



**ROBYG**

**FINANCIAL RESULTS  
Q1-3 2022**

**Warsaw, November 2022**



## AGENDA

### PART 01

Summary

### PART 02

Presales and revenue's perspective

### PART 03

Estimated financial results

### PART 04

Plans of ROBYG Group

### PART 05

ESG

### PART 06

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# PART 01

## Summary Q1-3 2022





## Summary

Revenues:

**PLN 509 million**

Strong cash position\*:

**PLN 344 million**

Operating cash flow:

**PLN 147 million**  
(excl. purchase of new plots)

\* Including amounts kept on individual escrow accounts.





## Summary

Developer agreements signed:  
**1 644** (net after cancellations)

Units presold: **1 464**  
(net after cancellations)

Number of units under  
construction: **6 923**

Units on offer: **4 935**  
(out of which <1% finished goods)





## ROBYG Group – material investings and financial activities

**Total new financing:  
PLN 75 million**

**New plots**

**FINANCING**

**NEW PLOTS**

Warsaw, Gdansk

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

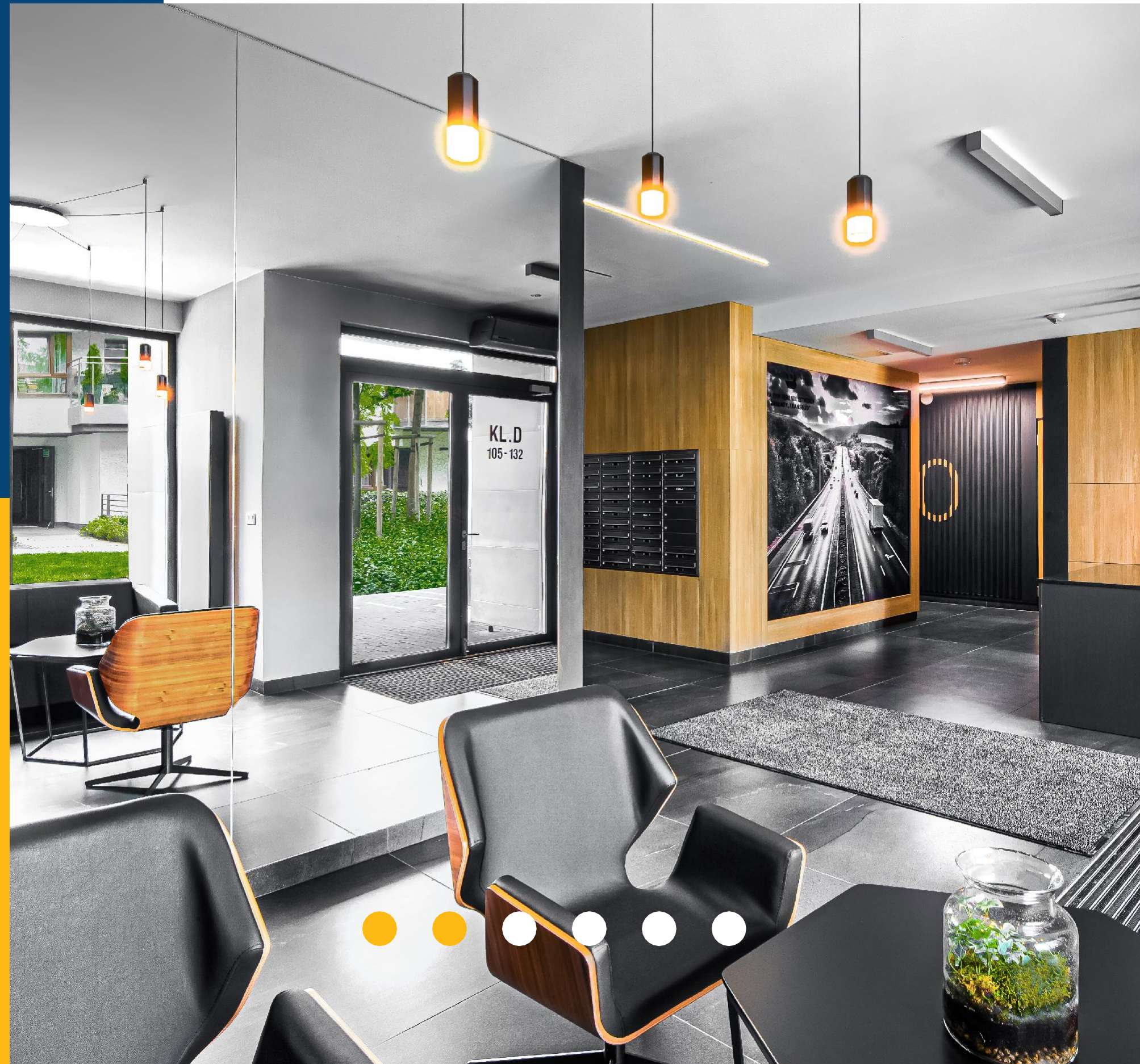
Total expected potential for construction  
of ca. **13 000 sqm** of usable area.

Area of plots [ha]	Type of contracts	Potential of sellable area [sqm]	Locations
0.9	Final	11 000	Warsaw, Praga Południe
0.5	Final	2 000	Gdansk, Olszynka



# PART 02

## Presale & revenue perspective

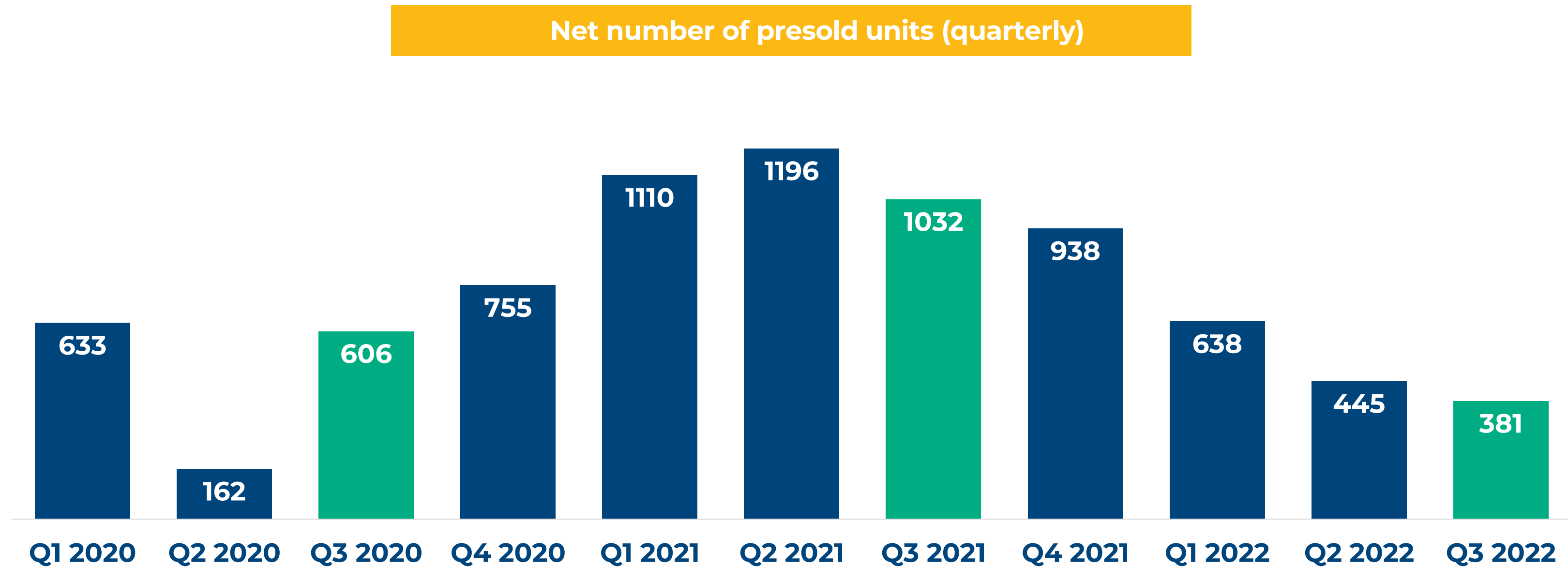






### ROBYG Group – presale structure

Presale in Q1-3 2022: 1 464 units (-34% Q1-3'22/Q1-3'17-21\*), PLN 757 million (-15% Q1-3'22/Q1-3'17-21\*)



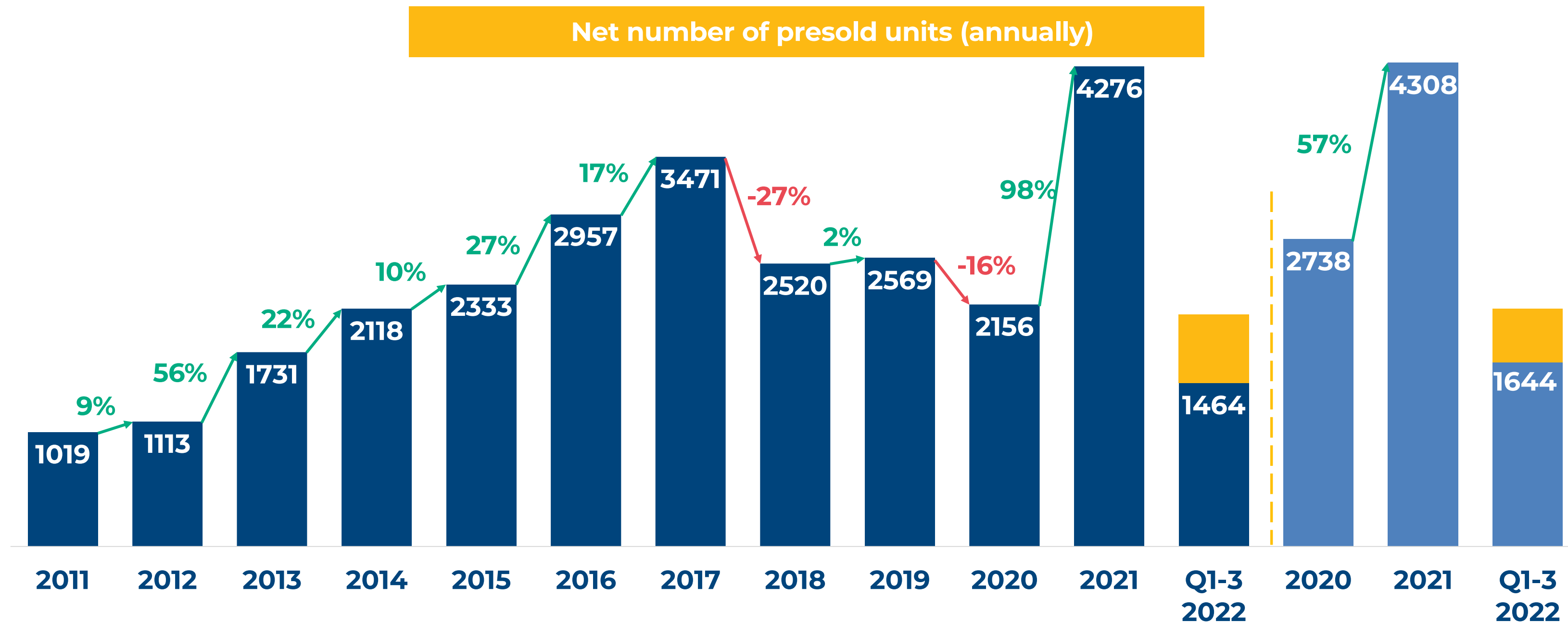
\* The average number/value of contracted units from Q1-3 for 2017-2021 was used as comparable data.



## 02. Presales & revenue's perspective

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\* The average number/value of contracted units from Q1-3 for 2017-2021 was used as comparable data.

Development agreements

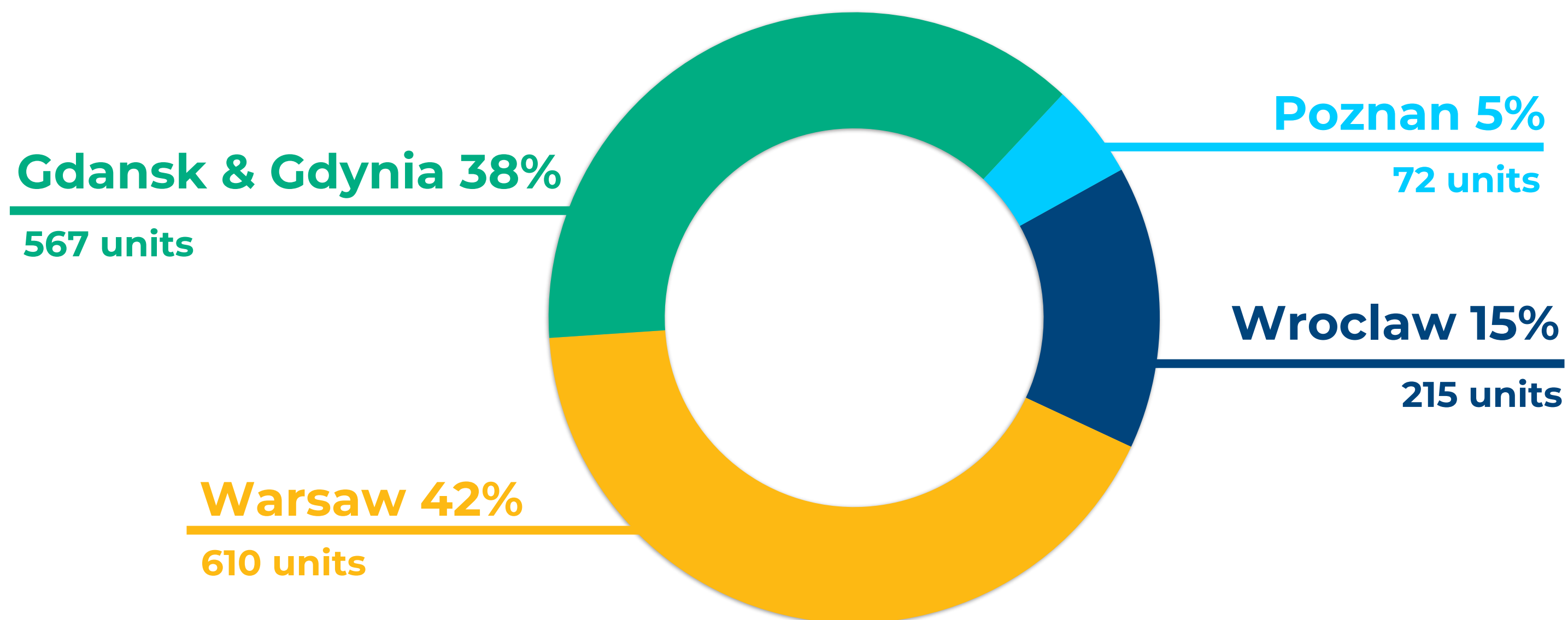


## 02. Presales & revenue's perspective



### ROBYG Group – presale structure

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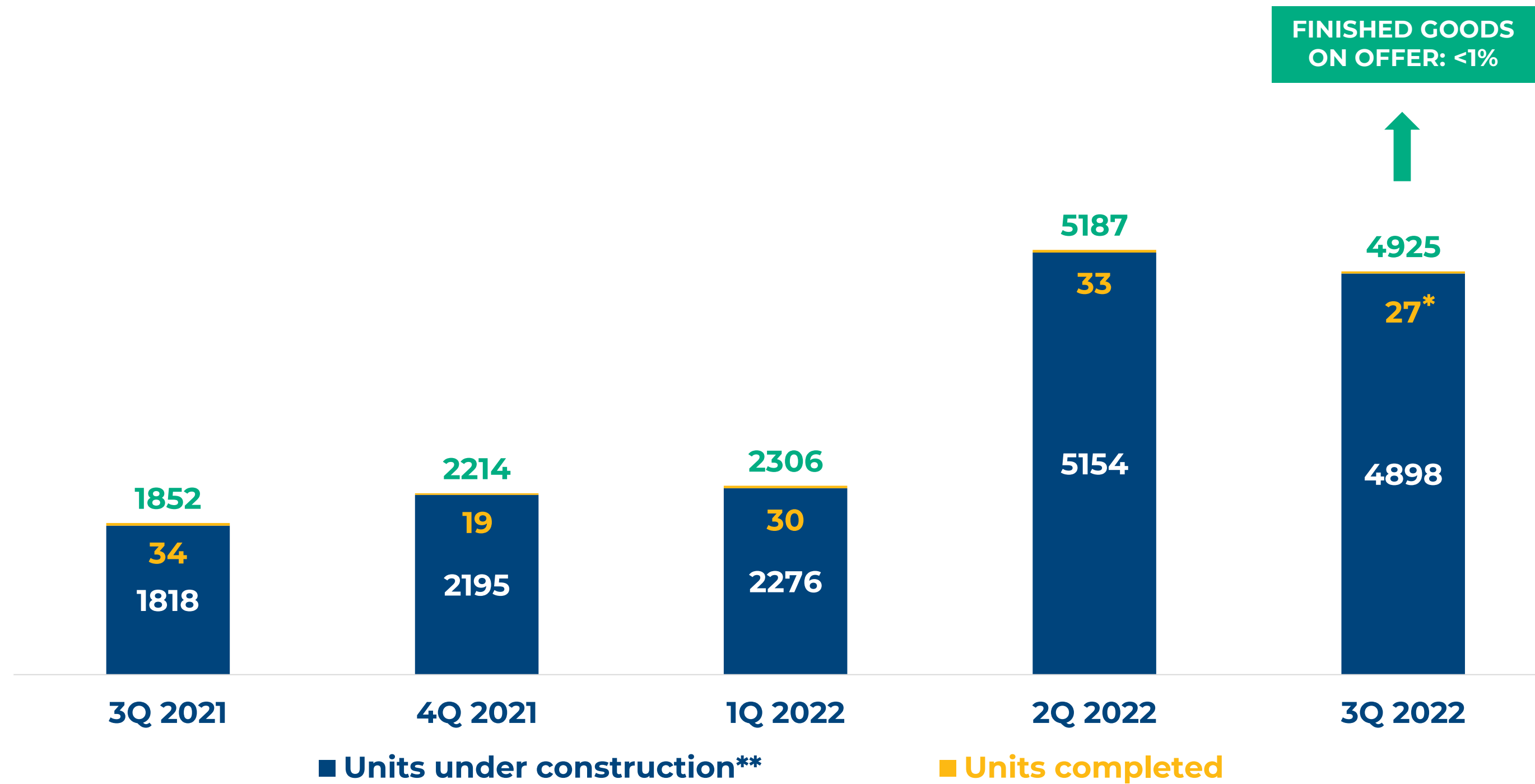
\* The average number/value of contracted units from Q1-3 for 2017-2021 was used as comparable data.



## 02. Presales & revenue's perspective



### ROBYG Group – units on offer



\* The offer is decreased by 10 commercial units which are rented.

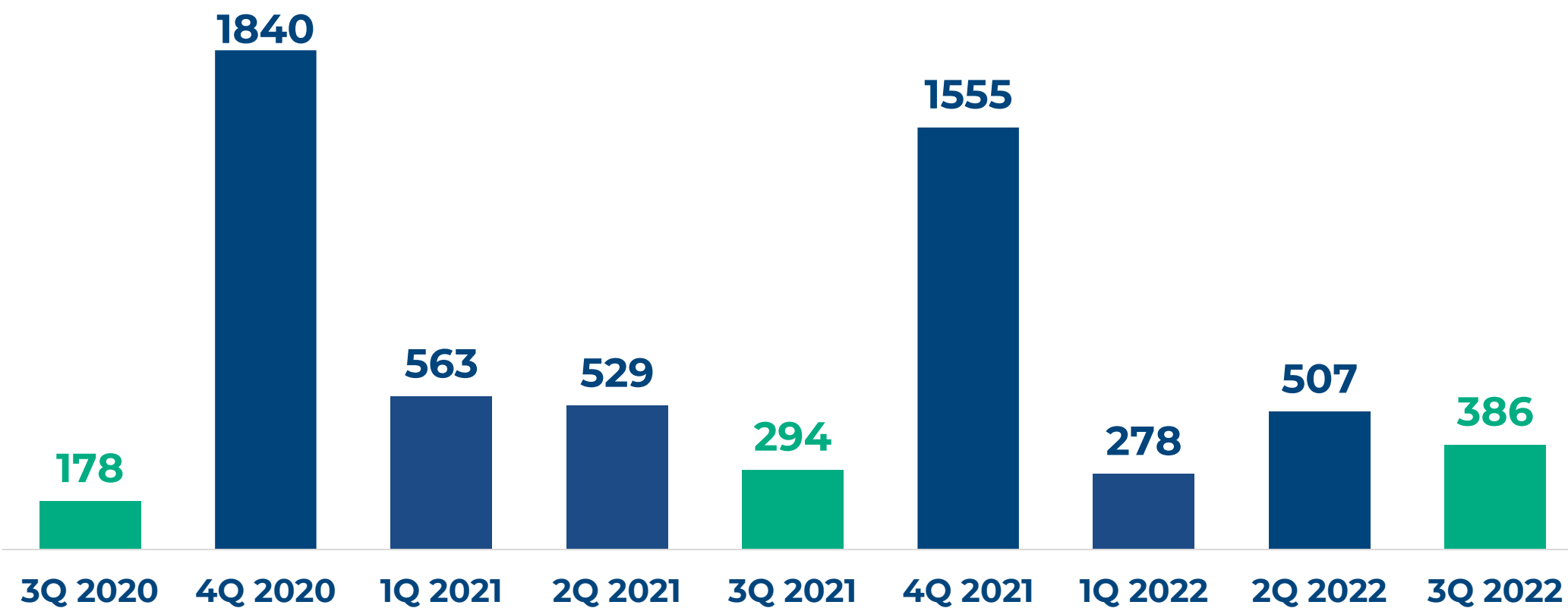
\*\* Including residential units in presale which construction has not begun yet (as at 30 September 2022).



## 02. Presales & revenue's perspective

### ROBYG Group – revenue recognition (as at 30 September 2022)

Number of units recognized in revenues (quarterly)



Total 2020: **2 715**

Total 2021: **2 941**

Total Q1-3 2022: **1 171**

### Recognition potential of units in revenues

#### Units not presold and not recognized: **4 935**

Completed: **37**

Under construction: **2 350**

Which construction has not started yet, but included in pre-sales process: **2 548**

#### Units presold and not recognized: **4 787**

Completed: **103**

Under construction: **4 573**

Which construction has not started yet, but included in pre-sales process: **111**



## 02. Presales & revenue's perspective



### Number of units to be completed in 2022-2023 and also (contracted) until 30 September 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
<b>Young City 2, Modern City</b> – Warsaw	-	-	344	(254)	94	(87)	438	(341)
<b>Osiedle Życzliwa Praga, Praga Arte, Praga Deco</b> – Warsaw	142	(142)	491	(491)	252	(252)	743	(743)
<b>Royal Residence, Ogrody Wilanów, Apartamenty Królewskie</b> – Warsaw	-	-	69	(65)	544	(309)	613	(374)
<b>Mój Ursus, City Sfera, Sady Ursynów</b> – Warsaw	425	(425)	1197	(937)	644	(518)	1 841	(1 455)
<b>Zajezdnia Wrzeszcz, Porto, Młode Stogi</b> – Gdansk	166	(166)	467	(466)	146	(54)	613	(520)
<b>Park Południe, Więcej, Szumilas, Wiśniowa Aleja</b> – Gdansk	176	(176)	708	(599)	278	(52)	986	(651)
<b>Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Vista</b> – Gdansk	441	(441)	195	(172)	564	(239)	759	(411)
<b>Nowa Letnica, Nadmotławie Estates</b> – Gdansk	572	(570)	163	(151)	560	(144)	723	(295)
<b>Jagodno, WPB, Początek Piątkowo</b> – Wrocław & Poznan	499	(497)	430	(407)	486	(267)	916	(674)
	<b>2 421</b>	<b>(2 417)</b>	<b>4 064</b>	<b>(3 542)</b>	<b>3 568</b>	<b>(1 922)</b>	<b>7 632</b>	<b>(5 464)</b>
	<b>*+700</b>	<b>(+665)</b>	-	-	-	-	-	-
	<b>3 121</b>	<b>(3 082)</b>	<b>4 064</b>	<b>(3 542)</b>	<b>3 568</b>	<b>(1 922)</b>	<b>7 632</b>	<b>(5 464)</b>
	<b>(-180)</b>	<b>(-141)</b>	<b>+180</b>	<b>(+141)</b>	<b>+694</b>	<b>(+133)</b>	<b>+180</b>	<b>(+141)</b>
Potential of handovers	<b>2 941</b>	<b>(2 941)</b>	<b>4 244</b>	<b>(3 683)</b>	<b>4 262</b>	<b>(2 055)</b>	<b>7 812</b>	<b>(5 605)</b>
Handovers (estimated)	<b>2 941</b>	<b>(2 941)</b>	<b>3 550</b>	<b>(3 550)</b>	<b>3 680</b>	<b>(2 188)</b>	<b>7 230</b>	<b>(5 605)</b>
				<b>100%</b>		<b>59%</b>		<b>78%</b>

\*) Units completed in prior years to be recognised.



## 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	163
Młode Stogi	160
Szumilas	110
<b>TOTAL</b>	<b>1 533</b>

#### Warsaw

Project	Total no. of units to be completed in 2022
Osiedle Życzliwa Praga	299
Mój Ursus	731
Apartamenty Królewskie	69
City Sfera	466
Modern City	256
Praga Deco	192
Young City 2	88
<b>TOTAL</b>	<b>2 101</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 : 4 064**



## 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
Nadmotławie	170
Vista	87
Moment	116
Szumilas	150
<b>TOTAL</b>	<b>1 548</b>

#### Warsaw

Project	Total no. of units to be completed in 2023
Royal Residence	544
Sady Ursynów	96
Osiedle Życzliwa Praga	252
Mój Ursus	548
Modern City	94
<b>TOTAL</b>	<b>1 534</b>

#### Wroclaw & Poznan

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

**TOTAL Gdansk / Warsaw / Wroclaw / Poznan : 3 568**





# PART 03

## Estimated financial results





## 03. Estimated financial results

### Estimated financial results

(PLNk)	Q1-3 2022	Q1-3 2021	Change	2021
Revenues	508 668	640 970	(20,6%)	1 299 900
Cost of sales	(365 396)	(447 962)	(18,4%)	(929 778)
<b>Gross profit on sales</b>	<b>143 272</b>	<b>193 008</b>	<b>(25,8%)</b>	<b>370 122</b>
Selling and marketing expenses	(19 687)	(26 843)	(26,7%)	(36 850)
Administrative expenses	(35 589)	(34 437)	3,3%	(48 814)
Other*	77 897	33 554	NA	206 142
<b>Operating profit</b>	<b>165 893</b>	<b>165 282</b>	<b>0,4%</b>	<b>490 600</b>
Finance income	15 493	4 549	240,6%	13 614
Finance costs	(7 774)	(6 512)	19,4%	(9 279)
<b>Profit before tax</b>	<b>173 612</b>	<b>163 319</b>	<b>6,3%</b>	<b>494 935</b>
Income tax expense	(35 470)	(32 751)	(-7,0%)	(97 876)
<b>Net profit</b>	<b>138 142</b>	<b>130 568</b>	<b>5,8%</b>	<b>397 059</b>
<b>Net profit attributable to equity holders of the parent</b>	<b>138 142</b>	<b>130 168</b>	<b>6,1%</b>	<b>396 659</b>
<b>Gross profit margin on sales</b>	<b>28,2%</b>	<b>30,1%</b>	<b>N/A</b>	<b>28,5%</b>
<b>Net profit margin</b>	<b>27,2%</b>	<b>20,4%</b>	<b>N/A</b>	<b>30,5%</b>

\* Incl. revaluation of investment properties.



## 03. Estimated financial results



### Estimated financial condition

(PLNk)	Q1-3 2022	Q1-3 2021	Change	2021
<b>Total assets, including:</b>	<b>3 720 856</b>	<b>3 579 351</b>	<b>4,0%</b>	<b>3 479 289</b>
Non-current assets, including:	684 979	696 818	(1,7%)	709 734
Investment properties and investment properties under construction	515 726	510 741	1,0%	522 641
Inventories	2 515 992	2 045 945	23,0%	1 925 257
Trade and other receivables	141 536	286 687	(50,6%)	166 143
Amounts kept on individual escrow accounts	152 358	188 079	(19,0%)	172 141
Cash and cash equivalents	191 871	354 750	(45,9%)	298 786
<b>Equity:</b>	<b>929 033</b>	<b>1 202 081</b>	<b>(22,7%)</b>	<b>1 380 351</b>
<b>Total liabilities, including:</b>	<b>2 791 823</b>	<b>2 377 270</b>	<b>17,4%</b>	<b>2 098 938</b>
LT interest bearing liabilities	267 362	718 780	(62,8%)	621 587
Current interest bearing liabilities	586 684	64 684	807,0%	21 074
Advances received from clients	1 435 849	1 128 115	27,3%	955 044



## 03. Estimated financial results



### Estimated statement of cash flow

(PLNk)	Q1-3 2022	Q1-3 2021	2021
<b>Net cash flows from operating activities, including:</b>	<b>106 091</b>	<b>1 003</b>	<b>238 926</b>
Expenditures for the purchase of new plots	(41 239)	(343 487)	(346 127)
<b>Net cash flows from investing activities:</b>	<b>220 286</b>	<b>(131 337)</b>	<b>(167 564)</b>
<b>Net cash flows from financing activities, including:</b>	<b>(433 292)</b>	<b>285 586</b>	<b>27 926</b>
Proceeds from issue of bonds	0	150 000	150 000
Equity investment	0	100 000	100 000
Repayment of bonds	0	(45 300)	(45 300)
Proceeds from loans and borrowings	1 042 602	410 040	410 216
Repayment of bank and loans	(842 598)	(299 316)	(445 896)
Paid dividend	(600 000)	0	0
Interest and commissions paid	(31 313)	(23 561)	(31 484)
<b>Net change in cash and cash equivalents</b>	<b>(106 915)</b>	<b>155 252</b>	<b>99 288</b>





### Debt financing

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

#### DEBT – Aging

	<1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Total
BANK CREDIT FACILITIES	214.31	0.00	0.00	0.00	0.00	0.00	214.31
BONDS	360.00	0.00	122.50	127.50	00.00	0.00	610.00
<b>TOTAL</b>	<b>574.31</b>	<b>0.00</b>	<b>122.50</b>	<b>127.50</b>	<b>00.00</b>	<b>0.00</b>	<b>824.31</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 September 30th, 2022

**Net debt ratio\* = 0.54**

**\* 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 Q1-3 2022 = PLN 1 194 million**

**Amount to be collected from clients\* = PLN 826 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
<b>Legal structures</b>	Separate capital groups	
<b>Business segment</b>	Construction and sale of residential and commercial units	PRS (private rented sector) – flats for rent
<b>Financing</b>	Own funds and external financing	Activities funded by TAG
<b>Management structure</b>	Common management structure and shared auxiliary functions supporting the main operating activities (in areas such as finance, marketing, administration, etc.)	
<b>Transactions between groups</b>	Provided on market terms.	



### Strategic goals

**Number of presold of residential units in 2022  
app. 2.100 units**

**Increase of sales in the years ahead**

**Accumulating financial resources to strengthening liquidity**

**Maintaining the margins**

**Realisation of the ROBYG's ESG strategy**



## 04. Plans of ROBYG Group



**Total land bank 14 000 units + 4 925 units on offer = 18 925 units**

### Gdansk/Gdynia

District	Number of units	%
Śródmieście/Gdynia	610	21%
Nowy Port	290	10%
Śródmieście/Gdansk	915	30%
Kowale	585	20%
Olszynka	310	11%
Zaspa	155	5%
Brzeźno	75	3%
<b>TOTAL: 2 940 units – 21%</b>		

### Warsaw

District	Number of units	%
Włochy	2 080	31%
Ursus	735	12%
Mokotów/Czerniaków	655	10%
Bemowo/Chrzanów	390	6%
Wilanów	365	5%
Bemowo/Jelonki	300	4%
Tarchomin	10	<1%
Other*	2 165	32%
<b>TOTAL: 6 700 units – 48%</b>		

### Wroclaw

District	Number of units	%
Other*	1 150	100%
<b>TOTAL: 1 150 units – 8%</b>		

### Poznan

District	Number of units	%
Piątkowo	1 295	39%
Rataje	1 035	32%
Ostrów Tumski	880	29%
<b>TOTAL: 3 210 units – 23%</b>		

**TOTAL\*\*: Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 14 000 units**

\* Preliminary land purchase agreements.

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

## 04. Plans of ROBYG Group



**Commercial potential = 55 000 sqm of usable area**



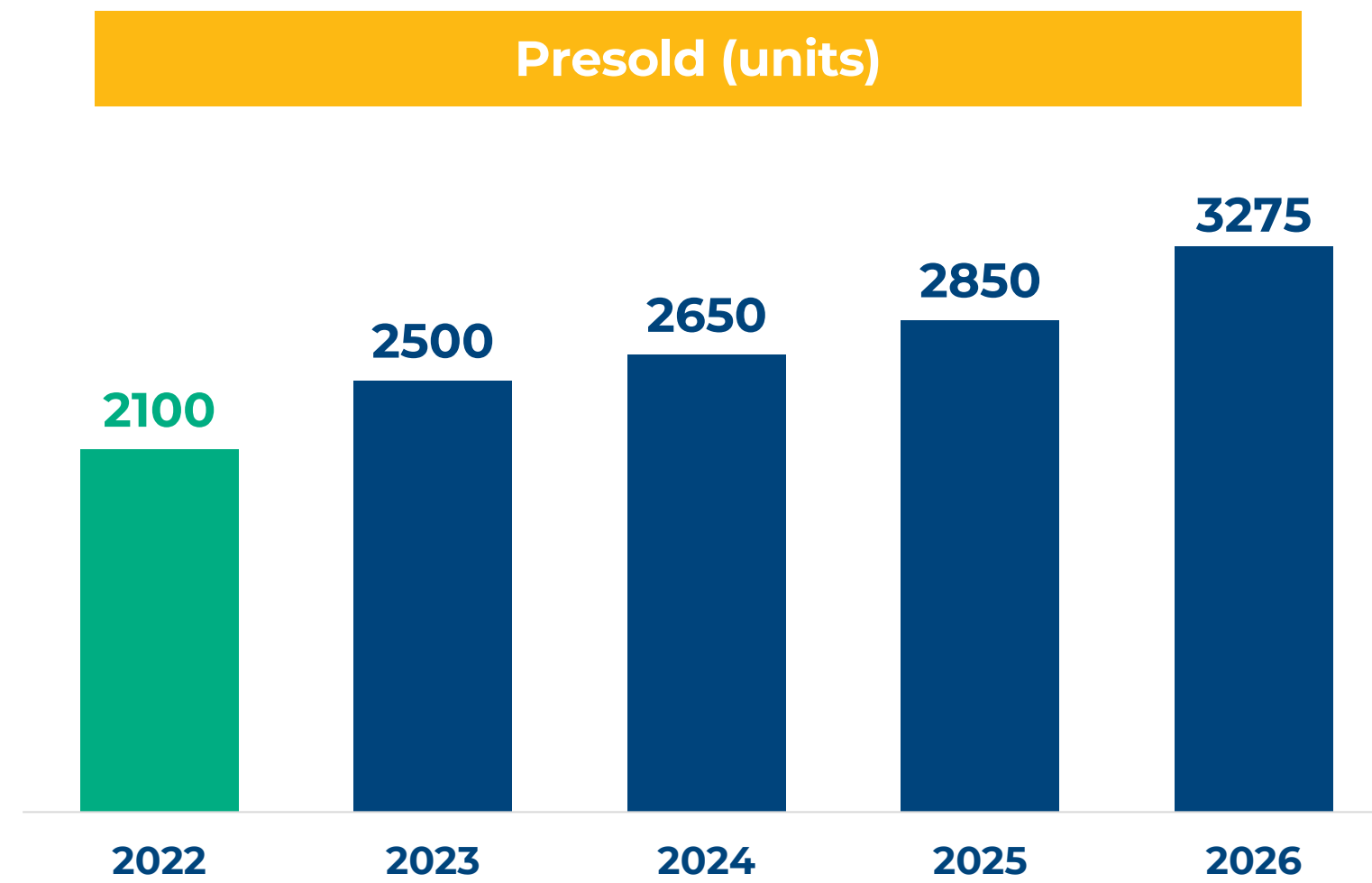
\* Preliminary land purchase agreements.



## 04. Plans of ROBYG Group



### ROBYG Group estimates

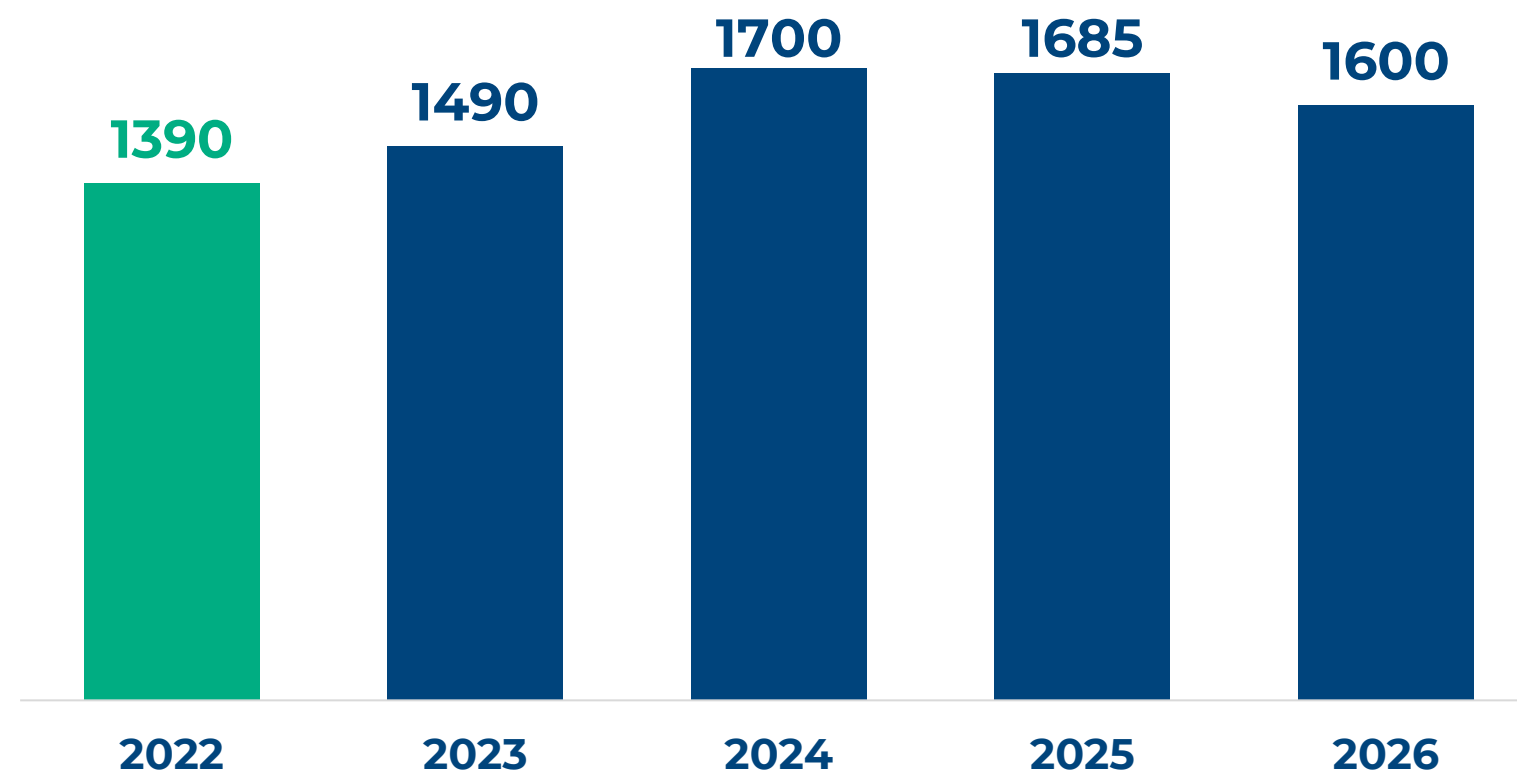


## 04. Plans of ROBYG Group

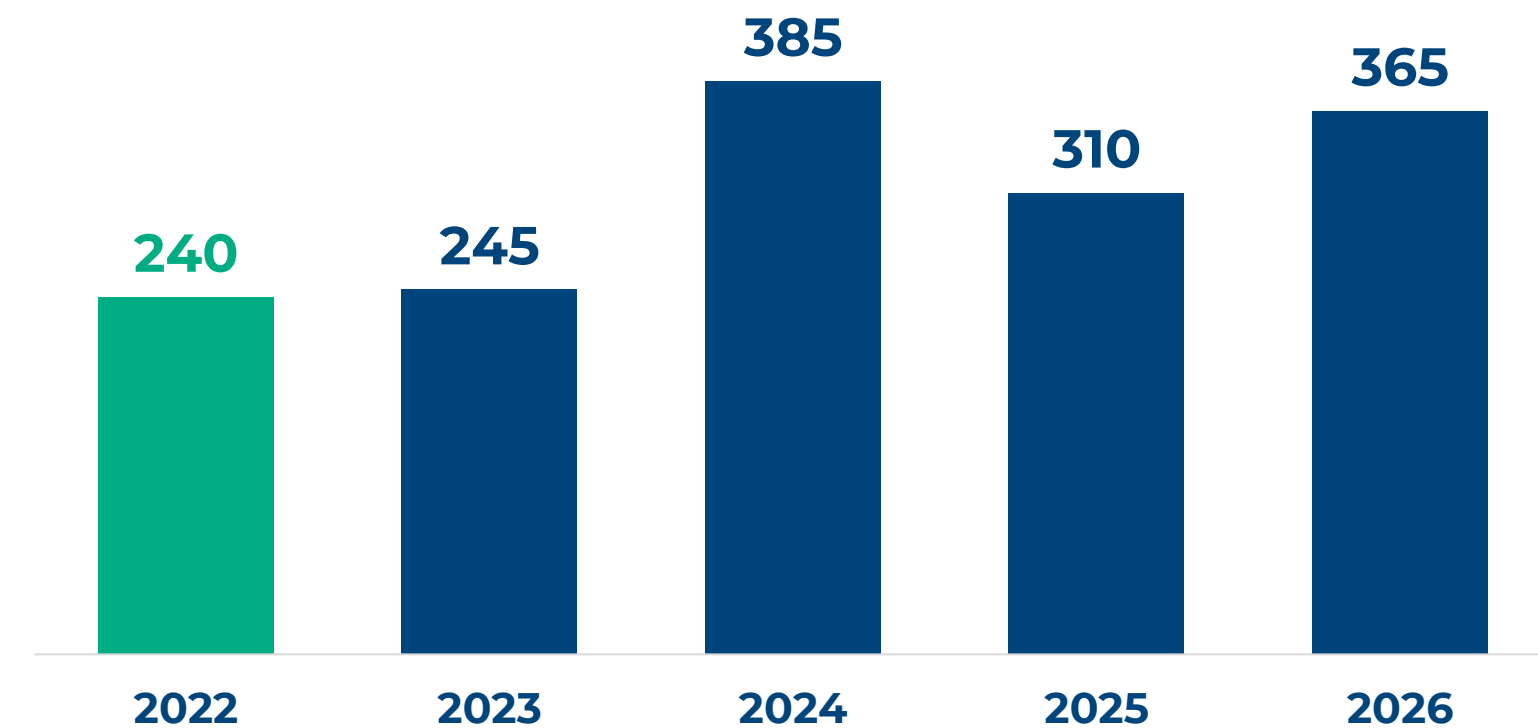


### ROBYG Group estimates

Amount to be collected from clients (PLNm)



Cash flows from operating activities (PLNm)



Cash flows from operating activities assume net expenses for the purchase of new land for the new projects (**planned net expenses for purchase land in 2024-2026 approx. PLN 900 million**).





# **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

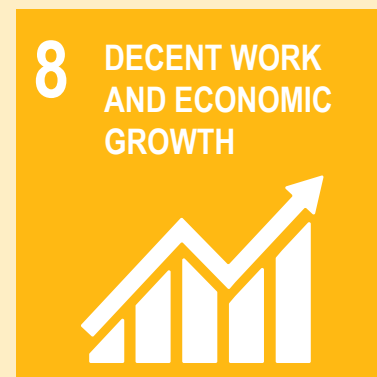
\* Estimated values. Data for all projects in company's history unless otherwise stated





- 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



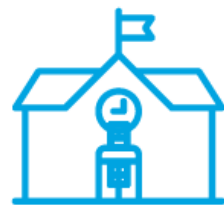
Playgrounds  
and indoor  
kidsplay zones



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.robypg.pl](http://www.esg.robypg.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.








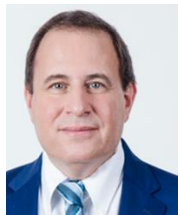



# PART 06

## 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>Eyal Keltsh</b> <i>Vice President, COO</i></p>  <p><b>Years at ROBYG: 15</b></p> <ul style="list-style-type: none"> <li>COO since 2009</li> </ul>	<p><b>Marta Hejak</b> <i>Vice President, CFO</i></p>  <p><b>Years at ROBYG: 7</b></p> <ul style="list-style-type: none"> <li>CFO since 2021</li> </ul>	<p><b>Artur Ceglaz</b> <i>Vice President, Head of Business Dev.</i></p>  <p><b>Years at ROBYG: 21</b></p> <ul style="list-style-type: none"> <li>CDO since 2019</li> <li>CFO 2007-2019</li> </ul>	<p><b>Dariusz Pawlukowicz</b> <i>Vice President, Head of HR</i></p>  <p><b>Years at ROBYG: 1</b></p>
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<p><b>Alex Goor</b> <i>Chairman of the SB of ROBYG Construction</i></p>  <p><b>Years at ROBYG: 12</b></p>	<p><b>Filip Cackowski</b> <i>Deputy CFO, CFO of ROBYG Construction</i></p>  <p><b>Years at ROBYG: 13</b></p>	<p><b>Rafal Michalski</b> <i>Head of Technical Department COO ROBYG Construction</i></p>  <p><b>Years at ROBYG: 17</b></p>	<p><b>Joanna Chojecka</b> <i>Sales &amp; Marketing Director in Warsaw and Wroclaw</i></p>  <p><b>Years at ROBYG: 17</b></p>	<p><b>Anna Wojciechowska</b> <i>Head of ESG / Sales &amp; Marketing Director in Gdansk and Poznan</i></p>  <p><b>Years at ROBYG: 10</b></p>	<p><b>Wojciech Gruza</b> <i>Head of Legal Department</i></p>  <p><b>Years at ROBYG: 21</b></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 2022	2021	2020	2019	2018
Assets	8 582,3	7 088,6	6 478,0	5 647,0	5 033,3
Equity	3 302,6	3 129,5	2 681,5	2 394,2	2 048,3
EBITDA (adjusted)	117,6	226,1	222,3	214,7	206,4
<b>Consolidated net profit</b>	<b>301,8</b>	<b>585,6</b>	<b>402,6</b>	<b>456,4</b>	<b>488,2</b>

#### Credit rating

Agencja	Short-term rating	Long-term rating
Standard & Poor's	A-3	BBB-
Moody's	Non-Prime	Ba1





## Description of investments – under construction (1)



### Lawendowe Wzgórze / Stacja Nowy Gdansk

City: Gdansk  
District: Jasień

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

No. of units: 3 697 units  
(completed: 3 141 units)  
Total sellable area: ca. 173,0k sqm

Start of construction: Q3 2009  
Planned completion date: Q4 2023



### Osiedle Kameralne

City: Warsaw  
District: Bemowo

No. of stages: 8  
Stages completed: 5

No. of units: ca. 870 units  
(completed: 556 units)  
Total sellable area: ca. 46,3k. sqm

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



### City Sfera

City: Warsaw  
District: Włochy

No. of stages: 14  
Stages completed: 4  
Stages under construction: 1

No. of units: ca. 1 600 units  
(completed: 541 units)  
Total sellable area: ca. 70,0k sqm

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



## Description of investments – under construction (2)



### Nowa Letnica

City: Gdansk  
District: Letnica

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

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

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



### Young City 2

City: Warsaw  
District: Bemowo

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

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

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



### Modern City

City: Warsaw  
District: Bemowo

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

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

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





## Description of investments – under construction (3)



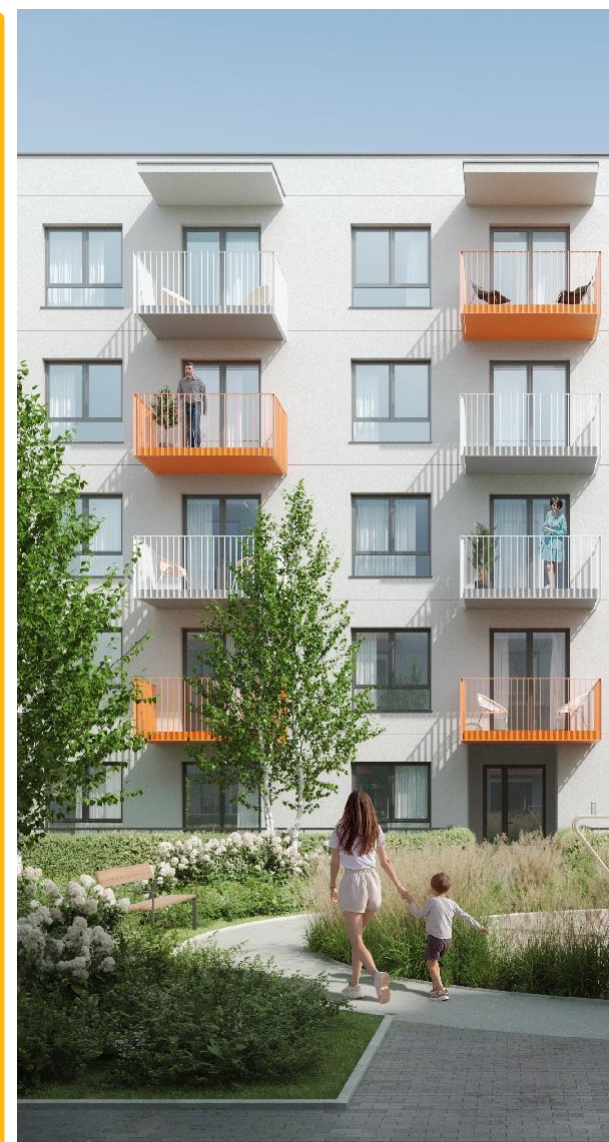
### Jagodno

City: Wrocław  
District: Krzyki

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

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

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



### Osiedle Życzliwa Praga

City: Warsaw  
District: Tarchomin

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

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

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



### Nadmotławie Estate

City: Gdansk  
District: Śródmieście

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

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

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

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





## Description of investments – under construction (4)



### Moment

City: Gdansk  
District: Ujeścisko

No. of stages: 4  
Stages completed: 1  
Stages under construction\*: 3

No. of units: ca. 200 units  
(completed: 91 units)  
Total sellable area: ca. 10,3k sqm

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



### Park Południe

City: Gdansk  
District: Łostowice

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

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

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



### Apartamenty Królewskie

City: Warsaw  
District: Wilanów

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

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

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

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





## Description of investments – under construction (5)



### Więcej

City: Gdansk  
District: Łostowice

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

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

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



### Mój Ursus

City: Warsaw  
District: Ursus

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

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

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



### Lagom

City: Gdansk  
District: Ujeścisko

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

No. of units: 41 units  
Total sellable area: ca. 5,7k sqm

Start of construction: Q3 2020  
Planned completion date: Q2 2024

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





## Description of investments – under construction (6)



### Szumilas

City: Gdansk (Kowale)

No. of stages: 6

Stages under construction\*: 3

No. of units: ca. 900 units

Total sellable area: ca. 44,3k sqm

Start of construction: Q1 2021

Planned completion date: Q1 2028



### Wojszyckie Alejki

City: Wroclaw

District: Krzyki

No. of stages: 2

Stages completed: 1

Stages under construction: 1

No. of units: ca. 210 units

(completed: 62 units)

Total sellable area: ca. 11,1k sqm

Start of construction: Q1 2020

Planned completion date: Q4 2022



### Porto

City: Gdansk

District: Nowy Port

No. of stages: 16

Stages under construction\*: 10

No. of units: ca. 1 040 units

Total sellable area: ca. 57,8k sqm

Start of construction: Q1 2021

Planned completion date: Q4 2024

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





## Description of investments – under construction (7)



### Praga Deco

City: Warsaw  
District: Praga Południe

No. of stages: 1  
Stages under construction: 1

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

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



### Młode Stogi

City: Gdansk  
District: Stogi

No. of stages: 1  
Stages under construction: 1

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

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



### Royal Residence

City: Warsaw  
District: Wilanów

No. of stages: 7  
Stages under construction\*: 5

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

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

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





## Description of investments – under construction (8)



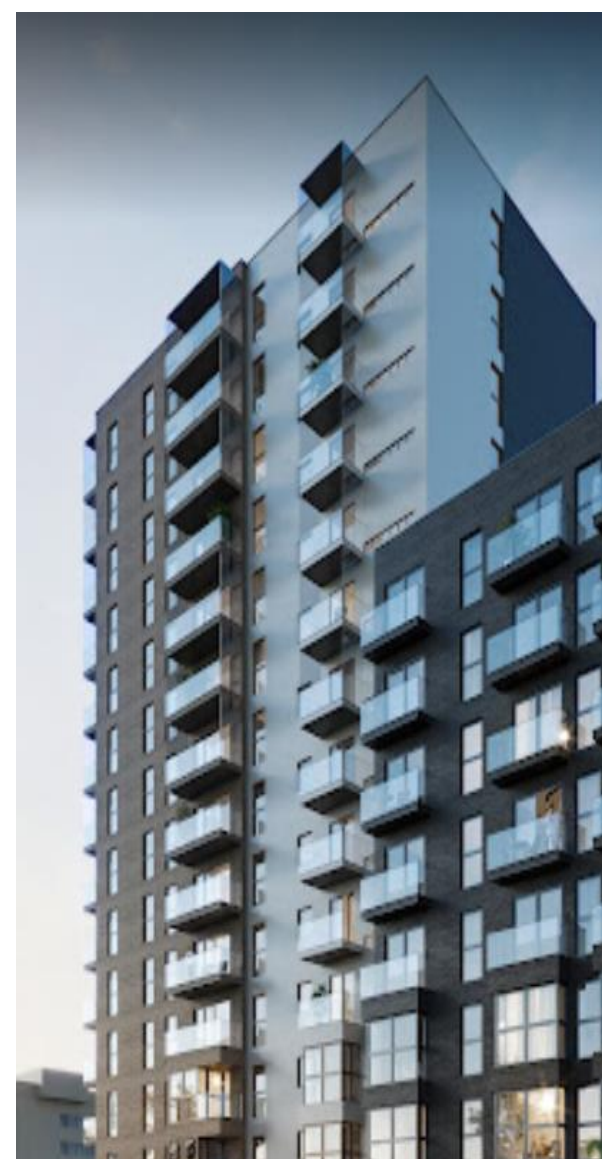
### Kameralna Olszówka

City: Wrocław  
District: Krzyki

No. of stages: 1  
Stages under construction: 1

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

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



### Początek Piątkowo

City: Poznań  
District: Piątkowo

No. of stages: 6  
Stages under construction: 1

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

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



### Sady Ursynów

City: Warsaw  
District: Ursynów

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

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

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

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





## Description of investments – under construction (9)



### Wiśniowa Aleja

City: Gdańsk  
District: Ujeścisko

No. of stages: 2  
Stages under construction: 2

No. of units: 200 units  
Total sellable area: ca. 9,7k sqm

Start of construction: Q1 2022  
Planned completion date: Q3 2025



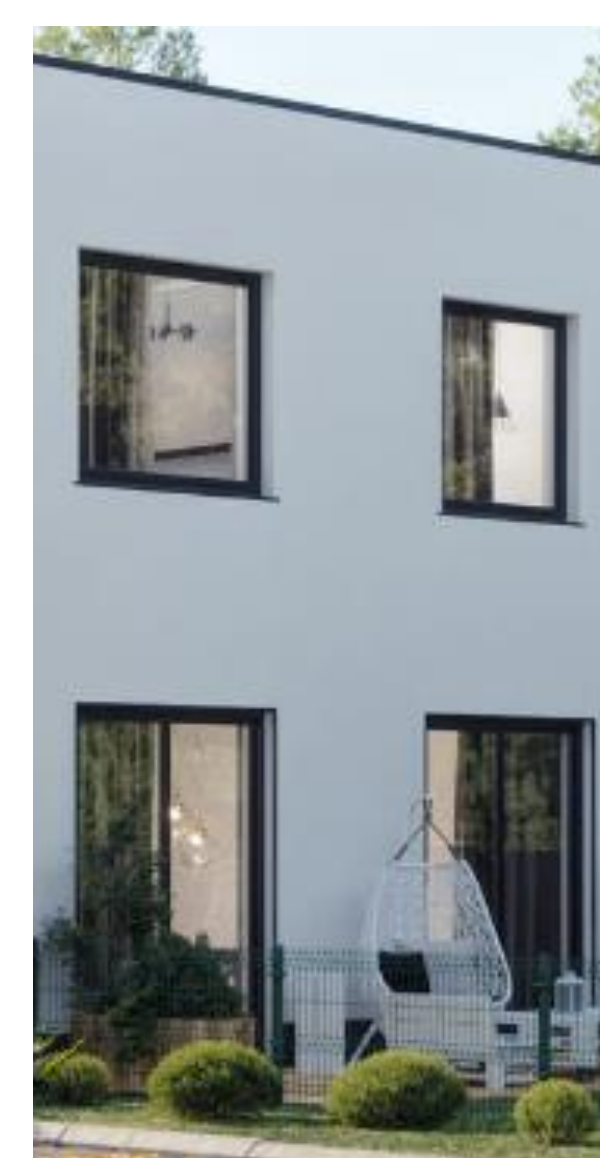
### VISTA

City: Gdańsk  
District: Piecki-Migowo

No. of stages: 1  
Stages under construction: 1

No. of units: 90 units  
Total sellable area: ca. 4,4k sqm

Start of construction: Q2 2022  
Planned completion date: Q4 2023



### Dożynkowa 43

City: Wrocław  
District: Krzyki

No. of stages: 1  
Stages under construction: 1

No. of units: 11 units  
Total sellable area: ca. 1,5k sqm

Start of construction: Q2 2022  
Planned completion date: Q4 2023





## Description of investments – under construction (10)



### Osiedle nad Widawą

City: Wrocław  
District: Psie Pole

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

No. of units: 138 units  
Total sellable area: ca. 6,8k sqm

Start of construction: Q2 2022  
Planned completion date: Q4 2023



### Rytm Mokotowa

City: Warszawa  
District: Mokotów

No. of stages: 6  
Stages under construction\*: 2

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

Start of construction: Q2 2022  
Planned completion date: 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: Q2 2022  
Planned completion date: Q3 2024

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





## Description of investments – under construction (11)



### Jutrzenki

City: Warszawa  
District: Włochy

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

No. of units: 133 units  
Total sellable area: ca. 6,8k sqm

Start of construction: Q2 2022  
Planned completion date: Q3 2024



### Wendy

City: Gdynia  
District: Śródmieście

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

No. of units: 780 units  
Total sellable area: ca. 40,0k sqm

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



### Sea Salt

City: Gańsk  
District: Zaspka

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

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



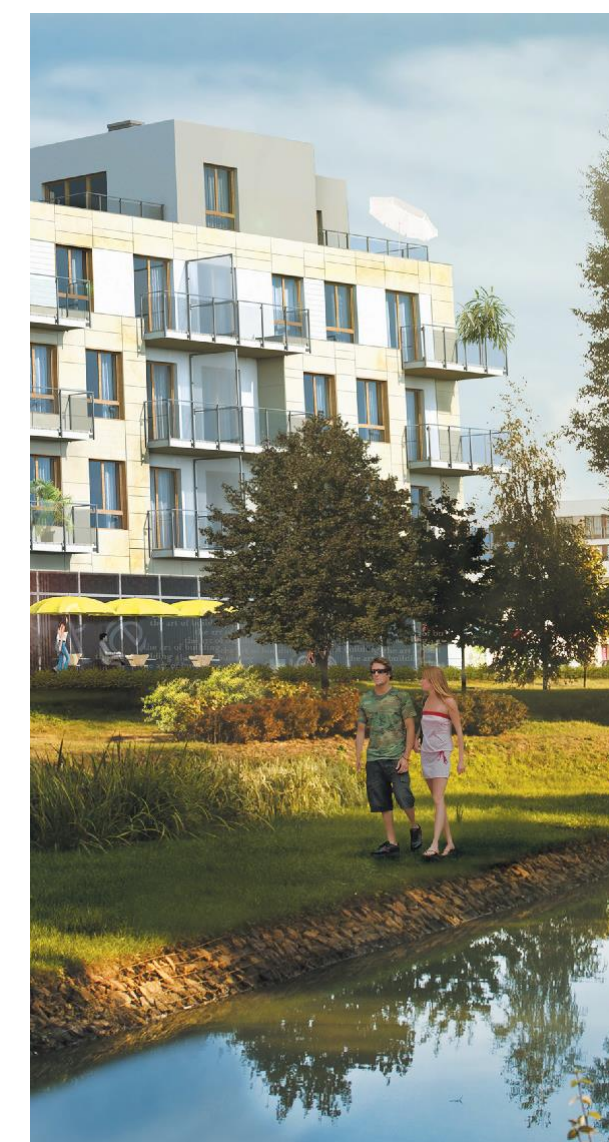
### Osiedle Zdrowa

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

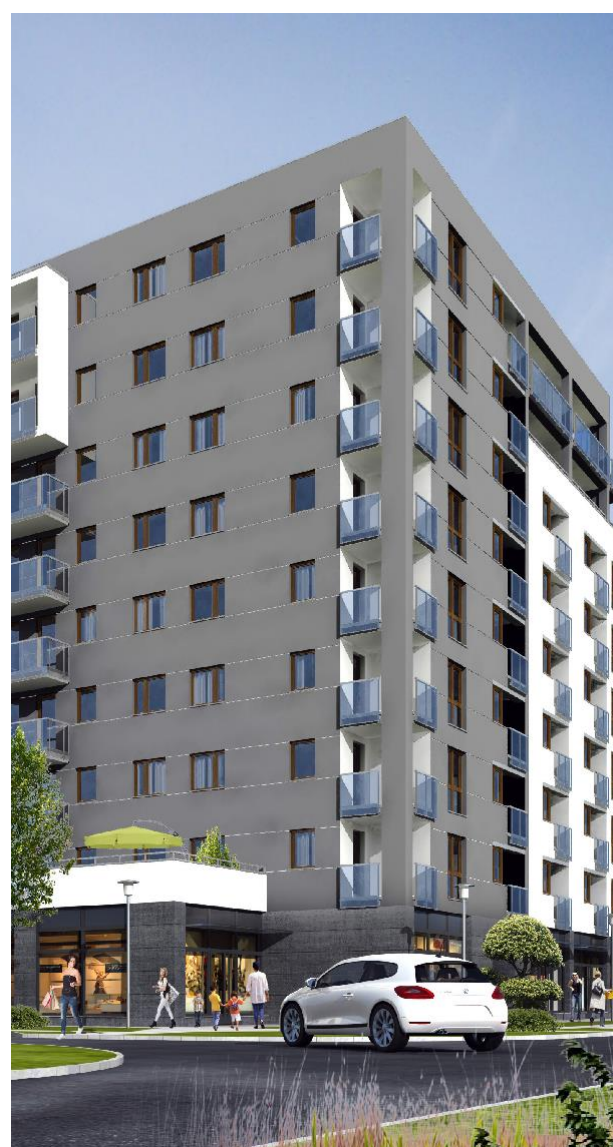
No. of units: 1 350 units  
Total sellable area: 108,7k sqm

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



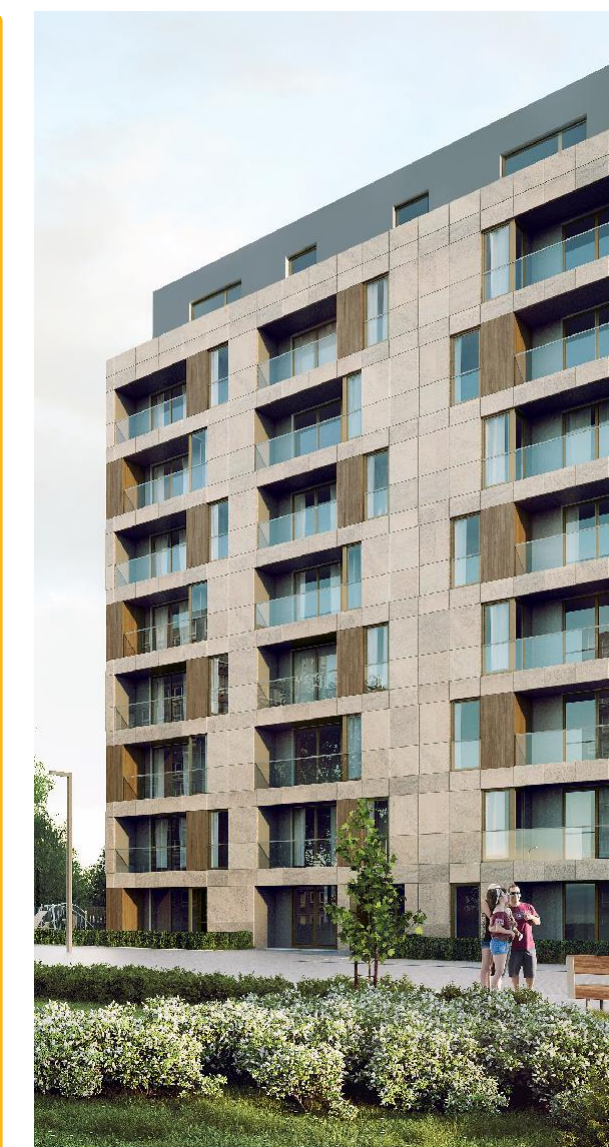
### Park Wola Residence

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

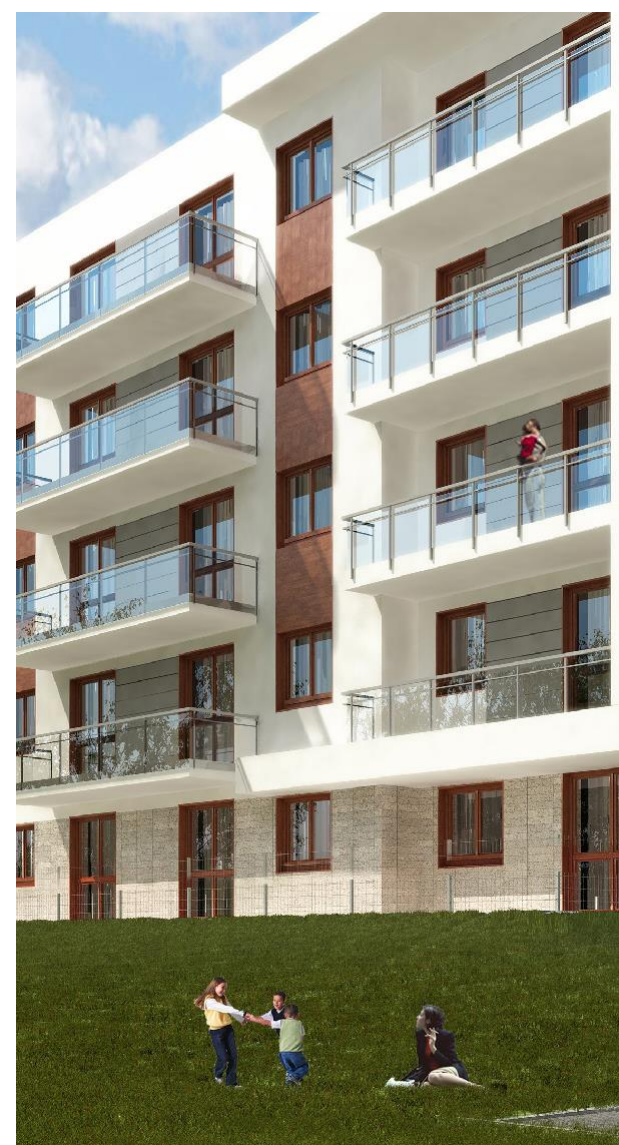
No. of units: 138 units  
Total sellable area: 7,9k sqm

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: Zaspa

No. of stages: 2

No. of units: 280 units  
Total sellable area: 14,9k sqm

Start of construction: Q3 2015  
Completion date: Q3 2017





### Description of investments – completed (5)



#### Apartamenty Villa Nobile

City: Warsaw  
District: Wilanów

No. of stages: 3

No. of units: 637 units  
Total sellable area: 39,1k sqm

Start of construction: Q1 2016  
Completion date: Q4 2017



#### Słoneczna Morena

City: Gdansk  
District: Piecki-Migowo

No. of stages: 22

No. of units: 1 983 units  
Total sellable area: 107,8k sqm

Start of construction: Q4 2009  
Completion date: Q4 2018



#### MoreNova

City: Gdansk  
District: Piecki-Migowo

No. of stages: 3

No. of units: 518 units  
Total sellable area: 25,0k sqm

Start of construction: Q2 2016  
Completion date: Q2 2019





## Description of investments – completed (6)



### Ogrody Wilanów

City: Warsaw  
District: Wilanów

No. of stages: 3

No. of units: 221 units  
Total sellable area: ca. 11,8k sqm

Start of construction: Q2 2018  
Completion date: Q4 2019



### Green Mokotów

City: Warsaw  
District: Mokotów

No. of stages: 9

No. of units: 673 units  
Total sellable area: ca. 42,6k sqm

Start of construction: Q2 2016  
Completion date: Q4 2019



### Stacja Nowy Ursus

City: Warsaw  
District: Ursus

No. of stages: 5

No. of units: 1 238 units  
Total sellable area: ca. 60,6k sqm

Start of construction: Q2 2016  
Completion date: Q4 2019





## Description of investments – completed (7)



### Forum Wola

City: Warsaw  
District: Wola

No. of stages: 4

No. of units: ca. 880 units  
Total sellable area: ca. 47,3k sqm

Start of construction: Q3 2017  
Completion date: Q4 2020



### Praga Arte

City: Warsaw  
District: Praga Południe

No. of stages: 1

No. of units: ca. 250 units  
Total sellable area: ca. 12,9k sqm

Start of construction: Q3 2019  
Completion date: Q4 2020



### Leśna Przystań

City: Wrocław  
District: Osobowice

No. of stages: 1

No. of units: ca. 30 units  
Total sellable area: ca. 3,8k sqm

Start of construction: Q1 2019  
Completion date: Q4 2020





## Description of investments – completed (8)



### Willa Nad Potokiem

City: Wrocław  
District: Fabryczna

No. of stages: 1

No. of units: 13 units  
Total sellable area: ca. 0,7k sqm

Start of construction: Q3 2019  
Completion date: Q2 2021



### Uroczysko

City: Wrocław  
District: Psie Pole

No. of stages: 3

No. of units: 309 units  
Total sellable area: ca. 14,8k sqm

Start of construction: Q1 2020  
Completion date: Q4 2021



### Zajezdnia Wrzeszcz

City: Gdansk  
District: Wrzeszcz

No. of stages: 14

No. of units: 1 615 units  
Total sellable area: ca. 84,6k sqm

Start of construction: Q4 2016  
Completion date: Q2 2022



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

Units presold: **1 464**  
(net after cancellations)

Number of signed development agreements: **1 644**  
(net after cancellations)

Units on offer: **4 935** (out of which <1% are finished goods)

Revenues: PLN **509** million

Strong cash position\*: PLN **344** milion

Operating cash flow: PLN **147** milion  
(excl. purchase of new plots)

\* Including amounts kept on individual escrow accounts.





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