

# ROBYG VANTAGE RENT

—— **TAG** IMMOBILIEN GROUP ——

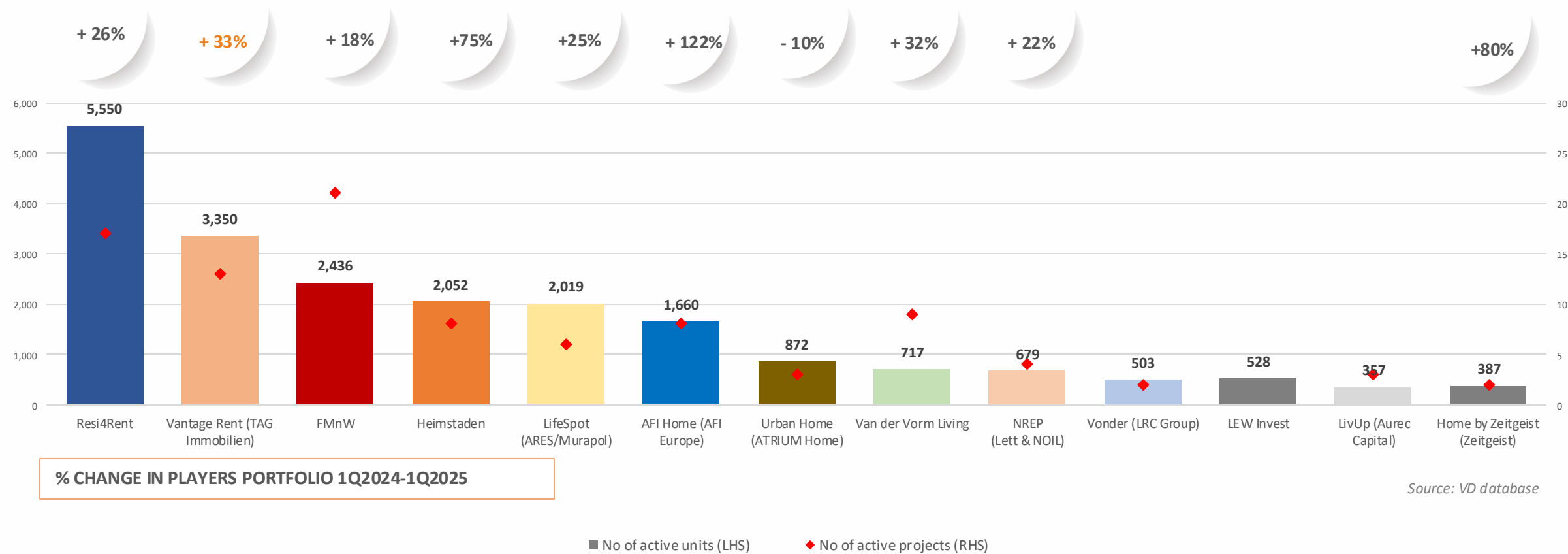


# MARKET REVIEW

# HOUSING MARKET IN POLAND

## MAIN MARKET PRS PLAYERS

Number of units in active projects for biggest Private Rented Sector operators  
(over 300 units)



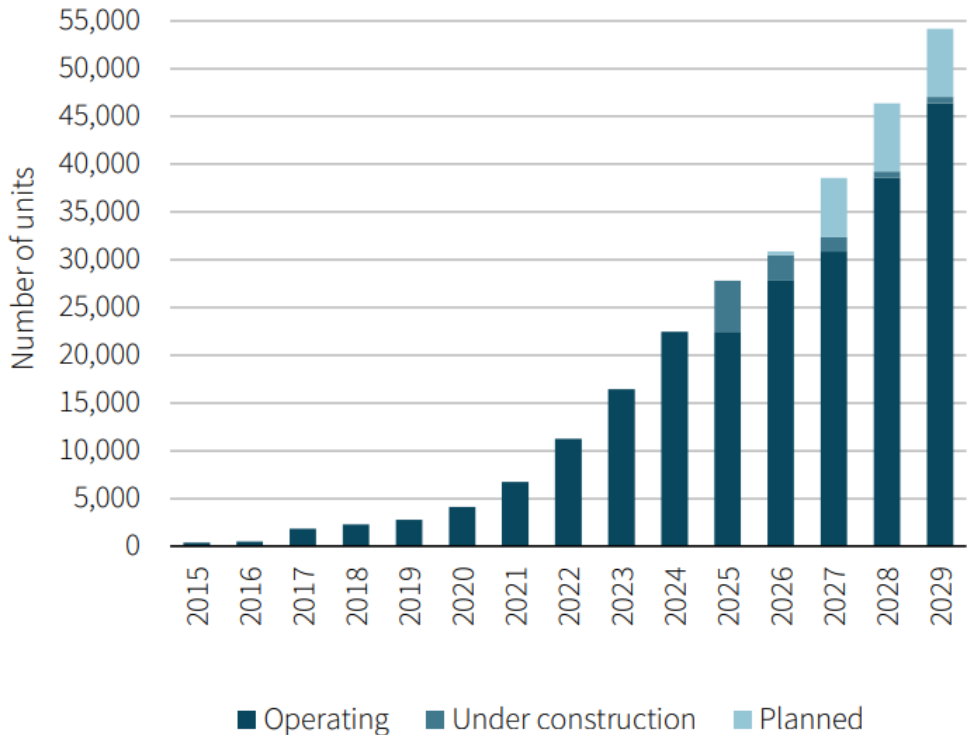
Source: VD database

# HOUSING MARKET IN POLAND

## PRS sector growth prospects

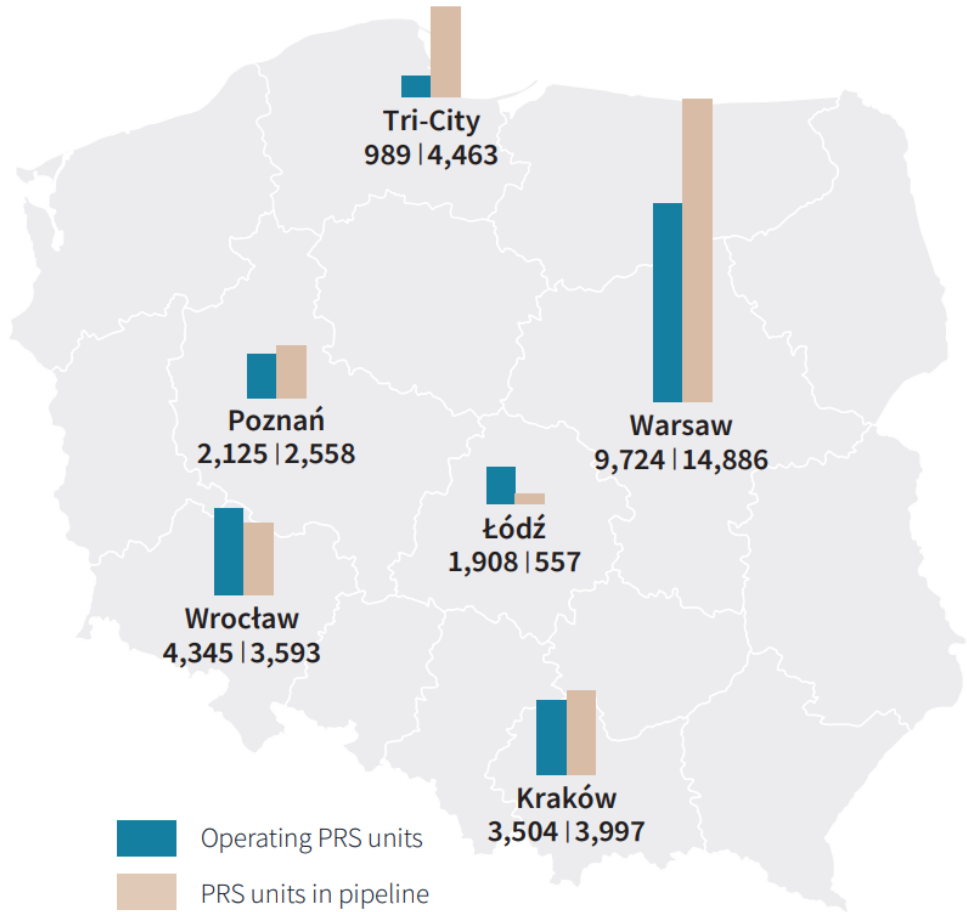
Total number of operating units

22,340 (December 2024)  
more than 36% annual growth



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5,800 UNITS

UNITS COMPLETED IN 2024

5,700 UNITS

UNITS PLANNED TO BE ADD IN 2025

An aerial photograph of a city, likely Vilnius, Lithuania, showing a dense urban landscape with a river (Neris) winding through it. A large white circle graphic is overlaid on the right side of the image. The text "ONLY THE BEST LOCATIONS" is written in white, bold, sans-serif capital letters across the center of the image.

**ONLY THE BEST LOCATIONS**

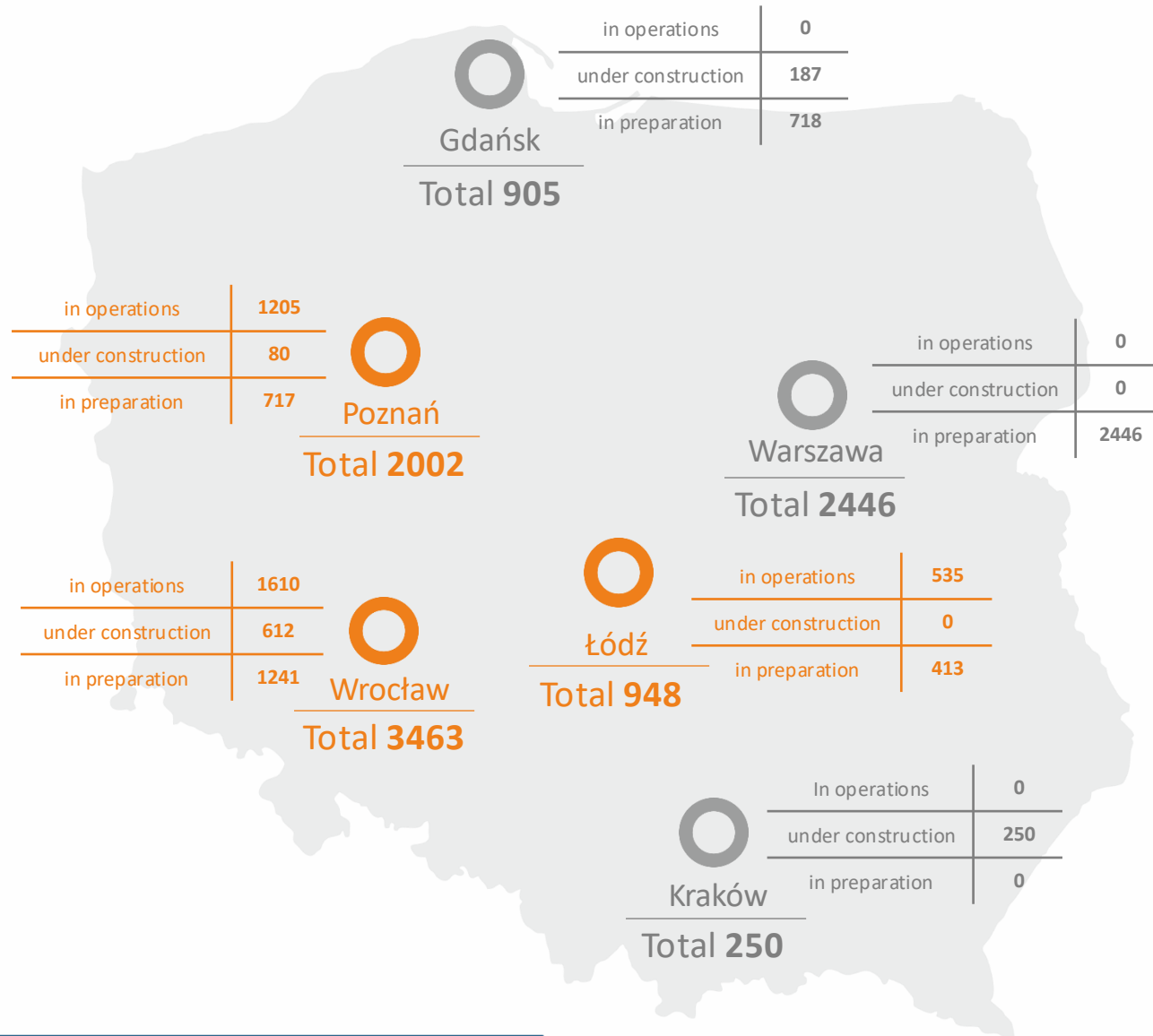
# ONLY THE BEST LOCATIONS

TOTAL UNITS IN CITIES

3350 in operation  
1129 under construction  
5535 in preparation

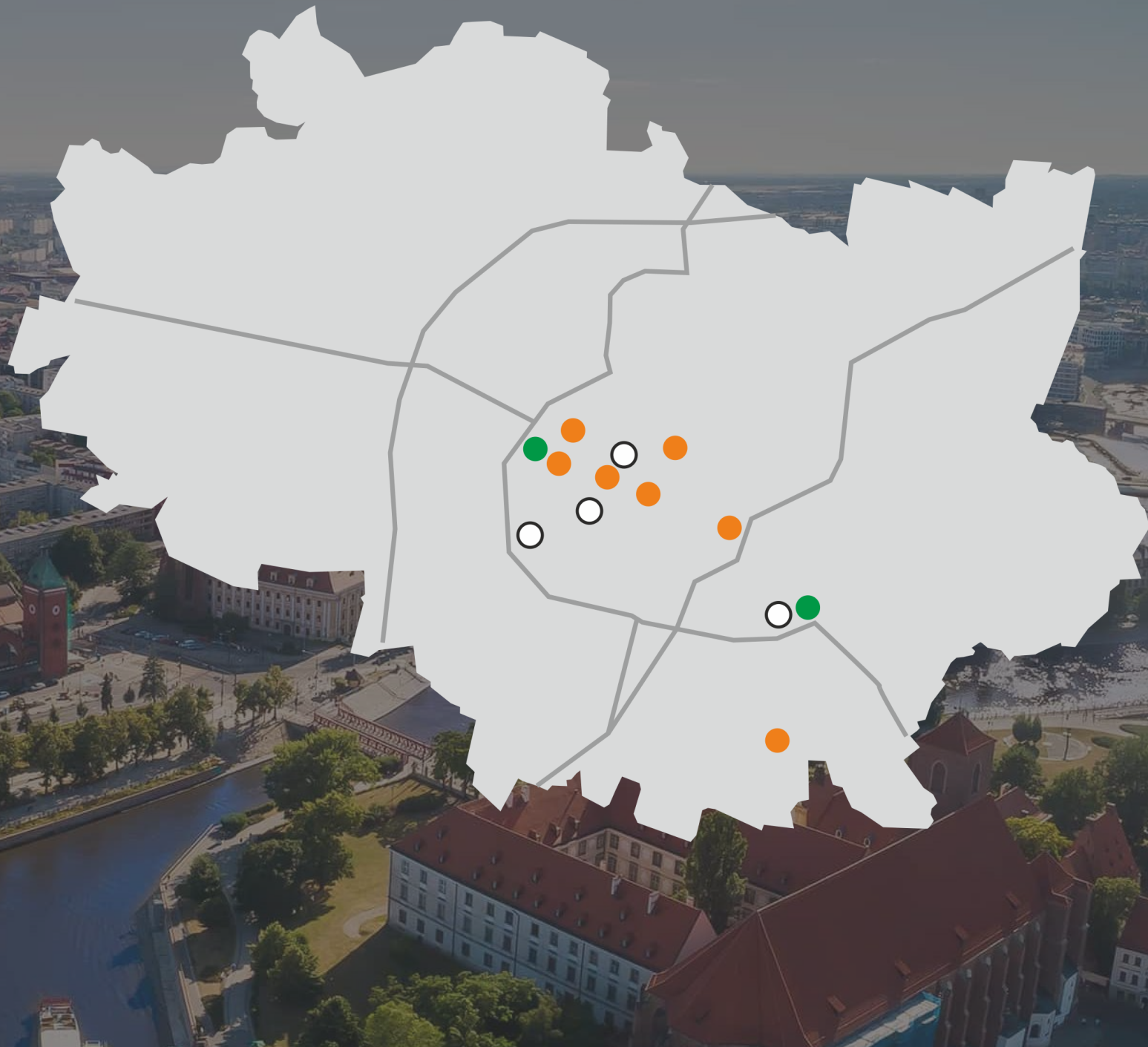
## TOTAL 10 014

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# Wrocław

|                    |      |
|--------------------|------|
| in operations      | 1610 |
| under construction | 612  |
| in preparation     | 1241 |





**Małopanewska 4**  
Wrocław

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## Wrocław Małopanewska 4

In offer since **04.2021**

**TOTAL: 58 units**

**Vacancy: 1,7%**

**Rent rate: 17,4** EUR per sqm





**Legnicka 33**  
Wrocław

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## Wrocław Legnicka 33

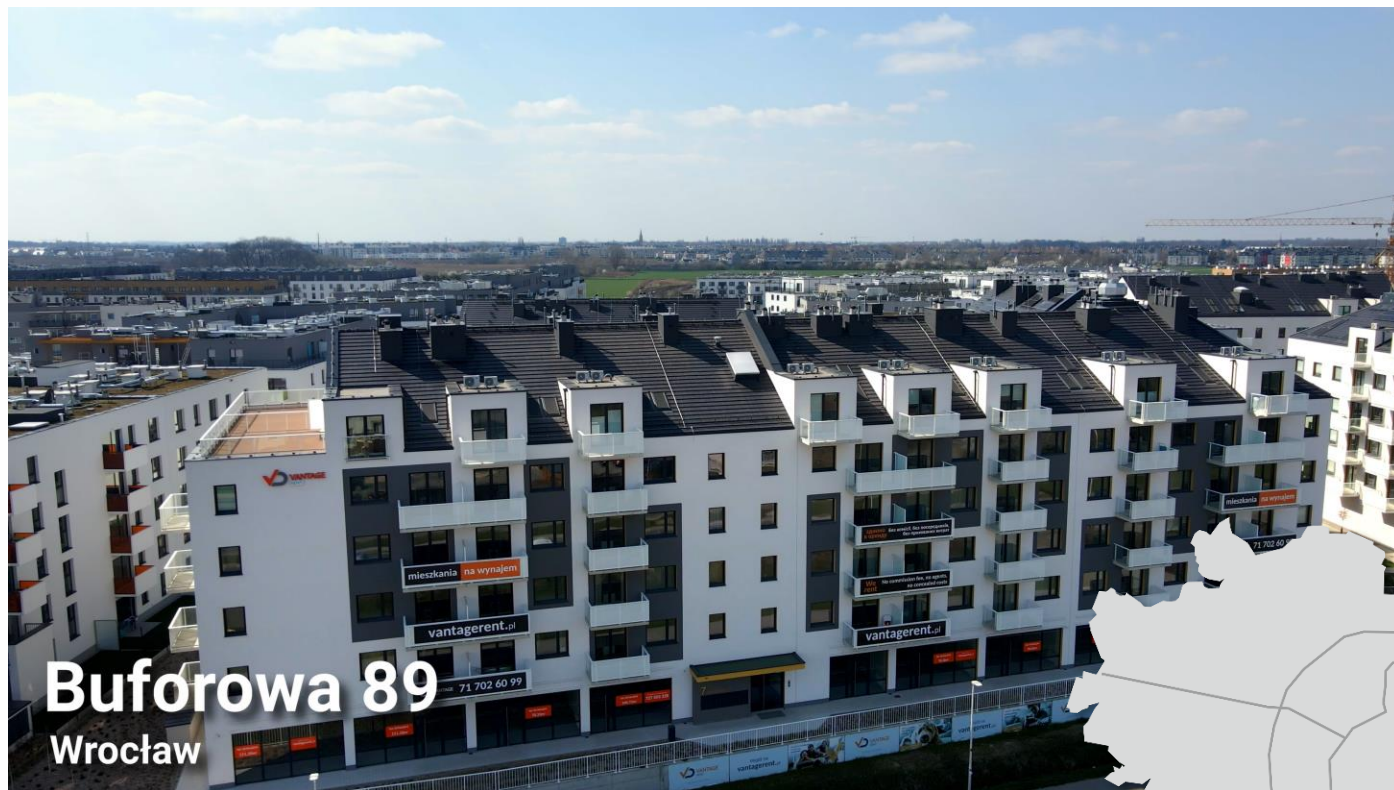
In offer since **06.2021**

**TOTAL: 152 units**

**Vacancy: 2,0%**

**Rent rate: 19,4** EUR per sqm





**Buforowa 89**  
Wrocław

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## Wrocław Buforowa 89

In offer since **07.2021**

**TOTAL: 352 units**

**Vacancy: 1,7%**

**Rent rate: 14,5** EUR per sqm





**Port Popowice**  
Wrocław

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## Wrocław Port Popowice

In offer since **11.2022**

**TOTAL: 341 units**

**Vacancy: 1,8%**

**Rent rate: 16,6** EUR per sqm





**Sienkiewicza 20**  
Wrocław

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## Wrocław Sienkiewicza 20

In offer since **11.2022**

**TOTAL: 183 units**

Vacancy: **2,7%**

Rent rate: **17,1** EUR per sqm





**Madalińskiego 1**  
Wrocław

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## Wrocław Pułaskiego

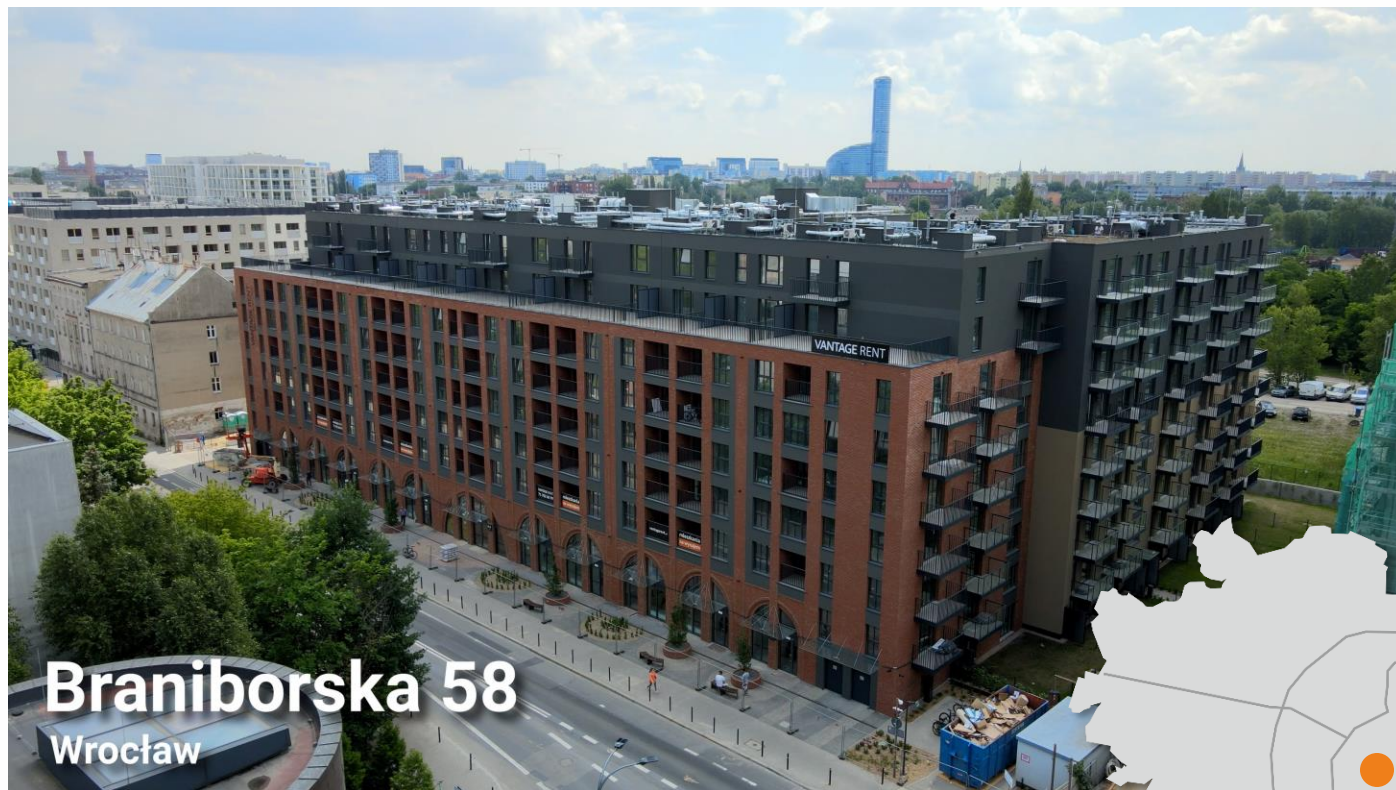
In offer since **02.2022**

**TOTAL: 104 units**

Vacancy: **2,9%**

Rent rate: **16,3** EUR per sqm





**Braniborska 58**  
Wrocław

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## Wrocław Braniborska 58

In offer since **08.2024**

**TOTAL: 420 units**

**Vacancy: 33,3%**

**Rent rate: 18,6 EUR per sqm**



# Poznań

in operations

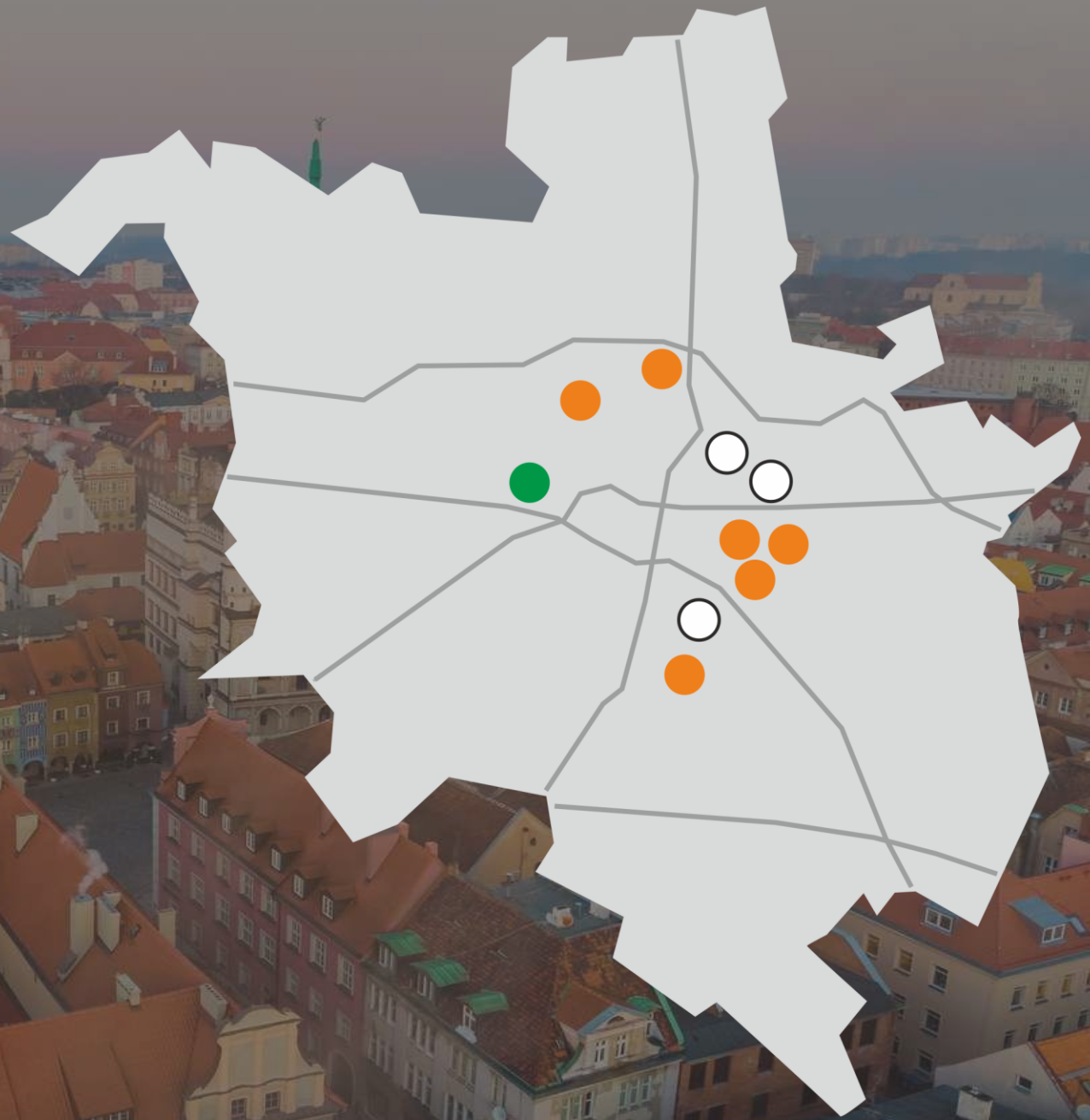
1205

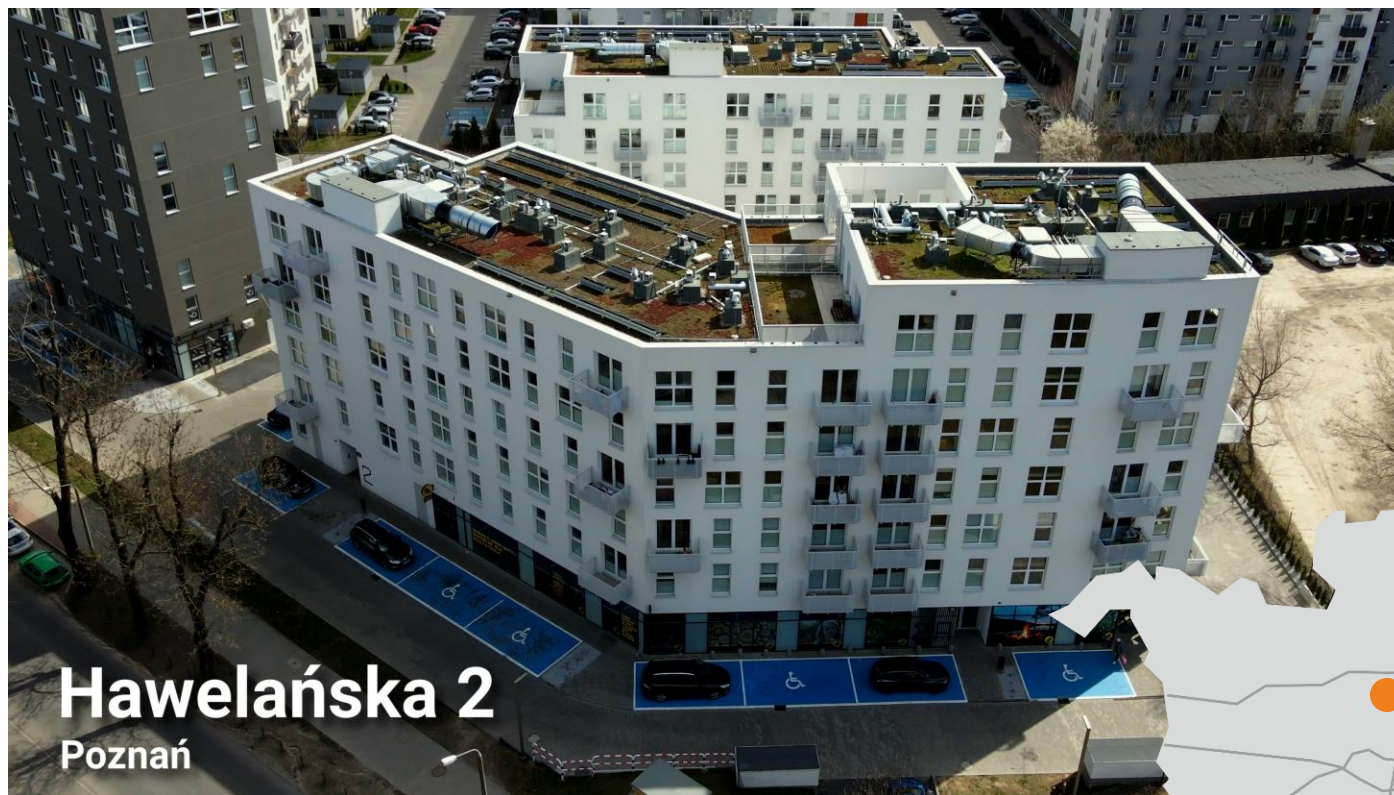
under construction

80

in preparation

717





**Hawelańska 2**  
Poznań

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**Poznań**  
**Hawelańska 2**

In offer since **01.2022**

**TOTAL: 151 units**

**Vacancy: 5,3%**

**Rent rate: 12,8 EUR per sqm**





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## Poznań Skowrońskiego 4

In offer since **12.2022**

**TOTAL: 205 units**

**Vacancy: 2,4%**

**Rent rate: 14,4** EUR per sqm





**Wagrowska 3a**  
Poznań

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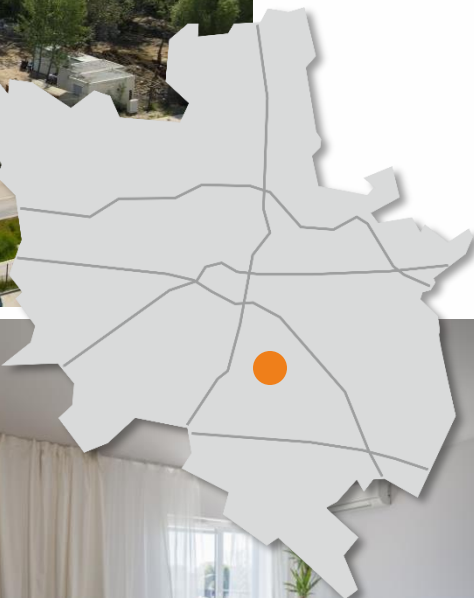
## Poznań Wagrowska 3

In offer since **12.2022**

**TOTAL: 235 units**

**Vacancy: 0,9%**

**Rent rate: 12,6** EUR per sqm





**Piątkowska 92**  
Poznań

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## Poznań Piątkowska 92

In offer since **02.2023**

**TOTAL: 243 units**

**Vacancy: 1,6%**

**Rent rate: 12,6 EUR per sqm**





**Czestawa Niemena 2**  
Poznań

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**Poznań**  
**Cz. Niemena 2**

In offer since **06.2024**

**TOTAL: 247 units**

**Vacancy: 0,8%**

**Rent rate: 17,1 EUR per sqm**





**Skowrońskiego 2**  
Poznań

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## Poznań Skowrońskiego 2

In offer since **07.2024**

**TOTAL: 124 units**

**Vacancy: 1,6%**

**Rent rate: 14,6** EUR per sqm



# Łódź

in operations

535

under construction

0

in preparation

413





**Tuwima 64**  
Łódź

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**Łódź**  
**Tuwima 64**

In offer since **12.2022**

**TOTAL: 257 units**

**Vacancy: 1,9%**

**Rent rate: 12,7** EUR per sqm





**Rembielińskiego 4**  
Łódź

**ROBYG VANTAGE RENT**  
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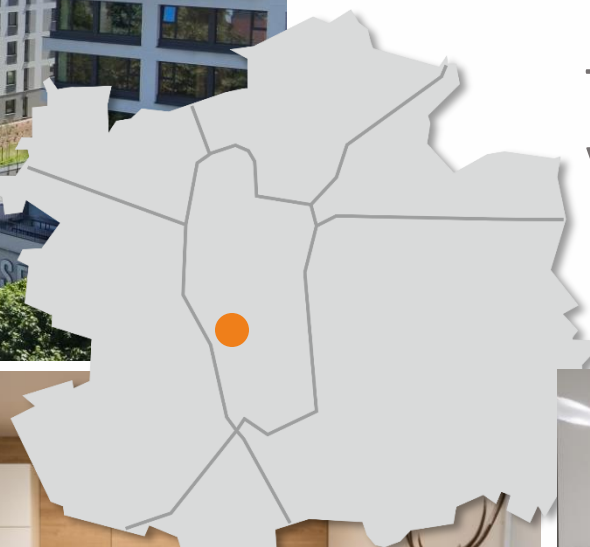
**Łódź**  
**Rembielińskiego 4**

In offer since **11.2023**

**TOTAL: 278 units**

**Vacancy: 2,5%**

**Rent rate: 12,2 EUR per sqm**



# Kraków



in operations

0

under construction

250

in preparation

0

# Warszawa

in operations

0

under construction

0

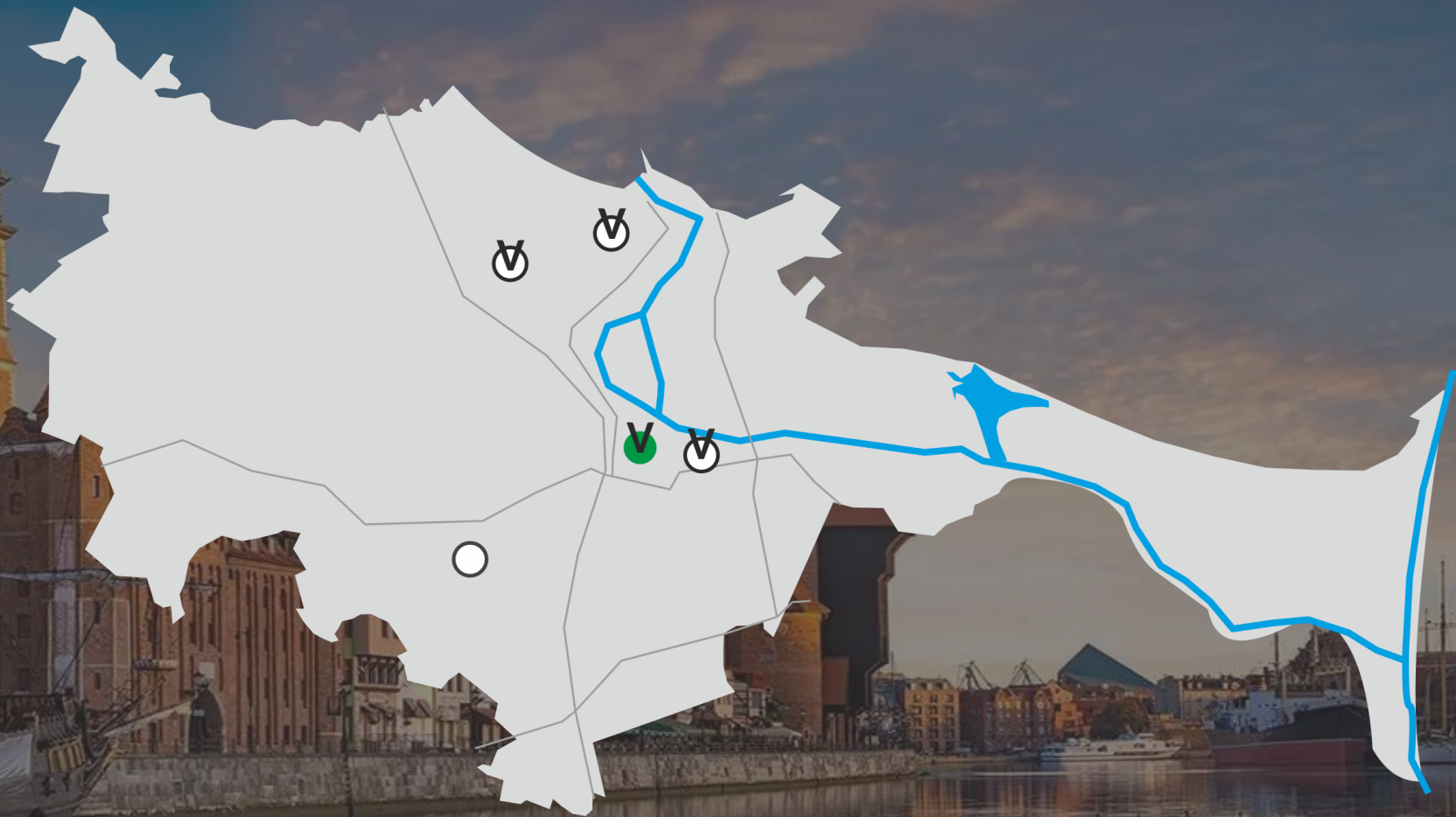
in preparation

2446



# Gdańsk

|                    |     |
|--------------------|-----|
| in operations      | 0   |
| under construction | 187 |
| in preparation     | 718 |





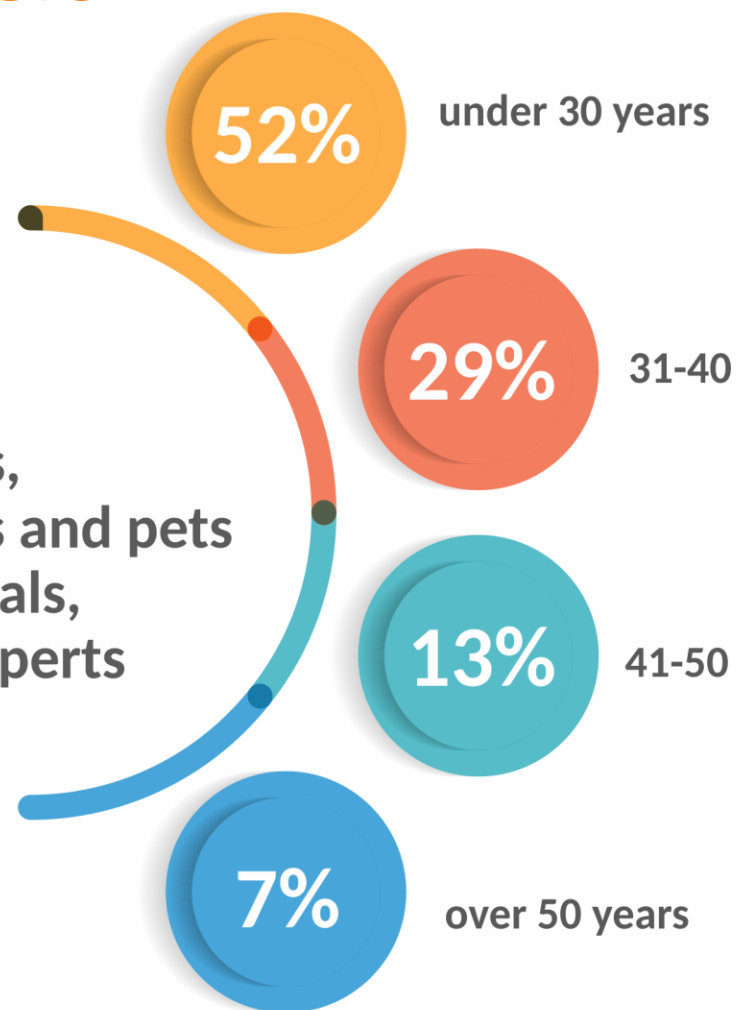
# VANTAGE STANDARD





# Our customers

Our tenants are younger people, students, couples, families with kids and pets young professionals, freelancers, IT experts



source: own data - Sales Force

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About **55%** of our clients are foreigners.



**32%** of our clients are Ukrainian



We provide marketing materials, rent agreements and service in 3 languages: Polish, English and Ukrainian.

# Workflow Strategy

abandons cart

1 hr. delay



left cart

1 day delay



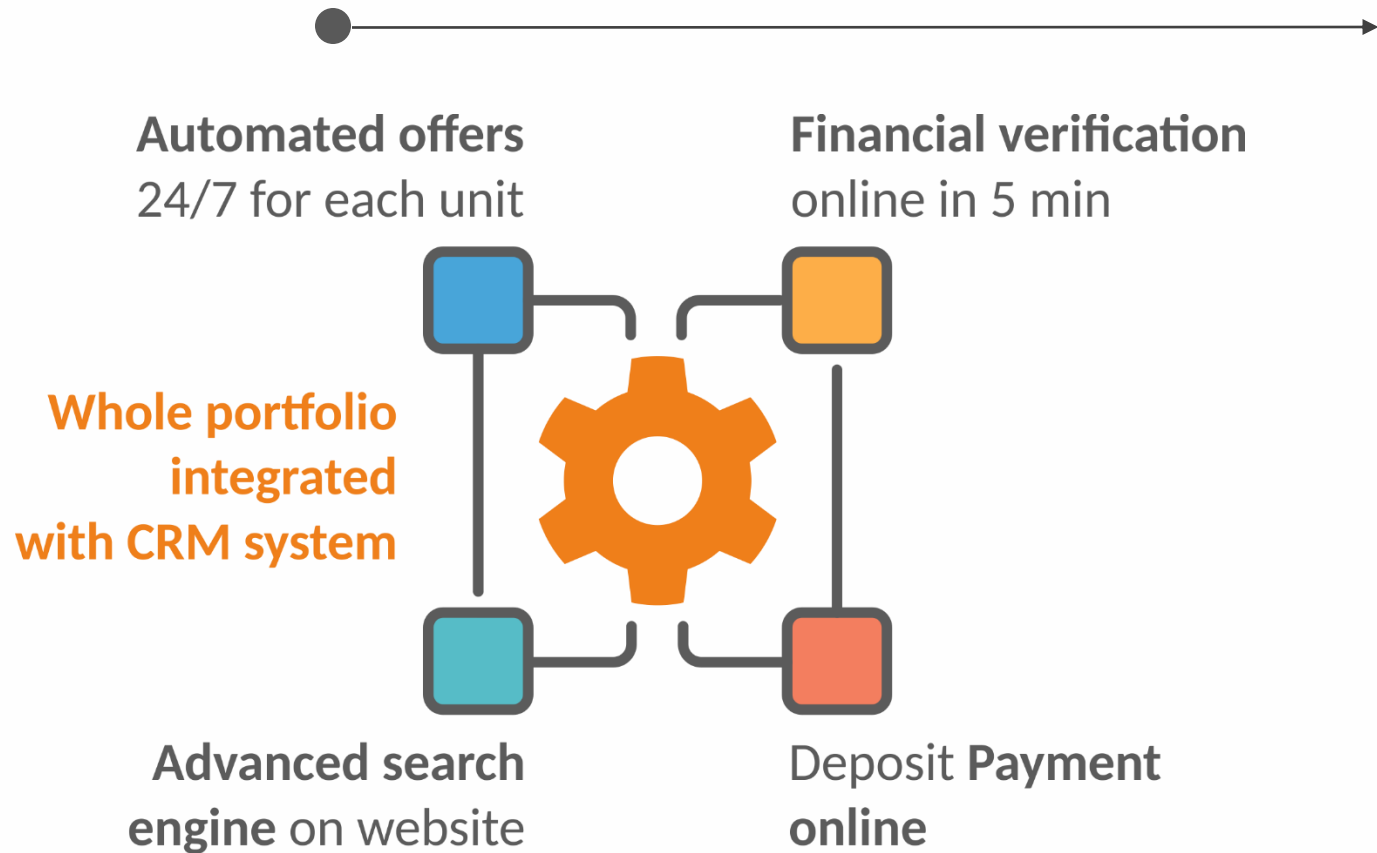
No purchase



add  
promo

## RENTAL PROCESS

# Automatization of the process

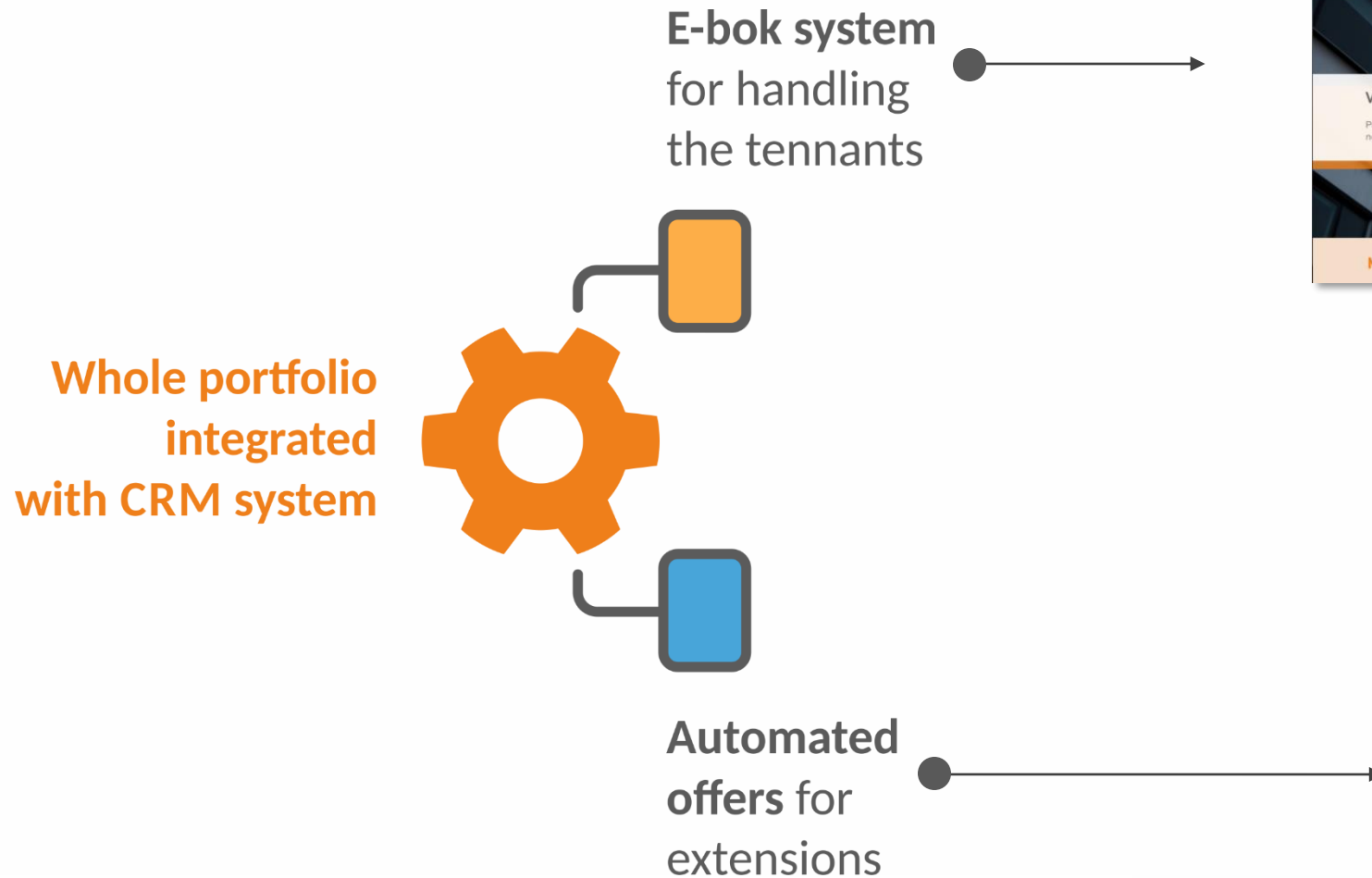


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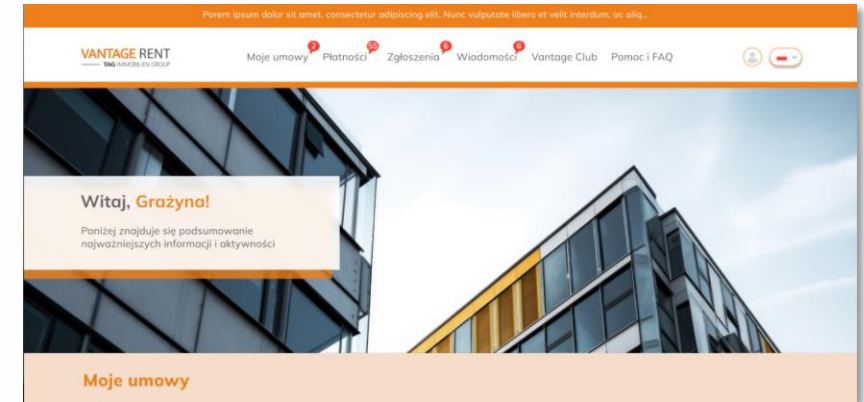
## We rent fair

Choose a secure rental with clear terms, no brokers  
we don't do castings

# Automatization of the process



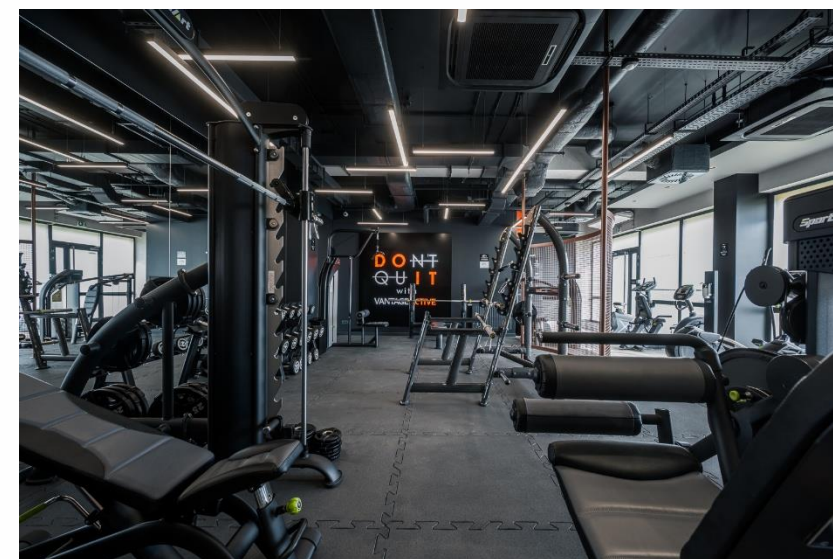
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# What sets us apart?



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# What sets us apart?

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## VANTAGE CLUB

More than just an apartment



### Discount program

Discounts on products and services from Partners.  
For our tenants, we have special discount cards that allow them to shop or use the services of our partners at a discount.



### Events

For tenants, we organize both online workshops and fun-filled stationary meetings.  
Cycling events, guided walks, cooking workshops and much more!



### Consultations

With a lawyer for foreigners - to help them find their way in a new state.  
With job coach for all tenants - resume and job market advice.



### Vantage Active

a private gym for Vantage Rent residents



A person in a grey jacket and dark pants is sitting on a dark, rocky outcrop. They are seen from behind, with their right arm raised high, fist clenched, towards a dramatic sky at sunset or sunrise. The sky is filled with soft, pinkish-purple clouds. A large, white, semi-circular arc graphic is positioned to the right of the person, partially framing the scene. The overall mood is one of achievement and contemplation.

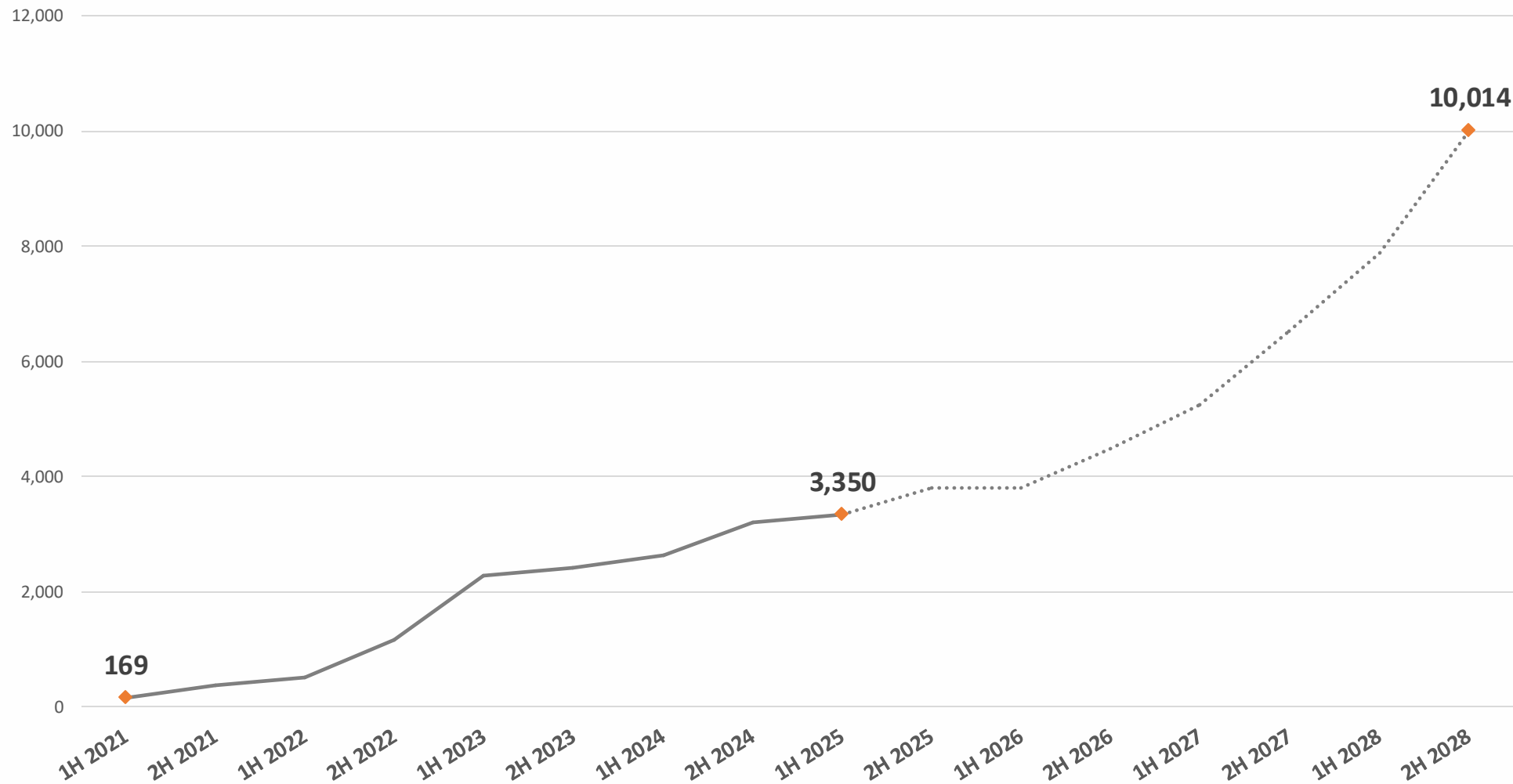
# Portfolio Summary

# PORTFOLIO SUMMARY 30.03.2025

| VANTAGE PORTFOLIO |       |                      |                      |                |         |                     |
|-------------------|-------|----------------------|----------------------|----------------|---------|---------------------|
| Area              | Units | Rentable area<br>sqm | Fair value<br>(IFRS) | In-place yield | Vacancy | Net rent EUR<br>sqm |
| Wrocław           | 1564  | 65 191               | 198,2                | 5,8%           | 10,7%*  | 16,38               |
| Poznań            | 1196  | 53 835               | 140,9                | 5,8%           | 1,90%   | 12,88               |
| Łódź              | 527   | 22 020               | 54,8                 | 5.8%           | 1,30%   | 12,17               |
| Total apartments  | 3 287 | 141 046              | 394                  | 5,8%           | 5,9%    | 14,3                |
| Commercial Units  | 63    | 6 928                | 19,7                 | 5,7%           | 14,00%  | 16,24               |
| Total portfolio   | 3 350 | 147 974              | 413,7                | 5,8%           | 6,3%    | 14,4                |

\* Braniborska completed in january 2025

# PROTFOLIO DEVELOPMENT 2021- 2028



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