



**THE PEKABEX GROUP**

**EXCERPT FROM THE CONDENSED  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE THREE QUARTERS OF 2023**

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	30.09.2023	31.12.2022
<b>Non-current assets</b>		
Goodwill	25 239	25 239
Intangible assets	5 707	5 563
Property, plant and equipment	403 351	391 875
Investment properties	24 746	25 030
Investments in related parties	355	447
Receivables and loans	37 481	1 514
Derivative assets	5 609	8 487
Other long-term financial assets	-	-
Long-term prepayments	2 756	2 563
Deferred tax assets	-	-
<b>Total non-current assets</b>	<b>505 245</b>	<b>460 718</b>
<b>Current assets</b>		
Inventories	285 982	265 907
Assets related to construction contracts	120 775	113 668
Trade and other receivables	448 382	354 458
Current tax assets	1 734	2 376
Loans	-	-
Derivative assets	281	792
Other short-term financial assets	-	-
Short-term prepayments	6 907	7 495
Cash and cash equivalents	127 397	119 496
Non-current assets classified as held for sale	-	-
<b>Current assets</b>	<b>991 458</b>	<b>864 192</b>
<b>Total assets</b>	<b>1 496 703</b>	<b>1 324 910</b>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	30.09.2023	31.12.2022
<b>Equity</b>		
Shareholders' equity attributable to the Shareholders of the Parent Company:		
Share Capital	24 826	24 826
Own shares (-)	-	-
Share premium	25 245	25 245
Other reserves	4 143	7 060
Retained earnings	440 397	395 593
Shareholders' equity attributable to the Shareholders of the Parent Company	494 611	452 724
Equity attributable to non-controlling interests	23 010	29 771
<b>Total equity</b>	<b>517 621</b>	<b>482 495</b>
<b>Liabilities</b>		
<b>Long-term liabilities</b>		
Loans, borrowings and other external sources of financing	115 740	127 608
Liability under an investment agreement	13 788	13 788
Leasing	14 031	13 378
Derivate liabilities	-	-
Other liabilities	48 545	35 320
Deferred tax liabilities	1 269	9 192
Liabilities and provisions for employee benefits	1 361	1 303
Other long-term provisions	15	15
Long-term accruals	-	-
<b>Long-term liabilities</b>	<b>195 826</b>	<b>200 604</b>
<b>Short-term liabilities</b>		
Liabilities related to contracts for construction services	64 406	42 951
Liabilities for deliveries and services and other liabilities	464 927	470 452
Current tax liabilities	15 048	9 461
Loans, borrowings and other external sources of financing	173 138	55 989
Leasing	13 156	10 429
Derivate liabilities	-	-
Liabilities and provisions for employee benefits	34 092	34 206
Other short-term provisions	18 488	18 322
Short-term accruals	1	1
Liabilities related to non-current assets classified as held for sale	-	-
<b>Short-term liabilities</b>	<b>783 256</b>	<b>641 811</b>
<b>Total liabilities</b>	<b>979 082</b>	<b>842 415</b>
<b>Total equity and liabilities</b>	<b>1 496 703</b>	<b>1 324 910</b>

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2023  
prepared in accordance with the International Financial Reporting Standards.

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

## CONSOLIDATED PROFIT AND LOSS ACCOUNT

	from 01.01 to 30.09.2023	from 01.01 to 30.09.2022	from 01.07 to 30.09.2023	from 01.07 to 30.09.2022
<b>Net sales</b>	1 183 212	1 255 535	410 922	417 581
<b>Cost of sales</b>	978 059	1 056 275	345 311	346 436
<b>Gross profit (loss) on sales</b>	<b>205 153</b>	<b>199 260</b>	<b>65 611</b>	<b>71 146</b>
Selling expenses	70 456	80 282	26 375	25 695
Administrative expenses	47 137	46 153	16 931	16 851
Other operating revenues	8 587	2 897	1 548	1 436
Other operating expenses	6 294	5 999	4 230	2 548
<b>Operating profit (loss)</b>	<b>89 854</b>	<b>69 724</b>	<b>19 624</b>	<b>27 488</b>
Financial income	4 793	5 374	3 959	4 109
Financial costs	12 325	14 207	363	5 854
Receivable and contractual asset impairment	4 381	-	2 284	-
<b>Gross profit (loss)</b>	<b>77 941</b>	<b>60 892</b>	<b>20 936</b>	<b>25 743</b>
Income tax	16 935	12 243	6 012	5 098
<b>Net profit (loss) from continuing operations</b>	<b>61 006</b>	<b>48 649</b>	<b>14 924</b>	<b>20 645</b>
<b>Net profit (loss) attributable:</b>	<b>61 006</b>	<b>48 649</b>	<b>14 924</b>	<b>20 645</b>
<b>to the Shareholders of the Parent Company</b>	<b>60 701</b>	<b>47 845</b>	<b>15 071</b>	<b>20 226</b>
<b>to non-controlling interests</b>	<b>305</b>	<b>804</b>	<b>(147)</b>	<b>420</b>

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

	from 01.01 to 30.09.2023	from 01.01 to 30.09.2022	from 01.07 to 30.09.2023	from 01.07 to 30.09.2022
<b>from continued operations</b>	2,45	1,93	0,61	0,81
- basic	2,45	1,93	0,61	0,81
- diluted	2,45	1,93	0,61	0,81
<b>from continued and discontinued operations</b>	2,45	1,93	0,61	0,81
- basic	2,45	1,93	0,61	0,81
- diluted	2,45	1,93	0,61	0,81

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	from 01.01 to 30.09.2023	from 01.01 to 30.09.2022	from 01.07 to 30.09.2023	from 01.07 to 30.09.2022
<b>Net profit (loss) from continuing operations</b>	<b>61 006</b>	<b>48 649</b>	<b>14 924</b>	<b>20 645</b>
<b>Other comprehensive income</b>				
Cash flow hedging instruments:				
- Cash flow hedges	(2 224)	4 946	(681)	(46)
- Amounts transferred to financial result	-	(314)	(1 022)	488
Exchange differences on translation of foreign operations	(692)	3 297	2 445	2 378
Other comprehensive income/(loss) for the year, net of tax	(2 917)	7 930	741	2 820
<b>Total comprehensive income</b>	<b>58 089</b>	<b>56 578</b>	<b>15 665</b>	<b>23 465</b>
<b>Total comprehensive income attributable:</b>				
- to the Shareholders of the Parent Company	58 027	55 774	15 932	23 046
- to non-controlling interests	62	804	(266)	420

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## 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	Total equity		
<b>Balance as at 01.01.2023</b>	<b>24 826</b>	<b>-</b>	<b>25 245</b>	<b>7 060</b>	<b>395 593</b>	<b>452 724</b>	<b>29 771</b>	<b>482 495</b>
<b>Change in structure of capital group</b>	-	-	-	-	(5 717)	(5 717)	(7 066)	(12 784)
<b>Dividend</b>	-	-	-	-	(10 179)	(10 179)	-	(10 179)
Net profit (loss) for the period 01.01.2023 - 30.09.2023	-	-	-	-	67 701	67 701	305	61 006
Other comprehensive income for the period 01.01.2023 - 30.09.2023	-	-	-	(2 917)	-	(2 917)	-	(2 917)
<b>Total other comprehensive income</b>	-	-	-	(2 917)	60 701	57 785	305	58 089
Increase / decrease in equity	-	-	-	(2 917)	44 804	41 888	(6 761)	35 126
<b>Balance as at 30.09.2023</b>	<b>24 826</b>	<b>-</b>	<b>25 245</b>	<b>4 143</b>	<b>440 397</b>	<b>494 612</b>	<b>23 010</b>	<b>517 621</b>

	Equity attributable to the Shareholders of the Parent Company						Non-controlling interest	Total equity
	Share capital	Own shares (-)	Share premium	Other reserves	Retained earnings	Total equity		
<b>Balance as at 01.01.2022</b>	<b>24 826</b>	<b>-</b>	<b>25 245</b>	<b>38</b>	<b>330 433</b>	<b>380 542</b>	<b>25 080</b>	<b>405 622</b>
Change in structure of capital group	-	-	-	-	3 993	3 993	3 556	7 549
<b>Dividend</b>	-	-	-	-	(4 965)	(4 965)	-	(4 965)
Net profit (loss) for the period 01.01.2023 - 31.12.2022	-	-	-	-	66 120	66 120	1 135	67 255
Other comprehensive income for the period 01.01.2022 - 31.12.2022	-	-	-	7 034	-	7 034	-	7 034
<b>Total other comprehensive income</b>	-	-	-	7 034	66 120	73 154	1 135	74 289
Increase / decrease in equity	-	-	-	7 034	65 148	72 182	4 691	76 873
<b>Balance as at 31.12.2022</b>	<b>24 826</b>	<b>-</b>	<b>25 245</b>	<b>7 060</b>	<b>395 593</b>	<b>452 724</b>	<b>29 771</b>	<b>482 495</b>

## CONSOLIDATED CASH FLOW STATEMENT

Cash-flow from operating activities	01.01.2023 - 30.09.2023	01.01.2022 - 30.09.2022
<b>Net profit (loss) before tax</b>	<b>77 941</b>	<b>60 892</b>
<b>Adjustments for:</b>		
Depreciation and impairment allowances of property, land and equipment	20 062	18 968
Depreciation and impairment of intangible assets	1 595	1 525
Change in fair value of investment properties	-	-
Change in fair value of financial assets (liabilities) measured by the profit and loss account	590	266
Cash flow hedging instruments transferred from capital	34	(897)
Impairment losses on Financial assets	-	-
Profit (loss) on disposal of non-financial non-current assets	(37)	26
Profit (loss) on the sale of financial assets (other than derivatives)	-	-
Foreign exchange gains (losses)	(609)	2 169
Interest costs	15 507	13 320
Interest and dividend income	-	-
Share-based arrangement payment (incentive programs)	-	-
Share in profits (losses) of associates	-	-
Gain on a bargain purchase of related party	-	-
Other adjustments	(44)	10
<b>Adjustments in total</b>	<b>37 098</b>	<b>35 387</b>
Changes in inventories	(18 867)	(72 739)
Changes in receivables	(112 275)	32 746
Changes in liabilities	16 603	4 102
Changes in provisions and accruals	566	(7 493)
Changes in retentions for construction contracts	14 349	(14 695)
<b>Changes in working capital</b>	<b>(99 624)</b>	<b>(58 079)</b>
Settlement of derivate instruments	-	-
Interest paid from operating activities	(98)	(49)
Income tax paid	(18 095)	(11 365)
<b>Net cash generated from/used in operating activities</b>	<b>(2 779)</b>	<b>26 784</b>

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## CONSOLIDATED CASH FLOW STATEMENT (CONT.)

<b>Cash flow from investing activities</b>	<b>from 01.01.2023 to 30.09.2023</b>	<b>from 01.01.2022 to 30.09.2022</b>
Purchase of intangible assets	(1 643)	(1 406)
Sale of intangible assets	-	-
Purchase of property, plant and equipment	(14 520)	(8 994)
Sale of property, plant and equipment	340	111
Purchase of investment properties	-	(113)
Sale of investment properties	-	-
Purchase of related entities shares	(1)	-
Loans repaid	-	-
Loans granted	-	-
Purchase of other financial assets	-	(1 052)
Sale of other financial assets	-	-
Government subsidies granted	-	-
Interest received	-	-
Dividends received	-	-
<b>Net cash generated from/used in investing activities</b>	<b>(15 824)</b>	<b>(11 455)</b>
<b>Cash flow from financing activities</b>		
Net proceeds from issue of shares	-	6 050
Acquisition of own shares	-	-
Transactions with non-controlling entities without losing control	-	-
Proceeds from issue of debt securities	-	-
Repurchase of debt securities	-	(20 000)
Proceeds from loans and borrowings received	103 777	76 242
Repayments of loans and borrowings	(38 474)	(22 553)
Repayments of liabilities under finance lease agreements	(12 968)	(7 722)
Interest paid	(15 803)	(12 436)
Dividend paid	(10 179)	-
<b>Net cash generated from/used in financing activities</b>	<b>26 354</b>	<b>19 581</b>
<b>Net change in cash and cash equivalents</b>	<b>7 751</b>	<b>34 911</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>119 646</b>	<b>114 648</b>
Increase due to the acquisition of a business unit	-	-
<b>Cash and cash equivalents at the end of the period</b>	<b>127 397</b>	<b>149 559</b>



# **POZNAŃSKA KORPORACJA BUDOWLANA PEKABEX SPÓŁKA AKCYJNA**

## **EXCERPT FROM THE CONDENSED FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2023**

Excerpt from the condensed consolidated financial statements of the Pekabex Group for the third quarter of 2023  
prepared in accordance with the International Financial Reporting Standards.

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## STATEMENT OF FINANCIAL POSITION

ASSETS	30.09.2023	31.12.2022
<b>Non-current assets</b>		
Goodwill	-	-
Intangible assets	339	652
Property, plant and equipment	4 896	5 478
Investment properties	82 009	81 798
Investments in related parties	89 865	88 275
Investments in associates	-	-
Receivables and loans	146 297	86 470
Derivative assets	3 517	3 841
Other long-term financial assets	-	-
Long-term prepayments	241	342
Deferred tax assets	-	-
<b>Total non-current assets</b>	<b>327 164</b>	<b>266 857</b>
<b>Current assets</b>		
Inventories	-	-
Assets under construction contracts	-	-
Trade and other receivables	2 047	5 291
Current tax assets	-	390
Loans	102	-
Derivative assets	-	-
Other short-term financial assets	1 207	1 207
Short-term prepayments	479	299
Cash and cash equivalents	6 652	3 057
<b>Current assets</b>	<b>10 486</b>	<b>10 244</b>
<b>Total assets</b>	<b>337 650</b>	<b>277 101</b>

## STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	30.09.2023	31.12.2022
<b>Equity</b>		
Share capital	24 827	24 827
Own shares (-)	-	-
Capital from the sale of shares above their nominal value	25 245	25 245
Other capitals	85 897	77 130
Retained earnings:	77 741	53 283
- profit (loss) from previous year	34 052	34 052
- net profit (loss) attributable to equity holders of the parent companies	43 688	19 231
<b>Total equity</b>	<b>213 709</b>	<b>180 485</b>
<b>Liabilities</b>		
<b>Long-term liabilities</b>		
Loans, borrowings and other external sources of financing	56 902	62 857
Leasing	400	244
Derivate liabilities	-	-
Other liabilities	-	-
Deferred tax liabilities	11 495	10 479
Liabilities and provisions for employee benefits	-	-
Other long-term provisions	-	-
Long-term accruals	-	-
<b>Long-term liabilities</b>	<b>68 797</b>	<b>73 580</b>
<b>Short-term liabilities</b>		
Trade and other payables	8 728	12 689
Liabilities due to current income tax	20	-
Loans and borrowings	45 461	9 109
Leasing	289	378
Derivate liabilities	-	-
Liabilities and provisions for employee benefits	645	861
Other short-term provisions	-	-
Short-term accruals	1	1
<b>Short-term liabilities</b>	<b>55 144</b>	<b>23 037</b>
<b>Total liabilities</b>	<b>123 941</b>	<b>96 616</b>
<b>Total equity and liabilities</b>	<b>337 650</b>	<b>277 101</b>

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## PROFIT AND LOSS ACCOUNT

	from 01.01 to 30.09.2023	from 01.01 to 30.09.2022	from 01.07 to 30.09.2023	from 01.07 to 30.09.2022
<b>Continuing operations</b>				
<b>Net sales</b>	<b>17 263</b>	<b>14 271</b>	<b>6 670</b>	<b>4 881</b>
<b>Cost of sales</b>	<b>3 872</b>	<b>3 178</b>	<b>1 284</b>	<b>1 298</b>
<b>Gross profit (loss) on sales</b>	<b>13 392</b>	<b>11 093</b>	<b>5 386</b>	<b>3 583</b>
Administrative expenses	4 623	4 007	1 596	1 412
Other operating revenues	1 109	1 278	18	84
Other operating expenses	233	213	170	-
<b>Operating profit (loss)</b>	<b>9 646</b>	<b>8 151</b>	<b>3 639</b>	<b>2 255</b>
Financial income	40 461	6 310	3 386	3 915
Financial costs	3 846	4 774	2 346	2 641
<b>Gross profit (loss)</b>	<b>46 261</b>	<b>9 687</b>	<b>4 679</b>	<b>3 529</b>
Income tax	2 573	1 529	895	351
<b>Net profit (loss) from continuing operations</b>	<b>43 688</b>	<b>8 158</b>	<b>3 784</b>	<b>3 187</b>

## STATEMENT OF COMPREHENSIVE INCOME

	from 01.01 to 30.09.2023	from 01.01 to 30.09.2022	from 01.07 to 30.09.2023	from 01.07 to 30.09.2022
<b>Net profit (loss)</b>	<b>43 688</b>	<b>8 158</b>	<b>3 784</b>	<b>3 187</b>
<b>Positions transferred to profit or loss</b>				
Items transferred to profit or loss	-	-	-	-
Cash flow hedging instruments:	-	-	-	-
- profits (losses) recognized in the period in other comprehensive income	(285)	1 494	(80)	661
<b>Other comprehensive income after tax</b>	<b>(285)</b>	<b>1 494</b>	<b>(80)</b>	<b>661</b>
<b>Total comprehensive income</b>	<b>43 403</b>	<b>9 652</b>	<b>3 705</b>	<b>3 838</b>
<b>Total comprehensive income attributable to:</b>				
- shareholders of the parent company	43 403	9 652	3 705	3 838

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## STATEMENT OF CHANGES IN EQUITY

	Equity attributable to the Shareholders of the Parent Company				
	Share capital	Share premium	Other reserves	Retained earnings	Total equity
<b>Balance as at 01.01.2023</b>	<b>24 826</b>	<b>25 245</b>	<b>77 130</b>	<b>53 283</b>	<b>180 485</b>
<b>Changes in equity in the period from 01.01. - 30.09.2023</b>	-	-	-	-	-
Dividends	-	-	-	(10 179)	(10 179)
Allocation of net profit to equity	-	-	9 052	(9 052)	-
<b>Transaction with shareholders in total</b>	-	-	9 052	(19 231)	(10 179)
Net profit (loss) for the period 01.01 - 30.09.2023	-	-	-	43 688	43 688
Other comprehensive income for the period 01.01 – 30.09.2023	-	-	(285)	-	(285)
<b>Total comprehensive income</b>	-	-	(285)	43 688	43 403
<b>Balance as at 30.09.2023</b>	<b>24 827</b>	<b>25 245</b>	<b>85 897</b>	<b>77 741</b>	<b>213 709</b>

	Equity attributable to the Shareholders of the Parent Company				
	Share capital	Share premium	Other reserves	Retained earnings	Total equity
<b>Balance as at 01.01.2022</b>	<b>24 827</b>	<b>25 245</b>	<b>61 986</b>	<b>52 689</b>	<b>164 746</b>
<b>Changes in equity in the period from 01.01. - 31.12.2022</b>	-	-	-	-	-
Dividends	-	-	-	(4 965)	(4 965)
Allocation of net profit to equity	-	-	13 671	(13 671)	-
<b>Transaction with shareholders in total</b>	-	-	13 671	(18 636)	(4 965)
Net profit (loss) for the period 01.01 - 31.12.2022	-	-	-	19 231	19 231
Other comprehensive income for the period 01.01 - 31.12.2022	-	-	1 473	-	1 473
<b>Total comprehensive income</b>	-	-	1 473	19 231	20 704
<b>Balance as at 31.12.2022</b>	<b>24 827</b>	<b>25 245</b>	<b>77 130</b>	<b>53 283</b>	<b>180 485</b>

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## CASH FLOW STATEMENT

Cash-flow from operating activities	from 01.01.2023 to 30.09.2023	from 01.01.2022 to 30.09.2022
<b>Net profit (loss) before tax</b>	<b>46 261</b>	<b>9 687</b>
<b>Adjustments for:</b>		
Depreciation and impairment allowances of property, land and equipment	2 122	1 969
Amortization and impairment allowances of intangible assets	313	129
Cash flow hedging instruments transferred from equity	(28)	8
Profit (loss) on disposal of non-financial non-current assets	63	-
Profit (loss) on the sale of non-financial fixed assets	-	-
Profits (losses) due to exchange rate differences	(291)	1 629
Interest costs	3 846	3 326
Interest and dividend income	(39 310)	(6 238)
sShare-based arrangement payment (incentive programs)	-	-
Share in profits (losses) of associates	-	-
Other adjustments	-	-
<b>Adjustments in total</b>	<b>(33 286)</b>	<b>823</b>
Changes in inventories	-	-
Changes in receivables	(15 724)	11 099
Changes in liabilities	(5 070)	1 283
Changes in provisions and accruals	(79)	(409)
<b>Changes in working capital</b>	<b>(20 873)</b>	<b>11 973</b>
Interest paid from operating activities	(1)	(11)
Income tax paid	(1 079)	(2 224)
<b>Net cash generated from/used in operating activities</b>	<b>(8 879)</b>	<b>20 247</b>

## CASH FLOW STATEMENT (CONT.)

	01.01.2023 - 30.09.2023	01.01.2022 - 30.09.2022
<b>Cash flow from investing activities</b>		
Purchase of intangible assets	-	(54)
Sale of intangible assets	-	-
Purchase of property, plant and equipment	(246)	(141)
Sale of property, plant and equipment	-	-
Expenses for the acquisition of investment properties	(1 123)	(3 429)
Expenses for the acquisition of subsidiaries	-	-
Proceeds from the sale of investment properties	(696)	-
Purchase of related entities shares	-	-
Sale of related entities shares	-	-
Loans repaid	2 030	26 310
Loans granted	(35 125)	(19 906)
Purchase of other financial assets	-	(7 600)
Sale of other financial assets	-	-
Revenues from government grants	-	-
Interest received	-	217
Dividends received	32 865	1 700
<b>Net cash generated from/used in investing activities</b>	<b>(2 296)</b>	<b>(2 902)</b>
<b>Cash flow from financing activities</b>		
Net proceeds from issue of shares	-	-
Repurchase of shares	-	-
Proceeds from issue of debt securities	-	-
Repurchase of debt securities	-	(20 000)
Proceeds from loans and borrowings received	34 994	-
Repayments of loans and borrowings	(6 673)	(5 162)
Repayments of liabilities under finance lease agreements	(376)	(376)
Interest paid	(2 896)	(2 282)
Dividend paid	(10 179)	-
<b>Net cash generated from/used in financing activities</b>	<b>14 870</b>	<b>(27 820)</b>
<b>Net change in cash and cash equivalents</b>	<b>3 595</b>	<b>(10 474)</b>
Cash and cash equivalents at the beginning of the period	3 057	12 711
Foreign exchange differences	-	-
<b>Cash and cash equivalents at the end of the period</b>	<b>6 652</b>	<b>2 236</b>