



**THE PEKABEX GROUP**

**EXCERPT FROM THE CONDENSED  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE THIRD QUARTER OF 2020**

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

| ASSETS   | 30.09.2020     | 30.09.2019     | 31.12.2019     |
|--|----------------|----------------|----------------|
| <b>Non-current assets</b>                      |                |                |                |
| Goodwill                                       | 12 286         | 12 286         | 12 286         |
| Intangible assets                              | 1 748          | 2 487          | 2 173          |
| Property, plant and equipment                  | 326 248        | 278 751        | 317 641        |
| Investment properties                          | 8 071          | 4 450          | 4 464          |
| Investments in related parties                 | 150            | 155            | 155            |
| Investments in associates                      | -              | -              | -              |
| Receivables and loans                          | 683            | 922            | 563            |
| Derivative assets                              | -              | -              | 85             |
| Other long-term financial assets               | -              | (0)            | 0              |
| Long-term prepayments                          | 1 424          | 807            | 816            |
| Deferred tax assets                            | -              | -              | -              |
| <b>Total non-current assets</b>                | <b>350 611</b> | <b>299 859</b> | <b>338 184</b> |
| <b>Current assets</b>                          |                |                |                |
| Inventories                                    | 97 289         | 54 020         | 61 986         |
| Construction contracts assets                  | 37 825         | 30 776         | 41 737         |
| Trade and other receivables                    | 176 596        | 134 330        | 196 875        |
| Current tax assets                             | 1 494          | 2 686          | 3 877          |
| Loans  | -              | -              | -              |
| Derivative assets                              | -              | -              | 2 323          |
| Other short-term financial assets              | (0)            | 0              | 0              |
| Short-term prepayments                         | 2 016          | 2 459          | 2 339          |
| Cash and cash equivalents                      | 140 585        | 99 288         | 106 572        |
| Non-current assets classified as held for sale | -              | -              | -              |
| <b>Current assets</b>                          | <b>455 804</b> | <b>323 558</b> | <b>415 709</b> |
| <b>Total assets</b>                            | <b>806 415</b> | <b>623 417</b> | <b>753 893</b> |

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT.)

| EQUITY AND LIABILITIES   | 30.09.2020     | 30.09.2019     | 31.12.2019     |
|--|----------------|----------------|----------------|
| <b>Equity</b>  |                |                |                |
| Shareholders' equity attributable to the Shareholders of the Parent Company: |                |                |                |
| Share Capital  | 24 827         | 24 580         | 24 580         |
| Own shares (-)   | -              | -              | -              |
| Share premium  | 25 245         | 25 245         | 25 245         |
| Other reserves   | 213 084        | 190 752        | 193 823        |
| Retained earnings:   | 81 357         | 55 627         | 65 622         |
| – profit (loss) from previous year   | 37 327         | 35 132         | 35 126         |
| – profit (loss) attributable to the Shareholders of the Parent Company       | 44 030         | 20 496         | 30 496         |
| Shareholders' equity attributable to the Shareholders of the Parent Company  | 344 513        | 296 205        | 309 270        |
| Non-controlling interests  | 3 920          | -              | -              |
| <b>Total equity</b>  | <b>348 433</b> | <b>296 205</b> | <b>309 270</b> |
| <b>Liabilities</b>   |                |                |                |
| <b>Long-term liabilities</b>   |                |                |                |
| Loans, borrowings and other external sources of financing                    | 108 051        | 73 653         | 102 771        |
| Financial leasing  | 11 120         | 10 372         | 10 625         |
| Derivate liabilities   | -              | -              | -              |
| Other liabilities  | 20 074         | 15 232         | 15 312         |
| Deferred tax liabilities   | 3 580          | 3 737          | 5 002          |
| Liabilities and provisions for employee benefits                             | 825            | 647            | 775            |
| Other long-term provisions   | 733            | 733            | 733            |
| Long-term accruals   | -              | -              | -              |
| <b>Long-term liabilities</b>   | <b>144 383</b> | <b>104 374</b> | <b>135 216</b> |
| <b>Short-term liabilities</b>  |                |                |                |
| Liabilities for deliveries and services and other liabilities                | 225 162        | 159 799        | 248 819        |
| Current tax liabilities  | 2 061          | 1 614          | 1 715          |
| Loans, borrowings and other external sources of financing                    | 39 024         | 18 316         | 15 993         |
| Financial Leasing  | 6 642          | 5 394          | 5 837          |
| Derivate liabilities   | 6 242          | 3 907          | 1 312          |
| Liabilities and provisions for employee benefits                             | 18 542         | 16 532         | 17 249         |
| Other short-term provisions  | 15 896         | 16 395         | 18 438         |
| Short-term accruals  | 29             | 881            | 42             |
| Liabilities related to non-current assets classified as held for Sale        | -              | -              | -              |
| <b>Short-term liabilities</b>  | <b>313 600</b> | <b>222 838</b> | <b>309 406</b> |
| <b>Total liabilities</b>   | <b>457 983</b> | <b>327 213</b> | <b>444 623</b> |
| <b>Total equity and liabilities</b>  | <b>806 415</b> | <b>623 417</b> | <b>753 893</b> |

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## CONSOLIDATED PROFIT AND LOSS ACCOUNT

|   | od 01.07.0220<br>do 30.09.2020 | 01.01.2020 do<br>30.09.2020 | od 01.07.0219<br>do 30.09.2019 | od 01.01.0219<br>do 30.09.2019 |
|---|--------------------------------|-----------------------------|--------------------------------|--------------------------------|
| <b>Net sales</b>                                    | <b>206 251</b>                 | <b>684 723</b>              | <b>178 871</b>                 | <b>528 743</b>                 |
| Net sales of finished goods and services            | 204 833                        | 682 205                     | 178 524                        | 527 476                        |
| Net sales of goods and materials                    | 1 418                          | 2 518                       | 347                            | 1 267                          |
| <b>Costs of sales</b>                               | <b>165 303</b>                 | <b>563 044</b>              | <b>149 558</b>                 | <b>440 334</b>                 |
| Costs of finished goods and services sold           | 164 037                        | 561 206                     | 149 174                        | 439 206                        |
| Costs of goods and materials sold                   | 1 266                          | 1 838                       | 385                            | 1 128                          |
| <b>Gross profit (loss) on sales</b>                 | <b>40 948</b>                  | <b>121 678</b>              | <b>29 313</b>                  | <b>88 409</b>                  |
| Selling expenses                                    | 14 317                         | 43 553                      | 10 610                         | 33 888                         |
| Administrative expenses                             | 9 581                          | 27 996                      | 7 098                          | 23 402                         |
| Other operating revenues                            | 1 093                          | 10 054                      | 1 283                          | 4 546                          |
| Other operating expenses                            | 1 078                          | 7 776                       | 3 489                          | 9 476                          |
| <b>Operating profit (loss)</b>                      | <b>17 065</b>                  | <b>52 407</b>               | <b>9 398</b>                   | <b>26 190</b>                  |
| Financial income                                    | 1 987                          | 5 726                       | 1 219                          | 1 812                          |
| Financial costs                                     | 1 213                          | 3 370                       | 350                            | 1 867                          |
| <b>Gross profit (loss)</b>                          | <b>17 839</b>                  | <b>54 763</b>               | <b>10 267</b>                  | <b>26 135</b>                  |
| Income tax  | 4 041                          | 10 733                      | 2 059                          | 5 639                          |
| <b>Net profit (loss) from continuing operations</b> | <b>13 799</b>                  | <b>44 030</b>               | <b>8 207</b>                   | <b>20 496</b>                  |
| <b>Discontinued operations</b>                      |                                |                             |                                |                                |
| Net profit (loss) from discontinued operations      | -                              | -                           | -                              | -                              |
| <b>Net profit (loss)</b>                            | <b>13 799</b>                  | <b>44 030</b>               | <b>8 207</b>                   | <b>20 496</b>                  |
| <b>Net profit (loss) attributable:</b>              |                                |                             |                                |                                |
| – to the Shareholders of the Parent Company         | 13 799                         | 44 030                      | 8 207                          | 20 496                         |
| – to non-controlling interests                      | -                              | -                           | -                              | -                              |

## NET PROFIT (LOSS) FOR ONE (NON) ACTIVE SHARE (PLN)

|   | od 01.07.0220<br>do 30.09.2020 | 01.01.2020 do<br>30.09.2020 | od 01.07.0219<br>do 30.09.2019 | od 01.01.0219<br>do 30.09.2019 |
|---|--------------------------------|-----------------------------|--------------------------------|--------------------------------|
| <b>from continued operations</b>                  |                                |                             |                                |                                |
| – basic   | 0,55                           | 1,79                        | 0,34                           | 0,84                           |
| – diluted   | 0,56                           | 1,79                        | 0,34                           | 0,84                           |
| <b>from continued and discontinued operations</b> |                                |                             | -                              |                                |
| – basic   | 0,55                           | 1,79                        | 0,34                           | 0,84                           |
| – diluted   | 0,56                           | 1,79                        | 0,34                           | 0,84                           |

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

|   | od 01.07.0220<br>do 30.09.2020 | 01.01.2020 do<br>30.09.2020 | od 01.07.0219<br>do 30.09.2019 | od 01.01.0219<br>do 30.09.2019 |
|---|--------------------------------|-----------------------------|--------------------------------|--------------------------------|
| <b>Net profit (loss) from continuing operations</b>                       | <b>13 799</b>                  | <b>44 030</b>               | <b>8 207</b>                   | <b>20 496</b>                  |
| <b>Other comprehensive income</b>   |                                |                             |                                |                                |
| Cash flow hedging instruments:  |                                |                             |                                |                                |
| – profits (losses) recognized in the period in other comprehensive income | (191)                          | (7 338)                     | (2 130)                        | (2 190)                        |
| – amounts transferred to the financial result                             | 201                            | 1 528                       | -                              | -                              |
| Exchange differences on translation of foreign operations                 | (50)                           | (22)                        | 44                             | 44                             |
| Income tax relating to items transferred to profit or loss                | (2)                            | 731                         | -                              | -                              |
| Other comprehensive income/(loss) for the year, net of tax                | (42)                           | (5 102)                     | (2 147)                        | (2 086)                        |
| <b>Total comprehensive income</b>   | <b>13 757</b>                  | <b>38 928</b>               | <b>6 121</b>                   | <b>18 349</b>                  |
| <b>Total comprehensive income attributable:</b>                           |                                |                             |                                |                                |
| – to the Shareholders of the Parent Company                               | 13 757                         | 38 928                      | 6 121                          | 18 349                         |
| – to non-controlling interests  |                                |                             | -                              | -                              |

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## STATEMENT OF CHANGES IN EQUITY

|  | Equity attributable to the Shareholders of the Parent Company |                |               |                |                   |                | Non-controlling interest | Total equity   |
|--|---|----------------|---------------|----------------|-------------------|----------------|--------------------------|----------------|
|  | Share capital   | Own shares (-) | Share premium | Other reserves | Retained earnings | Share capital  |                          |                |
| <b>Balance as at 01.01.2020</b>  | <b>24 580</b>   | -              | <b>25 245</b> | <b>193 824</b> | <b>65 622</b>     | <b>309 270</b> | -                        | <b>309 270</b> |
| Changes in accounting policy   | -   | -              | -             | -              | -                 | -              | -                        | -              |
| Adjustments for fundamental errors   | -   | -              | -             | -              | -                 | -              | -                        | -              |
| <b>Balance after adjustments</b>   | <b>24 580</b>   | -              | <b>25 245</b> | <b>193 824</b> | <b>65 622</b>     | <b>309 270</b> | -                        | <b>309 270</b> |
| Issue of shares  | -   | -              | -             | -              | -                 | -              | -                        | -              |
| Issue of shares due to realization of options (share-based payment)                      | <b>247</b>  | -              | -             | -              | -                 | <b>247</b>     | -                        | <b>247</b>     |
| Change in structure of capital group (transactions with con-controlling entities)        | -   | -              | -             | -              | -                 | -              | <b>3 920</b>             | <b>3 920</b>   |
| Dividends  | -   | -              | -             | -              | <b>(3 933)</b>    | <b>(3 933)</b> | -                        | <b>(3 933)</b> |
| Allocation of net profit to equity   | -   | -              | -             | <b>24 422</b>  | <b>(24 422)</b>   | -              | -                        | -              |
| <b>Transaction with shareholders in total</b>  | <b>247</b>  | -              | -             | <b>24 422</b>  | <b>(28 355)</b>   | <b>(3 686)</b> | <b>3 920</b>             | <b>234</b>     |
| Net profit (loss) for the period 01.01 - 30.09.2020                                      | -   | -              | -             | -              | <b>44 030</b>     | <b>44 030</b>  | -                        | <b>44 030</b>  |
| Other comprehensive income for the period 01.01 - 30.09.2020                             | -   | -              | -             | <b>(5 161)</b> | <b>59</b>         | <b>(5 102)</b> | -                        | <b>(5 102)</b> |
| <b>Total comprehensive income</b>  | -   | -              | -             | <b>(5 161)</b> | <b>44 090</b>     | <b>38 928</b>  | -                        | <b>38 928</b>  |
| Transfer to retained earnings (sales of revalued items of property, plant and equipment) | -   | -              | -             | -              | -                 | -              | -                        | -              |
| <b>Balance as at 30.09.2020</b>  | <b>24 827</b>   | -              | <b>25 245</b> | <b>213 085</b> | <b>81 357</b>     | <b>344 513</b> | <b>3 920</b>             | <b>348 433</b> |

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## STATEMENT OF CHANGES IN EQUITY (CONT.)

|  | Equity attributable to the Shareholders of the Parent Company |                |               |                |                   |                | Non-controlling interest | Total equity   |
|--|---|----------------|---------------|----------------|-------------------|----------------|--------------------------|----------------|
|  | Share capital   | Own shares (-) | Share premium | Other reserves | Retained earnings | Share capital  |                          |                |
| <b>Balance as at 01.01.2019</b>  | <b>24 369</b>   | -              | <b>25 245</b> | <b>135 848</b> | <b>99 897</b>     | <b>285 359</b> |                          | <b>285 359</b> |
| Changes in accounting policy   |   |                |               |                | -                 | -              |                          | -              |
| Adjustments for fundamental errors   | -   | -              | -             | -              | -                 | -              | -                        | -              |
| <b>Balance after adjustments</b>   | <b>24 369</b>   | -              | <b>25 245</b> | <b>135 848</b> | <b>99 897</b>     | <b>285 359</b> | -                        | <b>285 359</b> |
| Issue of shares  | -   | -              | -             | -              | -                 | -              |                          | -              |
| Issue of shares due to realization of options (share-based payment)                      | <b>211</b>  | -              | -             | -              | -                 | <b>211</b>     |                          | <b>211</b>     |
| Change in structure of capital group (transactions with con-controlling entities)        | -   | -              | -             | (95)           | -                 | (95)           |                          | (95)           |
| Reklas   | -   | -              | -             | -              | -                 | -              |                          | -              |
| Dividends  | -   | -              | -             | -              | (7 620)           | (7 620)        |                          | (7 620)        |
| Allocation of net profit to equity   | -   | -              | -             | 57 168         | (57 168)          | -              |                          | -              |
| <b>Transaction with shareholders in total</b>  | <b>211</b>  | -              | -             | <b>57 074</b>  | <b>(64 788)</b>   | <b>(7 503)</b> | -                        | <b>(7 503)</b> |
| Net profit (loss) for the period 01.01 – 30.09.2019                                      |   |                |               |                | 20 496            | 20 496         |                          | 20 496         |
| Other comprehensive income for the period 01.01 - 30.09.2019                             |   |                |               | (2 169)        | 22                | (2 147)        |                          | (2 147)        |
| <b>Total comprehensive income</b>  | -   | -              | -             | <b>(2 169)</b> | <b>20 518</b>     | <b>18 349</b>  | -                        | <b>18 349</b>  |
| Transfer to retained earnings (sales of revalued items of property, plant and equipment) |   |                |               |                |                   | -              |                          | -              |
| <b>Balance as at 30.09.2019</b>  | <b>24 580</b>   | -              | <b>25 245</b> | <b>190 753</b> | <b>55 627</b>     | <b>296 204</b> | -                        | <b>296 204</b> |

## STATEMENT OF CHANGES IN EQUITY (CONT.)

|  | Equity attributable to the Shareholders of the Parent Company |                |               |                |                   |                | Non-controlling interest | Total equity   |
|--|---|----------------|---------------|----------------|-------------------|----------------|--------------------------|----------------|
|  | Share capital   | Own shares (-) | Share premium | Other reserves | Retained earnings | Share capital  |                          |                |
| <b>Balance as at 01.01.2019</b>  | <b>24 369</b>   | -              | <b>25 245</b> | <b>135 848</b> | <b>99 897</b>     | <b>285 359</b> |                          | <b>285 359</b> |
| Changes in accounting policy   | -   | -              | -             | -              | -                 | -              | -                        | -              |
| Adjustments for fundamental errors   | -   | -              | -             | -              | -                 | -              | -                        | -              |
| <b>Balance after adjustments</b>   | <b>24 369</b>   | -              | <b>25 245</b> | <b>135 848</b> | <b>99 897</b>     | <b>285 359</b> |                          | <b>285 359</b> |
| Issue of shares  | <b>211</b>  | -              | -             | -              | -                 | <b>211</b>     | -                        | <b>211</b>     |
| Issue of shares due to realization of options (share-based payment)                      | -   | -              | -             | (95)           |                   | (95)           | -                        | (95)           |
| Change in structure of capital group (transactions with non-controlling entities)        | -   | -              | -             | -              | -                 | -              | -                        | -              |
| Dividends  | -   | -              | -             |                | (7 620)           | (7 620)        | -                        | (7 620)        |
| Allocation of net profit to equity   | -   | -              | -             | 57 168         | (57 168)          | -              | -                        | -              |
| <b>Transaction with shareholders in total</b>  | <b>211</b>  | -              | -             | <b>57 074</b>  | <b>(64 788)</b>   | <b>(7 503)</b> | -                        | <b>(7 503)</b> |
| Net profit (loss) for the period 01.01 - 31.12.2019                                      | -   | -              | -             |                | 30 496            | 30 496         | -                        | 30 496         |
| Other comprehensive income for the period 01.01 - 31.12.2019                             | -   | -              | -             | 902            | 17                | 919            | -                        | 919            |
| <b>Total comprehensive income</b>  | -   | -              | -             | <b>902</b>     | <b>30 513</b>     | <b>31 415</b>  | -                        | <b>31 415</b>  |
| Transfer to retained earnings (sales of revalued items of property, plant and equipment) | -   | -              | -             |                |                   | -              | -                        | -              |
| <b>Balance as at 31.12.2019</b>  | <b>24 580</b>   | -              | <b>25 245</b> | <b>193 823</b> | <b>65 622</b>     | <b>309 270</b> | -                        | <b>309 270</b> |



Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## CONSOLIDATED CASH FLOW STATEMENT

| Cash-flow from operating activities  | od 01.01.2020<br>do 30.09.2020 | od 01.01.2019<br>do 30.09.2019 | od 01.01.2019<br>do 31.12.2019 |
|--|--------------------------------|--------------------------------|--------------------------------|
| <b>Net profit (loss) before tax</b>  | <b>54 763</b>                  | <b>26 135</b>                  | <b>38 001</b>                  |
| <b>Adjustments for:</b>  |                                |                                |                                |
| Depreciation and impairment allowances of property, land and equipment                         | 13 702                         | 11 197                         | 15 037                         |
| Amortization and impairment allowances of intangible assets                                    | 1 132                          | 714                            | 1 015                          |
| Change in fair value of investment properties  | -                              | -                              | -                              |
| Change in fair value of financial assets (liabilities) measured by the profit and loss account | (335)                          | 2 526                          | (1 931)                        |
| Cash flow hedging instruments transferred from capital   | 1 863                          | (1 580)                        | 1 848                          |
| Impairment losses on Financial assets  | -                              | -                              | -                              |
| Profit (loss) on disposal of non-financial non-current assets                                  | 46                             | 1 720                          | 1 498                          |
| Profit (loss) on the sale of financial assets (other than derivatives)                         | -                              | -                              | -                              |
| Foreign exchange gains (losses)  | (26)                           | 32                             | (4)                            |
| Interest costs   | 3 093                          | 2 637                          | 3 072                          |
| Interest and dividend income   | 3                              | -                              | -                              |
| Share-based arrangement payment (incentive programs)   | -                              | (95)                           | (95)                           |
| Share in profits (losses) of associates  | -                              | -                              | -                              |
| Profit on the bargain purchase of a subsidiary   | -                              | -                              | -                              |
| Other adjustments  | (5)                            | -                              | 809                            |
| <b>Adjustments in total</b>  | <b>19 472</b>                  | <b>17 151</b>                  | <b>21 249</b>                  |
| Changes in inventories   | (33 297)                       | 9 602                          | 1 636                          |
| Changes in receivables   | 21 453                         | 68 787                         | 6 601                          |
| Changes in liabilities   | (9 099)                        | (29 371)                       | 62 207                         |
| Changes in provisions and accruals   | (2 840)                        | 4 411                          | 5 726                          |
| Changes in retentions for construction contracts   | 6 971                          | (21 825)                       | (19 058)                       |
| Cash on closed escrow accounts*  | (26 453)                       |                                |                                |
| <b>Changes in working capital</b>  | <b>(43 265)</b>                | <b>31 604</b>                  | <b>57 112</b>                  |
| Settlement of derivate instruments   | -                              | -                              | (23)                           |
| Interest paid from operating activities  | (16)                           | (11)                           | (63)                           |
| Income tax paid  | (8 694)                        | (19 798)                       | (22 328)                       |
| <b>Net cash generated from/used in operating activities</b>                                    | <b>22 259</b>                  | <b>55 080</b>                  | <b>93 948</b>                  |

## CONSOLIDATED CASH FLOW STATEMENT (CONT.)

| Cash flow from investing activities                               | od 01.01.2020<br>do 30.09.2020 | od 01.01.2019<br>do 30.09.2019 | od 01.01.2019<br>do 31.12.2019 |
|---|--------------------------------|--------------------------------|--------------------------------|
| Purchase of intangible assets                                     | (706)                          | (433)                          | (421)                          |
| Sale of intangible assets   | -                              | -                              | -                              |
| Purchase of property, plant and equipment                         | (19 582)                       | (52 218)                       | (91 987)                       |
| Sale of property, plant and equipment                             | 128                            | 196                            | 815                            |
| Purchase of investment properties                                 | -                              | -                              | -                              |
| Sale of investment properties                                     | -                              | -                              | -                              |
| Purchase of related entities shares                               | -                              | -                              | -                              |
| Purchase of related entities shares                               | -                              | -                              | -                              |
| Loans repaid  | -                              | -                              | -                              |
| Loans granted   | -                              | -                              | -                              |
| Purchase of other financial assets                                | (10)                           | -                              | -                              |
| Sale of other financial assets                                    | -                              | -                              | -                              |
| Government subsidies granted                                      | -                              | -                              | -                              |
| Interest received   | -                              | -                              | -                              |
| Dividends received  | -                              | -                              | -                              |
| <b>Net cash generated from/used in investing activities</b>       | <b>(20 170)</b>                | <b>(52 455)</b>                | <b>(91 593)</b>                |
| <b>Cash flow from financing activities</b>                        |                                |                                |                                |
| Net proceeds from issue of shares                                 | 247                            | 211                            | 211                            |
| Acquisition of own shares   | -                              | -                              | -                              |
| Transactions with non-controlling entities without losing control | 2 020                          | -                              | -                              |
| Proceeds from issue of debt securities                            | -                              | -                              | -                              |
| Repurchase of debt securities                                     | -                              | -                              | -                              |
| Proceeds from loans and borrowings received                       | 23 246                         | 30 517                         | 42 229                         |
| Repayments of loans and borrowings                                | (3 845)                        | (16 051)                       | (17 428)                       |
| Repayments of liabilities under finance lease agreements          | (5 199)                        | (3 668)                        | (5 061)                        |
| Interest paid   | (7 066)                        | (1 962)                        | (3 348)                        |
| Dividend paid   | (3 933)                        | (7 620)                        | (7 620)                        |
| <b>Net cash generated from/used in financing activities</b>       | <b>5 470</b>                   | <b>1 428</b>                   | <b>8 983</b>                   |
| <b>Net change in cash and cash equivalents</b>                    | <b>7 560</b>                   | <b>4 053</b>                   | <b>11 338</b>                  |
| Cash and cash equivalents at the beginning of the period          | 106 572                        | 95 234                         | 95 234                         |
| Foreign exchange differences                                      | -                              | -                              | -                              |
| <b>Cash and cash equivalents at the end of the period*</b>        | <b>114 132</b>                 | <b>99 288</b>                  | <b>106 572</b>                 |

\* Difference in cash and cash equivalents between statement of financial position and cash flow statement results from cash held on closed escrow accounts

# **POZNAŃSKA KORPORACJA BUDOWLANA PEKABEX SPÓŁKA AKCYJNA**

## **EXCERPT FROM THE CONDENSED FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2020**

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## STATEMENT OF FINANCIAL POSITION

| ASSETS   | 30.09.2020     | 30.09.2019     | 31.12.2019     |
|--|----------------|----------------|----------------|
| <b>Non-current assets</b>                      |                |                |                |
| Goodwill                                       | -              | -              | -              |
| Intangible assets                              | 1              | 2              | 2              |
| Property, plant and equipment                  | 5 023          | 6 066          | 6 014          |
| Investment properties                          | 77 183         | 72 764         | 73 501         |
| Investments in related parties                 | 32 833         | 31 818         | 32 818         |
| Investments in associates                      | -              | -              | -              |
| Receivables and loans                          | 49 977         | 34 620         | 32 263         |
| Derivative assets                              | -              | -              | 85             |
| Other long-term financial assets               | -              | 21 687         | -              |
| Long-term prepayments                          | 88             | 173            | 150            |
| Deferred tax assets                            | -              | -              | -              |
| <b>Total non-current assets</b>                | <b>165 104</b> | <b>167 129</b> | <b>144 833</b> |
| <b>Current assets</b>                          |                |                |                |
| Trade and other receivables                    | 4 305          | 7 817          | 9 248          |
| Current tax assets                             | 161            | 95             | -              |
| Loans  | -              | 1              | -              |
| Derivative assets                              | -              | -              | -              |
| Other short-term financial assets              | 22 402         | -              | 21 775         |
| Short-term prepayments                         | 383            | 392            | 114            |
| Cash and cash equivalents                      | 1 766          | 7 247          | 15 273         |
| Non-current assets classified as held for sale | -              | -              | -              |
| <b>Current assets</b>                          | <b>29 017</b>  | <b>15 554</b>  | <b>46 410</b>  |
| <b>Total assets</b>                            | <b>194 121</b> | <b>182 683</b> | <b>191 243</b> |

## STATEMENT OF FINANCIAL POSITION (CONT.)

| EQUITY AND LIABILITIES   | 30.09.2020     | 30.09.2019     | 31.12.2019     |
|--|----------------|----------------|----------------|
| <b>Equity</b>  |                |                |                |
| Shareholders' equity attributable to the Shareholders of the Parent Company: |                |                |                |
| Share capital  | -              | -              | -              |
| Own shares (-)   | 25 245         | 25 245         | 25 245         |
| Share premium  | 62 115         | 59 157         | 59 219         |
| Other reserves   | 39 292         | 38 791         | 41 373         |
| – Retained earnings:   | 34 052         | 34 052         | 34 052         |
| – Profit (loss) from previous year   | 5 239          | 4 739          | 7 320          |
| <b>Total equity</b>  | <b>151 479</b> | <b>147 773</b> | <b>150 417</b> |
| <b>Liabilities</b>   |                |                |                |
| <b>Long-term liabilities</b>   |                |                |                |
| Loans, borrowings and other external sources of financing                    | 26 808         | 20 235         | 24 466         |
| Financial leasing  | 460            | 692            | 621            |
| Derivate liabilities   | -              | -              | -              |
| Other liabilities  | -              | -              | -              |
| Deferred tax liabilities   | 10 243         | 10 053         | 10 065         |
| Liabilities and provisions for employee benefits                             | -              | -              | -              |
| Other long-term provisions   | -              | -              | -              |
| Long-term accruals   | -              | -              | -              |
| <b>Long-term liabilities</b>   | <b>37 511</b>  | <b>30 980</b>  | <b>35 153</b>  |
| <b>Short-term liabilities</b>  |                |                |                |
| Trade and other payables   | 4 006          | 3 369          | 4 708          |
| Deferred tax liabilities   | -              | -              | 511            |
| Loans and borrowings   | -              | -              | -              |
| Financial leasing  | 334            | 350            | 300            |
| Derivate liabilities   | 590            | -              | -              |
| Liabilities and provisions for employee benefits                             | 68             | 66             | 68             |
| Other short-term provisions  | 105            | 105            | 58             |
| Short-term accruals  | 29             | 39             | 29             |
| <b>Short-term liabilities</b>  | <b>5 131</b>   | <b>3 929</b>   | <b>5 673</b>   |
| <b>Total liabilities</b>   | <b>42 643</b>  | <b>34 909</b>  | <b>40 826</b>  |
| <b>Total equity and liabilities</b>  | <b>194 121</b> | <b>182 683</b> | <b>191 243</b> |

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## PROFIT AND LOSS ACCOUNT

|   | od 01.07.2020<br>do 30.09.2020 | 01.01.2020 do<br>30.09.2020 | od 01.07.2019<br>do 30.09.2019 | od 01.01.2019<br>do 30.09.2019 |
|---|--------------------------------|-----------------------------|--------------------------------|--------------------------------|
| <b>Continuing operations</b>                        |                                |                             |                                |                                |
| <b>Net sales</b>                                    | <b>4 104</b>                   | <b>11 446</b>               | <b>3 593</b>                   | <b>10 672</b>                  |
| Net sales of finished goods                         | -                              | -                           | -                              | -                              |
| Net sales of services                               | 4 104                          | 11 446                      | 3 593                          | 10 672                         |
| Net sales of goods and materials                    | -                              | -                           | -                              | -                              |
| <b>Costs of sales</b>                               | <b>1 169</b>                   | <b>3 271</b>                | <b>1 028</b>                   | <b>3 199</b>                   |
| Costs of finished goods sold                        | -                              | -                           | -                              | -                              |
| Costs of services sold                              | 1 169                          | 3 271                       | 1 028                          | 3 199                          |
| Costs of goods and materials sold                   | -                              | -                           | -                              | -                              |
| <b>Gross profit (loss) on sales</b>                 | <b>2 935</b>                   | <b>8 175</b>                | <b>2 565</b>                   | <b>7 473</b>                   |
| Selling expenses                                    | -                              | -                           | -                              | -                              |
| Administrative expenses                             | 1 698                          | 3 039                       | 763                            | 2 582                          |
| Other operating revenues                            | 138                            | 298                         | 11                             | 439                            |
| Other operating expenses                            | 122                            | 145                         | 240                            | 720                            |
| <b>Operating profit (loss)</b>                      | <b>1 253</b>                   | <b>5 289</b>                | <b>1 573</b>                   | <b>4 610</b>                   |
| Financial income                                    | 647                            | 1 843                       | 689                            | 1 931                          |
| Financial costs                                     | 187                            | 661                         | 232                            | 679                            |
| <b>Gross profit (loss)</b>                          | <b>1 713</b>                   | <b>6 470</b>                | <b>2 030</b>                   | <b>5 862</b>                   |
| Income tax  | 328                            | 1 231                       | 389                            | 1 123                          |
| <b>Net profit (loss) from continuing operations</b> | <b>1 385</b>                   | <b>5 239</b>                | <b>1 641</b>                   | <b>4 739</b>                   |
| <b>Discontinued operations</b>                      |                                |                             |                                |                                |
| Net profit (loss) from discontinued operations      | -                              | -                           | -                              | -                              |
| <b>Net profit (loss)</b>                            | <b>1 385</b>                   | <b>5 239</b>                | <b>1 641</b>                   | <b>4 739</b>                   |

## STATEMENT OF COMPREHENSIVE INCOME

|   | od 01.07.2020<br>do 30.09.2020 | 01.01.2020 do<br>30.09.2020 | od 01.07.2019<br>do 30.09.2019 | od 01.01.2019<br>do 30.09.2019 |
|---|--------------------------------|-----------------------------|--------------------------------|--------------------------------|
| <b>Net profit (loss)</b>  | <b>1 385</b>                   | <b>5 239</b>                | <b>1 641</b>                   | <b>4 739</b>                   |
| <b>Other comprehensive income</b>   |                                |                             |                                |                                |
| Cash flow hedging instruments:  |                                |                             |                                | -                              |
| – profits (losses) recognized in the period in other comprehensive income | (84)                           | (675)                       | -                              | -                              |
| – amount transferred to the financial result                              | 53                             | 68                          | -                              | -                              |
| – Income tax relating to items transferred to profit or loss              | 6                              | 115                         | -                              | -                              |
| Other comprehensive income/(loss) for the year, net of tax                | (25)                           | (491)                       | -                              | -                              |
| <b>Total comprehensive income</b>   | <b>1 360</b>                   | <b>4 748</b>                | <b>1 641</b>                   | <b>4 739</b>                   |

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## STATEMENT OF CHANGES IN EQUITY

|  | Share<br>capital | Own<br>shares (-) | Share<br>premium | Other<br>reserves | Retained<br>earnings | Total<br>equity |
|--|------------------|-------------------|------------------|-------------------|----------------------|-----------------|
| <b>Balance as at 01.01.2020</b>                              | <b>24 580</b>    | -                 | <b>25 245</b>    | <b>59 219</b>     | <b>41 373</b>        | <b>150 417</b>  |
| Changes in accounting policy                                 | -                | -                 | -                | -                 | -                    | -               |
| Adjustments for fundamental errors                           | -                | -                 | -                | -                 | -                    | -               |
| <b>Balance after adjustments</b>                             | <b>24 580</b>    | -                 | <b>25 245</b>    | <b>59 219</b>     | <b>41 373</b>        | <b>150 417</b>  |
| <b>Changes in equity in the period 01.01 - 30.09.2020</b>    |                  |                   |                  |                   |                      |                 |
| Issue of shares  | -                | -                 | -                | -                 | -                    | -               |
| Option pricing (share payment program)                       | 247              | -                 | -                | -                 | -                    | 247             |
| Dividends  | -                | -                 | -                | -                 | (3 933)              | (3 933)         |
| Allocation of net profit to equity                           | -                | -                 | -                | 3 388             | (3 388)              | -               |
| <b>Transaction with shareholders in total</b>                | <b>247</b>       | -                 | -                | <b>3 388</b>      | <b>(7 320)</b>       | <b>(3 686)</b>  |
| Net profit (loss) for the period 01.01 - 30.09.2020          | -                | -                 | -                | -                 | 5 239                | 5 239           |
| Other comprehensive income for the period 01.01 - 30.09.2020 | -                | -                 | -                | (491)             | -                    | (491)           |
| <b>Total comprehensive income</b>                            | -                | -                 | -                | <b>(491)</b>      | <b>5 239</b>         | <b>4 748</b>    |
| <b>Balance as at 30.09.2020</b>                              | <b>24 827</b>    | -                 | <b>25 245</b>    | <b>62 115</b>     | <b>39 292</b>        | <b>151 479</b>  |

|  | Share<br>capital | Own<br>shares (-) | Share<br>premium | Other<br>reserves | Retained<br>earnings | Total<br>equity |
|--|------------------|-------------------|------------------|-------------------|----------------------|-----------------|
| <b>Balance as at 01.01.2019</b>  | <b>24 369</b>    | -                 | <b>25 245</b>    | <b>55 211</b>     | <b>45 713</b>        | <b>150 538</b>  |
| Changes in accounting policy   | -                | -                 | -                | -                 | -                    | -               |
| Adjustments for fundamental errors   | -                | -                 | -                | -                 | -                    | -               |
| <b>Balance after adjustments</b>   | <b>24 369</b>    | -                 | <b>25 245</b>    | <b>55 211</b>     | <b>45 713</b>        | <b>150 538</b>  |
| <b>Changes in equity in the period 01.01 - 30.09.2019</b>                                      |                  |                   |                  |                   |                      |                 |
| Issue of shares  | -                | -                 | -                | -                 | -                    | -               |
| Issue of shares in connection with the implementation of the exemption (share payment program) | 211              | -                 | -                | -                 | -                    | 211             |
| Valuations of options (share-based program)  | -                | -                 | -                | (95)              | -                    | (95)            |
| Dividends  | -                | -                 | -                | -                 | (7 620)              | (7 620)         |
| Allocation of net profit to equity   | -                | -                 | -                | 4 041             | (4 041)              | -               |
| <b>Transaction with shareholders in total</b>  | <b>211</b>       | -                 | -                | <b>3 946</b>      | <b>(11 660)</b>      | <b>(7 503)</b>  |
| Net profit (loss) for the period 01.01 - 30.09.2019  | -                | -                 | -                | -                 | 4 739                | 4 739           |
| Other comprehensive income for the period 01.01 - 30.09.2019                                   | -                | -                 | -                | -                 | -                    | -               |
| <b>Total comprehensive income</b>  | -                | -                 | -                | -                 | <b>4 739</b>         | <b>4 739</b>    |
| <b>Balance as at 30.09.2019</b>  | <b>24 580</b>    | -                 | <b>25 245</b>    | <b>59 157</b>     | <b>38 791</b>        | <b>147 773</b>  |

## STATEMENT OF CHANGES IN EQUITY (CONT.)

|  | Share<br>capital | Own<br>shares (-) | Share<br>premium | Other<br>reserves | Retained<br>earnings | Total<br>equity |
|--|------------------|-------------------|------------------|-------------------|----------------------|-----------------|
| <b>Balance as at 01.01.2019</b>                              | <b>24 369</b>    | -                 | <b>25 245</b>    | <b>55 211</b>     | <b>45 713</b>        | <b>150 538</b>  |
| Changes in accounting policy                                 | -                | -                 | -                | -                 | -                    | -               |
| Adjustments for fundamental errors                           | -                | -                 | -                | -                 | -                    | -               |
| <b>Balance after adjustments</b>                             | <b>24 369</b>    | -                 | <b>25 245</b>    | <b>55 211</b>     | <b>45 713</b>        | <b>150 538</b>  |
| <b>Changes in equity in the period 01.01 - 31.12.2019</b>    |                  |                   |                  |                   |                      |                 |
| Changes in equity in the period 01.01 - 31.12.2019           | <b>211</b>       | -                 | -                | -                 | -                    | <b>211</b>      |
| Issue of shares  | -                | -                 | -                | (95)              | -                    | (95)            |
| Valuations of options (share-based program)                  | -                | -                 | -                | -                 | -                    | -               |
| Dividends  | -                | -                 | -                | -                 | (7 620)              | (7 620)         |
| Allocation of net profit to equity                           | -                | -                 | -                | 4 041             | (4 041)              | -               |
| <b>Transaction with shareholders in total</b>                | <b>211</b>       | -                 | -                | <b>3 946</b>      | <b>(11 660)</b>      | <b>(7 503)</b>  |
| Net profit (loss) for the period 01.01 - 31.12.2019          | -                | -                 | -                | -                 | 7 320                | 7 320           |
| Other comprehensive income for the period 01.01 - 31.12.2019 | -                | -                 | -                | 62                | -                    | 62              |
| <b>Total comprehensive income</b>                            | -                | -                 | -                | <b>62</b>         | <b>7 320</b>         | <b>7 382</b>    |
| <b>Balance as at 31.12.2019</b>                              | <b>24 580</b>    | -                 | <b>25 245</b>    | <b>59 219</b>     | <b>41 373</b>        | <b>150 417</b>  |



Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2020  
prepared in accordance with the International Financial Reporting Standards.

*Figures are quoted in thousands of PLN, unless indicated otherwise.*

## CASH FLOW STATEMENT

| Cash-flow from operating activities  | od 01.01.2020<br>do 30.09.2020 | od 01.01.2019<br>do 30.09.2019 | od 01.01.2019<br>do 31.12.2019 |
|--|--------------------------------|--------------------------------|--------------------------------|
| <b>Net profit (loss) before tax</b>  | <b>6 470</b>                   | <b>5 862</b>                   | <b>9 397</b>                   |
| <b>Adjustments for:</b>  |                                | -                              |                                |
| Depreciation and impairment allowances of property, land and equipment                         | 1 898                          | 2 142                          | 2 793                          |
| Amortization and impairment allowances of intangible assets                                    | 1                              | 1                              | 1                              |
| Change in fair value of investment properties  | -                              | -                              | -                              |
| Change in fair value of financial assets (liabilities) measured by the profit and loss account | -                              | -                              | -                              |
| Cash flow hedging instruments transferred from capital   | 68                             | -                              | -                              |
| Impairment losses on Financial assets  | -                              | -                              | -                              |
| Profit (loss) on disposal of non-financial non-current assets                                  | (14)                           | 413                            | 328                            |
| Profit (loss) on the sale of financial assets (other than derivatives)                         | -                              | -                              | -                              |
| Foreign exchange gains (losses)  | -                              | -                              | -                              |
| Interest costs   | 578                            | 458                            | 896                            |
| Interest and dividend income   | (1 780)                        | (1 764)                        | (2 366)                        |
| Share-based arrangement payment (incentive programs)   | -                              | -                              | -                              |
| Share in profits (losses) of associates  | -                              | -                              | -                              |
| Other adjustments  | -                              | -                              | -                              |
| <b>Adjustments in total</b>  | <b>751</b>                     | <b>1 249</b>                   | <b>1 652</b>                   |
| Changes in inventories   | -                              | -                              | -                              |
| Changes in receivables   | 4 942                          | 4 085                          | 4 142                          |
| Changes in liabilities   | 977                            | (109)                          | (469)                          |
| Changes in provisions and accruals   | (160)                          | (425)                          | (180)                          |
| Changes in retentions for construction contracts   | -                              | -                              | -                              |
| <b>Changes in working capital</b>  | <b>5 760</b>                   | <b>3 551</b>                   | <b>3 492</b>                   |
| Settlement of derivative instruments   | -                              | -                              | (23)                           |
| Interest paid from operating activities  | (0)                            | -                              | -                              |
| Income tax paid  | (1 610)                        | (745)                          | (1 080)                        |
| <b>Net cash generated from/used in operating activities</b>                                    | <b>11 371</b>                  | <b>9 917</b>                   | <b>13 438</b>                  |

## CASH FLOW STATEMENT (CONT.)

|   | od 01.01.2020<br>do 30.09.2020 | od 01.01.2019<br>do 30.09.2019 | od 01.01.2019<br>do 31.12.2019 |
|---|--------------------------------|--------------------------------|--------------------------------|
| <b>Cash flow from investing activities</b>                        |                                |                                |                                |
| Purchase of intangible assets                                     | -                              | (3)                            | (3)                            |
| Sale of intangible assets   | -                              | -                              | -                              |
| Purchase of property, plant and equipment                         | (4 486)                        | (6 956)                        | (8 616)                        |
| Sale of property, plant and equipment                             | 14                             | 1                              | 575                            |
| Purchase of investment properties                                 | -                              | -                              | (155)                          |
| Sale of investment properties                                     | -                              | -                              | -                              |
| Purchase of related entities shares                               | -                              | -                              | (1 000)                        |
| Loans repaid  | 7 100                          | 4 595                          | 7 972                          |
| Loans granted   | (23 660)                       | (9 200)                        | (10 200)                       |
| Purchase of other financial assets                                | (15)                           | -                              | -                              |
| Sale of other financial assets                                    | -                              | 6 308                          | 6 308                          |
| Government subsidies granted                                      | -                              | -                              | -                              |
| Interest received   | -                              | 507                            | 1 001                          |
| Dividends received  | -                              | 1 487                          | 1 487                          |
| <b>Net cash generated from/used in investing activities</b>       | <b>(21 046)</b>                | <b>(3 261)</b>                 | <b>(2 630)</b>                 |
| <b>Cash flow from financing activities</b>                        |                                |                                |                                |
| Net proceeds from issue of shares                                 | 247                            | 211                            | 211                            |
| Acquisition of own shares   | -                              | -                              | -                              |
| Transactions with non-controlling entities without losing control | -                              | -                              | -                              |
| Proceeds from issue of debt securities                            | -                              | -                              | -                              |
| Repurchase of debt securities                                     | -                              | -                              | -                              |
| Proceeds from loans and borrowings received                       | 530                            | -                              | 4 445                          |
| Repayments of loans and borrowings                                | -                              | -                              | -                              |
| Repayments of liabilities under finance lease agreements          | (230)                          | (397)                          | (530)                          |
| Interest paid   | (446)                          | (458)                          | (896)                          |
| Dividend paid   | (3 933)                        | (7 620)                        | (7 620)                        |
| <b>Net cash generated from/used in financing activities</b>       | <b>(3 832)</b>                 | <b>(8 265)</b>                 | <b>(4 390)</b>                 |
| <b>Net change in cash and cash equivalents</b>                    | <b>(13 508)</b>                | <b>(1 609)</b>                 | <b>6 418</b>                   |
| Cash and cash equivalents at the beginning of the period          | 15 273                         | 8 856                          | 8 856                          |
| Foreign exchange differences                                      | -                              | -                              | -                              |
| <b>Cash and cash equivalents at the end of the period</b>         | <b>1 766</b>                   | <b>7 247</b>                   | <b>15 273</b>                  |