



ROBYG

FINANCIAL RESULTS 2023

Warsaw, March 2024

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PART 01

Summary 2023



Summary

Revenues:
PLN 1 813 million

Strong cash position*:
PLN 557 million

Operating cash flow:
PLN 670 million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



Summary – ROBYG Group

Developer agreements signed:
2 809 (net after cancellations)

Units presold: **3 071**
(net after cancellations)

Total land bank units: **14 695**

Number of units under
construction: **2 350**
Number of units recognized
in revenues: **3 361**

Units on offer: **1 729**
(out of which 12% finished goods)*

Net repayment of interest bearing
liabilities: **PLN 581 million**

* Includes 910 units withdrawn from sale due to lack of building permits.

ROBYG Group – material acquisitions and financial activities

Total new financing: PLN 410 million

FINANCING

CREDIT FACILITIES

- revolving loan with the limit of **PLN 50 million**
- revolving loan with the limit of **PLN 150 million**
- revolving loan with the limit of **PLN 150 million**
- revolving loan with the limit of **PLN 60 million***

BONDS

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

New plots

NEW PLOTS

Wroclaw, Gdansk, Warsaw

Total expected potential for construction of ca. **75 300 sqm** of usable area.

Area of plots [ha]	Type of contracts	Potential of sellable area [sqm]	Locations
0.5	Final	13 000	Wroclaw, Stare Miasto
2.2	Final	7 500	Gdansk, Ujescisko
1.3	Final	23 000	Gdansk, Zaspa**
0.7	Preliminary	12 500	Warszawa, Mokotów
0.5	Final	7 000	Warszawa, Wlochy
0.5	Final	6 100	Wroclaw, Krzyki
1.0	Final	6 200	Warszawa, Ursynow

* Includes also the transactions performed after 31 December 2023 till the date of the presentation (marked in green).

**Jointly controlled.

PART 02

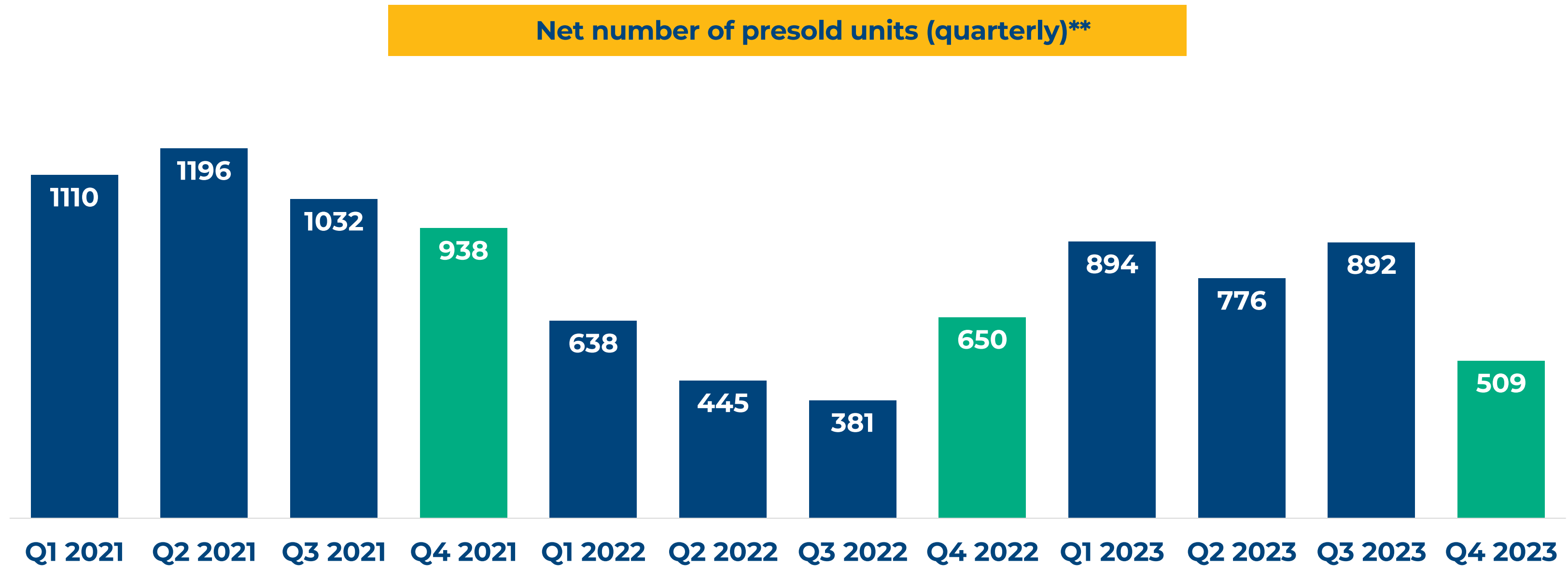
Presale & revenue perspective



02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in Q1-4 2023: 3 071* (units 8% Q1-4'23/Q1-4'17-22*), PLN 1 853 million (54% Q1-4'23/Q1-4'17-22*)



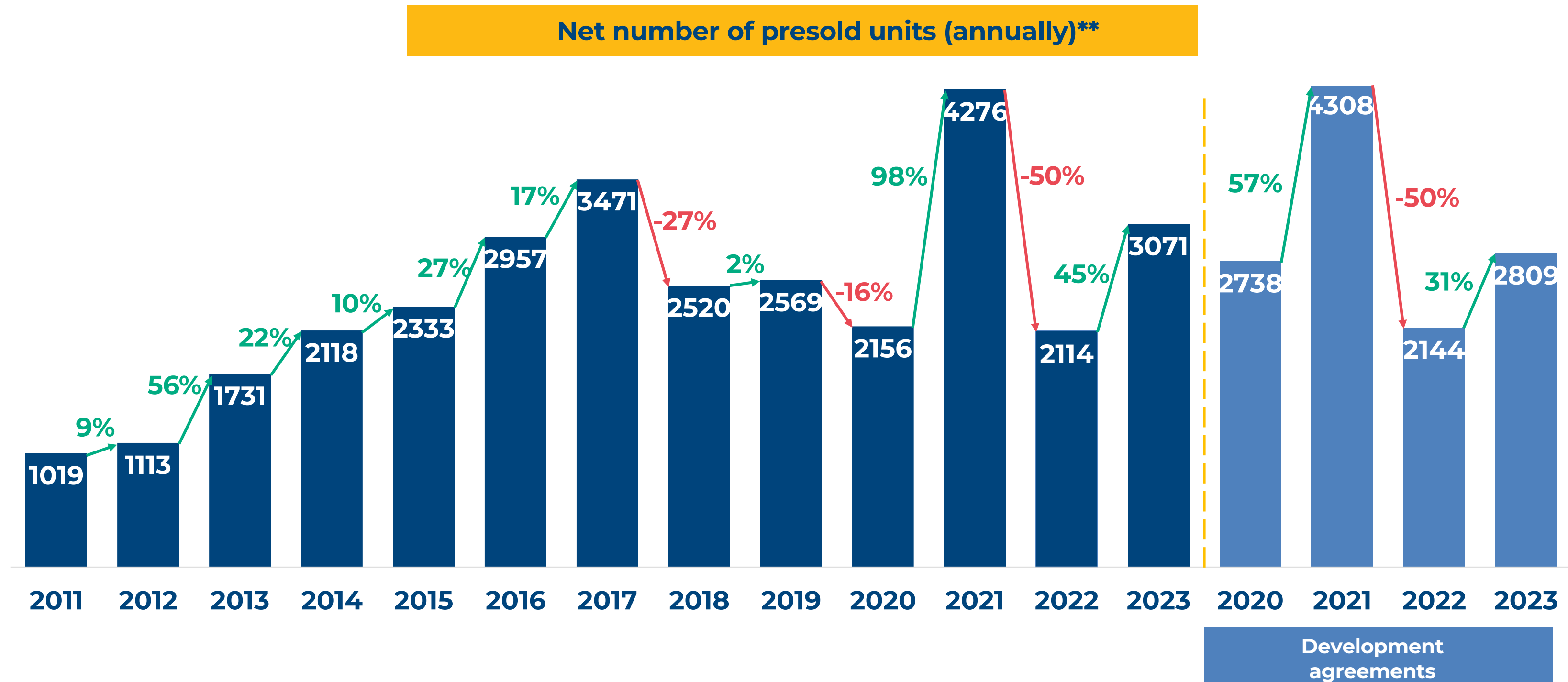
* The average number/value of contracted units from Q1-4 for 2017-2022 was used as comparable data.

** Incl. 606 units contracted in joint ventures.

02. Presales & revenue's perspective

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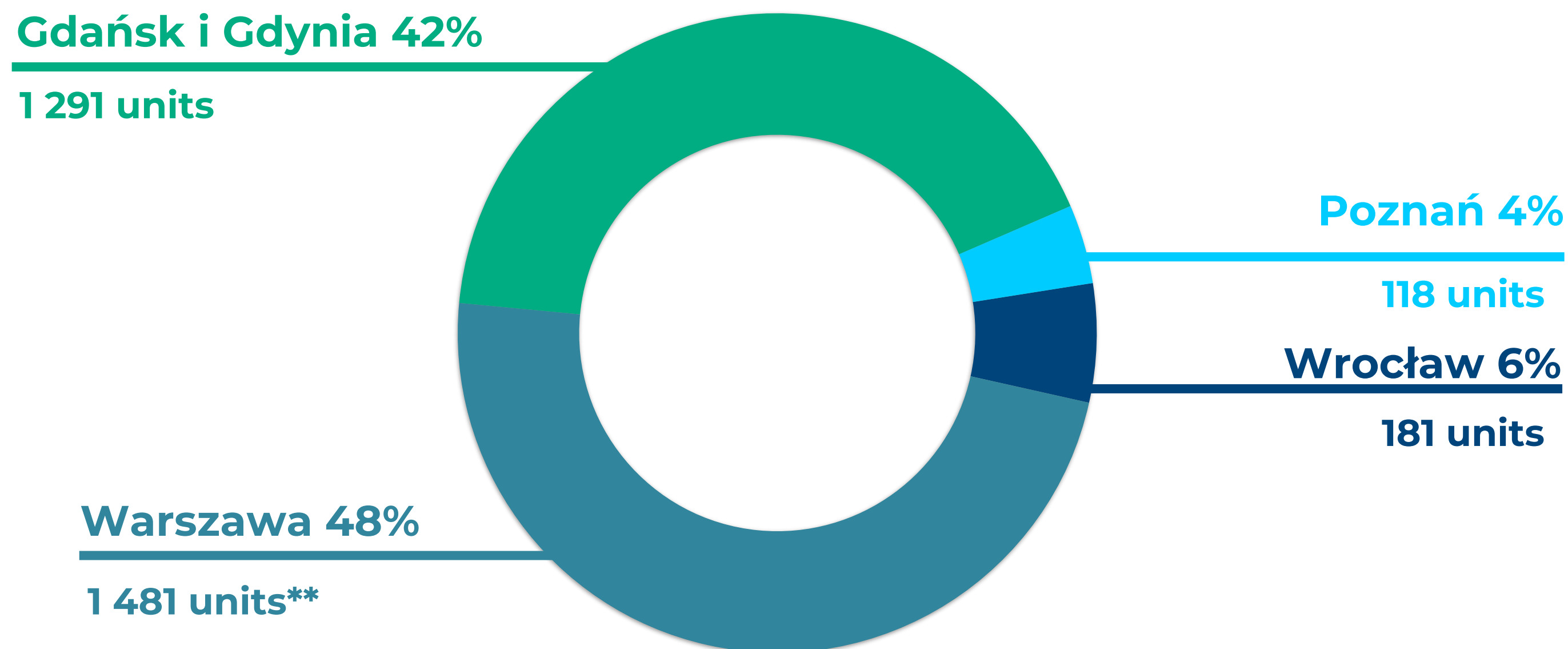
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** Incl. 606 units presold in jointly controlled projects.

02. Presales & revenue's perspective

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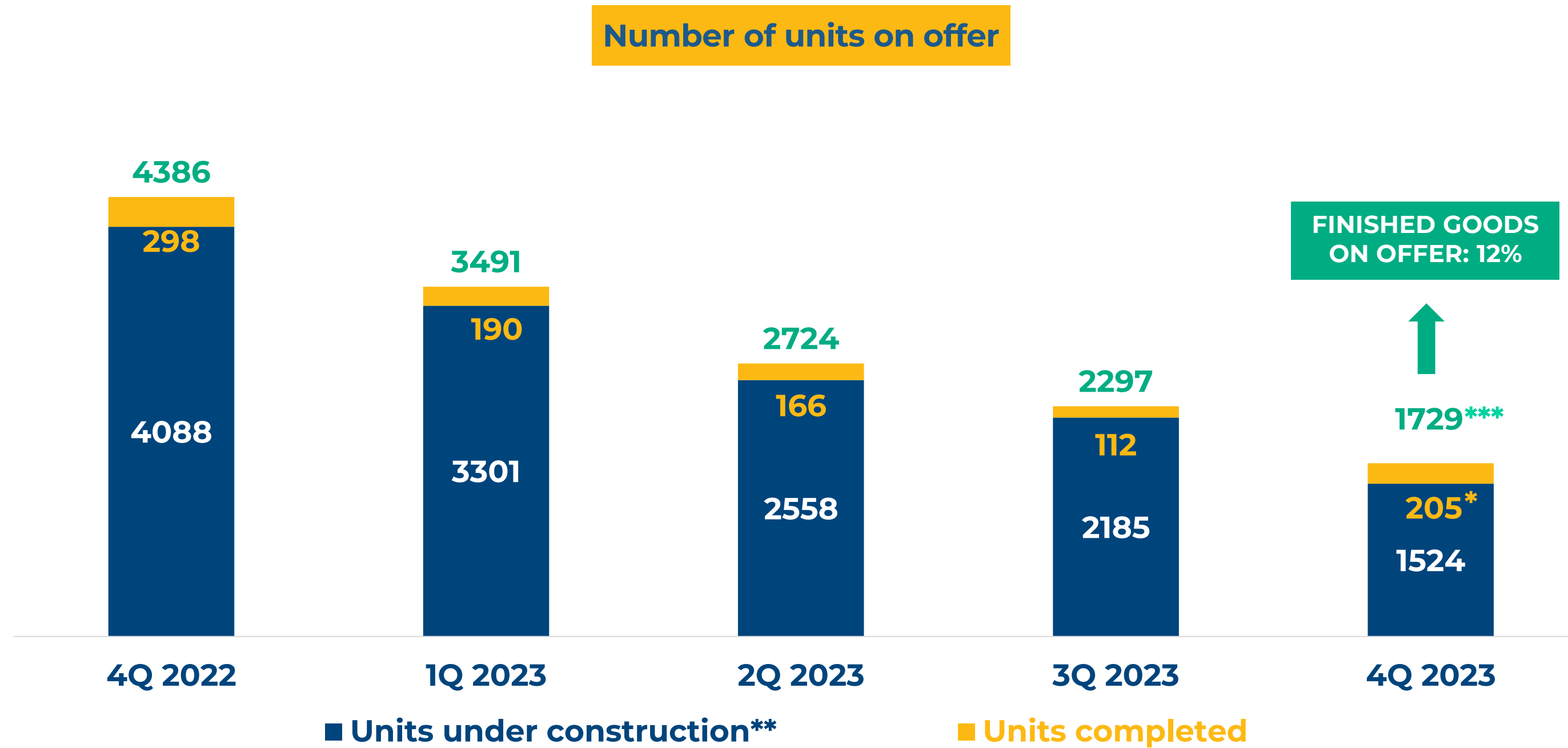


* The average number/value of contracted units from Q1-4 for 2017-2022 was used as comparable data.

** Including 606 units in jointly controlled projects.

02. Presales & revenue's perspective

ROBYG Group – units on offer



* The offer is decreased by 0 commercial units which are rented. The offer included units for sale which were previously planned for rent.

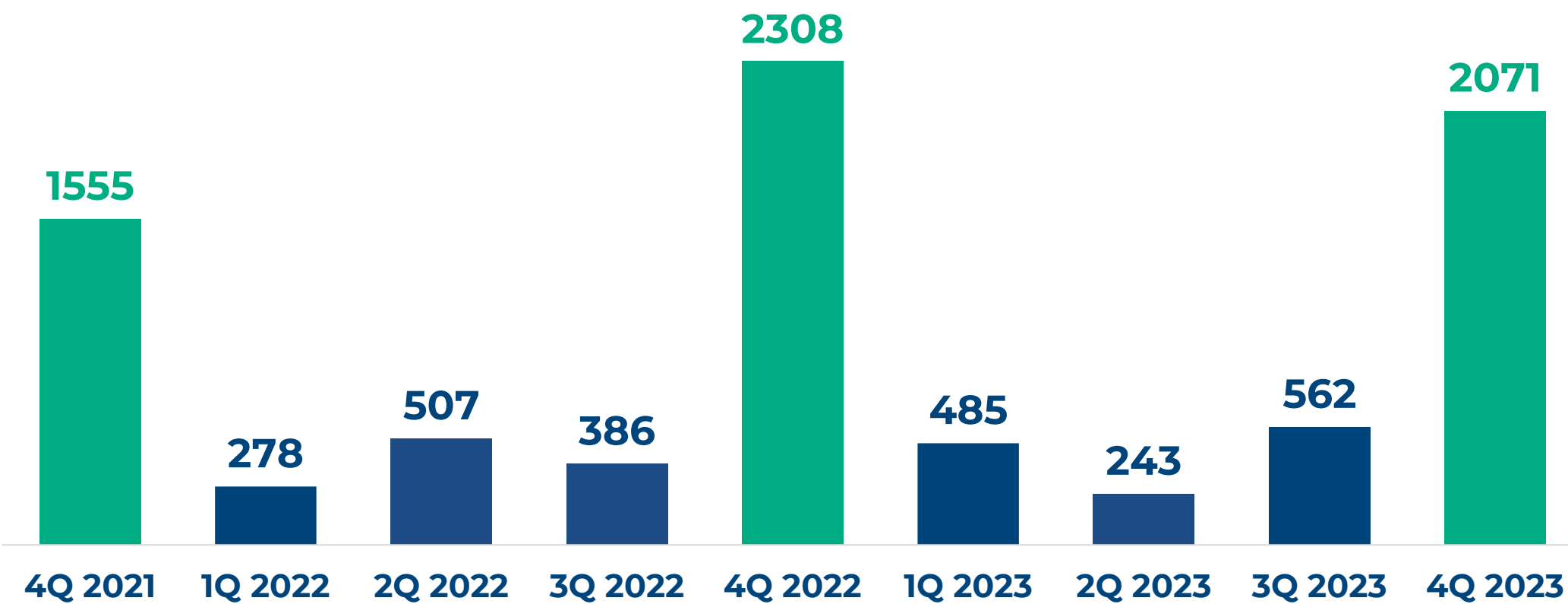
** Including residential units in presale which construction has not begun yet (as at 31 December 2023). On which 440 units on offer in jointly controlled projects.

***Includes also 910 units withdrawn from sale due to lack of building permits.

02. Presales & revenue's perspective

ROBYG Group – revenue recognition (as at 31 December 2023)

Number of units recognized in revenues (quarterly)



Total 2021: **2 941**

Total 2022: **3 479**

Total 2023: **3 361**

* On which 440 units not presold in jointly controlled projects..

** On which 781 units presold in jointly controlled projects.

Recognition potential of units in revenues

Units not presold and not Recognized*: 1 729

Completed: **205**

Under construction: **644**

Which construction has not started yet, but included in pre-sales process: **880**

Units presold and not Recognized**: 2 834

Completed: **929**

Under construction: **1 554**

Which construction has not started yet, but included in pre-sales process: **351**

02. Presales & revenue's perspective



Number of units to be completed in 2024-2025 and also (contracted) until 31 December 2023

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	(641)	316	(139)	993	(780)
Osiedle Życzliwa Praga, Jutrzenki 92, Modern City, Young City 2 – Warsaw	94	(94)	301	(233)	351	(65)	652	(298)
Royal Residence, Praga Piano – Warsaw	542	(538)	135	-	672	(346)	807	(346)
Mój Ursus, Sady Ursynów, Apartamenty przy metrze, Osiedle Kameralne – Warsaw	906	(897)	-	-	161	-	161	-
Porto, Kobieli – Gdansk & Gdynia	146	(111)	102	(81)	417	(127)	519	(208)
Szumilas, Wiśniowa Aleja, Rosa – Gdansk	350	(325)	-	-	163	(36)	163	(36)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Vista, Lagom – Gdansk	605	(563)	-	-	-	-	-	-
Nowa Letnica, Nadmotławie Estates, Sea Salt – Gdansk	560	(511)	118	(113)	235	-	353	(113)
Jagodno, WPB, Początek Piątkowo, Przystanek Tarnogaj – Wrocław & Poznan	487	(471)	153	(111)	522	(3)	675	(114)
	3 690	(3 510)	1 486	(1 179)	2 837	(716)	4 323	(1 895)
	*+876	(+764)	-	-	-	-	-	-
	4 566	(4 274)	1 486	(1 179)	2 837	(716)	4 323	(1 895)
	-1 205	(-913)	+1 205	(+913)	+180	-	+1 385	(+913)
Potential of handovers	3 361	(3 361)	2 691	(2 092)	3 017	(716)	5 708	(2 808)
Handovers (estimated)	3 361	(3 361)	2 511	(2 511)	2 682	(2 682)	5 193	(5 193)
				83%		27%		54%

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
Wendy*	144
Kobieli	58
TOTAL	959

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
Modern City	160
Rytm Mokotowa*	172
Royal Residence	454
Sady Ursynów	96
TOTAL	1 356

Wroclaw & Poznan

Project	Total no. of units to be completed in 2025 r.
Początek Piątkowo	305
Jagodno	94
Przystanek Tarnogaj	123
TOTAL	522

TOTAL: 2 837

* Jointly controlled project.



PART 03

Financial results



03. Financial results

Financial results

(PLNk)	Q1-4 2023	Q1-4 2022	Change
Revenues	1 813 037	1 505 499	20,43%
Cost of sales	(1 350 817)	(1 094 688)	23,40%
Gross profit on sales	462 220	410 811	12,51%
Selling and marketing expenses	(31 400)	(28 123)	11,65%
Administrative expenses	(54 745)	(49 972)	9,55%
Other*	80 538	106 123	(24,11%)
Operating profit	456 613	438 839	4,05%
Finance income	21 772	15 463	40,80%
Finance costs	(24 300)	(11 429)	112,62%
Profit before tax	454 085	442 873	2,53%
Income tax expense	(86 003)	(89 321)	(3,71%)
Net profit	368 082	353 552	4,11%
Net profit attributable to equity holders of the parent	369 347	354 215	4,27%
Gross profit margin on sales	25,49%	27,30%	N/A
Net profit margin	20,30%	23,50%	N/A

* Incl. revaluation of investment properties (PLN 57 615 thousand) and post-tax share of profit or loss of joint ventures accounted for using the equity method (PLN 19 750 thousand).

03. Financial results

Financial condition

(PLNk)	Q1-4 2023	Q1-4 2022	Change
Total assets, including:	3 291 950	3 522 878	(6,56%)
Non-current assets, including:	724 258	664 070	9,06%
Investment properties	453 200	517 050	(12,35%)
Other long-term receivables and other assets	157 441	24 439	544%
Inventories	1 855 534	2 108 769	(12,01%)
Trade and other receivables	145 074	139 237	4,19%
Amounts kept on individual escrow accounts	216 296	147 618	46,52%
Cash and cash equivalents	340 851	424 483	(19,70%)
Equity:	1 497 470	1 138 793	31,50%
Total liabilities, including:	1 794 480	2 384 085	(24,73%)
LT interest bearing liabilities	315 592	391 393	(19,37%)
Current interest bearing liabilities	145 220	650 211	(77,67%)
Advances received from clients	723 742	798 214	(9,33%)

03. Financial results



Statement of cash flow

(PLNk)	Q1-4 2023	Q1-4 2022
Net cash flows from operating activities, including:	515 656	146 756
Expenditures for the purchase of new plots	(154 417)	(46 509)
Net cash flows from investing activities, including:	25 523	240 176
Proceeds from JV partner	99 419	-
Repayment of loans granted to joint ventures	60 350	-
Loans granted to joint ventures	(144 384)	-
Net cash flows from financing activities, including:	(624 811)	(261 235)
Proceeds from loans and borrowings	857 343	1 552 842
Proceeds from bonds issuance	-	110 000
Repayment of bank and loans	(1 156 612)	(1 228 024)
Repayment of bonds	(297 093)	(62 907)
Paid dividend	-	(600 000)
Interest and commissions paid (including impact of SWAP settlements)	(49 432)	(35 688)
Net change in cash and cash equivalents	(83 632)	125 697



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at 31 December 2023 (PLNm).

DEBT – Aging

	<1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Total
BANK CREDIT FACILITIES	39.46	0.00	0.00	0.40	0.00	0.00	39.86
BONDS	100.00	170.00	90.00	00.00	00.00	0.00	360.00
TOTAL	139.46	170.00	90.00	00.40	00.00	0.00	399.86

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 170 million.



Leverage and collections as at 31 December 2023

Net debt ratio* = (0.10)

*** 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 Q1-4 2023 = PLN 1 645 million

Amount to be collected from clients* = PLN 986 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 2 300 units**

Maintaining of sales in the years ahead

Maintaining the margins

Expansion of activities in Wrocław, Tricity and Łódź

Maintaining the stable level of the land bank

Realisation of the ROBYG's ESG strategy

04. Plans of ROBYG Group



Total land bank 14 695 units + 1 729 units on offer = 16 424 units

Gdansk&Gdynia

District	Number of units	%
Ujescisko	312	10%
Zaspa	460	14%
Śródmiescie (Gdansk)	781	24%
Nowy Port	155	5%
Kowale	521	16%
Olszynka	310	10%
Śródmiescie (Gdynia)	619	19%
Brzezno	58	2%
TOTAL: 3 216 units – 22%		

Warsaw

District	Number of units	%
Wilanow	356	5%
Bemowo / Jelonki	300	5%
Ursus	495	8%
Tarchomin	13	<1%
Wlochy	1 078	17%
Bemowo / Chrzanow	391	6%
Mokotow / Czerniakow	350	5%
Ursynow	245	4%
Other*	3 220	50%
TOTAL: 6 448 units – 44%		

Wroclaw

District	Number of units	%
Krzyki	123	7%
Stare Miasto	299	19%
Other*	1 204	74%
TOTAL: 1 620 units – 11%		

Poznan

District	Number of units	%
Piatkowo	1 031	30%
Ostrow Tumski	1 300	38%
Rataje	1 074	32%
TOTAL: 3 400 units – 23%		

TOTAL: Gdansk & Gdynia + Warsaw + Wroclaw + Poznan = 14 695 units**

* Includes preliminary land purchase agreements.

** Units for which presale has already begun (as at 31.12.2023) not included. On which 1 429 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

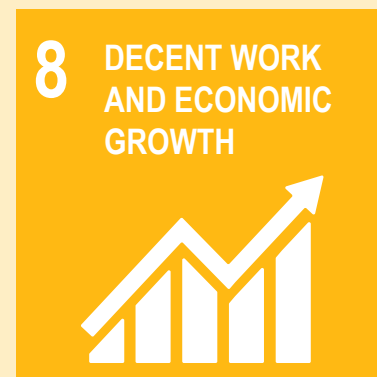


Rain gardens
and green roofs



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



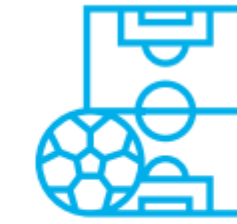
Outdoor recreation areas



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.


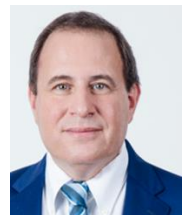











PART 06

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)	2023	2022	2021	2020	2019	2018
Assets	7 299,80	8 214,60	7 088,60	6 478,00	5 647,00	5 033,30
Equity	2 964,50	3 307,70	3 129,50	2 681,50	2 394,20	2 048,30
EBITDA (adjusted)	236,4	233,5	226,1	222,3	214,7	206,4
Consolidated net profit/(loss)	(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	Non-Prime	Ba1

*) The ratings as at 31 December, 2023.



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 December 2023).



Description of investments – under construction (3)



Osiedle Życzliwa Praga

City: Warsaw
District: Tarchomin

No. of stages: 8
Stages completed: 5
Stages under construction: 1

No. of units: ca. 796 units
(completed: 624 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. 2 292 units
(completed: 1 615 units)
Total sellable area: ca. 110,6k sqm

Start of construction: Q3 2019
Planned completion date: Q2 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: 1 131 units

(completed: 542 units)

Total sellable area: ca. 63,4k 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: 3

No. of units: ca. 1 066 units

(completed: 292 units)

Total sellable area: ca. 55,2k sqm

Start of construction: Q1 2021

Planned completion date: Q3 2026



Description of investments – under construction (5)



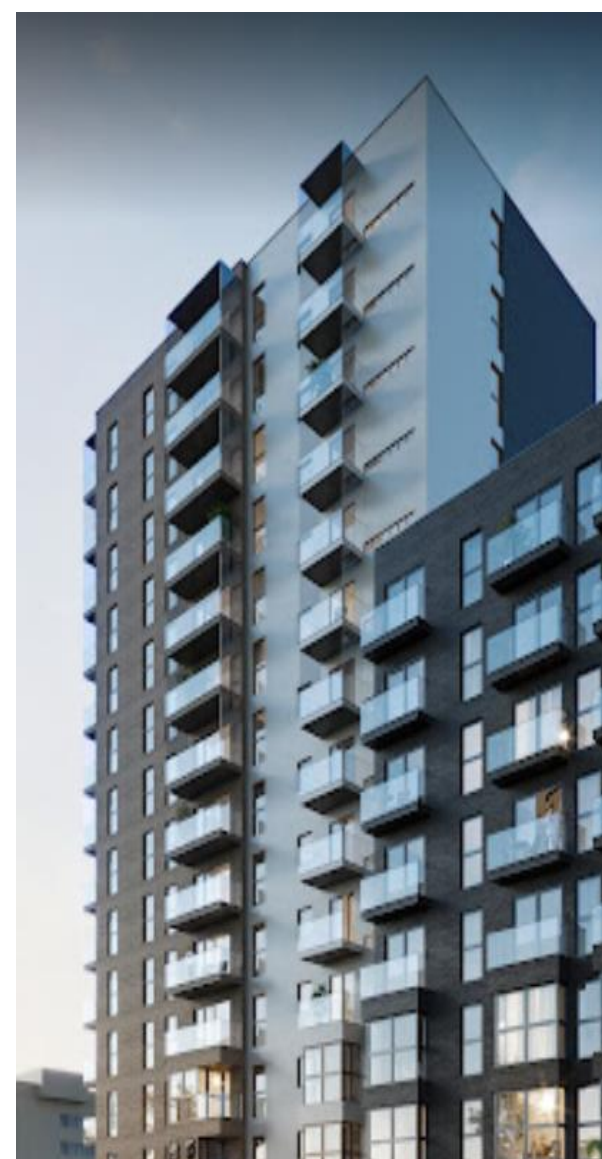
Sea Salt

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: 1 325 units
(completed: 141 units)
Total sellable area: ca. 64,3k 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: Q1 2028



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 2028



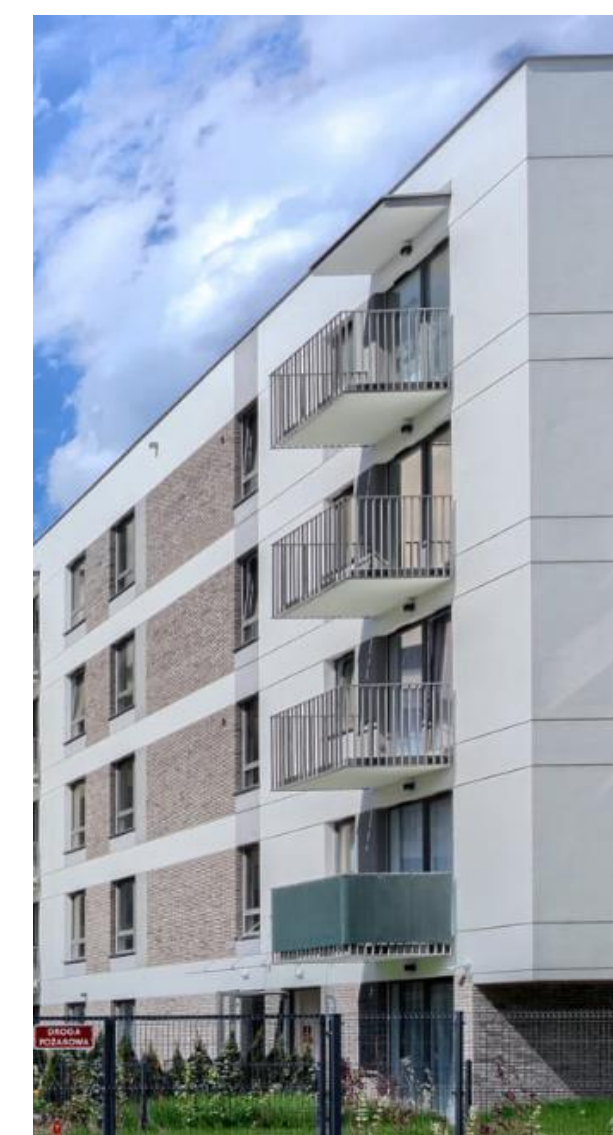
Praga Piano

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 December 2023).



Description of investments – under construction (7)



Wendy

City: Gdynia
District: Śródmieście

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

No. of units: 760 units
Total sellable area: ca. 37,0k sqm

Start of construction: Q1 2024
Planned completion date: Q4 2029



Rosa

City: Gdańsk
District: Ujeścisko

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

No. of units: 156 lokali
Total sellable area:
oca 7,8k sqm

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



Przystanek Tarnogaj

Miasto: Wrocław
Dzielnica: Krzyki

Liczba etapów: 1
Etapy w budowie: 1

Liczba lokali: 123 lokali
Łączna powierzchnia:
ok. 6,1 tys. m²

Rozpoczęcie budowy: Q4 2023
Planowane zakończenie
budowy: Q2 2025

* Including stages in presale which construction has not yet begun (as at 31 December 2023).



Description of investments – completed (1)



Szczęśliwy Dom

City: Warsaw
District: Ochota

No. of stages: 3

No. of units: 304 units
Total sellable area: 18,1k sqm

Start of construction: Q4 2005
Completion date: Q2 2008



Osiedle Zdrowa

City: Warsaw
District: Wilanów

No. of stages: 5

No. of units: 865 units
Total sellable area: 57,0k sqm

Start of construction: Q1 2007
Completion date: Q1 2013



Nowa Rezydencja Królowej Marysieńki

City: Warsaw
District: Wilanów

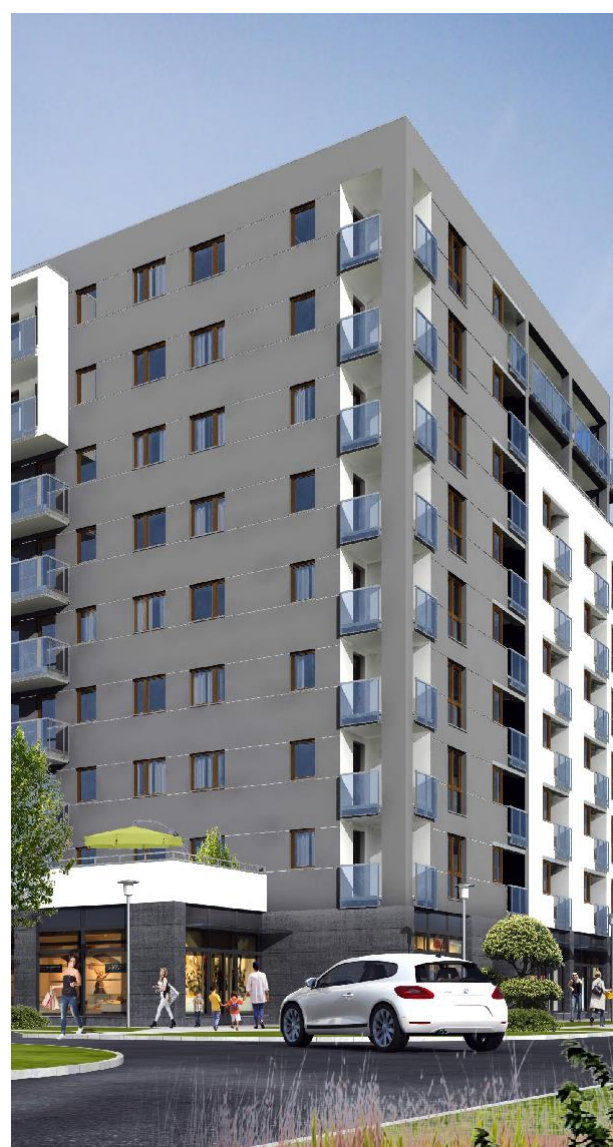
No. of stages: 10

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

Start of construction: Q4 2001
Completion date: Q2 2014



Description of investments – completed (2)



City Apartments

City: Warsaw
District: Żoliborz

No. of stages: 6

No. of units: 1 190 units
Total sellable area: 88,0k sqm

Start of construction: Q1 2008
Completion date: Q3 2015



Osiedle Królewskie

City: Warsaw
District: Wilanów

No. of stages: 6

No. of units: 640 units
Total sellable area: 38,0k sqm

Start of construction: Q2 2013
Completion date: Q4 2015



Albatross Towers

City: Gdansk
District: Przymorze

No. of stages: 5

No. of units: 860 units
Total sellable area: 42,6k sqm

Start of construction: Q2 2011
Completion date: Q3 2016



Description of investments – completed (3)



Królewski Park

City: Warsaw
District: Wilanów

No. of stages: 6

No. of units: 528 units
Total sellable area: 27,6k sqm

Start of construction: Q3 2014
Completion date: Q3 2016



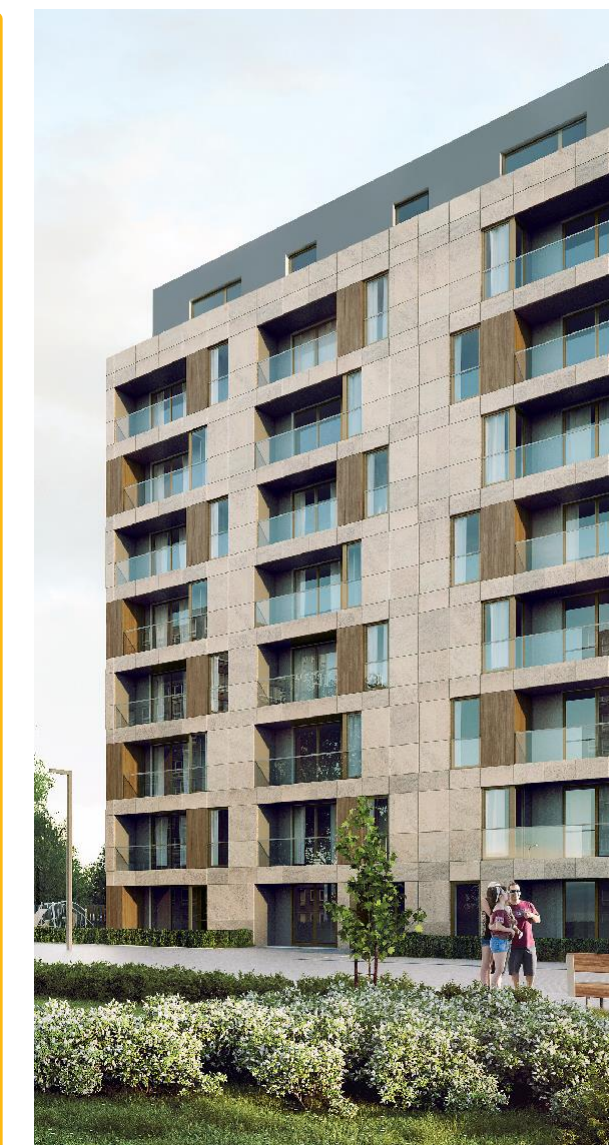
Park Wola Residence

City: Warsaw
District: Wola

No. of stages: 1

No. of units: 317 units
Total sellable area: 16,9k sqm

Start of construction: Q4 2014
Completion date: Q2 2016



Modern Żoliborz

City: Warsaw
District: Żoliborz

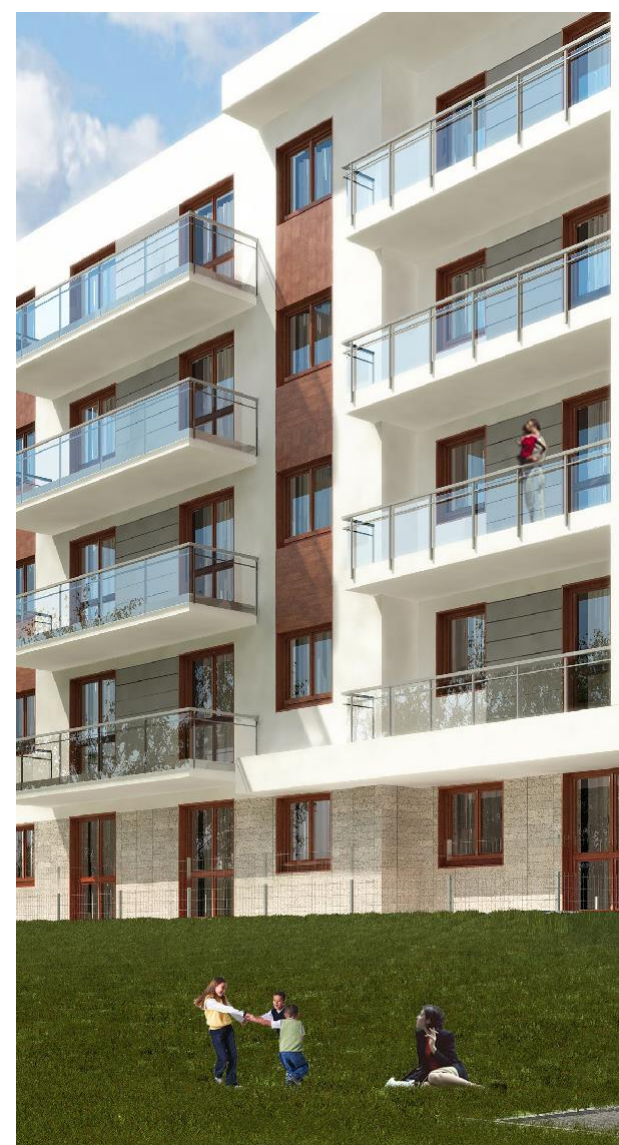
No. of stages: 1

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

Start of construction: Q1 2015
Completion date: Q2 2016



Description of investments – completed (4)



Young City

City: Warsaw
District: Bemowo

No. of stages: 9

No. of units: 1 302 units
Total sellable area: 65,2k sqm

Start of construction: Q3 2012
Completion date: Q4 2016



Młody Wilanów

City: Warsaw
District: Wilanów

No. of stages: 3

No. of units: 257 units
Total sellable area: 12,8k sqm

Start of construction: Q4 2014
Completion date: Q2 2017



Mila Baltica

City: Gdansk
District: 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

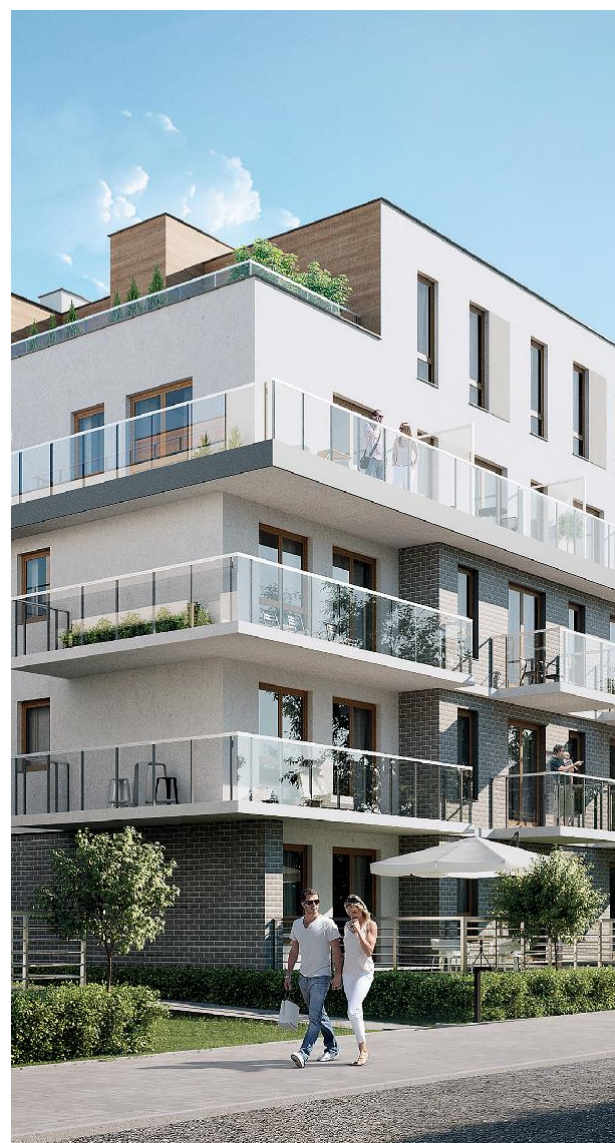
No. of stages: 3

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



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



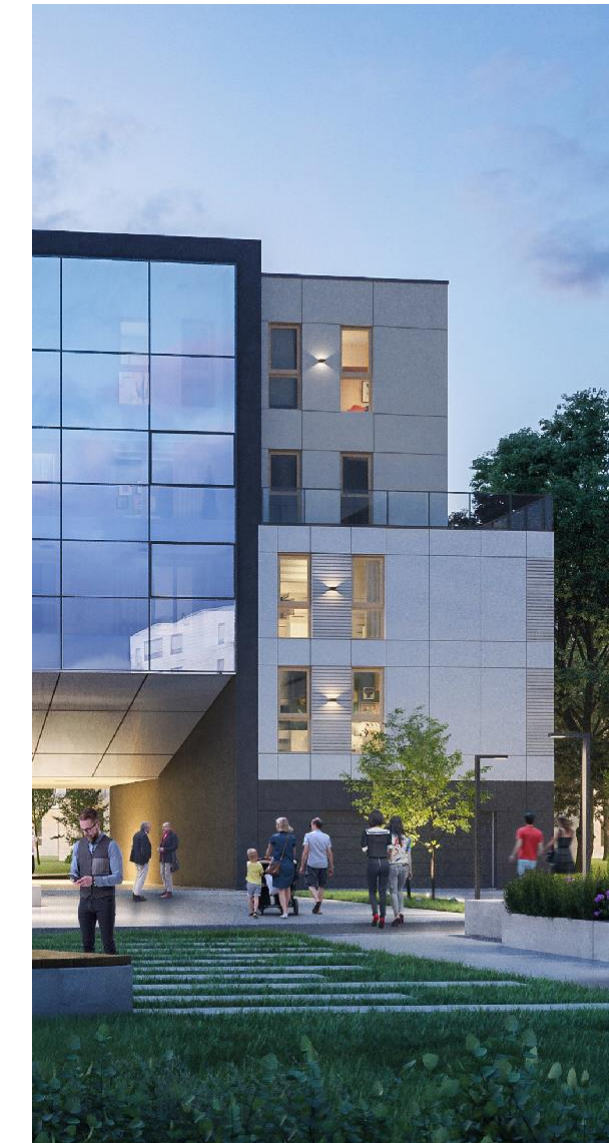
Park Południe

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: Wroclaw
District: Krzyki

No. of stages: 2

No. of units: 210 units
Total sellable area: ca. 11,1k sqm

Start of construction: Q1 2020
Completion date: Q4 2022



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. 10,9k sqm

Start of construction: Q2 2019
Completion date: Q4 2023



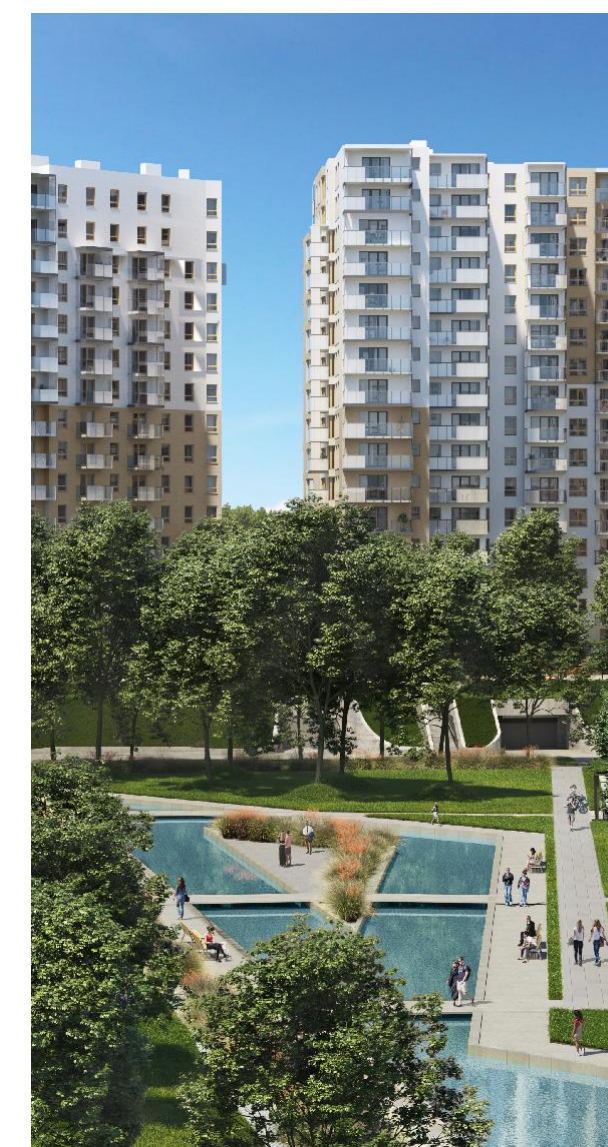
Lagom

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: **3 071** (net after cancellations)

Developer agreements signed: **2 809** (net after cancellations)

Units on offer: **1 729** (out of which 12% are finished goods)

Revenues: **PLN 1 813 million**

Strong cash position*: **PLN 557 million**

Operating cash flow: **PLN 670 million** (excl. purchase of new plots)

Total land bank units: **14 695**

Net repayment of interest bearing liabilities: **PLN 581 million**

* Including amounts kept on individual escrow accounts.