



ROBYG

**FINANCIAL RESULTS
H1 2021**

Warsaw, September 2021

AGENDA

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PART 02

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PART 01

Summary H1 2021



Summary H1 2021

Revenues:

PLN 512 million

Strong cash position:

PLN 479 million

Operating cash flow:

PLN 222 million
(excl. purchase of new plots)



Summary H1 2021

Developer agreements signed:
2 235 (net after cancellations)

Units presold: **2 306**
(net after cancellations)

Units recognized in revenue: **1 092**
Units completed and not
recognized: **218** (incl. **151** presold)

Number of units under
construction: app. **6 070**

Units on sale which construction
has not started yet:
app. **690**

Units on offer: **2 592**
(out of which 2% finished goods)



ROBYG Group – material investments and financial activities

**Total new financing:
PLN 250 million**

**Total value of signed agreements:
ca. PLN 443 million**

FINANCING

NEW PLOTS
Warsaw/Poznan

NEW PLOTS
Gdansk/Gdynia

ROBYG S.A. – proceeds from equity investment – PLN 100 million.

ROBYG S.A. – issuance of bond (PD series) – PLN 150 million.

ROBYG S.A. – retained the standalone net profit for the year ended 31 December 2019 and 31 December 2020 as reserve capital.

Total expected potential for construction of ca. 243 400 sqm of usable area.

Total expected potential for construction of ca. 46 000 sqm of usable area.



ROBYG Group – land acquisition value

**Total value of signed agreements:
ca. PLN 443 million**

Area of plots [ha]	Type of contracts	Potential of saleable area [sqm]	Locations
1.6	Final	17 000	Warsaw, Mokotow
1.2	Final	9 400	Warsaw, Ursus
2.2	Final	42 000	Gdynia, Srodmiescie
12.6	Preliminary	122 000	Warsaw
0.4	Final	4 000	Gdansk
3.6	Final	45 000	Poznan
9.4	Preliminary	50 000	Warsaw
31.0	Total	289 400	

* Includes also the transactions performed after 30 June 2021 till the date of the presentation (marked in green box).

PART 02

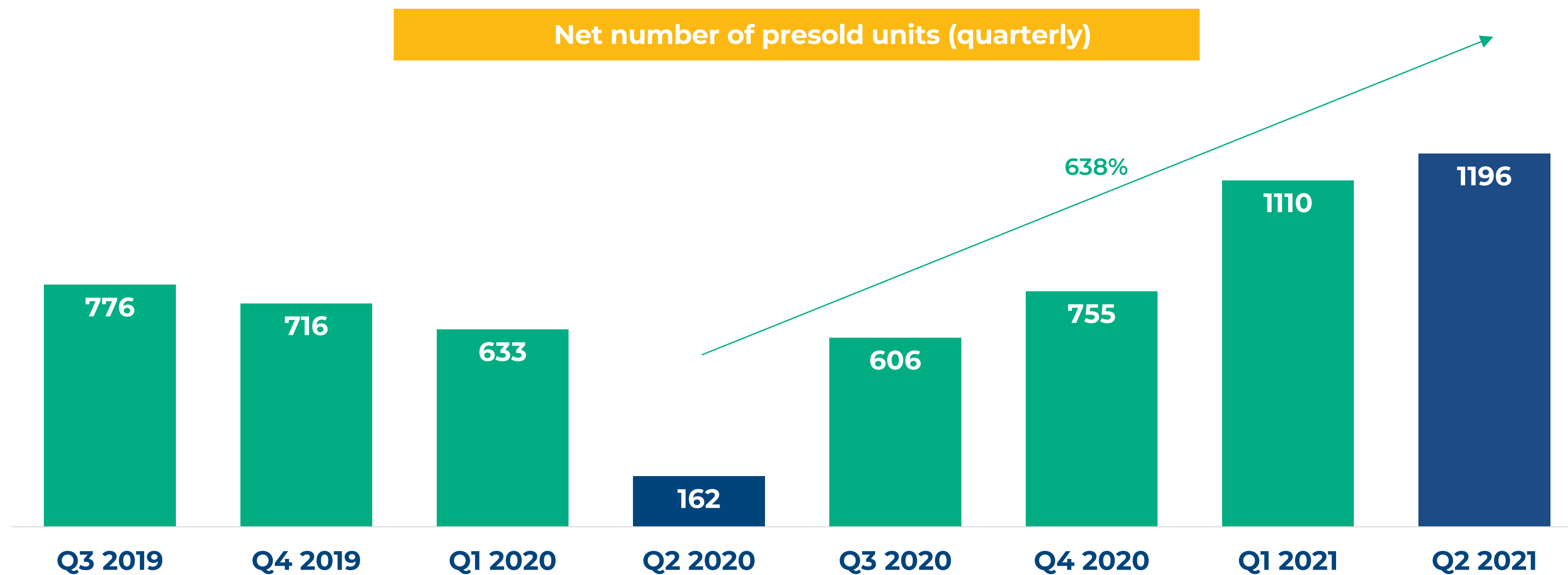
Presale & revenue perspective





ROBYG Group – presale structure

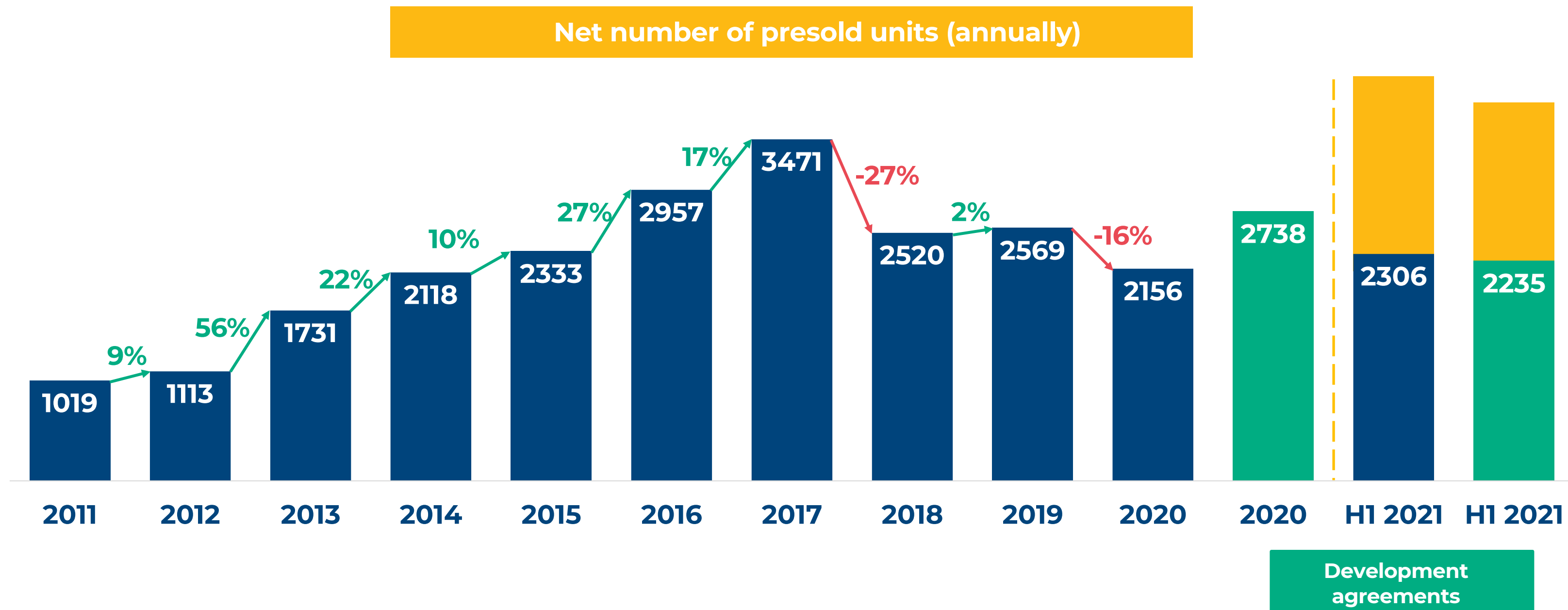
Presale in H1 2021: 2 306 units (+190% 1H21/1H20), PLN 1 071 million (+213% 1H21/1H20)



02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in H1 2021: 2 306 units (+190% 1H21/1H20), PLN 1 071 million (+213% 1H21/1H20)

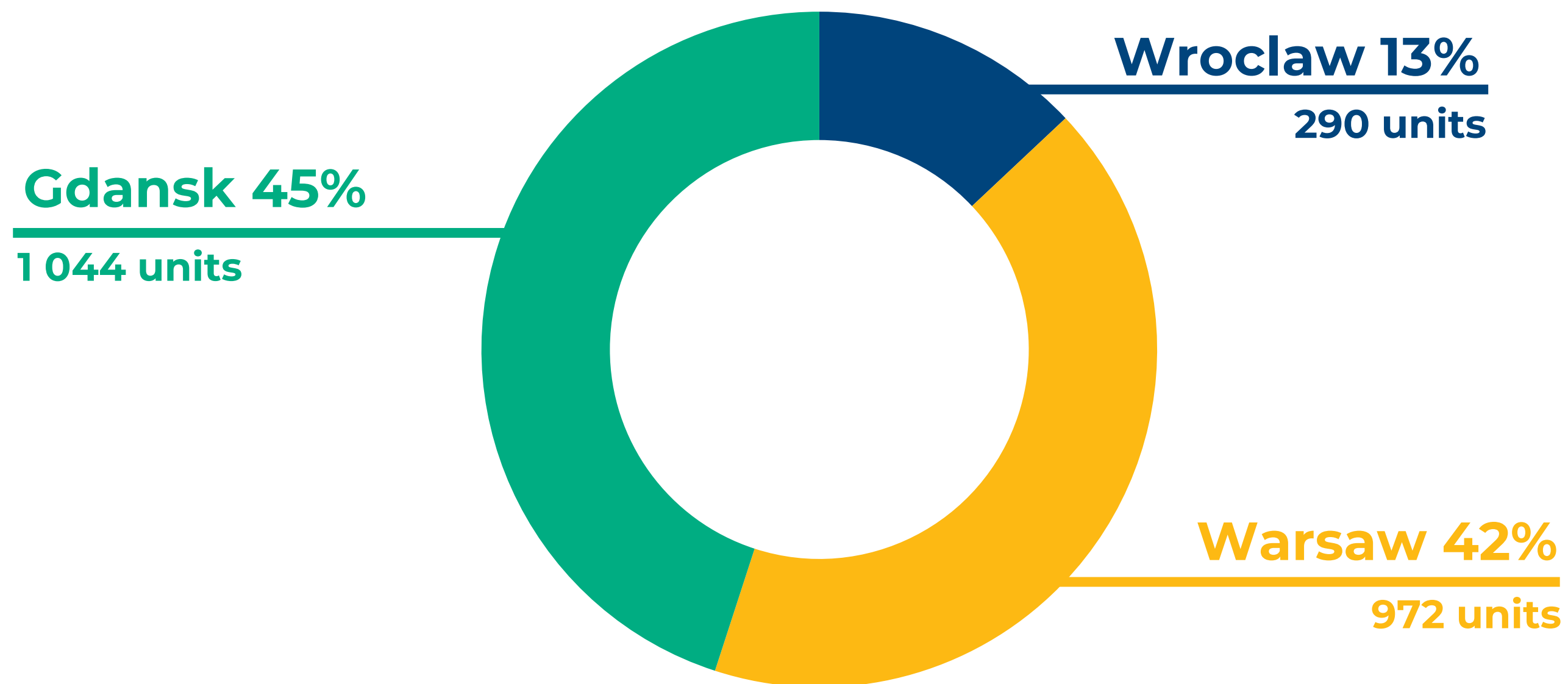


02. Presales & revenue's perspective



ROBYG Group – presale structure

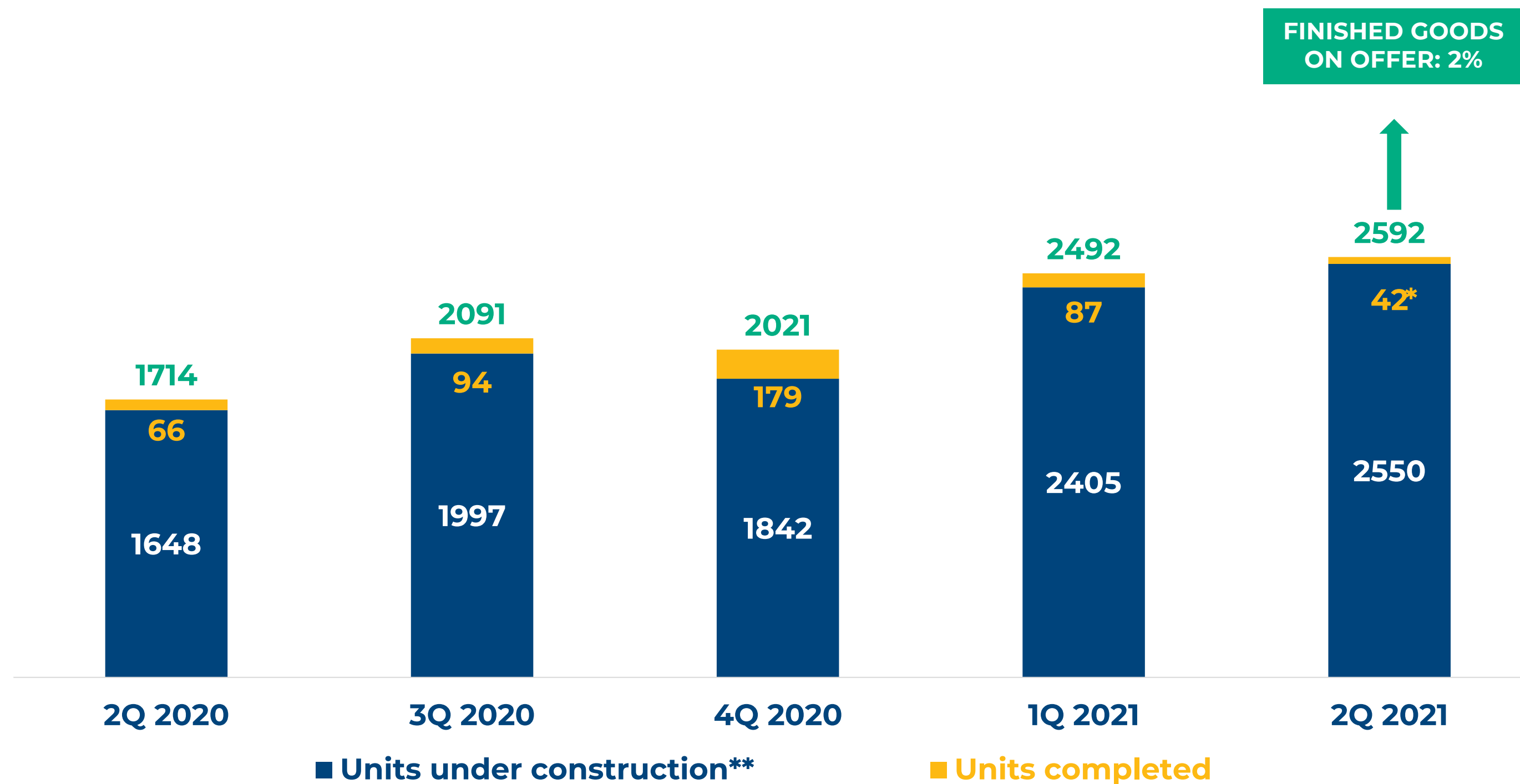
Presale in H1 2021: 2 306 units (+190% 1H21/1H20), PLN 1 071 million (+213% 1H21/1H20)



02. Presales & revenue's perspective



ROBYG Group – units on offer



* The offer is decreased by 18 commercial units which are rented.

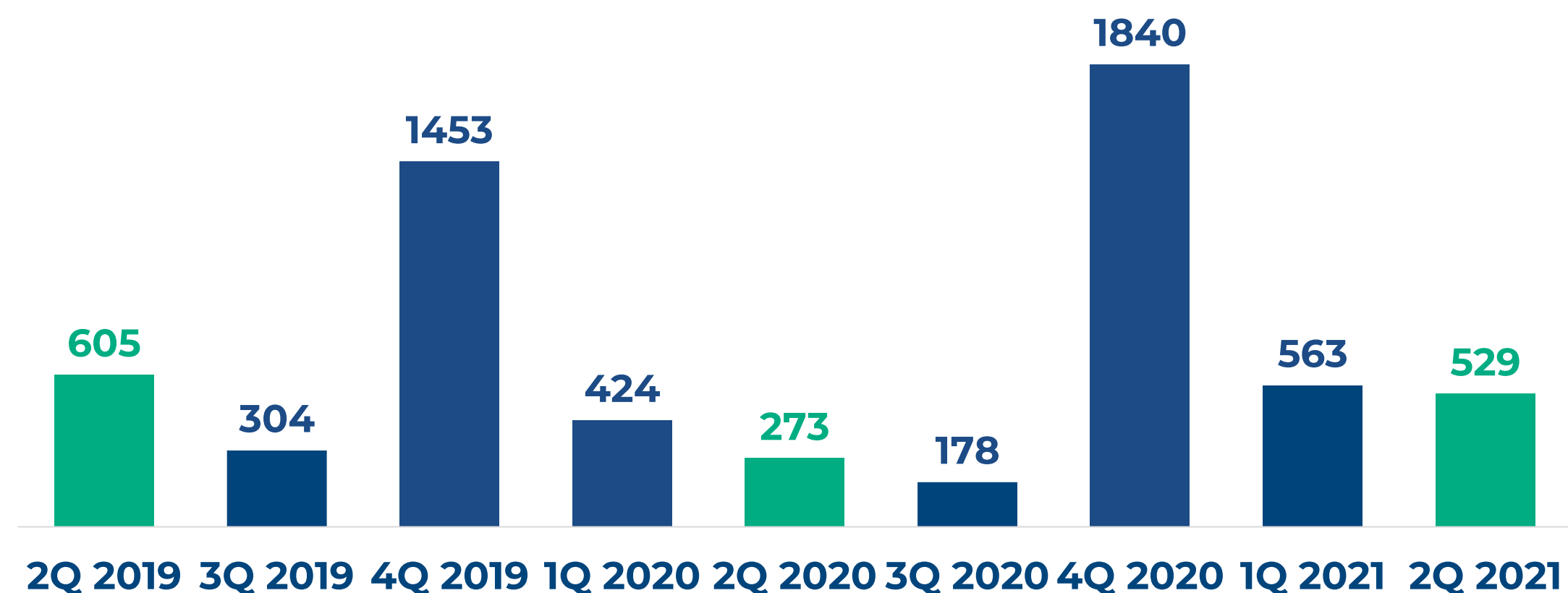
** Including residential units in presale which construction has not begun yet (as at 30 June 2021).

02. Presales & revenue's perspective



ROBYG Group – revenue recognition (as at 30 June 2021)

Number of units recognized in revenues (quarterly)



Total 2019: **2 845**

Total 2020: **2 715**

Total 2021: **1 092**

Recognition potential of units in revenues

Units not presold and not recognized: **2 592**

Completed: **42**

Under construction: **2 121**

Which construction has not started yet, but included in pre-sales process: **429**

Units presold and not recognized: **4 359**

Completed: **151**

Under construction: **3 950**

Which construction has not started yet, but included in pre-sales process: **258**



Coronavirus Disease (COVID-19)

As of the date of these presentation the Group has been conducting its regular operating activity with no significant disruptions. Due to the high level of uncertainty, the Management is currently unable to assess the further influence of the COVID-19 pandemic on the Group. However the Management has identified the following areas, where further influence can be significant for the Group:

- decrease in demand for residential units;
- lack of ability to finish projects on time mainly due to prolongation of permitting and other administrative procedures.

Due to uncertainty pertained to the spreading of Coronavirus disease the practical completion dates for ongoing projects may change materially.

The volume and magnitude of changes in the above-mentioned areas are impossible to predict at this point of time, however the Group is taking measures to minimize the potential impact of those risks.

To minimize the potential reduction in sales volumes, the Group increased the usage of the remote way of communication with the clients via Internet / digital, video as well as by phone.

Moreover, the ROBYG Group has introduced systematic tests of sales and construction office employees for the presence of SARS-CoV-2 virus antibodies. Tests are conducted for everyone once a week. Thanks to this, the protection of both the crew and the company's customers increases. ROBYG has been working in accordance with GIS guidelines, applies protective measures for employees and clients, and carries out regular disinfection and ozonation of all offices at least twice a week.

The Group has strong liquidity position PLN 479 million (as at 30 June 2021) and decided not to distribute 2020 net profits to shareholders at this stage to preserve capital. Moreover, the Group received the loan from shareholder as an additional capital PLN 100 million.

02. Presales & revenue's perspective



Number of units to be completed in 2021-2022 and also (contracted) until 30 June 2021

Note: Due to uncertainty pertained to the spreading of Coronavirus disease (COVID-19), estimation of the completed investments may materially change.

	2020		2021		2022		Total & Presold 2021+2022	
	Total units	Presold	Total units	Presold	Total units	Presold	Total units	Presold
Young City 2 – Warsaw	-	-	-	-	88	(0)	88	(0)
City Sfera, Praga Arte, Praga Deco, Modern City – Warsaw	457	(456)	89	(88)	818	(435)	907	(523)
Forum Wola, Ogrody Wilanów, Apartamenty Królewskie, Mój Ursus – Warsaw	655	(650)	336	(336)	1 051	(632)	1 387	(968)
Osiedle Życzliwa Praga – Warsaw	90	(90)	142	(142)	459	(397)	601	(539)
Zajezdnia Wrzeszcz, Porto, Młode Stogi – Gdansk	358	(357)	165	(161)	467	(274)	632	(435)
Park Południe, Więcej, Szumilas – Gdansk	169	(168)	176	(174)	708	(191)	884	(365)
Lawendowe Wzgórza, Stacja Nowy Gdansk, Lagom, Moment – Gdansk	378	(378)	442	(420)	313	(133)	755	(553)
Nowa Letnica, Nadmotławie Estates – Gdansk	660	(646)	568	(513)	-	-	568	(513)
Jagodno, WPB – Wrocław	111	(110)	499	(475)	282	(99)	781	(574)
	2 878	(2 855)	2 417	(2 309)	4 186	(2 161)	6 603	(4 470)
	*+700	(+677)	-	-	**+200	-	**+200	-
	3 578	(3 532)	2 417	(2 309)	4 386	(2 161)	6 803	(4 470)
	(-863)	(-817)	+863	(+817)	-	-	+863	(+817)
	2 715	(2 715)	3 280	(3 126)	4 386	(2 161)	7 666	(5 287)

Percentages in brackets indicate Group's share in the project.

* Units completed in prior years to be recognised.

** The Group is planning to start the construction of additional units to be completed in 2022.

02. Presales & revenue's perspective



Number of units to be completed in 2021*

Gdansk

Project	Total no. of units to be completed in 2021
Lawendowe Wzgórze / Stacja Nowy Gdansk	442
Nowa Letnica	466
Nadmotławie	102
Więcej	176
Zajezdnia Wrzeszcz	165
TOTAL	1 351

Warsaw

Project	Total no. of units to be completed in 2021
Osiedle Życzliwa Praga	142
Mój Ursus	336
City Sfera	89
TOTAL	567

Wroclaw

Project	Total no. of units to be completed in 2021
Jagodno	336
Wojszyckie Alejki - WPB	62
Uroczysko - WPB	88
Willa Nad Potokiem - WPB	13
TOTAL	499

TOTAL Gdansk / Warsaw / Wroclaw : 2 417

* Due to uncertainty pertained to the spreading of Coronavirus disease (COVID-19), estimation of the completed investments may change.

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	287
Młode Stogi	160
Lagom	26
Porto	146
Więcej	202
Park Południe	396
Zajezdnia Wrzeszcz	161
Szumilas	110
TOTAL	1 488

Warsaw

Project	Total no. of units to be completed in 2022
Osiedle Życzliwa Praga	459
Mój Ursus	982
Apartamenty Królewskie	69
City Sfera	466
Modern City	160
Praga Deco	192
Young City 2	88
TOTAL	2 416

Wroclaw

Project	Total no. of units to be completed in 2022
Jagodno	227
Kameralna Olszówka - WPB	55
TOTAL	282

New projects/stages: 200

TOTAL Gdansk / Warsaw / Wroclaw : 4 386

* Due to uncertainty pertained to the spreading of Coronavirus disease (COVID-19), estimation of the completed investments may change.



PART 03

Financial results



03. Financial results

Financial results

(PLNk)	Q2 2021	Q2 2020	Change
Revenues	512 380	295 038	73,7%
Cost of sales	(356 145)	(224 579)	58,6%
Gross profit on sales	156 235	70 459	121,7%
Selling and marketing expenses	(17 814)	(11 171)	59,5%
Administrative expenses	(23 206)	(18 516)	25,3%
Other*	31 961	(359)	N/A
Operating profit	147 176	40 413	264,2%
Finance income	4 058	2 579	57,3%
Finance costs	(4 070)	(8 135)	(50,0%)
Profit before tax	147 164	34 857	322,2%
Income tax expense	(29 613)	(4 524)	554,6%
Net profit from discontinued operations	0	2	(100,0%)
Net profit	117 551	30 335	287,5%
Net profit attributable to equity holders of the parent	117 151	27 625	324,1%
Gross profit margin on sales	30.5%	23.9%	N/A
Net profit margin	22.9%	10.3%	N/A

* Incl. revaluation of investment properties.



Financial condition

(PLNk)	Q2 2021	Q2 2020	Change	2020
Total assets, including:	3 117 725	2 828 178	10,2%	2 573 916
Non-current assets, including:	505 723	484 317	4,4%	498 993
Investment properties and investment properties under construction	343 668	314 032	9,4%	339 431
Land designated for development	3 178	3 178	0,0%	3 178
Inventories	1 682 946	1 587 721	6,0%	1 559 525
Trade and other receivables	420 679	145 084	190,0%	138 307
Amounts kept on individual escrow accounts	132 014	111 793	18,1%	172 648
Cash and cash equivalents	347 016	494 032	(29,8%)	199 498
Equity, including:	1 195 998	787 110	51,9%	970 893
Additional shareholder's contribution	100 000	-	N/A	-
Total liabilities, including:	1 921 727	2 041 068	(5,8%)	1 603 023
LT interest bearing liabilities	619 887	796 255	(22,1%)	470 957
Current interest bearing liabilities	97 071	85 293	13,8%	99 503
Advances received from clients	774 696	758 432	2,1%	588 467



Statement of cash flow

(PLNk)	Q2 2021	Q2 2020
Net cash flows from operating activities, including:	(91 272)	(16 727)
Expenditures for the purchase of new plots	(313 108)	(161 685)
Net cash flows from investing activities, including:	12 149	38 280
Expenditures for the purchase of new plots	(2 507)	(50 762)
Net cash flows from financing activities, including:	226 641	80 918
Proceeds from issue of bonds	150 000	0
Equity investment	100 000	0
Proceeds from loans and borrowings	290 666	360 663
Repayment of bank and loans	(294 103)	(254 908)
Paid dividend	0	0
Interest and commissions paid	(14 177)	(22 661)
Net change in cash and cash equivalents	147 518	102 471



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at June 30th, 2021 (PLNm).

DEBT – Aging

	<1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years	Total
BANK CREDIT FACILITIES	46.34	0.00	0.21	0.00	0.00	0.00	46.55
BONDS	45.30*	300.00	60.00	122.50	127.50	0.00	655.30
TOTAL	91.64	300.00	60.21	122.50	127.50	0.00	701.85

* Bond repurchased on 23 July 2021.

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 470 million.



Leverage and collections as at June 30th, 2021

Net debt ratio* = 0.24

*** Net debt ratio= net debt ** / equity**

** Net debt = interest bearing liabilities + derivatives + guarantees granted – intercompany loans – cash and cash equivalents – amounts kept on individual escrow accounts

Amount collected from clients in 2021 = PLN 667 million

Amount to be collected from clients* = PLN 1 029 million

* Calculated based on the signed agreements with clients.



Dividend

Dividend for 2020:

The Ordinary General Meeting of ROBYG S.A. retained the standalone net profit of ROBYG S.A. for the year ended 31 December 2020 as reserve capital.

Dividend for 2019:

The Ordinary General Meeting of ROBYG S.A. retained the standalone net profit of ROBYG S.A. for the year ended 31 December 2019 as reserve capital.

Dividend for 2018 in the amount of PLN 110 million.

Dividend for 2017 in the amount of PLN 87 million.

PART 04

Plans of ROBYG Group





Strategic goals

Number of presold units in 2021 >4.000 units

Increase of the net profit

Maintaining the margins

Maintaining the adequate level of the land bank

Expansion of activities in Wroclaw and Poznan

04. Plans of ROBYG Group



Total land bank 20 685 units + 2 592 units on offer = 23 277 units

Gdansk/Gdynia

District	Number of units	%
Nowy Port	1 030	20%
Kowale	820	15%
Śródmieście/Gdynia	820	15%
Śródmieście/Gdansk	830	15%
Letnica	400	8%
Ujścisko-Łostowice	220	4%
Jasień	400	8%
Zaspa	300	6%
Olszynka	270	5%
Piecki-Migowo	90	2%
Other**	80	2%
TOTAL: 5 260 units – 25%		

Warsaw

District	Number of units	%
Mokotów/Czerniaków	1 130	11%
Bemowo/Chrzanów	985	10%
Ursus	1 330	12%
Włochy	990	10%
Bemowo/Jelonki	310	3%
Tarchomin	110	1%
Praga Południe	220	2%
Other**/**	5 230	51%
TOTAL: 10 305 units – 50%		

Wroclaw

District	Number of units	%
Krzyki	300	19%
Psie Pole	140	9%
Other**	1 150	72%
TOTAL: 1 590 units – 8%		

Poznan

District	Number of units	%
Ostrów Tumski	1 300	37%
Piątkowo	1 330	38%
Rataje	900	25%
TOTAL: 3 530 units – 17%		

TOTAL: Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 20 685 units

* Units which presale has already begun (as at 30 June 2021) not included.

** Preliminary land purchase agreements, include also the transactions performed after 30 June 2021 till the date of the presentation.

*** In which approximately 400 units to sell.

04. Plans of ROBYG Group



Commercial potential = 45 000 sqm of usable area

Commercial potential = 45 000 sqm of usable area

**WROCLAW
35 000**

**POZNAN
10 000**

TOTAL: 45 000 sqm



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 design and construct our buildings with care for the environment and the comfort of users. Solutions that we use across our projects include:



GREEN AREAS

When designing our housing estates, we plan green areas in a responsible manner in order to reduce the impact of solar radiation and to prevent the environment from overheating.

RESIDENTS' AMENITIES

Our investments are multifunctional spaces that meet all the needs of their residents. Shops, fitness centres, kindergartens, nurseries, shopping galleries, restaurants –everything that provides a comfortable life is just a few steps away. In some selected locations, we have also provided residents with free Wi-Fi in common areas.

BUILT FOR PEOPLE

Our main goal is to ensure that the apartments we deliver are comfortable and convenient for their users. We design premises that give a sense of space and provide as much daylight as possible through above-standard height of our apartments, sizeable windows, as well as spacious balconies or terraces.

GREEN SOLUTIONS

We provide full fibre optic and photovoltaic installations. We incorporate effective carbon dioxide absorbing plants within our housing estates, including the facades of buildings.

BIO-RETENTION FACILITIES

The idea behind rain gardens created in our housing estates is to retain rain water in order to minimise the amount of meteoric water discharged directly into the storm drainage system. Such solutions reduce the risk of temporary and local flooding in case of a heavy rainfall.

FUNCTIONALITY AND ERGONOMICS

To meet the expectations of clients, our apartments allow for flexible interior design. Residents can adapt their apartment to their individual needs and requirements, so to make it fit to their lifestyle.

SECURITY AND SAFETY

Residents' safety is ensured through a 24-hour video surveillance systems, electrically controlled roller shutters, anti-burglary windows and doors, as well as a security guard or a doorman in the lobby. Robyg Smart House system informs the resident each time the door to their apartment is opened. In addition, all our buildings are connected to a warning system, e.g. fire monitoring has direct connection to the State Fire Service.

ENVIRONMENT-FRIENDLY ROOFING SOLUTIONS

We use the inverted flat roof with a gravel surface technology. This solution allows for water retention and reduction of overheating.

ROBYG SMART HOUSE & SUSTAINABILITY

We supply our apartments with Robyg Smart House - intelligent, environment-friendly technological solutions, that allow for remote control of lighting, multimedia and security with the use of mobile devices. As a consequence, clients consume much less electricity and can save up to 30% on their utility bills.

CO-LIVING

We design and build leisure areas, barbecue spots, playgrounds, outdoor gyms, fitness zones with indoor saunas and coworking spaces that are accessible to all residents. These green and recreational zones provide great opportunities for social meetings between neighbours.

ENERGY SAVING

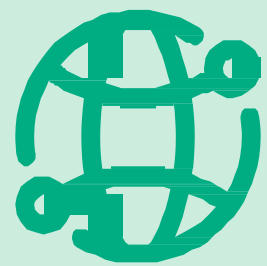
We install LED lighting in the common areas of our buildings which significantly reduces electric energy cost. Additionally, we use high quality insulation materials for construction. In some projects we use triple pane windows to reduce heat consumption leading to reduce carbon dioxide emission.

ESG Consultant

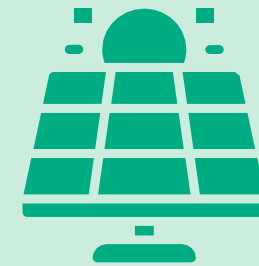
Appointment of JLL as an ESG advisor for the ROBYG Group.



55.5 ha
Total amount
of green areas in the
current running projects



600 km
Fibre optic
cabling provided



3,120 sq.m.
Photovoltaic (solar)
panels installed



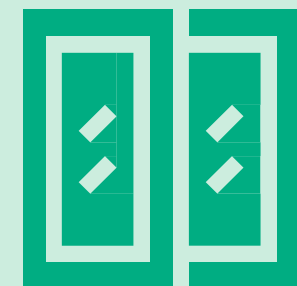
11 projects
with rain gardens



3.25 ha
Total area of green roofs
across 41 buildings



76,000
LED luminaires
provided



20kWh
of energy saving per year per
1 sq.m. of the window
due to triple pane windows



13 500
Dwellings equipped with
SMART HOME solution



- We lead sustainable development processes fully **respecting the natural environment** on all our projects. The **protection and care of natural resources, increasing popularity of sustainable lifestyle and promotion of biodiversity** are very important to us, hence we implement ecological solutions in all our housing estates



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

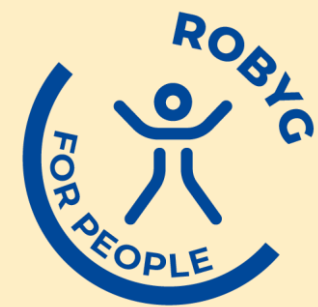


- ROBYG is currently a **leader in low-carbon** among developers with a goal to have 100% energy from renewable resources during the construction process by 2024 and provide disclosure of CO2 emissions in Scope 1, 2 and deployment of reporting CO2 emission in Scope 3 with base year 2021
- Increase ROBYG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

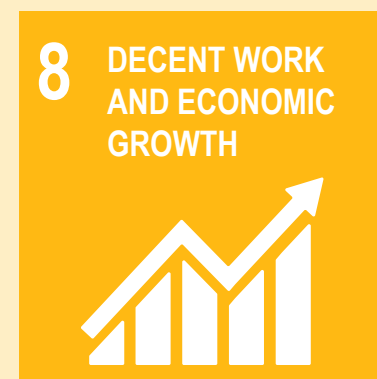
ROBYG Values in Relation to Strategy - CARE



- The protection of natural resources and care for the environment are very important to us, hence we implement ecological solutions in our housing estates



- 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**



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**
- **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

ROBYG Values in Relation to Strategy - SUPPORT



- We support local communities, we provide support for the ones in need, we cooperate with local businesses, we take part in local cultural and sporting events
- Support community in COVID time



- We act responsibly, choosing to cooperate with local businesses, caring for the environment, and **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**



Focus Areas



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

Strategic Goals



- Launch the **ROBYG ESG Website** autumn 2021
- Announce the **ROBYG ESG Strategy** in autumn 2021 (and be regarded as the leader in ESG on the Polish housing development market)
- Before end of April **2022, publish the first ROBYG ESG Report** in GRI Standards (Core)
- Balanced Gender Diversity in governance bodies & managerial positions: 43% of ROBYG's management team are women
- Compliance officer in the company

Values in Relation to Strategy - RESPONSIBILITY



- We act responsibly, choosing to cooperate with local businesses, caring for the environment, and managing the company in comply with the highest standards



For us, corporate social responsibility is an opportunity to build a better future. We have supported numerous foundations and projects, such as: „Trzeba Marzyć” Foundation and the Pomeranian Hospice for Children, 2nd. Family Run Time for Sight, The Marathon Foundation for the Prevention of Drug Addiction, Theatre for One Smile, Danuta Szaflarska Foundation, Mozartiana Mozart Festival, AUREA PORTA Friends of Arts Foundation, etc.

SUPPORT IN TIMES OF A GLOBAL PANDEMIC

We are aware of the impact that the global COVID-19 pandemic has had on the world and our society. As a company acting responsibly and supporting local communities, we have taken steps to help fighting the pandemic.



We have engaged in the Polish Association of Property Developers (PZFD) Campaign supporting medical services



We have financed the purchase of medical supplies in the fight against coronavirus for the Pomeranian Center for Infectious Diseases and Tuberculosis in Gdańsk



We have financed the purchase of masks for Fundacja z Pompą (fundacja pompa.pl) supporting the Department of Pediatrics, Hematology and Oncology of the Medical University of Gdańsk



We have co-financed the Ambulance Service in Wrocław Provincial Specialist Hospital



We have co-financed the purchase of a bronchoscope by the Pneumology Clinic of the Medical Hospital in Gdańsk



We have supported the Provincial Infectious Hospital in Warsaw



We have co-financed meals at the support House for Warsaw Insurgents



We have supported the campaign #PosiłkzaWyśitek (#Mealfor-Workout) - for doctors, staff and seniors of two hospitals in Gdańsk, and the initiative #WielkanocDlaSeniora - i.e. Easter meals for seniors from Wilanów district of Warsaw



SAFETY OF OUR CLIENTS

Due to the COVID-19 pandemic, we have introduced guidelines for customer service while maintaining all safety and hygiene rules in order to make sure that our clients feel safe all the time. We offer remote service, including video calls, and the possibility to sign documents via an online platform, without leaving home. We also understand that we ensure the security of our clients through increased transparency, by publishing on a regular basis financial statements and external audits that we undergo using only well regarded advisors.



SUPPORT FOR LOCAL CONTRACTORS AND PRODUCERS

We want to support local companies and our neighbours. We want to build not only housing estates but also relationships in the community. 90% of our suppliers and materials come from Polish, local producers.

FOR THE SAKE OF OUR EMPLOYEES

We care about the safety of our employees. We provide them with ergonomic workplaces, and systematic health and safety trainings. In our offices, we introduced solutions to protect employees against potential COVID-19 infection – possibility of shift work system, rules for using common areas of the office, supply of disinfectants and masks and special air filters.

CORPORATE TRANSPARENCY

Throughout the years, we have developed high standards of reporting our results using only the top advisors in the market. Currently, as an issuer of bonds with a value of over PLN 600 million listed on the Catalyst market, we meet all related requirements. We regularly publish our financial results and statements, and we undergo external audits.

TRAINING FOR OUR EMPLOYEES

If you think education is expensive, try ignorance. We focus on continuous development and deepening the competences of our employees through internal trainings. We also enrich our knowledge by participating in external seminars, trainings and conferences. All employees participate in training on procedures (including ABC, GDPR). We invest in the development of our team's competences by financing specialized courses or studies.

BEST PRACTICES

We set high standards for ourselves in our daily work. Therefore, we have implemented a number of procedures based on the best practices in the world, regulating the principles of cooperation with subcontractors, local governments, clients and other stakeholders. All our employees receive anti-corruption trainings.

NEW TECHNOLOGIES

Robyg was the first developer to introduce smart home as a standard. These are intelligent, environment-friendly technological solutions that allow for remote control of lighting, multimedia and security using mobile devices.

DIVERSITY

Our team comprises over 400 people – ranging from students to people who already tell their grandchildren about their work. Poles and those who chose our country as a place for living. Interestingly enough, for a company operating in the construction sector, as many as 60% of us are women. We are also glad that they hold half of the management positions.

EXTERNAL INITIATIVES

From the beginning of our activity, we have been running internship programs on construction sites, which allow students to learn about the industry and gain experience in their future job. We also cooperate with educational and pre-school institutions, supporting them financially as well as through organizing trainings.



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



Ownership structure

As at the date of this presentation, Bricks Acquisition Limited holds 100% of ROBYG S.A. shares.

Goldman Sachs Group, Inc indirectly holds majority of shares in Bricks Acquisition Limited.



Description of investments – under construction (1)



Lawendowe Wzgórze / Stacja Nowy Gdansk

City: Gdansk
District: Jasień

No. of stages: ca. 40
Stages completed: 26
Stages under construction: 11

No. of units: ca. 3 700 units
(completed: 2 700 units)
Total sellable area: ca. 173,0k sqm

Start of construction: Q3 2009
Planned completion date: Q2 2023



Osiedle Kameralne

City: Warsaw
District: Bemowo

No. of stages: 7
Stages completed: 5

No. of units: ca. 870 units
(completed: 556 units)
Total sellable area: ca. 49,3k. sqm

Start of construction: Q4 2010
Planned completion date: Q3 2024



Description of investments – under construction (2)



Nowa Letnica

City: Gdansk
District: Letnica

No. of stages: 15
Stages completed: 10
Stages under construction: 3

No. of units: ca. 2 200 units
(completed: 1 337 units)
Total sellable area: ca. 127,6k sqm

Start of construction: Q1 2017
Planned completion date: Q2 2024



Young City 2

City: Warsaw
District: Bemowo

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

No. of units: ca. 600 units
(completed: 58 units)
Total sellable area: ca. 30,0k sqm

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

Description of investments – under construction (3)



Zajezdnia Wrzeszcz

City: Gdansk
District: Wrzeszcz

No. of stages: 14
Stages completed: 10
Stages under construction: 4

No. of units: ca. 1 600 units
(completed: 1 286 units)
Total sellable area: ca. 84,6k sqm

Start of construction: Q4 2016
Planned completion date: Q3 2022



City Sfera

City: Warsaw
District: Włochy

No. of stages: 13
Stages completed: 2
Stages under construction: 3

No. of units: ca. 1 600 units
(completed: 234 units)
Total sellable area: ca. 70,0k sqm

Start of construction: Q3 2018
Planned completion date: Q1 2026



Modern City

City: Warsaw
District: Bemowo

No. of stages: 9
Stages completed: 1
Stages under construction: 3

No. of units: ca. 920 units
(completed: 134 units)
Total sellable area: ca. 46,0k sqm

Start of construction: Q4 2018
Planned completion date: Q1 2025

Description of investments – under construction (4)



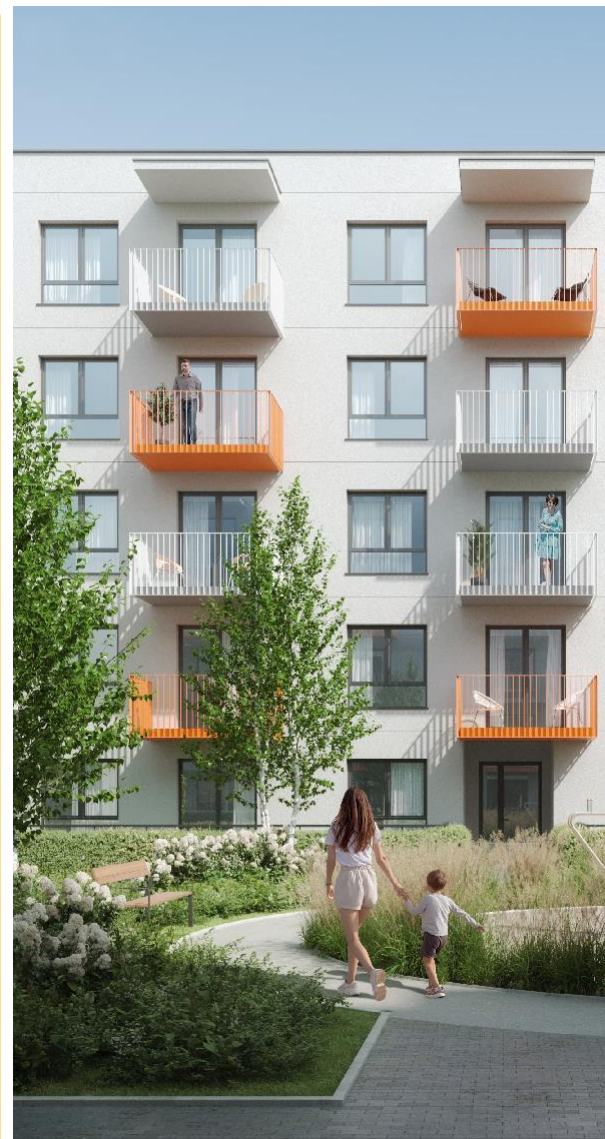
Jagodno

City: Wrocław
District: Krzyki

No. of stages: 9
Stages completed: 1
Stages under construction: 4

No. of units: ca. 850 units
(completed: 120 units)
Total sellable area: ca. 50,7k sqm

Start of construction: Q1 2019
Planned completion date: Q4 2023



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. 33,1k sqm

Start of construction: Q2 2019
Planned completion date: Q2 2023



Nadmotławie Estate

City: Gdansk
District: Śródmieście

No. of stages: 12
Stages completed: 4
Stages under construction: 2

No. of units: ca. 1 500 units
(completed: 319 units)
Total sellable area: ca. 69,5k sqm

Start of construction: Q2 2019
Planned completion date: Q4 2025

* Including stages in presale which construction has not yet begun (as at 30 June 2021).



Description of investments – under construction (5)



Moment

City: Gdansk
District: Ujeścisko

No. of stages: 2
Stages completed: 1

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

Start of construction: Q2 2019
Planned completion date: Q3 2023



Park Południe

City: Gdansk
District: Łostowice

No. of stages: 9
Stages completed: 3
Stages under construction*: 6

No. of units: ca. 560 units
(completed: 169 units)
Total sellable area: ca. 26,5k 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 June 2021).



Description of investments – under construction (6)



Więcej

City: Gdansk
District: Łostowice

No. of stages: 2
Stages under construction: 2

No. of units: ca. 380 units
Total sellable area: ca. 16,5k sqm

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



Mój Ursus

City: Warsaw
District: Ursus

No. of stages: 8
Stages under construction*: 6

No. of units: ca. 2 340 units
Total sellable area: ca. 115,0k sqm

Start of construction: Q3 2019
Planned completion date: Q4 2023



Lagom

City: Gdansk
District: Ujeścisko

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

No. of units: ca. 50 units
Total sellable area: ca. 5,7k sqm

Start of construction: Q3 2020
Planned completion date: Q4 2023

* Including stages in presale which construction has not yet begun (as at 30 June 2021).



Description of investments – under construction (7)



Szumilas

City: Gdansk (Kowale)

No. of stages: 4

Stages under construction: 1

No. of units: ca. 930 units

Total sellable area: ca. 47,4k sqm

Start of construction: Q1 2021

Planned completion date: Q4 2025



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. 11,7k sqm

Start of construction: Q1 2020

Planned completion date: Q2 2023



Uroczysko

City: Wroclaw

District: Psie Pole

No. of stages: 3

Stages completed: 2

Stages under construction: 1

No. of units: ca. 310 units

(completed: 221 units)

Total sellable area: ca. 14,8k sqm

Start of construction: Q1 2020

Planned completion date: Q4 2021



Description of investments – under construction (8)



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. 7,8k sqm

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



Porto

City: Gdansk
District: Nowy Port

No. of stages: 10
Stages under construction: 1

No. of units: ca. 1 200 units
Total sellable area: ca. 60,0k sqm

Start of construction: Q1 2021
Planned completion date: Q1 2028



Description of investments – under construction (9)



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



Description of investments – completed (1)



Szczęśliwy Dom

City: Warsaw
District: Ochota

No. of stages: 3

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

Start of construction: Q4 2005
Completion date: Q2 2008



Osiedle Zdrowa

City: Warsaw
District: Wilanów

No. of stages: 5

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

Start of construction: Q1 2007
Completion date: Q1 2013



Nowa Rezydencja Królowej Marysieńki

City: Warsaw
District: Wilanów

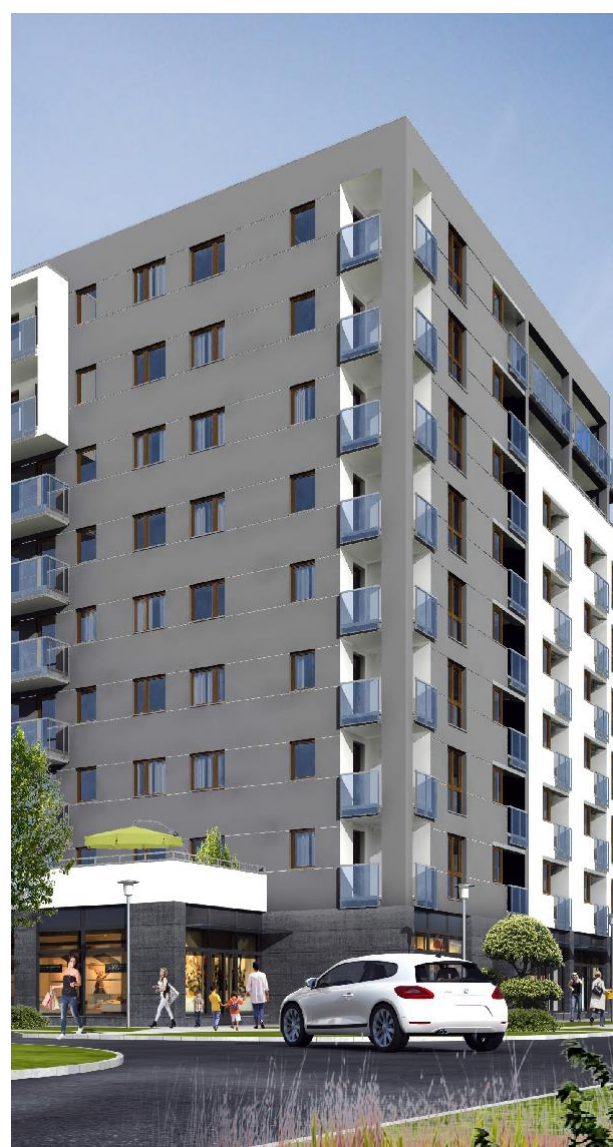
No. of stages: 10

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

Start of construction: Q4 2001
Completion date: Q2 2014



Description of investments – completed (2)



City Apartments

City: Warsaw
District: Żoliborz

No. of stages: 6

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

Start of construction: Q1 2008
Completion date: Q3 2015



Osiedle Królewskie

City: Warsaw
District: Wilanów

No. of stages: 6

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

Start of construction: Q2 2013
Completion date: Q4 2015



Albatross Towers

City: Gdansk
District: Przymorze

No. of stages: 5

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

Start of construction: Q2 2011
Completion date: Q3 2016



Description of investments – completed (3)



Królewski Park

City: Warsaw
District: Wilanów

No. of stages: 6

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

Start of construction: Q3 2014
Completion date: Q3 2016



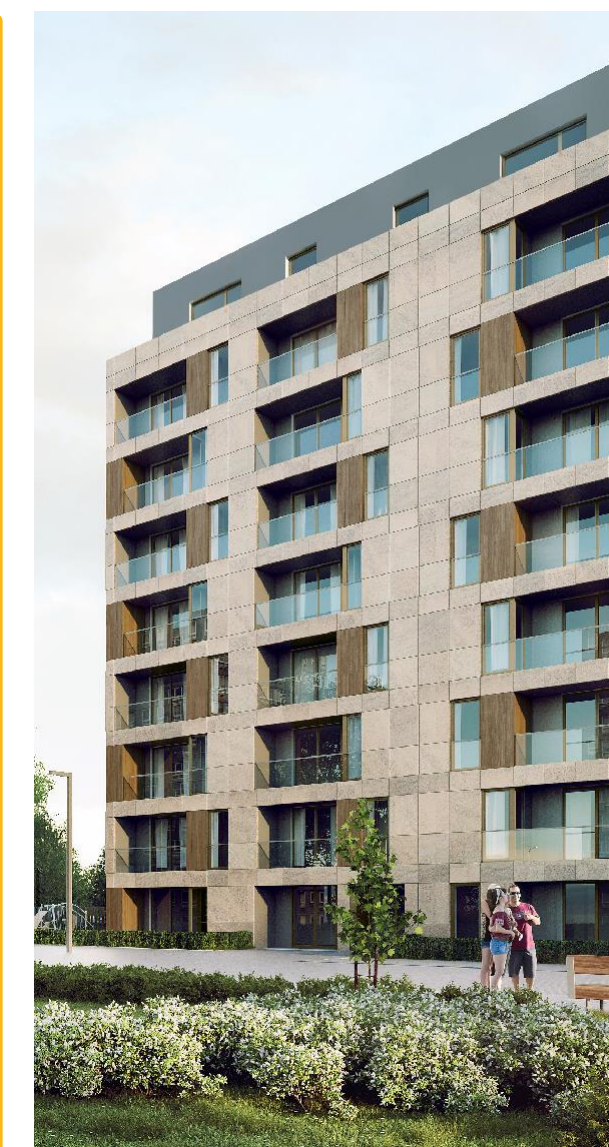
Park Wola Residence

City: Warsaw
District: Wola

No. of stages: 1

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

Start of construction: Q4 2014
Completion date: Q2 2016



Modern Żoliborz

City: Warsaw
District: Żoliborz

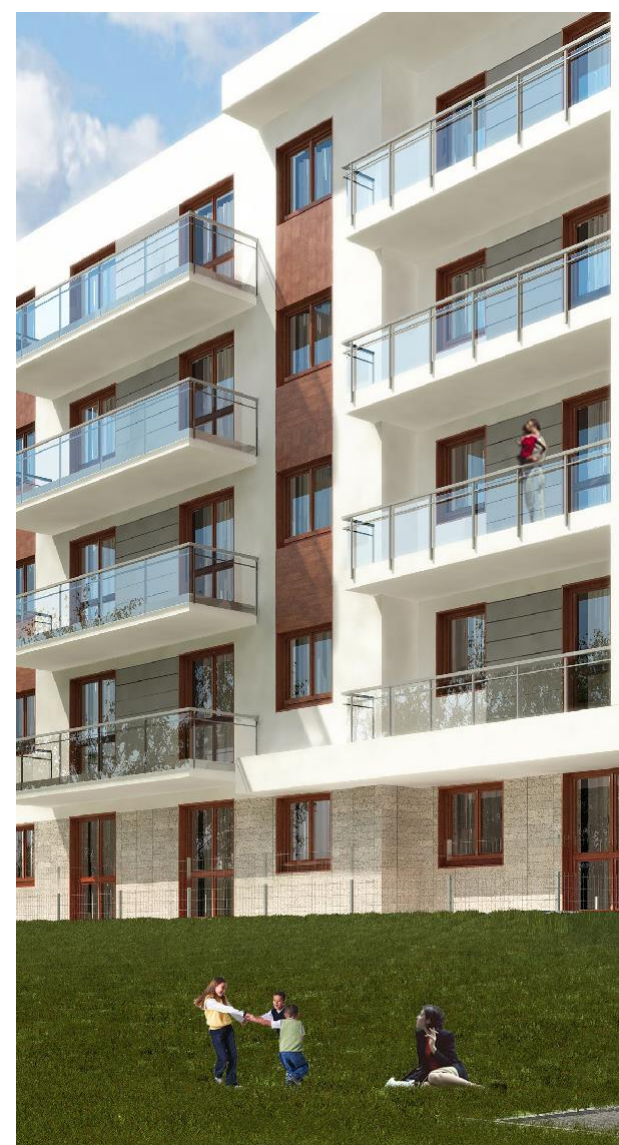
No. of stages: 1

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

Start of construction: Q1 2015
Completion date: Q2 2016



Description of investments – completed (4)



Young City

City: Warsaw
District: Bemowo

No. of stages: 9

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

Start of construction: Q3 2012
Completion date: Q4 2016



Młody Wilanów

City: Warsaw
District: Wilanów

No. of stages: 3

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

Start of construction: Q4 2014
Completion date: Q2 2017



Mila Baltica

City: Gdansk
District: Zaspka

No. of stages: 2

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

Start of construction: Q3 2015
Completion date: Q3 2017



Description of investments – completed (5)



Apartamenty Villa Nobile

City: Warsaw
District: Wilanów

No. of stages: 3

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

Start of construction: Q1 2016
Completion date: Q4 2017



Słoneczna Morena

City: Gdansk
District: Piecki-Migowo

No. of stages: 22

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

Start of construction: Q4 2009
Completion date: Q4 2018



MoreNova

City: Gdansk
District: Piecki-Migowo

No. of stages: 3

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

Start of construction: Q2 2016
Completion date: Q2 2019



Description of investments – completed (6)



Ogrody Wilanów

City: Warsaw
District: Wilanów

No. of stages: 3

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

Start of construction: Q2 2018
Completion date: Q4 2019



Green Mokotów

City: Warsaw
District: Mokotów

No. of stages: 9

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

Start of construction: Q2 2016
Completion date: Q4 2019



Stacja Nowy Ursus

City: Warsaw
District: Ursus

No. of stages: 5

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

Start of construction: Q2 2016
Completion date: Q4 2019



Description of investments – completed (7)



Forum Wola

City: Warsaw
District: Wola

No. of stages: 4

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

Start of construction: Q3 2017
Completion date: Q4 2020



Praga Arte

City: Warsaw
District: Praga Południe

No. of stages: 1

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

Start of construction: Q3 2019
Completion date: Q4 2020



Leśna Przystań

City: Wrocław
District: Osobowice

No. of stages: 1

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

Start of construction: Q1 2019
Completion date: Q4 2020



Description of investments – completed (8)



Willa Nad Potokiem

City: Wrocław

District: Fabryczna

No. of stages: 1

No. of units: 13 units

Start of construction: Q3 2019

Completion date: Q2 2021

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

Units presold: **2 306** (net after cancellations)

Number of signed development agreements: **2 235**

Number of units recognized in revenues: **1 092**

Units on offer: **2 592** (out of which **2%** are finished goods)

Revenues: PLN **512** million

Strong cash position*: PLN **479** milion

Operating cash flow: PLN **222** milion
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



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