

#### THE PEKABEX GROUP

# EXCERPT FROM THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE QUARTERS OF 2022



# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	30.09.2022	31.12.2021
Non-current assets		
Goodwill	25 239	25 239
Intangible assets	2 958	3 067
Property, plant and equipment	391 321	392 129
Investment properties	25 143	25 304
Investments in related parties	1 616	569
Receivables and loans	2 151	1 636
Other long-term financial assets	7 717	2 209
Long-term prepayments	2 471	2 657
Total non-current assets	458 615	452 810
Current assets		
Inventories	248 886	176 146
Assets related to construction contracts	167 869	132 446
Trade and other receivables	311 076	339 494
Current tax assets	811	1 997
Other short-term financial assets	-	-
Short-term prepayments	3 702	2 798
Cash and cash equivalents	149 559	114 648
Non-current assets classified as held for sale	-	-
Current assets	881 902	767 529
Total assets	1 340 517	1 220 339



# CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	30.09.2022	31.12.2021
Equity		
Shareholders' equity attributable to the Shareholders of the Parent		
Company:		
Share Capital	24 827	24 827
Capital from the sale of shares above their nominal value	25 245	25 245
Other reserves	7 956	38
Retained earnings	377 320	330 433
Shareholders' equity attributable to the Shareholders of the Parent	435 348	380 542
Company	433 346	380 342
Equity attributable to non-controlling interests	27 849	25 080
Total equity	463 196	405 622
Liabilities		
Long-term liabilities		
Loans, borrowings and other external sources of financing	132 884	138 243
Liability under an investment agreement	13 522	13 522
Leasing	14 031	16 130
Derivate liabilities	9	-
Other liabilities	31 928	28 129
Deferred tax liabilities	12 278	12 817
Liabilities and provisions for employee benefits	1 157	1 162
Other long-term provisions	15	15
Long-term liabilities	205 824	210 018
Short-term liabilities		
Liabilities related to contracts for construction services	34 417	13 689
Liabilities for deliveries and services and other liabilities	457 906	448 767
Current tax liabilities	7 204	5 630
Loans, borrowings and other external sources of financing	114 147	72 051
Leasing	9 755	9 010
Derivate liabilities	1 658	2 486
Liabilities and provisions for employee benefits	27 979	27 860
Other short-term provisions	18 431	25 177
Short-term accruals	1	29
Short-term liabilities	671 497	604 699
Total liabilities	877 321	814 717
Total equity and liabilities	1 340 517	1 220 339



#### **CONSOLIDATED PROFIT AND LOSS ACCOUNT**

	od 01.07.2022	od 01.07.2021	od 01.01.2022	od 01.01.2021
	do 30.09.2022	do 30.09.2021	do 30.09.2022	do 30.09.2021
Net sales	417 581	412 652	1 255 535	1 052 199
Net sales of finished goods and services	416 432	411 177	1 250 986	1 043 489
Net sales of goods and materials	1 149	1 475	4 549	8 710
Costs of sales	346 436	367 106	1 056 275	910 389
Costs of finished goods and services sold	346 070	366 046	1 054 031	903 530
Costs of goods and materials sold	366	1 060	2 244	6 858
Gross profit (loss) on sales	71 146	45 546	199 260	141 810
Selling expenses	25 695	20 365	80 282	60 778
Administrative expenses	16 851	14 641	46 153	39 357
Other operating revenues	1 436	964	2 897	2 129
Other operating expenses	2 548	110	5 999	946
Operating profit (loss)	27 488	11 393	69 724	42 858
Financial income	4 109	49	5 374	694
Financial costs	5 854	295	14 207	5 288
Gross profit (loss)	25 743	11 148	60 892	38 265
Income tax	5 098	2 589	12 243	7 552
Net profit (loss) from continuing operations	20 645	8 559	48 649	30 713
Discontinued operations				
Net profit (loss) from discontinued operations			-	-
Net profit (loss)	20 645	8 559	48 649	30 713
Net profit (loss) attributable:				
- to the Shareholders of the Parent Company	20 226	8 353	47 845	30 525
- to non-controlling interests	420	206	804	188

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

	od 01.07.2022	od 01.07.2021	od 01.01.2022	od 01.01.2021
	do 30.09.2022	do 30.09.2021	do 30.09.2022	do 30.09.2021
from continued operations				
- basic	0,81	0,34	1,93	1,23
- diluted	0,81	0,34	1,93	1,23
from continued and discontinued operations				
- basic	0,81	0,34	1,93	1,23
- diluted	0,81	0,34	1,93	1,23



# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	od 01.07.2021 do 30.09.2021	od 01.07.2020 do 30.09.2020	od 01.01.2021 do 30.09.2021	od 01.01.2020 do 30.09.2020
Net profit (loss) from continuing operations	20 645	13 799	48 649	30 173
Other comprehensive income				
Cash flow hedging instruments:				
<ul> <li>profits (losses) recognized in the period in other comprehensive income</li> </ul>	(47)	1 599	4 946	2 198
- amounts transferred to the financial result	488	26	(314)	(14)
Exchange differences on translation of foreign operations	2 378	2	3 297	(8)
Other comprehensive income/(loss) for the year, net of tax	2 820	1 623	7 930	2 176
Total comprehensive income	23 465	10 182	56 578	32 889
Total comprehensive income attributable:				
- to the Shareholders of the Parent Company	23 046	9 901	55 774	32 623
- to non-controlling interests	420	281	804	266



# **STATEMENT OF CHANGES IN EQUITY**

	Equity attributable to the Shareho		uity attributable to the Shareholders of the Parent Company		Non-	Total		
	Share capital	Own shares (-)	Share premium	Other reserves	Retained earnings	Share capital	controlling interest	equity
Balance as at 01.01.2022	24 827	-	25 245	26	330 445	380 542	25 080	405 622
Change in the structure of the capital group (transactions with non-controlling entities)	-	-	-	-	3 996	3 996	1 966	5 961
Dividend payment	-	-	-	-	(4 965)	(4 965)	-	(4 965)
Net profit (loss) for the period from 01/01/2022 to 30/09/2022	-	-	-	-	47 845	47 845	804	48 649
Other comprehensive income after tax for the period from 01/01/2022 to 30/09/2022	-	-	-	7 930	-	7 695	-	7 695
Total total income	-	-	-	7 930		7 930	-	7 930
Increases / decreases in equity	-	-	-	-	46 875	46 875	-	46 875
Balance as at 30/09/2022	24 827	-	25 245	7 956	377 320	435 348	27 849	463 196

	Equ	quity attributable to the Shareholders of the Parent Company		Equity attributable to the Shareho		Non-	Total	
	Share capital	Own shares (-)	Share premium	Other reserves	Retained earnings	Share capital	controlling interest	equity
Balance as at 01.01.2021	24 827	-	25 245	(5 563)	300 333	344 841	16 880	361 721
Change in the structure of the capital group (transactions with non-controlling entities)	-	-	-	-	-	-	7 850	7 850
Dividend payment	-	-	-	-	(10 179)	(10 179)		(10 179)
Net profit (loss) for the period from 01/01/2021 to 31/12/2021	-	-	-	-	40 291	40 291	350	40 641
Other comprehensive income after tax for the period from 01/01/2021 to 31/12/2021	-	-	-	5 589	-	5 589	-	5 589
Total total income	-	-	-	5 589	40 291	45 880	350	46 230
Increases / decreases in equity	-	-	-	5 589	30 112	35 701	8 200	43 901
Balance as at 31/12/2021	24 827	-	25 245	26	330 445	380 542	25 080	405 622



#### **CONSOLIDATED CASH FLOW STATEMENT**

Cash-flow from operating activities	od 01.07.2022 do 30.09.2022	od 01.07.2021 do 30.09.2021	od 01.01.2022 do 30.09.2022	od 01.01.2021 do 30.09.2021
Net profit (loss) before tax	25 743	11 148	60 892	38 265
Adjustments for:				
Depreciation and impairment allowances of property, land and equipment	6 552	6 153	18 968	18 427
Amortization and impairment allowances of intangible assets	324	502	1 525	1 435
Change in fair value of financial assets (liabilities) measured by the profit and loss account	168	(1 797)	266	(853)
Cash flow hedging instruments transferred from capital	192	3 956	(897)	2 264
Profit (loss) on disposal of non-financial non- current assets	17	(1 100)	26	1 285
Foreign exchange gains (losses)	1 631	670	2 169	187
Interest costs	5 082	447	13 320	3 423
Other adjustments	-	-	10	3 281
Adjustments in total	13 966	8 831	35 387	29 449
Changes in inventories	(24 475)	(14 207)	(72 739)	(91 504)
Changes in receivables	19 283	(43 790)	32 746	(117 032)
Changes in liabilities	(59 009)	47 755	4 102	153 090
Changes in provisions and accruals	(2 669)	1 099	(7 493)	5 565
Changes in retentions for construction contracts	55 338	(47 418)	(14 695)	(70 574)
Changes in working capital	(11 532)	(56 561)	(58 079)	(120 456)
Interest paid from operating activities	(16)	(13)	(49)	(24)
Income tax paid	(3 777)	(1 819)	(11 365)	(8 527)
Net cash generated from/used in operating activities	24 383	(38 414)	26 784	(61 292)



# **CONSOLIDATED CASH FLOW STATEMENT (CONT.)**

Cash flow from investing activities	od 01.07.2022 do 30.09.2022	od 01.07.2021 do 30.09.2021	od 01.01.2022 do 30.09.2022	od 01.01.2021 do 30.09.2021
Purchase of intangible assets	(687)	(919)	(1 406)	(1 280)
Purchase of property, plant and equipment	(1 746)	(6 187)	(8 994)	(16 155)
Sale of property, plant and equipment	12	13	111	188
Purchase of investment properties	-	(453)	(113)	(1 692)
Purchase of other financial assets	-	(5)	(1 052)	(396)
Interest received	-	(37)	-	-
Net cash generated from/used in investing activities	(2 421)	(7 589)	(11 455)	(19 335)
Cash flow from financing activities				
Net proceeds from issue of shares	-	500	6 050	4 924
Transactions with non-controlling entities without losing control	-	-	-	-
Proceeds from issue of debt securities	-	-	-	40 000
Repurchase of debt securities	-	-	(20 000)	-
Proceeds from loans and borrowings received	(1 494)	43 111	76 242	51 520
Repayments of loans and borrowings	(7 986)	(9 419)	(22 553)	(26 771)
Repayments of liabilities under finance lease agreements	(2 468)	(1 834)	(7 722)	(8 692)
Interest paid	(4 567)	11	(12 436)	(2 936)
Dividend paid	-	(10 179)	-	(10 179)
Net cash generated from/used in financing activities	(16 514)	22 191	19 581	47 865
Net change in cash and cash equivalents	5 449	(23 812)	34 911	(32 762)
Cash and cash equivalents at the beginning of the period	144 110	95 866	114 648	104 816
Cash and cash equivalents at the end of the period	149 559	72 054	149 559	72 054

# POZNAŃSKA KORPORACJA BUDOWLANA PEKABEX SPÓŁKA AKCYJNA

# FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2022



#### STATEMENT OF FINANCIAL POSITION

ASSETS	30.09.2022	31.12.2021
Non-current assets		
Intangible assets	292	368
Property, plant and equipment	5 548	6 131
Investment properties	80 478	77 982
Investments in related parties	88 424	80 825
Receivables and loans	82 460	61 143
Derivative financial instruments	3 839	1 954
Long-term prepayments	407	381
Deferred tax assets	-	-
Total non-current assets	261 447	228 784
Current assets		
Inventories	-	-
Assets related to construction contracts	-	-
Trade and other receivables	3 122	14 221
Current tax assets	480	-
Loans	88	23 488
Derivative financial instruments	-	-
Other short-term financial assets	1 207	1 207
Short-term prepayments	616	150
Cash and cash equivalents	2 236	12 711
Non-current assets classified as held for sale	-	-
Current assets	7 749	51 777
Total assets	269 197	280 561



## STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	30.09.2022	31.12.2021	
Equity			
Shareholders' equity attributable to the Shareholders of the Parent Company:			
Share capital	24 827	24 827	
Own shares (-)	-	-	
Capital from the sale of shares above their nominal value	25 245	25 245	
Other capitals	77 151	61 986	
Retained earnings:	42 211	52 689	
- profit (loss) from previous year	34 052	34 052	
<ul> <li>net profit (loss) attributable to equity holders of the parent companies</li> </ul>	8 158	18 636	
Equity attributable to shareholders of the parent company	169 433	164 746	
Total equity	169 433	164 746	
Liabilities			
Long-term liabilities			
Loans, borrowings and other external sources of financing	66 109	65 271	
Leasing	311	347	
Derivate liabilities	-	-	
Other liabilities	-	-	
Deferred tax liabilities	9 907	9 025	
Long-term liabilities	76 326	74 644	
Short-term liabilities			
Trade and other payables	13 367	7 093	
Liabilities due to current income tax	13 307	613	
Loans and borrowings	9 291	32 629	
Leasing	445	473	
Derivate liabilities	-	87	
Liabilities and provisions for employee benefits	166	192	
Other short-term provisions	169	57	
Short-term accruals	103	29	
Short-term liabilities	23 438	41 172	
Total liabilities	99 764	115 815	
Total equity and liabilities	269 197	280 561	
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Figures are quoted in thousands of PLN, unless indicated otherwise.

#### **PROFIT AND LOSS ACCOUNT**

od 01.07 do	od 01.07 do	od 01.01 do	od 01.01 de
30.09.2022	30.09.2021	30.09.2022	30.09.202
4 881	4 778	14 271	13 228
4 881	4 778	14 271	13 228
1 298	1 126	3 178	3 372
1 298	1 126	3 178	3 372
3 583	3 652	11 093	9 856
1 412	1 393	4 007	3 796
84	26	1 278	41
-	352	213	494
2 255	1 933	8 151	5 607
3 915	6 273	6 310	13 347
2 641	2 199	4 774	3 004
3 529	6 007	9 687	15 950
351	194	1 529	962
3 178	5 813	8 158	14 988
	-	-	-
3 178	5 813	8 158	14 988
	30.09.2022  4 881 4 881 1 298 1 298 3 583 1 412 84 - 2 255 3 915 2 641 3 529 351 3 178	30.09.2022 30.09.2021  4 881 4778 4 881 4778 1 298 1 126 1 298 1 126 3 583 3 652 1 412 1 393 84 26 - 352 2 255 1 933 3 915 6 273 2 641 2 199 3 529 6 007 351 194 3 178 5 813	30.09.2022       30.09.2021       30.09.2022         4 881       4 778       14 271         4 881       4 778       14 271         1 298       1 126       3 178         1 298       1 126       3 178         3 583       3 652       11 093         1 412       1 393       4 007         84       26       1 278         -       352       213         2 255       1 933       8 151         3 915       6 273       6 310         2 641       2 199       4 774         3 529       6 007       9 687         351       194       1 529         3 178       5 813       8 158

#### STATEMENT OF COMPREHENSIVE INCOME

	od 01.07 do 30.09.2021	od 01.07 do 30.09.2020	od 01.01 do 30.09.2021	od 01.01 do 30.09.2020
Net profit (loss)	3 178	5 813	8 158	14 988
Positions transferred to profit or loss				
Items transferred to profit or loss		-	-	-
Cash flow hedging instruments:		-	-	-
- profits (losses) recognized in the period in other comprehensive income	661	(49)	1 494	(218)
- income tax related to items transferred to profit or loss	-	-	-	-
Other comprehensive income after tax	661	(49)	1 494	(218)
Total comprehensive income	3 838	5 763	9 652	14 769
Total comprehensive income attributable to:				
- shareholders of the parent company	3 838	5 763	9 652	14 769



### **STATEMENT OF CHANGES IN EQUITY**

	Equity attributable to shareholders of the parent company					
	Share capital	Capital from the sale of shares above their value nominal	Other reserves	Retained earnings	Total equity	
Balance as at 01.01.2022	24 827	25 245	61 986	52 689	164 746	
Changes in equity in the period from 01.01. – 30.09.2022						
Dividends	-	-	-	(4 965)	(4 965)	
Allocation of net profit to equity	-	-	13 671	(13 671)	-	
Transaction with shareholders in total	-	-	13 671	(18 636)	(4 965)	
Net profit (loss) for the period 01.01 – 30.09.2022	-	-	-	8 158	8 158	
Other comprehensive income for the period 01.01 – 30.09.2022	-	-	1 494	-	1 494	
Total comprehensive income	-	-	1 494	8 158	9 652	
Balance as at 30.09.2022	24 827	25 245	77 151	42 211	169 433	

	Equity attributable to shareholders of the parent company				
	Share capital	Capital from the sale of shares above their value nominal	Other reserves	Retained earnings	Total equity
Balance as at 01.01.2021	24 827	25 245	62 223	43 667	155 961
Changes in equity in the period from 01.01. – 31.12.2021					
Dividends	-	-	-	(10 179)	(10 179)
Allocation of net profit to equity	-	-	(565)	565	-
Transaction with shareholders in total	-	-	(565)	(9 614)	(10 179)
Net profit (loss) for the period 01.01 – 31.12.2021	-	-	-	18 636	18 636
Other comprehensive income for the period 01.01 – 31.12.2021	-	-	327	-	327
Total comprehensive income	-	-	327	18 636	18 963
Balance as at 31.12.2021	24 827	25 245	61 986	52 689	164 746



#### **CASH FLOW STATEMENT**

Cash-flow from operating activities	od 01.07.2022 do 30.09.2022	od 01.07.2021 do 30.09.2021	od 01.01.2022 do 30.09.2022	od 01.01.2021 do 30.09.2021
Net profit (loss) before tax	3 529	6 007	9 687	15 950
Adjustments for:				
Depreciation and impairment allowances of property, land and equipment	684	634	1 969	1 917
Amortization and impairment allowances of intangible assets	53	-	129	-
Cash flow hedging instruments transferred from capital	1	50	8	24
Profit (loss) on disposal of non-financial non- current assets	-	890	890	890
Foreign exchange gains (losses)	1 119	625	1 629	164
Interest expenses	1 264	654	3 326	1 407
Interest and dividend income	(3 417)	(397)	(6 238)	(6 931)
Other adjustments	-	-	-	-
Adjustments in total	(297)	2 456	823	(2 528)
Changes in receivables	3 728	(9 726)	11 099	(11 566)
Changes in liabilities	1 290	(294)	1 283	(769)
Changes in provisions and accruals	375	(3)	(409)	(494)
Changes in working capital	5 393	(10 022)	11 973	(12 829)
Interest paid from operating activities	(2)	-	(11)	(1)
Income tax paid	(918)	(448)	(2 224)	(2 101)
Net cash generated from/used in operating activities	7 704	(2 008)	20 247	(1 508)



## **CASH FLOW STATEMENT (CONT.)**

Cash flow from investing activities	od 01.07.2022 do 30.09.2022	od 01.07.2021 do 30.09.2021	od 01.01.2022 do 30.09.2022	od 01.01.2021 do 30.09.2021
Purchase of intangible assets	-	-	(54)	-
Sale of intangible assets	-	-	-	-
Purchase of property, plant and equipment	(8)	(557)	(141)	(1 047)
Purchase of investment properties	(259)	(144)	(3 429)	(836)
Received repayments of loans granted	1 800	385	26 310	5 985
Loans granted	(3 530)	(10 560)	(19 906)	(29 818)
Purchase of other financial assets	(5 383)	(5)	(7 600)	(396)
Interest received	-	-	217	461
Dividends received	(4 000)	-	1 700	5 929
Net cash generated from/used in investing activities	(11 380)	(10 881)	(2 902)	(19 721)
Net proceeds from issue of shares	-	-	-	-
Cash flow from financing activities				
Proceeds from issue of debt securities	-	-	-	40 000
Repurchase of debt securities	-	-	(20 000)	-
Proceeds from loans and borrowings received	-	11 466	-	11 466
Repayments of loans and borrowings	(2 189)	(1 411)	(5 162)	(3 185)
Repayments of liabilities under finance lease agreements	(128)	(137)	(376)	(395)
Interest paid	(290)	(223)	(2 282)	(914)
Dividend paid	-	(10 179)	-	(10 179)
Net cash generated from/used in financing activities	(2 606)	(484)	(27 820)	36 794
Net change in cash and cash equivalents	(6 282)	(13 373)	(10 474)	15 564
Cash and cash equivalents at the beginning of the period	8 518	32 145	12 711	3 208
Change in the status due to exchange differences	-	-	-	-
Cash and cash equivalents at the end of the period	2 236	18 772	2 236	18 772