



ROBYG

FINANCIAL RESULTS 2021

Warsaw, March 2022

AGENDA

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PART 01

Summary 2021



Summary 2021

Revenues:

PLN 1 300 million

Strong cash position*:

PLN 471 million

Operating cash flow:

PLN 585 million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



Summary 2021

Developer agreements signed:
4 308 (net after cancellations)

Units presold: **4 276**
(net after cancellations)

Units recognized
in revenue: **2 941**

Number of units under
construction: app. **5 260**
(1 555 units, recognized in Q4,
not included)

Units on offer: **2 214**
(out of which <1% finished goods)



ROBYG Group – material investments and financial activities

**Total new financing:
PLN 210 million**

**Total value of signed agreements:
ca. PLN 521 million**

FINANCING

ROBYG S.A.

BONDS

- issuance of bond (PD series)
– PLN 150 million,
- redemption of bond (S series)
– PLN 45,3 million.

CREDIT FACILITIES

- overdraft loan – with the limit of
PLN 60 million
- expired of revolving bank loan
with the limit PLN 75 million

NEW PLOTS

Warsaw/Poznan/Wroclaw

**Total expected potential
for construction
of ca. 268 900 sqm
of usable area.**

NEW PLOTS

Gdansk/Gdynia

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



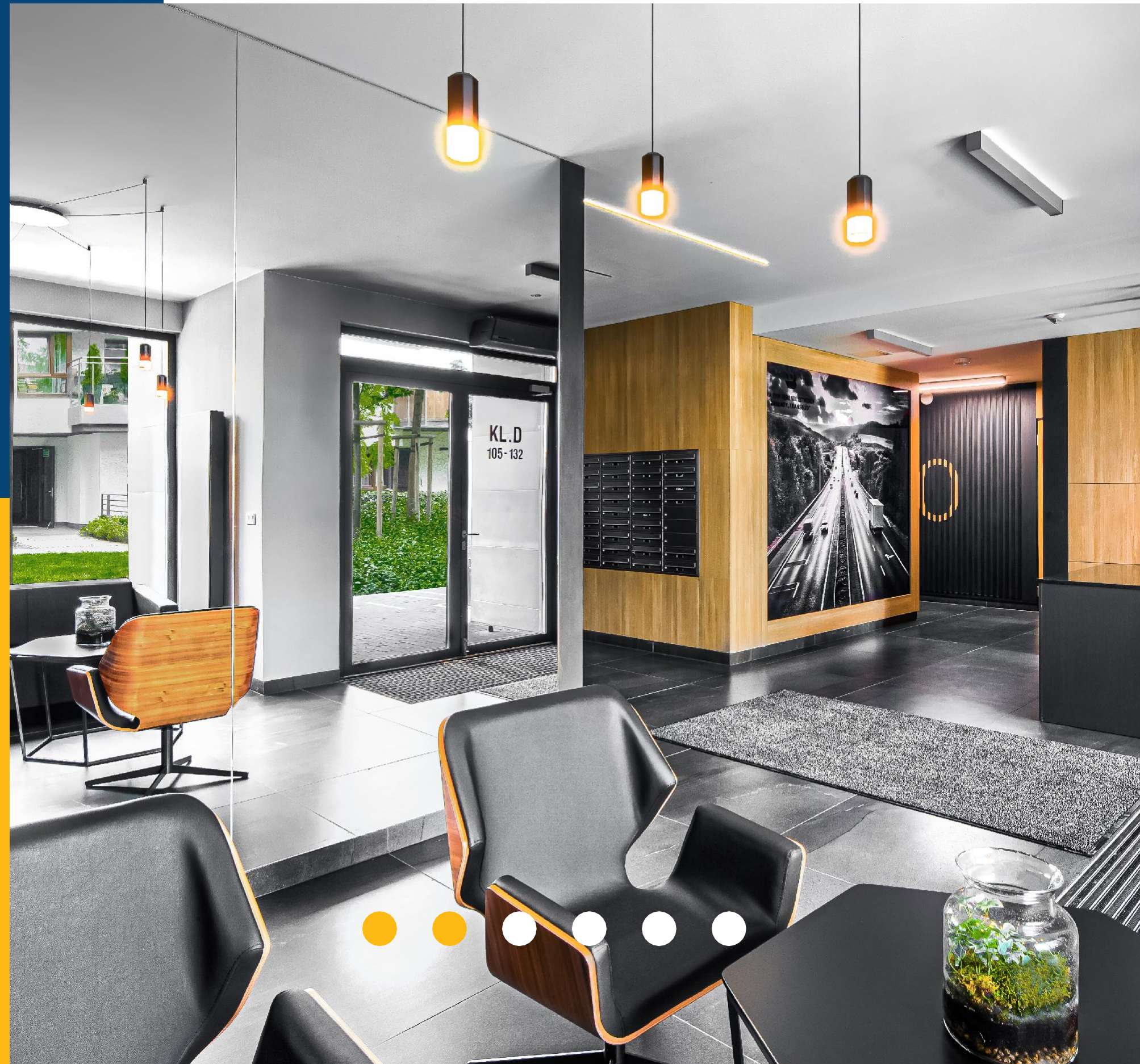
ROBYG Group – land acquisition value

**Total value of signed agreements:
ca. PLN 521 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 |
| 10.7 | Final | 100 000 | Warsaw, Wilanów |
| 2.2 | Final | 42 000 | Gdynia, Srodmiescie |
| 0.4 | Final | 4 000 | Gdansk, Brzeźno |
| 3.6 | Final | 50 000 | Poznan, Rataje |
| 11.3 | Preliminary | 72 000 | Warsaw |
| 1.1 | Preliminary | 20 500 | Wroclaw |
| 32.1 | Total | 314 900 | |

PART 02

Presale & revenue perspective

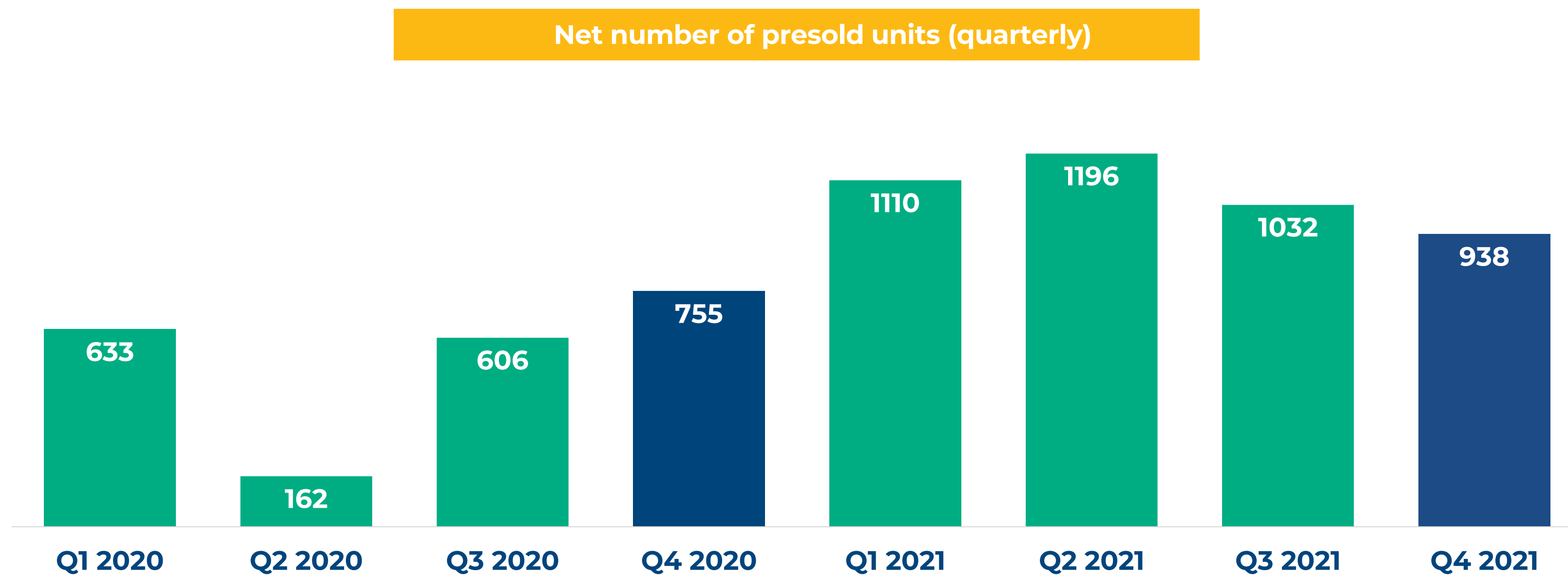


02. Presales & revenue's perspective



ROBYG Group – presale structure

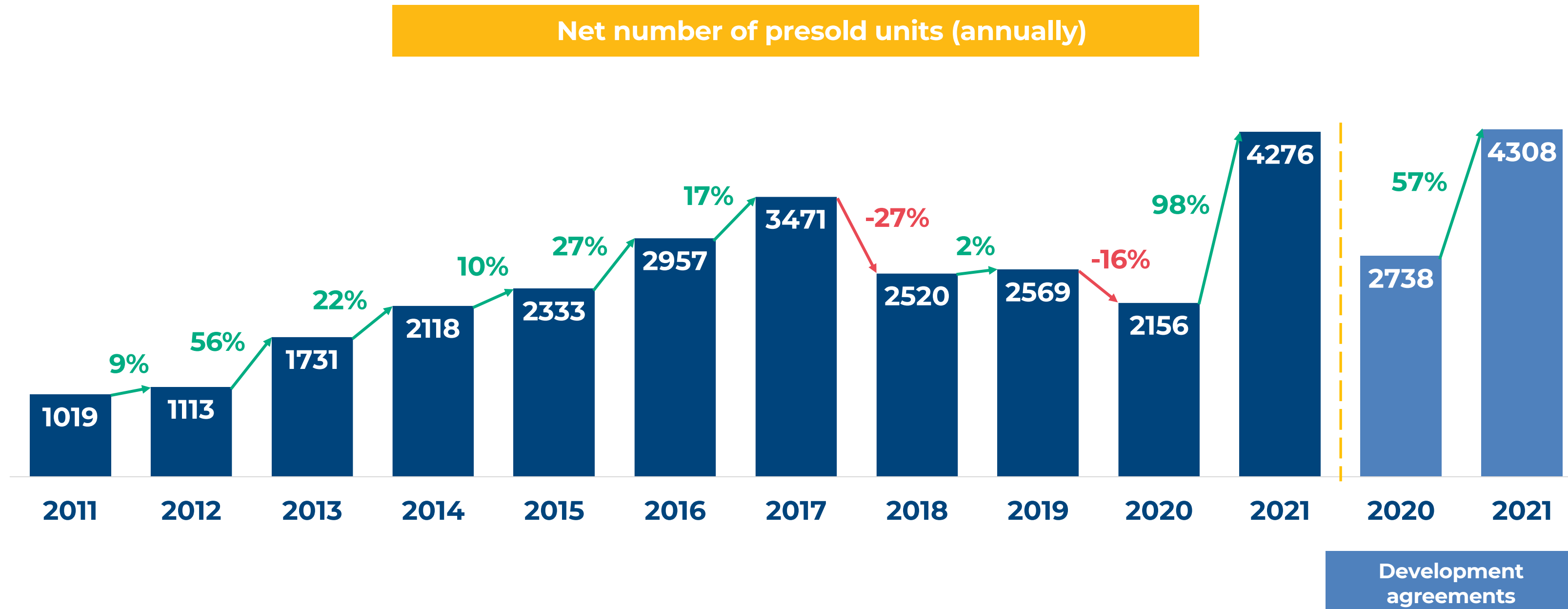
Presale in 2021: 4 276 units (+98% 2021/2020), PLN 2 071 million (+127% 2021/2020)



02. Presales & revenue's perspective

ROBYG Group – presale structure

Presale in 2021: 4 276 units (+98% 2021/2020), PLN 2 071 million (+127% 2021/2020)



02. Presales & revenue's perspective



ROBYG Group – presale structure

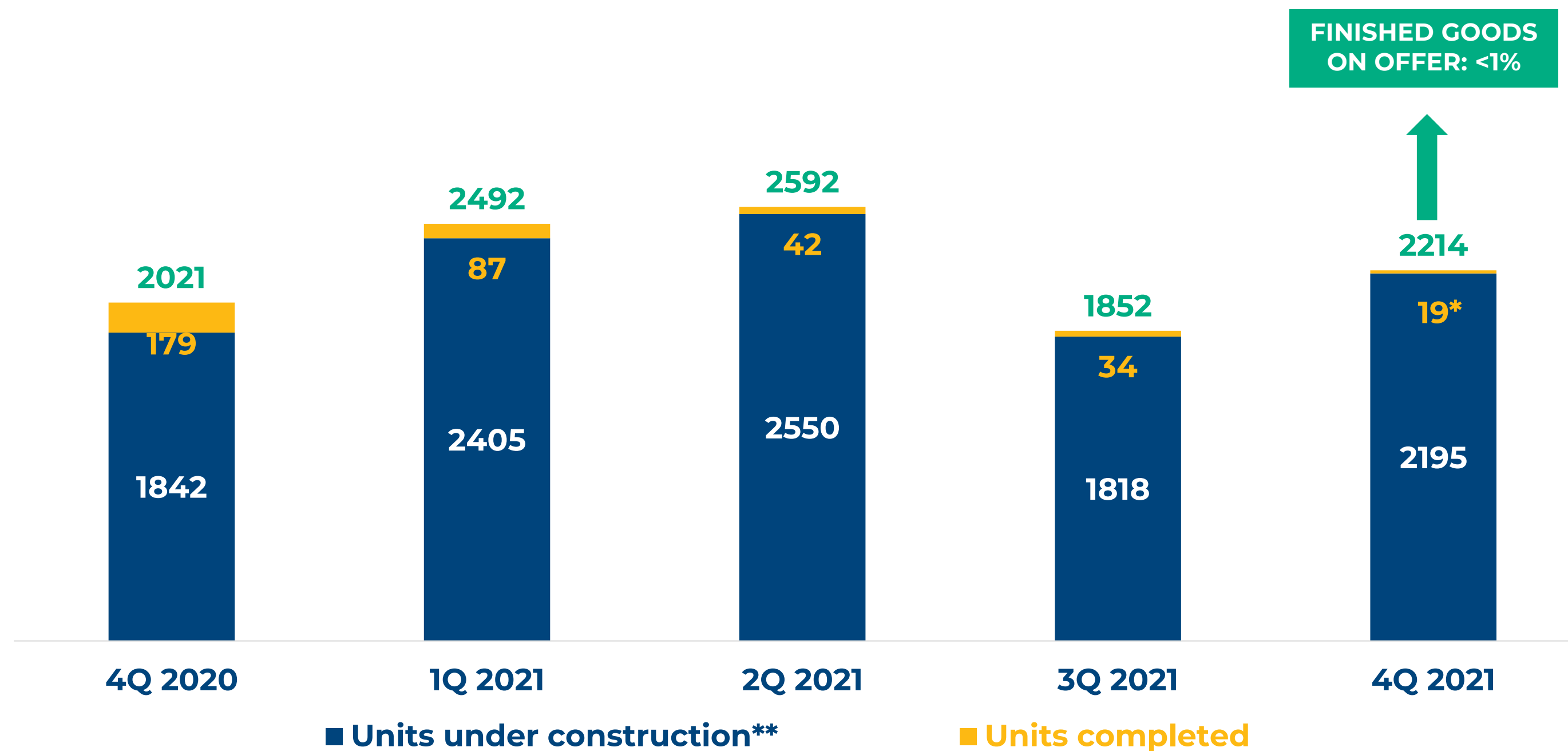
Presale in 2021: 4 276 units (+98% 2021/2020), PLN 2 071 million (+127% 2021/2020)



02. Presales & revenue's perspective



ROBYG Group – units on offer



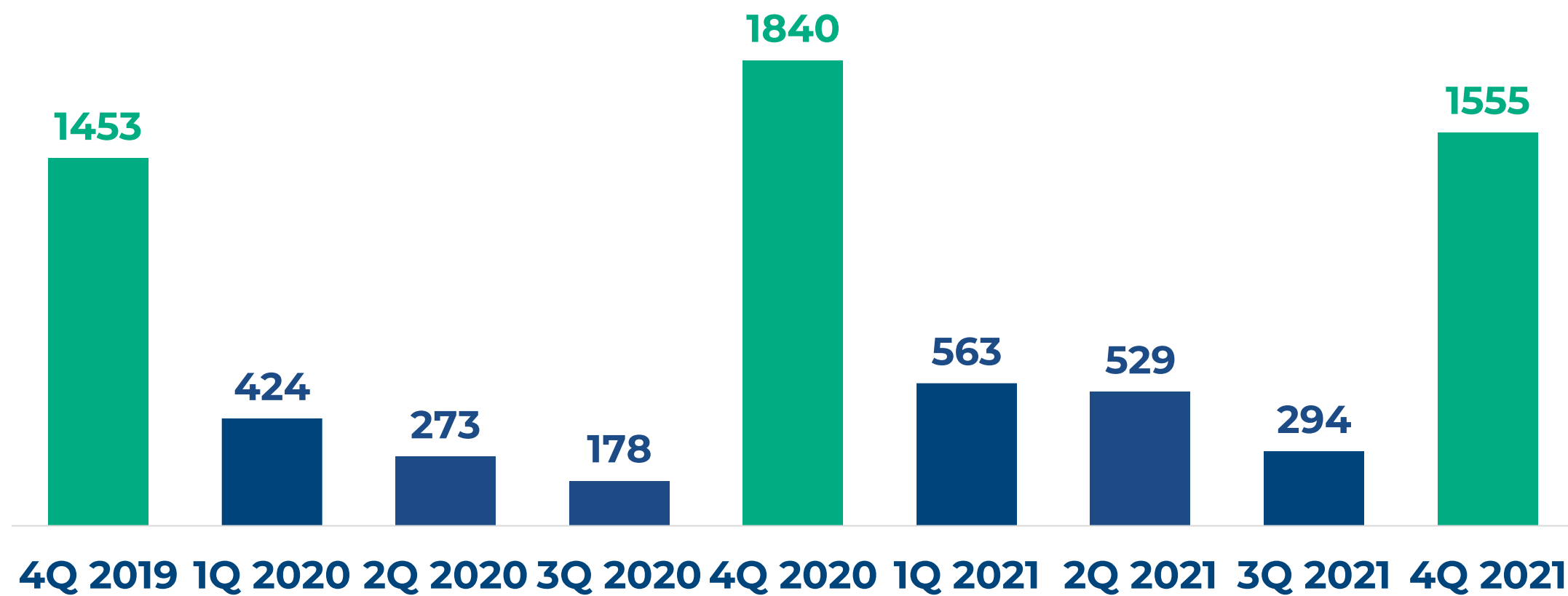
* The offer is decreased by 20 commercial units which are rented.

** Including residential units in presale which construction has not begun yet (as at 31 December 2021).

02. Presales & revenue's perspective

ROBYG Group – revenue recognition (as at 31 December 2021)

Number of units recognized in revenues (quarterly)



Total 2019: **2 845**

Total 2020: **2 715**

Total 2021: **2 941**

Recognition potential of units in revenues

Units not presold and not recognized: 2 234

Completed: **39**

Under construction: **1 312**

Which construction has not started yet, but included in pre-sales process: **883**

Units presold and not recognized: 4 492

Completed: **348**

Under construction: **3 950**

Which construction has not started yet, but included in pre-sales process: **194**

02. Presales & revenue's perspective



Number of units to be completed in 2022-2023 and also (contracted) until 31 December 2021

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

| | 2021 | | 2022 | | 2023 | | Total & Presold 2022+2023 | |
|--|---------------|----------------|--------------|----------------|----------------|----------------|---------------------------|----------------|
| | Total units | Presold | Total units | Presold | Total units | Presold | Total units | Presold |
| Young City 2, Royal Residence – Warsaw | - | - | 88 | (0) | 260 | (152) | 348 | (152) |
| City Sfera, Praga Arte, Praga Deco, Modern City – Warsaw | 89 | (88) | 914 | (624) | 94 | (80) | 1 008 | (704) |
| Forum Wola, Ogrody Wilanów, Apartamenty Królewskie, Mój Ursus – Warsaw | 336 | (336) | 800 | (753) | 549 | (270) | 1 349 | (1 023) |
| Osiedle Życzliwa Praga – Warsaw | 142 | (142) | 458 | (452) | 93 | (87) | 551 | (539) |
| Zajezdnia Wrzeszcz, Porto, Młode Stogi – Gdansk | 166 | (166) | 467 | (428) | - | - | 467 | (428) |
| Park Południe, Więcej, Szumilas – Gdansk | 176 | (174) | 712 | (426) | 150 | (1) | 862 | (427) |
| Lawendowe Wzgórza, Stacja Nowy Gdansk, Moment, Lagom – Gdansk | 441 | (441) | 195 | (147) | 183 | (126) | 378 | (273) |
| Nowa Letnica, Nadmotławie Estates – Gdansk | 572 | (567) | 237 | (130) | 236 | (52) | 473 | (182) |
| Jagodno, WPB, Początek Piątkowo – Wrocław & Poznań | 499 | (496) | 430 | (323) | 278 | (61) | 708 | (384) |
| | 2 421 | (2 410) | 4 301 | (3 283) | 1 843 | (829) | 6 144 | (4 112) |
| | *+700 | (+672) | - | - | 2 580** | - | 2 580 | - |
| | 3 121 | (3 082) | 4 301 | (3 283) | 4 423 | (829) | 8 724 | (4 112) |
| | (-180) | (-141) | +180 | (+141) | +581 | - | +180 | (+141) |
| Potential of handovers | 2 941 | (2 941) | 4 481 | (3 424) | 5 004 | (829) | 8 904 | (4 253) |
| Handovers (estimated) | 2 941 | (2 941) | 3 900 | (3 900) | 4 000 | (4 000) | 7 900 | (7 900) |

*) Units completed in prior years to be recognised. **) New projects and stages.

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 | 237 |
| Młode Stogi | 160 |
| Szumilas | 114 |
| TOTAL | 1 611 |

Warsaw

| Project | Total no. of units to be completed in 2022 |
|------------------------|--|
| Osiedle Życzliwa Praga | 458 |
| Mój Ursus | 731 |
| Apartamenty Królewskie | 69 |
| City Sfera | 466 |
| Modern City | 256 |
| Praga Deco | 192 |
| Young City 2 | 88 |
| TOTAL | 2 260 |

Wroclaw

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

TOTAL Gdansk / Warsaw / Wroclaw : 4 301

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 | 157 |
| Nowa Letnica | 140 |
| Nadmotławie | 96 |
| Szumilas | 150 |
| Lagom | 26 |
| TOTAL | 569 |

Warsaw

| Project | Total no. of units to be completed in 2023 |
|------------------------|--|
| Royal Residence | 260 |
| Osiedle Życzliwa Praga | 93 |
| Mój Ursus | 549 |
| Modern City | 94 |
| TOTAL | 996 |

Wroclaw & Poznan

| Project | Total no. of units to be completed in 2023 |
|--------------------------|--|
| Osiedle nad Widawą - WPB | 138 |
| Początek Piątkowo | 140 |
| TOTAL | 278 |

New projects/stages: 2580

TOTAL Gdansk / Warsaw / Wroclaw / Poznan : **4 423**



PART 03

Financial results

03. Financial results

Financial results

| (PLNk) | 2021 | 2020 | Change |
|--|----------------|----------------|--------------|
| Revenues | 1 299 900 | 1 105 307 | 17.6% |
| Cost of sales | (929 778) | (800 304) | 16.2% |
| Gross profit on sales | 370 122 | 305 003 | 21.4% |
| Selling and marketing expenses | (36 850) | (26 436) | 39.4% |
| Administrative expenses | (48 814) | (39 972) | 22.1% |
| Other* | 206 142 | 30 592 | N/A |
| Operating profit | 490 600 | 269 187 | 82.3% |
| Finance income | 13 614 | 3 901 | 249.0% |
| Finance costs | (9 279) | (10 084) | (8.0%) |
| Profit before tax | 494 935 | 263 004 | 88.2% |
| Income tax expense | (97 876) | (48 218) | 103.0% |
| Net profit from discontinued operations | 0 | (1 296) | (100.0%) |
| Net profit | 397 059 | 213 490 | 86.0% |
| Net profit attributable to equity holders of the parent | 396 659 | 210 666 | 88.3% |
| Gross profit margin on sales | 28.5% | 27.6% | N/A |
| Net profit margin | 30.5% | 19.3% | N/A |

* Incl. revaluation of investment properties.

03. Financial results

Financial condition

| (PLNk) | 2021 | 2020 | Change |
|--|------------------|------------------|--------------|
| Total assets, including: | 3 479 289 | 2 573 916 | 35.2% |
| Non-current assets, including: | 709 734 | 498 993 | 42.2% |
| Investment properties and investment properties under construction | 522 641 | 339 431 | 54.0% |
| Inventories | 1 925 257 | 1 559 525 | 23.5% |
| Trade and other receivables | 166 143 | 138 307 | 20.1% |
| Amounts kept on individual escrow accounts | 172 141 | 172 648 | (0.3%) |
| Cash and cash equivalents | 298 786 | 199 498 | 49.8% |
| Equity, including: | 1 380 351 | 970 893 | 42.2% |
| Total liabilities, including: | 2 098 938 | 1 603 023 | 30.9% |
| LT interest bearing liabilities | 621 587 | 470 957 | 32.0% |
| Current interest bearing liabilities | 21 074 | 99 503 | (78.8%) |
| Advances received from clients | 955 044 | 588 467 | 62.3% |



Statement of cash flow

| (PLNk) | 2021 | 2020 |
|---|------------------|------------------|
| Net cash flows from operating activities, including: | 238 926 | 36 746 |
| Expenditures for the purchase of new plots | (346 127) | (243 785) |
| Net cash flows from investing activities, including: | (167 564) | 19 835 |
| Expenditures for the purchase of new plots | (196 069) | (70 350) |
| Net cash flows from financing activities, including: | 27 926 | (248 643) |
| Proceeds from issue of bonds | 150 000 | 0 |
| Equity investment | 100 000 | 0 |
| Repayment of additional shareholder's contribution | (102 470) | 0 |
| Repayment of bonds | (45 300) | 0 |
| Proceeds from loans and borrowings | 410 216 | 600 699 |
| Repayment of bank and loans | (445 896) | (804 742) |
| Paid dividend | 0 | 0 |
| Interest and commissions paid | (31 484) | (39 037) |
| Net change in cash and cash equivalents | 99 288 | (192 063) |



Debt financing

Nominal value and maturity of bank credit facilities and bonds as at December 31st, 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 | 14.26 | 0.05 | 0.00 | 0.00 | 0.00 | 0.00 | 14.31 |
| BONDS | 0.00 | 360.00 | 100.00 | 60.00 | 90.00 | 0.00 | 610.00 |
| TOTAL | 14.26 | 360.05 | 100.00 | 60.00 | 90.00 | 0.00 | 624.31 |

DEBT – Interest Rate Risk Managing

IRS transactions in the total amount of PLN 470 million.



Leverage and collections as at December 31st, 2021

Net debt ratio* = 0.12

*** 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 1 621 million

Amount to be collected from clients* = PLN 1 075 million

* Calculated based on the signed agreements with clients.



Dividend

Dividend for 2021:
The Management Board of ROBYG S.A. recommended the payment of dividend in the total amount of PLN 550 million.

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

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

Dividend for 2018 in the amount of PLN 110 million.

Dividend for 2017 in the amount of PLN 87 million.

PART 04

Plans of ROBYG Group





Strategic goals

Number of presold of residential units in 2022 > 2.200 units

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

Maintaining the margins

Maintaining the adequate level of the land bank

**Expansion of activities in Wroclaw and Poznan
and entering into new Polish cities**

Realisation of the ROBYG's ESG

04. Plans of ROBYG Group



Total land bank 18 775 units + 2 214 units on offer = 20 989 units

Gdansk/Gdynia

| District | Number of units | % |
|---------------------------------|-----------------|-----|
| Nowy Port | 750 | 17% |
| Kowale | 615 | 14% |
| Śródmieście/Gdynia | 760 | 17% |
| Śródmieście/Gdansk | 830 | 19% |
| Letnica | 250 | 6% |
| Ujścisko-Łostowice | 215 | 5% |
| Jasień | 315 | 7% |
| Zaspa | 300 | 7% |
| Olszynka | 270 | 6% |
| Piecki-Migowo | 85 | 2% |
| Brzeźno | 80 | 2% |
| TOTAL: 4 470 units – 24% | | |

Warsaw

| District | Number of units | % |
|---------------------------------|-----------------|-----|
| Wilanów | 870 | 10% |
| Mokotów/Czerniaków | 1 060 | 12% |
| Bemowo/Chrzanów | 910 | 10% |
| Ursus | 1 190 | 13% |
| Włochy | 1 880 | 21% |
| Bemowo/Jelonki | 310 | 3% |
| Tarchomin | 10 | <1% |
| Other** | 2 785 | 31% |
| TOTAL: 9 015 units – 47% | | |

Wroclaw

| District | Number of units | % |
|---------------------------------|-----------------|-----|
| Krzyki | 260 | 14% |
| Other** | 1 550 | 86% |
| TOTAL: 1 810 units – 10% | | |

Poznan

| District | Number of units | % |
|---------------------------------|-----------------|-----|
| Ostrów Tumski | 1 280 | 37% |
| Piątkowo | 1 195 | 34% |
| Rataje | 1 005 | 29% |
| TOTAL: 3 480 units – 19% | | |

TOTAL*: Gdansk / Gdynia + Warsaw + Wroclaw + Poznan = 18 775 units

* Units which presale has already begun (as at 31 December 2021) not included.

** Preliminary land purchase agreements.

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 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



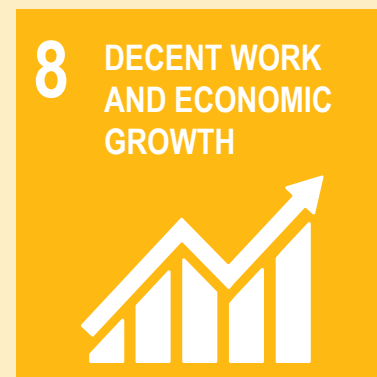
| | | | | | |
|---|--|--|---|---|---|
|  <p>15 minutes to all important services</p> |  <p>55,5 ha Local estates green and recreation facilities inc. private parks and forest</p> |  <p>Pro-ecological rain gardens and green roofs</p> |  <p>3120 m² Photovoltaic panels</p> |  <p>14200 apartments Smart House system in the apartment</p> |  <p>Solar benches</p> |
|  <p>76000 Led lighting</p> |  <p>Micromobility friendly estates with bicycle parkings and repair points</p> |  <p>Outside and inside electric cars chargers</p> |  <p>Triple-glazed windows</p> |  <p>Environmentally friendly external insulation</p> |  <p>Sidewalks from cubes anti-smog</p> |
|  <p>Flower meadows</p> |  <p>Birdhouses and shelters for insects</p> |  <p>Watering with rainwater</p> |  <p>Weather management system and motion sensors</p> |  <p>Facilities for people with disabilities</p> |  <p>3,25 ha Rain gardens and green roofs</p> |

* 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

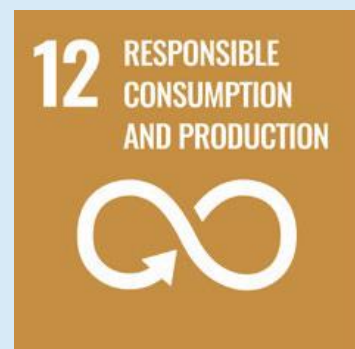


Micromobility
friendly
estates



- 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
- **ROBYG ESG Strategy – already announced**
- **ROBYG's goal is to be recognized as a leader in ESG on the Polish real estate development market**
- **Before end of April 2022, 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>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)</i> <i>Vice President COO</i></p>  <p>Years at ROBYG: 14</p> <ul style="list-style-type: none"> COO since 2009 | <p>Marta Hejak <i>Vice President</i> <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>Vice President</i> <i>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</i> <i>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,</i> <i>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</i> <i>in Warsaw and Wroclaw</i></p>  <p>Years at ROBYG: 16</p> | <p>Anna Wojciechowska <i>Head of ESG</i> <i>/ Sales & Marketing Director</i> <i>in Gdansk and Poznan</i></p>  <p>Years at ROBYG: 9</p> | |



Ownership structure

On 23 December 2021 Bricks Acquisitions Limited entered into a conditional share purchase agreement of 100% of the Company's shares. The Agreement was signed with TAG Immobilien AG, a company incorporated under German law, with its registered office in Hamburg and its subsidiary.

As at the date of this presentation, Bricks Acquisitions Limited holds 100% of ROBYG S.A. shares. Goldman Sachs Group, Inc indirectly holds majority of shares in Bricks Acquisitions Limited.



Description of investments – under construction (1)



Lawendowe Wzgórze / Stacja Nowy Gdansk

City: Gdansk
District: Jasień

No. of stages: ca. 40
Stages completed: 35
Stages under construction: 3

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

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



Osiedle Kameralne

City: Warsaw
District: Bemowo

No. of stages: 8
Stages completed: 5

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

Start of construction: Q4 2010
Planned completion date: Q1 2026



Description of investments – under construction (2)



Nowa Letnica

City: Gdansk
District: Letnica

No. of stages: 15
Stages completed: 13
Stages under construction*: 1

No. of units: ca. 2 200 units
(completed: 1 807 units)
Total sellable area: ca. 127,6k 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. 600 units
(completed: 58 units)
Total sellable area: ca. 26,7k sqm

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

* Including stages in presale which construction has not yet begun (as at 31 December 2021).



Description of investments – under construction (3)



Zajezdnia Wrzeszcz

City: Gdansk
District: Wrzeszcz

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

No. of units: ca. 1 600 units
(completed: 1 452 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: 14
Stages completed: 3
Stages under construction: 2

No. of units: ca. 1 600 units
(completed: 323 units)
Total sellable area: ca. 70,0k sqm

Start of construction: Q3 2018
Planned completion date: Q1 2028



Modern City

City: Warsaw
District: Bemowo

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

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

Start of construction: Q4 2018
Planned completion date: Q3 2024



Description of investments – under construction (4)



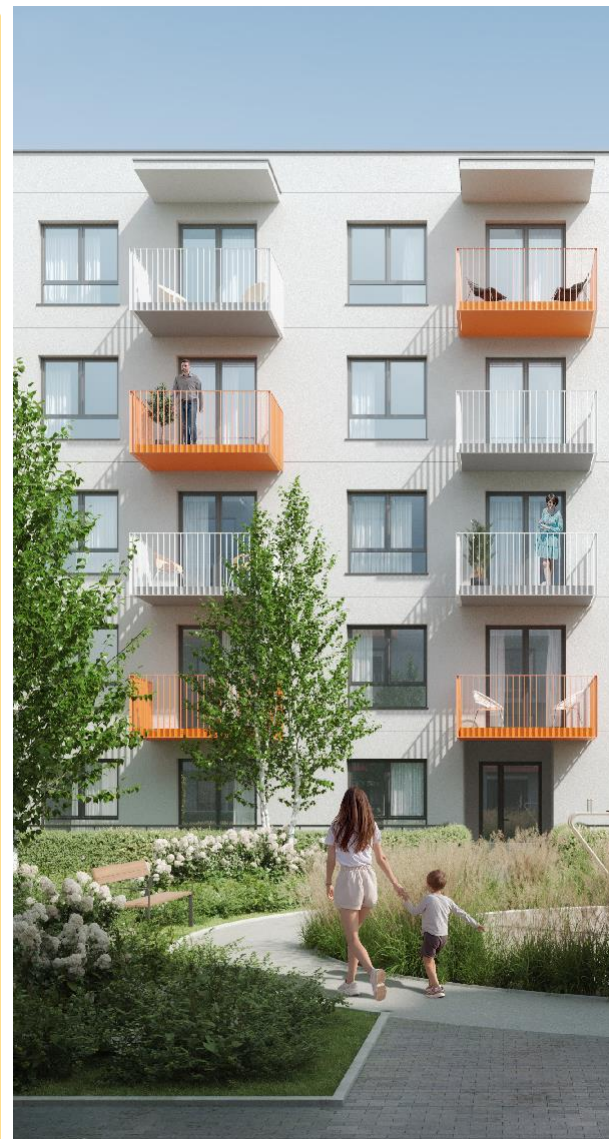
Jagodno

City: Wrocław
District: Krzyki

No. of stages: 8
Stages completed: 3
Stages under construction*: 2

No. of units: ca. 850 units
(completed: 336 units)
Total sellable area: ca. 50,7k sqm

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



Osiedle Życzliwa Praga

City: Warsaw
District: Tarchomin

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

No. of units: ca. 800 units
(completed: 232 units)
Total sellable area: ca. 36,8k sqm

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



Nadmotławie Estate

City: Gdansk
District: Śródmieście

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

No. of units: ca. 1 500 units
(completed: 349 units)
Total sellable area: ca. 69,5k sqm

Start of construction: Q2 2019
Planned completion date: Q2 2027

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



Description of investments – under construction (6)



Więcej

City: Gdansk
District: Łostowice

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

No. of units: ca. 380 units
(completed: 176 units)
Total sellable area: ca. 16,5k sqm

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



Mój Ursus

City: Warsaw
District: Ursus

No. of stages: 8
Stages completed: 2
Stages under construction: 5

No. of units: ca. 2 310 units
(completed: 336 units)
Total sellable area: ca. 115,0k sqm

Start of construction: Q3 2019
Planned completion date: Q4 2024



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: Q3 2023

* Including stages in presale which construction has not yet begun (as at 31 December 2021).



Description of investments – under construction (7)



Szumilas

City: Gdansk (Kowale)

No. of stages: 4

Stages under construction*: 2

No. of units: ca. 880 units

Total sellable area: ca. 47,4k sqm

Start of construction: Q1 2021

Planned completion date: Q4 2026



Wojszyckie Alejki

City: Wroclaw

District: Krzyki

No. of stages: 2

Stages completed: 1

Stages under construction: 1

No. of units: ca. 210 units

(completed: 62 units)

Total sellable area: ca. 11,1k sqm

Start of construction: Q1 2020

Planned completion date: Q1 2023

* Including stages in presale which construction has not yet begun (as at 31 December 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. 7,9k sqm

Start of construction: Q1 2021
Planned completion date: Q1 2023



Porto

City: Gdansk
District: Nowy Port

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

No. of units: ca. 1 040 units
Total sellable area: ca. 60,0k sqm

Start of construction: Q1 2021
Planned completion date: Q3 2026

* Including stages in presale which construction has not yet begun (as at 31 December 2021).



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



Początek Piątkowo

City: Poznań
District: Piątkowo

No. of stages: 8
Stages under construction: 1

No. of units: 1 330 units
Total sellable area: ca. 7,9k sqm

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



Royal Residence

City: Warsaw
District: Wilanów

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

No. of units: 1 130 units
Total sellable area: ca. 63,0k sqm

Start of construction: Q4 2021
Planned completion date: Q1 2027

* Including stages in presale which construction has not yet begun (as at 31 December 2021).



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



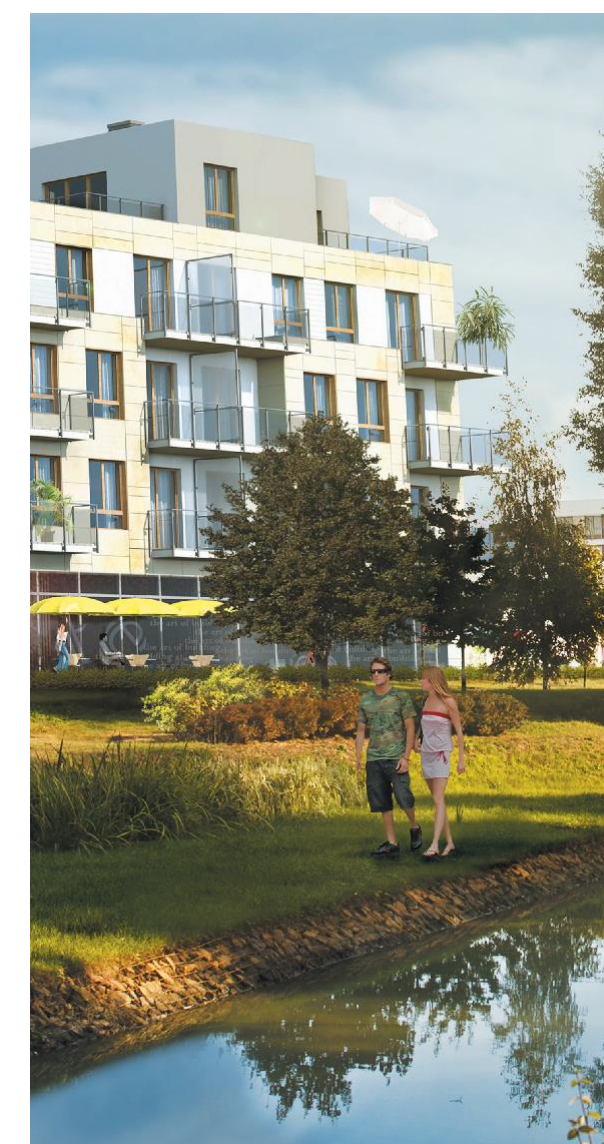
Osiedle Zdrowa

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

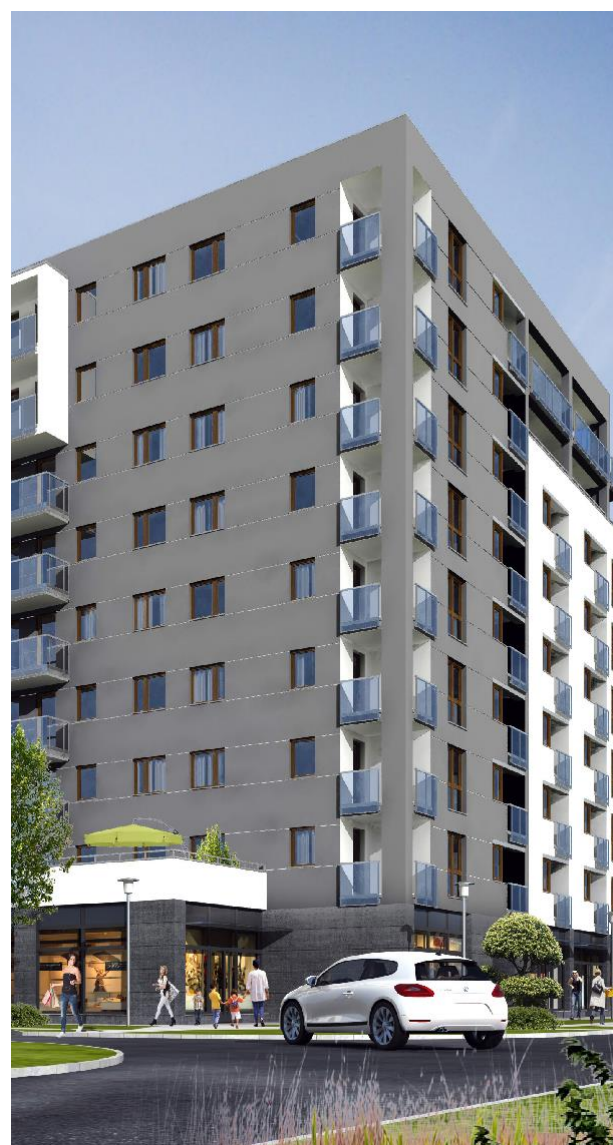
No. of stages: 10

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



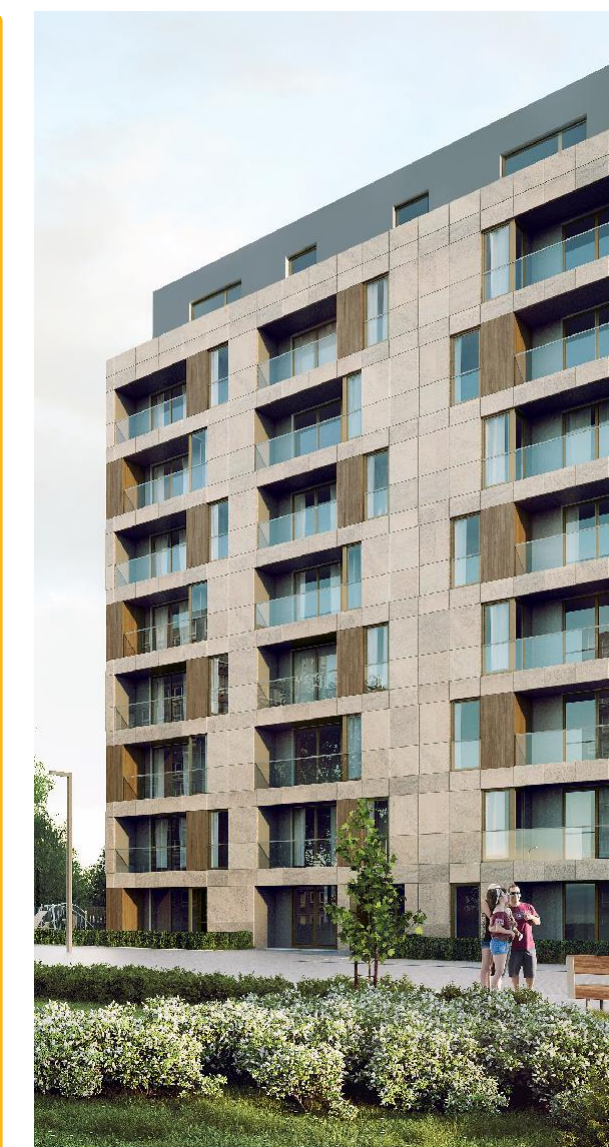
Park Wola Residence

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

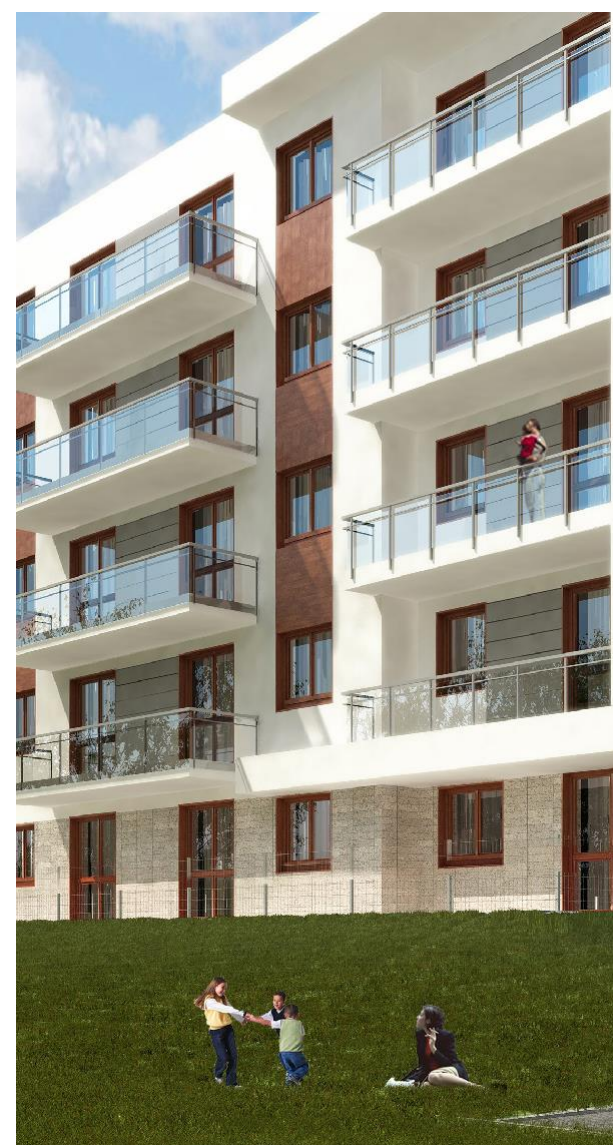
No. of stages: 1

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

Start of construction: Q3 2019
Completion date: Q2 2021



Uroczysko

City: Wrocław
District: Psie Pole

No. of stages: 3

No. of units: 309 units

Start of construction: Q1 2020
Completion date: Q4 2021

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Units presold: **4 276** (net after cancellations)

Number of signed development agreements: **4 308**

Number of units recognized in revenues: **2 941**

Units on offer: **2 214** (out of which 1% are finished goods)

Revenues: PLN **1 300** million

Strong cash position*: PLN **471** million

Operating cash flow: PLN **585** million
(excl. purchase of new plots)

* Including amounts kept on individual escrow accounts.



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