349	58 256	44,79%	462 220
Selling and marketing expenses	(5 922)	(7 500)	(21,04%)	(31 400)
Administrative expenses	(13 743)	(11 812)	16,35%	(54 745)
Other	(2 212)	2 551	(186,71%)	80 538
Operating profit	62 472	41 495	50,55%	456 613
Finance income	9 780	3 235	202,32%	21 772
Finance costs	(3 095)	(5 093)	(39,23%)	(24 300)
Profit before tax	69 157	39 637	74,48%	454 085
Income tax expense	(13 562)	(7 876)	72,19%	(86 003)
Net profit	55 595	31 761	75,04%	368 082
Net profit attributable to equity holders of the parent	55 703	32 344	72,22%	369 347
Gross profit margin on sales	20.99%	26.30%	N/A	25,49%
Net profit margin	13.84%	14.30%	N/A	20,30%

03. Financial results



Financial condition

(PLNK)	Q1 2024	Q1 2023	Change	2023
Total assets, including:	3 262 121	3 327 347	(1,96%)	3 291 950
Non-current assets, including:	733 576	599 412	22,38%	724 258
Investment properties	455 648	461 042	(1,17%)	453 200
Inventories	1 731 190	2 232 337	(22,45%)	1 855 534
Trade and other receivables	135 684	170 191	(20,28%)	145 074
Amounts kept on individual escrow accounts	143 019	94 456	51,41%	216 296
Cash and cash equivalents	505 871	203 315	148,81%	340 851
Equity:	1 553 260	1 166 718	33,13%	1 497 470
Total liabilities, including:	1 708 861	2 160 629	(20,91%)	1 794 480
LT interest bearing liabilities	296 518	392 440	(24,44%)	315 592
Current interest bearing liabilities	114 169	375 514	(69,60%)	145 220
Advances received from clients	737 997	839 622	(12,10%)	723 742



Statement of cash flow

(PLNk)	Q1 2024	Q1 2023	2023
Net cash flows from operating activities, including:	233 138	67 121	515 656
Expenditures for the purchase of new plots	(11 300)	-	(154 417)
Net cash flows from investing activities, including:	(5 305)	1 107	25 523
	-	-	99 419
	-	-	60 350
Loans granted to joint ventures	(1 500)	-	(144 384)
Net cash flows from financing activities, including:	(62 813)	(289 396)	(624 811)
Proceeds from loans and borrowings	5 318	302 550	857 343
Repayment of bank and loans	(65 441)	(341 664)	(1 156 612)
Repayment of bonds	-	(237 093)	(297 093)
Interest and commissions paid	(1 824)	(12 393)	(49 432)
Net change in cash and cash equivalents	165 020	(221 168)	(83 632)



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at 31 March 2024 (PLNm).

DEBT – Aging

	<1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Total
BANK CREDIT FACILITIES	0.00	0.00	0.00	190.00	0.00	0.00	190.00
BONDS	100.00	170.00	90.00	0.00	0.00	0.00	360.00
TOTAL	100.00	170.00	90.00	190.00	0.00	0.00	550.00

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 100 million.



Leverage and collections as at 31 March 2024

Net debt ratio* = (0.18)

*** 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 Q1 2024 = PLN 414 million

Amount to be collected from clients* = PLN 950 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 residential units in 2024
exceeding 2 100 units**

Increasing sales in the years ahead

Maintaining the margins

Expansion of activities in Wrocław, Tricity and Łódź

Expansion of the land bank

Realisation of the ROBYG's ESG strategy

04. Plans of ROBYG Group



Total land bank 14 124 units + 1 729 units on offer = 15 967 units

Gdansk&Gdynia

District	Number of units	%
Ujescisko	204	7%
Zaspa	230	8%
Śródmieście (Gdansk)	781	26%
Nowy Port	155	5%
Kowale	521	18%
Olszynka	310	10%
Śródmieście (Gdynia)	619	21%
Brzezno	148	5%
TOTAL: 2 968 units – 21%		

Warsaw

District	Number of units	%
Wilanow	221	4%
Bemowo / Jelonki	235	4%
Ursus	495	8%
Tarchomin	13	<1%
Wlochy	1 078	17%
Bemowo / Chrzanow	391	6%
Mokotow / Czerniakow	350	5%
Ursynow	245	4%
Other*	3 220	52%
TOTAL: 6 248 units – 44%		

Wroclaw

District	Number of units	%
Stare Miasto	299	20%
Other*	1 204	80%
TOTAL: 1 503 units – 11%		

Poznan

District	Number of units	%
Piatkowo	1 031	30%
Ostrow Tumski	1 300	38%
Rataje	1 074	32%
TOTAL: 3 405 units – 24%		

TOTAL: Gdansk & Gdynia + Warsaw + Wroclaw + Poznan = 14 124 units**

* Includes preliminary land purchase agreements.

** Units for which presale has already begun (as at 31.03.2024) not included. On which 1 660 units in jointly controlled projects.



Commercial potential = 35 000 sqm of usable area

Commercial potential = 35 000 sqm of usable area

WROCLAW*
35 000

TOTAL: 35 000 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



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



1. ROBYG as the number 1 low-carbon housing developer in Poland:
 - a) 100% of renewable energy during the construction process in ROBYG by the end of 2024,
 - b) 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.
2. 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.
3. ROBYG as the leader in incorporating biodiversity & water policy in all its housing development projects.



ROBYG GREEN STANDARD



15 minutes to
all important
services



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



Pro-ecological
rain gardens
and green roofs



Photovoltaic
panels



Smart House
system in
the apartment



Solar
benches



Led lighting



Micromobility
friendly estates with
bicycle parkings
and repair points



Outside
and inside
electric cars
chargers



Triple-glazed
windows



Environmentally
friendly external
insulation



Sidewalks
from cubes
anti-smog



Flower
meadows



Birdhouses
and shelters
for insects



Watering
with
rainwater



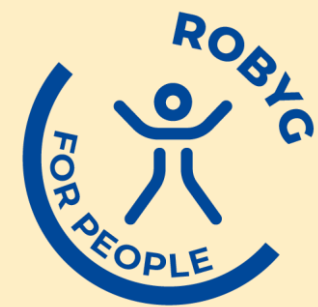
Weather
management
system and
motion sensors



Facilities for
people
with disabilities

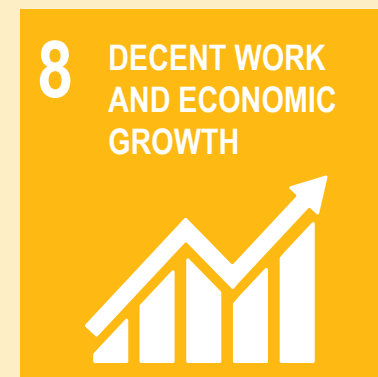


Rain gardens
and green roofs



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

We support sustainable goals United Nations:



Focus Areas



- Building new, integrated communities



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



- Client satisfaction

Strategic Goals



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

HUMAN BALANCE



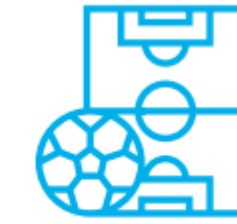
Outdoor recreation areas



Playgrounds



Outdoor gyms



Multi-purpose sports fields



Schools and pre-schools



Co-working spaces



Smart House by Keemple



Proximity to transportation



Stores, services, restaurants



Micro-mobility



Barrier-free estates



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

We support sustainable goals United Nations:



Focus Areas



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

Strategic Goals



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



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



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




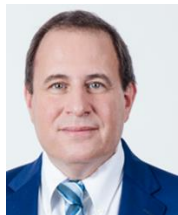






PART 06

Appendices



Senior Management Team

<p>Oscar Kazanelson <i>Chairman of the Supervisory Board</i></p>  <p>Years at ROBYG: 20+</p> <ul style="list-style-type: none"> ▪ President of the Supervisory, Board 	<p>Eyal Keltsh <i>President of the Board, CEO</i></p>  <p>Years at ROBYG: 16</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: 8</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: 22</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: 2</p>
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<p>Alex Goor <i>Chairman of the SB of ROBYG Construction</i></p>  <p>Years at ROBYG: 13</p>	<p>Filip Cackowski <i>Deputy CFO, CFO of ROBYG Construction</i></p>  <p>Years at ROBYG: 14</p>	<p>Rafal Michalski <i>Head of Technical Department CEO ROBYG Construction</i></p>  <p>Years at ROBYG: 18</p>	<p>Joanna Chojecka <i>Sales & Marketing Director in Warsaw and Wroclaw</i></p>  <p>Years at ROBYG: 18</p>	<p>Anna Wojciechowska <i>Head of ESG / Sales & Marketing Director in Gdansk and Poznan</i></p>  <p>Years at ROBYG: 11</p>	<p>Wojciech Gruza <i>Head of Legal Department</i></p>  <p>Years at ROBYG: 22</p>
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Ownership structure

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

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

TAG Immobilien AG consolidated financials (EURm)

Financial data

(EURm)	Q1 2024	2023	2022	2021	2020	2019	2018
Assets	7 303.81	7 299.80	8 214.60	7 088.60	6 478.00	5 647.00	5 033.30
Equity	3 025.19	2 964.50	3 307.70	3 129.50	2 681.50	2 394.20	2 048.30
EBITDA (adjusted)	61.4	236.4	233.5	226.1	222.3	214.7	206.4
Consolidated net profit/(loss)	52.9	(410.9)	117.3	585.6	402.6	456.4	488.2

Credit rating

Agency	Short-term rating	Long-term rating
Standard & Poor's	A-3	BBB-
Moody's	Prime-3	Baa3

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



Description of investments – under construction (1)



**Lawendowe Wzgórze /
Stacja Nowy Gdansk**

City: Gdansk
District: Jasień

No. of stages: ca. 35
Stages completed: 36

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: Q4 2025



Osiedle Kameralne

City: Warsaw
District: Bemowo

No. of stages: 8
Stages completed: 5

No. of units: ca. 854 units
(completed: 554 units)
Total sellable area: ca. 46.3k sqm

Start of construction: Q4 2010
Planned completion date: Q1 2027



City Sfera

City: Warsaw
District: Włochy

No. of stages: 12
Stages completed: 3

No. of units: 1 124 units
(completed: 323 units)
Total sellable area: ca. 54.9k sqm

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



Description of investments – under construction (2)



Young City 2

City: Warsaw
District: Bemowo

No. of stages: 3
Stages completed: 1

No. of units: ca. 449 units
(completed: 58 units)
Total sellable area: ca. 22.3k sqm

Start of construction: Q3 2017
Planned completion date: Q2 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. 43.9k sqm

Start of construction: Q4 2018
Planned completion date: Q3 2027



Jagodno

City: Wrocław
District: Krzyki

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

No. of units: 854 units
(completed: 760 units)
Total sellable area: ca. 48.9k sqm

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

* Including stages in presale which construction has not yet begun (as at 31 March 2024).



Description of investments – under construction (3)



Osiedle Życzliwa Praga

City: Warsaw
District: Tarchomin

No. of stages: 8
Stages completed: 6
Stages under construction: 1

No. of units: ca. 796 units
(completed: 783 units)
Total sellable area: ca. 37.9k sqm

Start of construction: Q2 2019
Planned completion date: Q3 2025



Nadmoławie Estate

City: Gdansk
District: Śródmieście

No. of stages: 9
Stages completed: 4

No. of units: ca. 1 463 units
(completed: 682 units)
Total sellable area: ca. 68.3k sqm

Start of construction: Q2 2019
Planned completion date: Q1 2029



Mój Ursus

City: Warsaw
District: Ursus

No. of stages: 8
Stages completed: 7
Stages under construction: 1

No. of units: ca. 2 293 units
(completed: 1 616 units)
Total sellable area: ca. 110.7k sqm

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



Description of investments – under construction (4)



Szumilas

City: Gdansk (Kowale)

No. of stages: 6

Stages completed: 2

Stages under construction: 1

No. of units: ca. 836 units

(completed: 260 units)

Total sellable area: ca. 41.3k sqm

Start of construction: Q2 2021

Planned completion date: Q4 2028



Royal Residence

City: Warsaw

District: Wilanów

No. of stages: 7

Stages completed: 4

Stages under construction: 2

No. of units: 1 122 units

(completed: 542 units)

Total sellable area: ca. 63.2k sqm

Start of construction: Q4 2021

Planned completion date: Q4 2025



Porto

City: Gdansk

District: Nowy Port

No. of stages: 7

Stages completed: 2

Stages under construction*: 4

No. of units: ca. 1 072 units

(completed: 292 units)

Total sellable area: ca. 55.2k sqm

Start of construction: Q1 2021

Planned completion date: Q3 2026

* Including stages in presale which construction has not yet begun (as at 31 March 2024).



Description of investments – under construction (5)



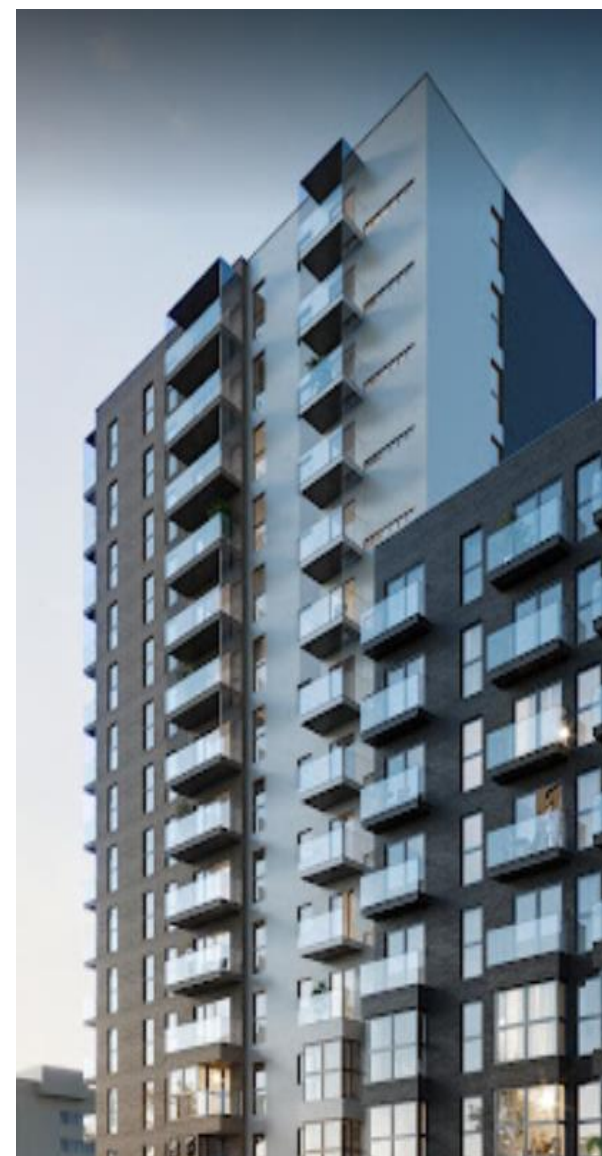
Sea Salt

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 completed: 1
Stages under construction: 1

No. of units: 1 256 units
(completed: 141 units)
Total sellable area: ca. 60.3k sqm

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



Sady Ursynów

City: Warsaw
District: Ursynów

No. of stages: 5
Stages under construction: 1

No. of units: 561 units
(completed: 98 units)
Total sellable area: ca. 26.6k sqm

Start of construction: Q2 2022
Planned completion date: Q4 2027



Description of investments – under construction (6)



Rytm Mokotowa

City: Warszawa
District: Mokotów

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

No. of units: 750 units
Total sellable area: ca. 39.3k sqm

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



Praga Piano

City: Warszawa
District: Praga Południe

No. of stages: 1
Stages under construction: 1

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

Start of construction: Q1 2024
Planned completion date: Q3 2025



Jutrzenki 92

City: Warszawa
District: Włochy

No. of stages: 1
Stages under construction: 1

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

Start of construction: Q2 2023
Planned completion date: Q4 2024

* Including stages in presale which construction has not yet begun (as at 31 March 2024).



Description of investments – under construction (7)



Wendy

City: Gdynia
District: Śródmieście

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

No. of units: 752 units
Total sellable area: ca. 37.1k sqm

Start of construction: Q1 2024
Planned completion date: Q3 2028



Rosa

City: Gdańsk
District: Ujeścisko

No. of stages: 3
Stages under construction*: 2

No. of units: 156 units
Total sellable area: ca 7.7k sqm

Start of construction : Q1 2024
Planned completion date: Q4 2026



Przystanek Tarnogaj

City: Wrocław
District: Krzyki

No. of stages : 1
Stages under construction : 1

No. of units: 130 units
Total sellable area: ca 6.4 k sqm

Start of construction : Q4 2023
Planned completion date: Q2 2025

* Including stages in presale which construction has not yet begun (as at 31 March 2024).



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



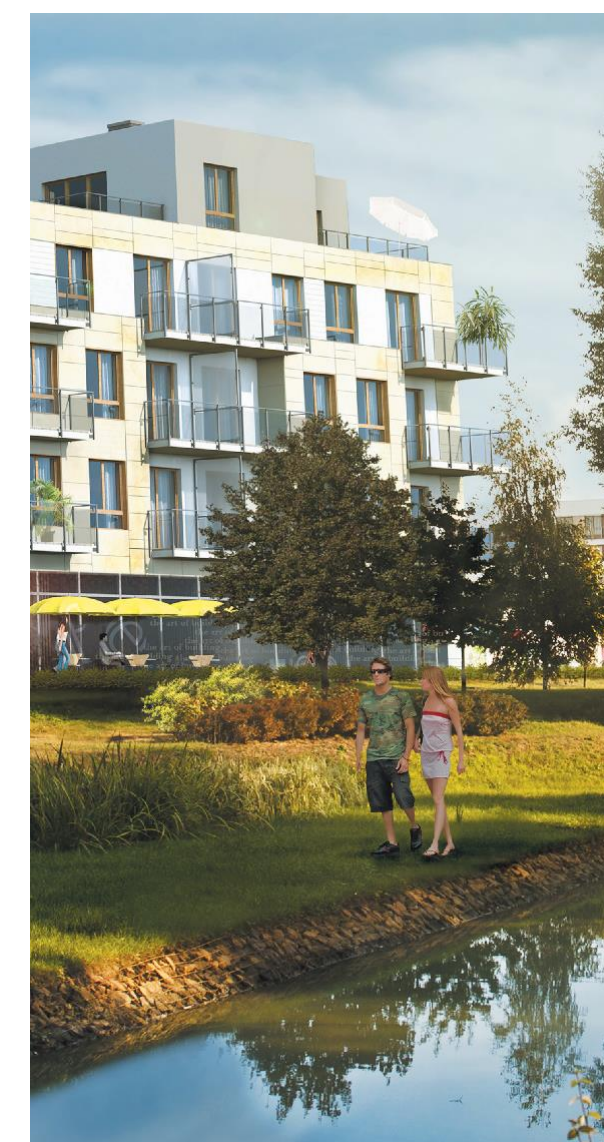
Osiedle Zdrowa

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

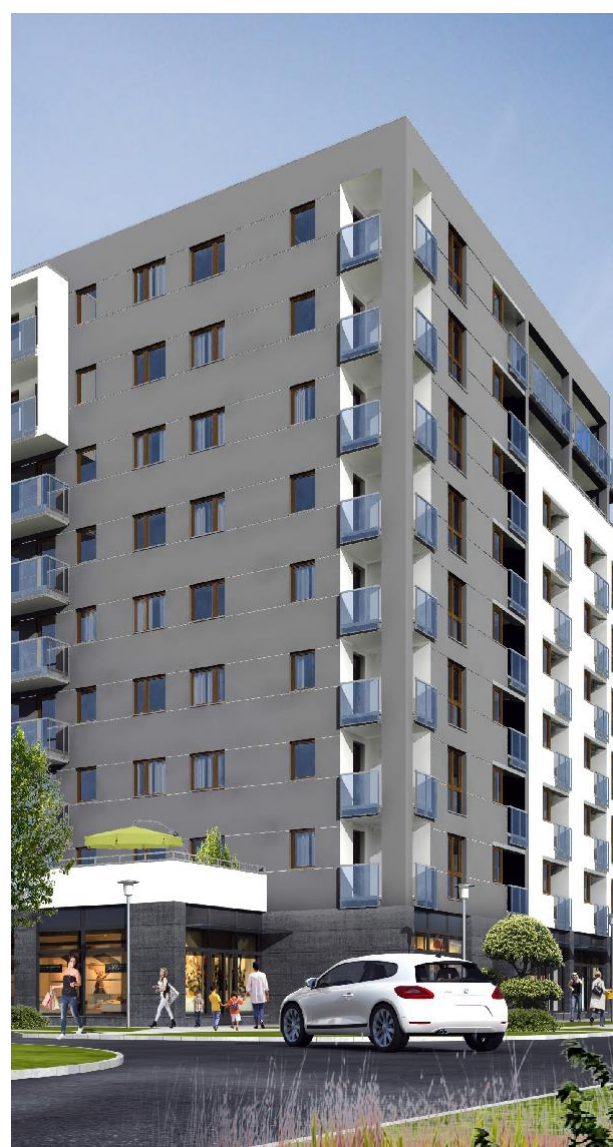
No. of stages: 10

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



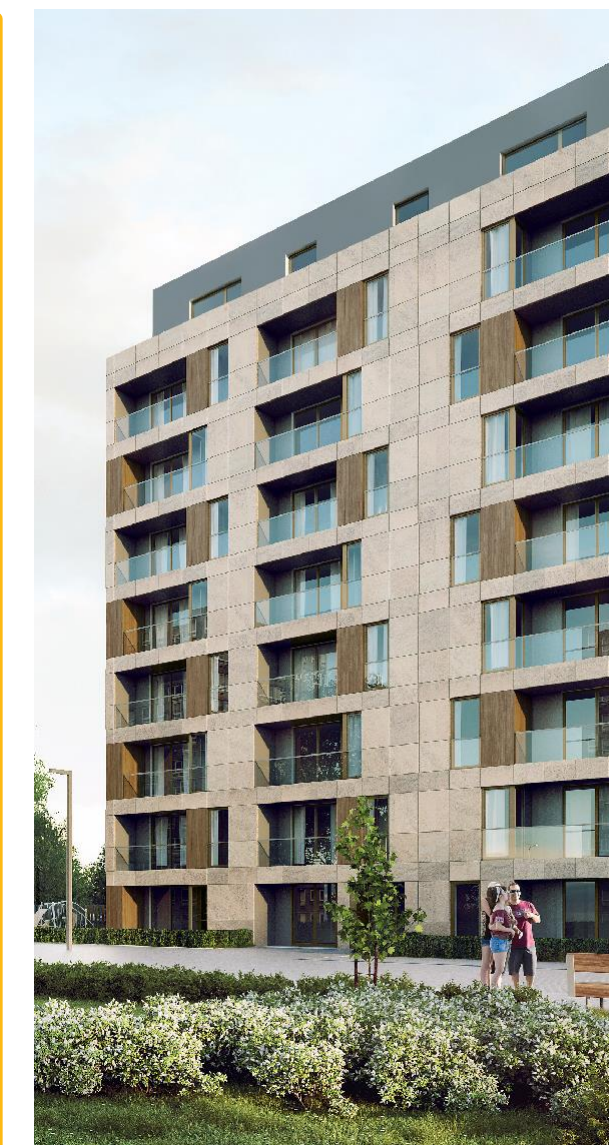
Park Wola Residence

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

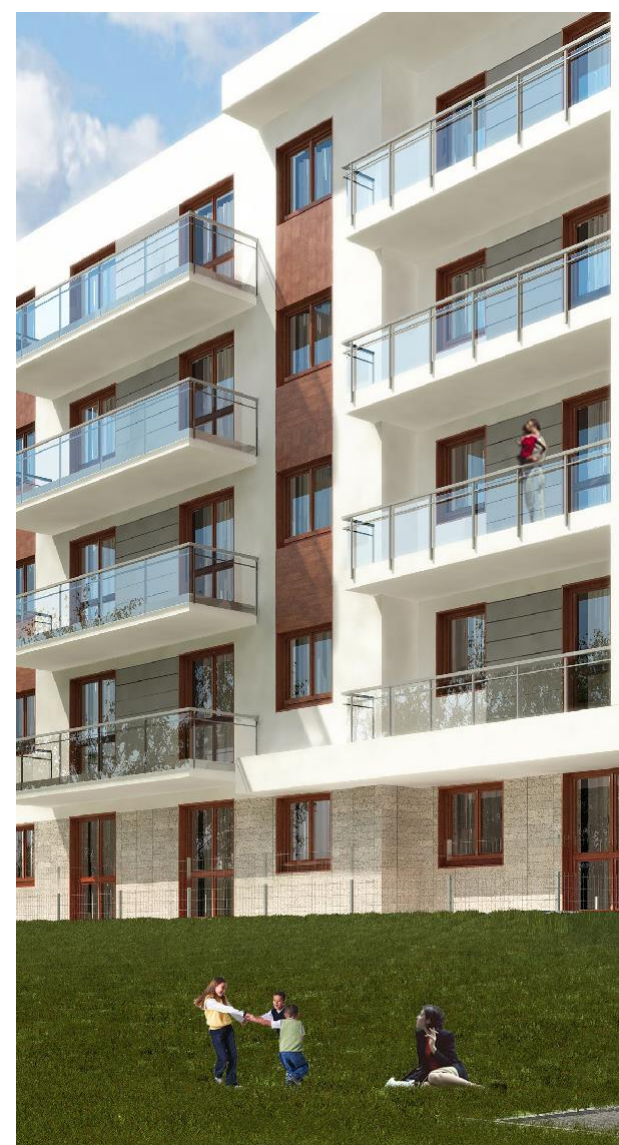
No. of stages: 1

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



Wiśniowa 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)



VISTA (Myśliwska)

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



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 Widawą

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



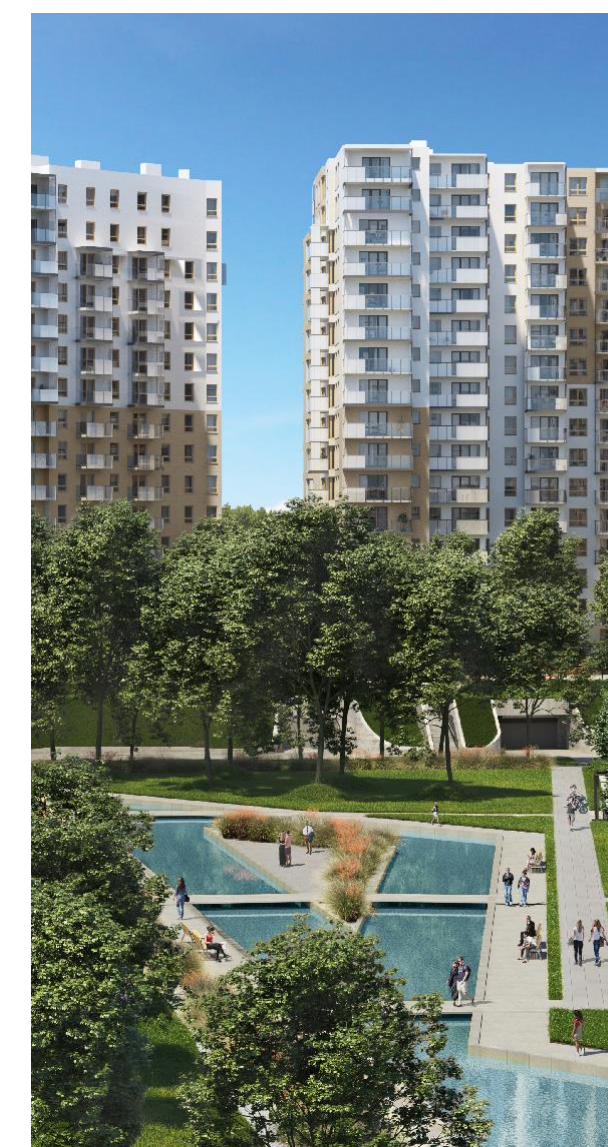
Lagom

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



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Units presold: **436** (net after cancellations)

Developer agreements signed: **665** (net after cancellations)

Units on offer: **1 843** (out of which 5% are finished goods)

Revenues: **PLN 402 million**

Strong cash position*: **PLN 649 million**

Operating cash flow: **PLN 244 million** (excl. purchase of new plots)

Total land bank units: **14 124**

Number of units recognized in revenues: **687**

* Including amounts kept on individual escrow accounts.