

THE PEKABEX GROUP

FOR THE YEAR 2024

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	31.12.2024	31.12.2023
Non-current assets		
Goodwill	25 239	25 239
Intangible assets	7 871	8 739
Property, plant and equipment	397 715	401 745
Investment properties	11 827	24 618
Investments in related parties	285	28
Receivables	424	373
Loans	-	35 113
Derivative assets	1 974	3 521
Other long-term financial assets	9 848	4 400
Long-term prepayments	2 192	2 524
Deferred tax assets	-	-
Total non-current assets	457 375	506 300
Current assets		
Inventories	341 530	338 896
Assets related to construction contracts	99 795	117 449
Trade and other receivables	305 207	324 104
Current tax assets	12 408	2 967
Derivative assets	21 397	11 518
Other short-term financial assets	3 369	3 100
Short-term prepayments	11 261	8 891
Cash and cash equivalents	202 797	207 715
Non-current assets classified as held for sale	-	-
Current assets	997 764	1 014 640
Total assets	1 455 139	1 520 940

CONSOLIDATED STATEMENT OF FINANCIAL RETAINED EARNINGS:POSITION (CONT.)

EQUITY AND LIABILITIES	31.12.2024	31.12.2023
Equity		
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 capitals	585	624
Retained earnings:	475 676	448 768
Shareholders' equity attributable to the Shareholders of the Parent Company	526 332	499 463
Equity attributable to non-controlling interests	26 310	22 465
Total equity	552 642	521 928
Liabilities		
Long-term liabilities		
Loans, borrowings and other external sources of financing	100 431	123 049
Liability under an investment agreement	12 563	12 783
Leasing	12 601	15 506
Derivate liabilities	-	-
Other liabilities	38 508	32 112
Deferred tax liabilities	2 707	5 323
Liabilities and provisions for employee benefits	768	783
Other long-term provisions	15	15
Long-term accruals	2 986	1 897
Long-term liabilities	170 579	191 468
Short-term liabilities		
Liabilities related to construction contracts	35 008	47 130
Liabilities for deliveries and services and other liabilities	451 698	431 808
Current tax liabilities	2 687	3 094
Loans, borrowings and other external sources of financing	182 104	248 996
Leasing	11 935	12 820
Derivate liabilities	-	-
Liabilities and provisions for employee benefits	27 870	38 991
Other short-term provisions	19 487	24 233
Short-term accruals	1 129	472
Liabilities related to non-current assets classified as held for		-
sale	<u> </u>	
Short-term liabilities	731 918	807 544
Total liabilities	902 497	999 012
Total equity and liabilities	1 455 139	1 520 940

CONSOLIDATED PROFIT AND LOSS ACCOUNT

Continued operations	01.01.2024 -31.12.2024	01.01.2023 - 31.12.2023
Net sales	1 728 162	1 566 237
Costs of sales	1 555 981	1 302 697
Gross profit (loss) on sales	172 181	263 540
Selling expenses	69 618	88 210
Administrative expenses	58 365	63 210
Other operating revenues	23 098	8 514
Other operating expenses	2 217	10 249
Operating profit (loss)	65 079	110 385
Financial income	11 277	6 594
Financial costs	28 407	26 783
Receivable and contract-related assets impairment	1 966	8 395
Gross profit (loss)	45 983	81 801
Income tax	5 054	13 094
Net profit (loss) from continuing operations	40 929	68 707
Discontinued operations		
Net profit (loss) from discontinued operations		
Net profit (loss)	40 929	68 707
Net profit (loss) attributable:		
 to the Shareholders of the Parent Company 	37 087	69 072
 to non-controlling interests 	3 842	(365)

NET PROFIT FOR ONE ACTIVE SHARE (PLN)

	01.01.2024 - 31.12.2024	01.01.2023 - 31.12.2023
from continued operations		
– basic	1,49	2,78
- diluted	1,49	2,78
from continued and discontinued operations		
– basic	1,49	2,78
- diluted	1,49	2,78

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	01.01.2024 – 31.12.2024	01.01.2023 - 31.12.2023
Net profit (loss) from continuing operations	40 929	68 707
Other comprehensive income		
Cash flow hedging instruments:		
- profits (losses) recognized in the period in other comprehensive income	417	(2 204)
Exchange differences on translation of foreign operations	(456)	(4 232)
Other comprehensive income/(loss) for the year, net of tax	(39)	(6 436)
Total comprehensive income	40 890	62 271
Total comprehensive income attributable:		
– to the Shareholders of the Parent Company	37 048	62 636
 to non-controlling interests 	3 842	(365)

STATEMENT OF CHANGES IN EQUITY

	Equity attributable to the Shareholders of the Parent Com			Equity attributable to the Shareholders of the Parent Company				Total equity
	Share capital	Own shares (-)	Share premium	Other reserves	Retained earnings	Share capital		
Balance as at 01.01.2024	24 826	=	25 245	624	448 768	499 463	22 465	521 928
Issue of shares due to realization of options (share based payment)	-	-	-	-	-	-	-	-
Valuation of liability related to an investment agreement	-	-	-	-	-	-	-	-
Change in structure of capital group (transactions with concontrolling entities)	-	-	-	-	-	-	3	3
Dividends	-	-	-	-	(10 179)	(10 179)	-	(10 179)
Allocation of net profit to equity				-	37 087	37 087	3 842	40 929
Net profit (loss) for the period 01.01 - 31.12.2024	-	-	-	-	-	-	-	-
Other comprehensive income for the period 01.01 - 31.12.2024	-	-	-	(39)	-	(39)	-	(39)
Total comprehensive income	-	-	-	(39)	37 087	37 048	3 842	40 890
Increase / decrease in equity	-	-	-	(39)	26 908	26 869	3 842	30 714
Balance as at 31.12.2024	24 826	-	25 245	585	475 676	526 332	26 310	552 642



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		
Balance as at 01.01.2023	24 826	=	25 245	7 060	395 593	452 724	29 771	482 495
Issue of shares due to realization of options (share based payment)	-	-	-	-	-	-	-	-
Valuation of liability related to an investment agreement	-	-	-	-	-	-	-	-
Change in structure of capital group (transactions with concontrolling entities)	-	-	-	-	(5 718)	(5 718)	(6 941)	(12 659)
Dividends	-	-	-	-	(10 179)	(10 179)	-	(10 179)
Allocation of net profit to equity				-	69 072	69 072	(365)	68 707
Net profit (loss) for the period 01.01 - 31.12.2023	-	-	-	(6 436)	-	(6 436)	-	(6 436)
Other comprehensive income for the period 01.01 - 31.12.2023	-	-	-	-	(5 718)	(5 718)	(6 941)	(12 659)
Total comprehensive income	-	-	-	(6 436)	69 072	62 636	(365)	62 271
Increase / decrease in equity	-	-	-	(6 436)	53 175	46 739	(7 306)	39 433
Balance as at 31.12.2023	24 826	-	25 245	624	448 768	499 463	22 465	521 928



CONSOLIDATED CASH FLOW STATEMENT

Cash-flow from operating activities	01.01.2024-31.12.2024	01.01.2023 - 31.12.2023
Net profit (loss) before tax	45 983	81 801
Adjustments for:		
Depreciation and impairment allowances of property, land and equipment	30 949	29 044
Adjustments for profits (losses) resulting from changes in the fair value of	1 428	(213)
derivatives		
Impairment losses on financial assets	-	-
Profit (loss) on disposal of non-financial non-current assets	(720)	774
Foreign exchange gains (losses)	252	(2 864)
Interest costs	33 041	24 785
Share in profits (losses) of associates	(5 601)	(9 428)
Gain on a bargain purchase of related party	-	-
Other adjustments	-	381
Adjustments in total	(224)	42 479
Changes in inventories	59 125	(72 272)
Changes in receivables	11 421	12 199
Changes in liabilities	20 018	(26 804)
Changes in provisions	6 366	5 922
Change in accruals	(3 381)	1 010
Changes related to construction contracts	(291)	1 273
Changes in working capital	5 532	(78 672)
Adjustments made to reconcile profit (loss)	39 665	(36 193)
Cash flow from activities (used in activities)	98 790	45 608
Interest paid from operating activities	144 773	(218)
Income tax paid	(77)	(23 257)
Net cash generated from/used in operating activities	(16 145)	22 133

CONSOLIDATED CASH FLOW STATEMENT (CONT.)

Cash flow from investing activities	01.01.2024 -31.12.2024	01.01.2023 - 31.12.2023
Purchase of intangible assets	(1 687)	(5 174)
Sale of intangible assets	-	-
Purchase of property, plant and equipment	(17 389)	(19 918)
Sale of property, plant and equipment	4 155	626
Purchase of investment properties	-	-
Sale of investment properties	-	-
Purchase of related entities shares	(227)	(177)
Sale of related entities shares	-	-
Loans repaid	44 040	-
Loans granted	(10 798)	-
Purchase of other financial assets	(5 448)	(4 400)
Sale of other financial assets	-	-
Government subsidies granted	-	-
Interest received	-	-
Dividends received	-	-
Net cash generated from/used in investing activities	12 646	(29 043)
Cash flow from financing activities Net proceeds from issue of shares	-	
Net proceeds from issue of shares	-	-
Acquisition of own shares	-	-
Transactions with non-controlling entities without losing control	-	-
Proceeds from issue of debt securities	23 000	-
Repurchase of debt securities	-	-
Proceeds from loans and borrowings received	104 360	188 884
Repayments of loans and borrowings	(217 848)	(44 083)
Repayments of liabilities under lease agreements	(13 890)	(17 295)
Interest paid	(31 558)	(22 198)
Dividend paid	(10 179)	(10 179)
Net cash generated from/used in financing activities	(146 115)	95 129
Net change in cash and cash equivalents	(4 918)	88 219
Foreign exchange differences	-	-
Net change in cash and cash equivalents	(4 918)	88 219
Cash and cash equivalents at the beginning of the period	207 715	119 496
Cash and cash equivalents at the end of the period	202 797	207 715

POZNAŃSKA KORPORACJA BUDOWLANA PEKABEX SPÓŁKA AKCYJNA

EXCERPT FROM FINANCIAL STATEMENTS FOR THE YEAR 2024

STATEMENT OF FINANCIAL POSITION

ASSETS	31.12.2024	31.12.2023	31.12.2023 (restated comparative data)
Non-current assets			
Goodwill	12 286	12 286	12 286
Intangible assets	35	235	235
Property, plant and equipment	35 843	12 509	36 456
Investment properties	141 092	82 389	140 748
Investments in related parties	71 666	72 309	72 209
Investments in associates	-	-	-
Receivables and loans	98 899	162 266	135 258
Derivative assets	488	1 537	1 537
Other long-term financial assets	9 848	4 400	4 400
Long-term prepayments	179	209	236
Deferred tax assets	-	-	-
Total non-current assets	370 336	348 140	403 365
Current assets			
Inventories	-	110	110
Trade and other receivables	14 359	6 579	9 764
Current tax assets	-	-	-
Loans	14 238	4 370	4 370
Derivative assets	-	-	-
Other short-term financial assets	1 207	1 207	1 207
Short-term prepayments	557	133	153
Cash and cash equivalents	40 298	1 507	2 154
Current assets	70 696	13 906	17 759
Total assets	441 032	362 047	421 124

STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	31.12.2024	31.12.2023	31.12.2023 (restated comparative data)
Equity			,
Shareholders' equity attributable to the Shareholders of the Parent			
Share capital	24 827	24 827	24 827
Own shares (-)	-	-	-
Share premium	25 245	25 245	25 245
Other reserves	162 073	94 705	124 135
 Retained earnings: 	123 704	78 045	82 280
– profit (loss) from previous year	33 759	29 525	29 525
 Profit (loss) attributable to the Shareholders of the Parent Company 	89 945	48 520	52 755
Total equity	335 849	222 821	256 486
Liabilities			
Long-term liabilities			
Loans, borrowings and other external sources of financing	21 112	53 783	65 897
Leasing	565	337	1 347
Derivate liabilities	-	-	-
Other liabilities	28	-	28
Deferred tax liabilities	18 282	13 942	17 984
Liabilities and provisions for employee benefits	-	-	-
Other long-term provisions	-	-	-
Long-term accruals	-	-	
Long-term liabilities	39 987	68 062	85 256
Short-term liabilities			
Trade and other payables	8 828	8 482	11 100
Deferred tax liabilities	1 594	63	1 173
Loans and borrowings	53 413	61 540	65 283
Leasing	804	236	890
Derivate liabilities	-	-	-
Liabilities and provisions for employee benefits	265	687	755
Other short-term provisions	292	155	181
Short-term accruals	1	1	1
Liabilities related to non-current assets classified as held for sale	8 828	-	-
Short-term liabilities	65 196	71 164	79 382
Total liabilities	105 183	139 225	164 638
Total equity and liabilities	441 032	362 047	421 124

PROFIT AND LOSS ACCOUNT

	01.01.2024-	01.01.2023-
	31.12.2023	31.12.2023
Continued operations		
Net sales	33 779	26 180
Costs of sales	12 275	6 004
Gross profit (loss) on sales	21 504	20 176
Administrative expenses	6 999	7 076
Other operating revenues	2 825	3 271
Other operating expenses	174	572
Operating profit (loss)	17 156	15 800
Financial income	86 556	44 142
Financial costs	9 725	7 447
Gross profit (loss)	93 987	52 495
Income tax	4 043	3 975
Net profit (loss) from continuing operations	89 945	48 520
Discontinued operations		
Net profit (loss) from discontinued operations		
Net profit (loss)	89 945	48 520

NET PROFIT FOR ONE ACTIVE SHARE (PLN)

	01.01.2024-	01.01.2023-	
	31.12.2023	31.12.2023	
from continued operations			
– basic	3,62	1,95	
- diluted	3,62	1,95	
form continued and discontinued operations			
– basic	3,62	1,95	
– diluted	3,62	1,95	

STATEMENT OF COMPREHENSIVE INCOME

	31.12.2024	31.12.2023
Net profit (loss)	89 945	48 520
Positions transferred to profit or loss		
Cash flow hedging instruments:		
 profits (losses) recognized in the period in other comprehensive 	(403)	(745)
income	(403)	(743)
Other comprehensive income	(403)	(745)
Exchange differences on translation of foreign operations		
Other comprehensive income/(loss) for the year, net of tax		
Total comprehensive income	89 542	47 776

STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Other reserves	Retained earnings	Total equity
Balance as at 01.01.2024	24 827	25 245	94 705	78 045	222 821
Changes in equity in the period 01.01 - 31.12.2024	-	-	29 430	4 235	33 665
Dividends	-	-		(10 179)	(10 179)
Allocation of net profit to equity	-	-	38 341	(38 341)	-
Transaction with shareholders in total	-	-	67 772	(44 286)	23 486
Net profit (loss) for the period 01.01 - 31.12.2024	-	-		89 945	89 945
Other comprehensive income for the period 01.01 - 31.12.2024	-	-	(403)		(403)
Total comprehensive income	-	-	(403)	89 945	89 542
Balance as at 31.12.2024	24 827	25 245	162 073	123 704	335 849

	Share capital	Share premium	Other reserves	Retained earnings	Total equity	
Balance as at 01.01.2023	24 827	25 245	77 130	53 283	180 485	
Changes in equity in the period 01.01 - 31.12.2023	-	-	9 267	(4 528)	(4 740)	
Dividends	-	-		(10 179)	(10 179)	
Allocation of net profit to equity	-	-	9 052	(9 052)	-	
Transaction with shareholders in total	-	-	18 319	(23 759)	(5 439)	
Net profit (loss) for the period 01.01 - 31.12.2023	-	-	-	48 520	48 520	
Other comprehensive income for the period 01.01 - 31.12.2023	-	-	(745)	-	(745)	
Total comprehensive income	-	-	(745)	48 520	47 776	
Balance as at 31.12.2023	24 827	25 245	94 705	78 045	222 821	

Restated comparative data

	Share capital	Share premium	Other reserves	Retained earnings	Total equity
Balance as at 01.01.2023	24 827	25 245	77 130	53 283	180 485
Changes in equity in the period 01.01 - 31.12.2023	-	-	38 698	(293)	38 405
Dividends	-	-	-	(10 179)	(10 179)
Allocation of net profit to equity	-	-	9 052	(9 052)	-
Transaction with shareholders in total	-	-	47 750	(19 524)	28 226
Net profit (loss) for the period 01.01 - 31.12.2023	-	-	-	48 520	48 520
Other comprehensive income for the period 01.01 - 31.12.2023	-	-	(745)	-	(745)
Total comprehensive income	-	-	(745)	48 520	47 776
Balance as at 31.12.2023	24 827	25 245	124 135	82 280	256 486

CASH FLOW STATEMENT

	01.01.2024 -	01.01.2023 - 31.12.2023	01.01.2023 - 31.12.2023
Cash-flow from operating activities	31.12.2024		(restated
			comparative data)
Net profit (loss) before tax	93 987	52 495	22 270
Adjustments for:			
Depreciation and impairment allowances of	7 153	3 536	3 536
property, land and equipment	, 133	3 330	3 330
Amortization and impairment allowances of intangible assets	244	427	427
Cash flow hedging instruments transferred from equity	571	1 384	1 384
Profit (loss) on sale of non-financial fixed assets	9	63	63
Foreign exchange gains (losses)	339	(1 377)	(1 377)
Interest costs	9 004	5 805	5 805
Interest and dividend income	(86 745)	(42 409)	(42 409)
Other adjustments	(5 772)	587	(7 634)
Adjustments in total	(75 197)	(31 985)	(40 205)
Changes in inventories	110	(110)	(110)
Changes in receivables	(2 289)	(20 353)	(23 538)
Changes in liabilities	(2 030)	(5 051)	(2 337)
Changes in provisions and accruals	879	455	433
Changes in working capital	(3 330)	(25 059)	(25 551)
Interest paid from operating activities	(2)	(31)	(31)
Income tax paid	(2 052)	(1 602)	3 551
Net cash generated from/used in operating activities	13 407	(6 181)	(5 506)

CASH FLOW STATEMENT (CONT.)

	01.01.2024 – 31.12.2024	01.01.2023 - 31.12.2023	01.01.2023 - 31.12.2023 (restated comparative data)
Cash flow from investing activities			
Purchase of intangible assets	(44)	(10)	(10)
Purchase of property, plant and equipment	(2 792)	(592)	(592)
Sale of property, plant and equipment	-	-	-
Purchase of investment properties	(1 870)	(1 952)	(1 952)
Purchase of related entities shares	(222)	(855)	(855)
Sale of related entities shares	-	-	-
Loans repaid	85 067	17 215	17 215
Loans granted	(50 074)	(69 908)	(69 908)
Purchase of other financial assets	(5 448)	(4 400)	(4 400)
Interest received	3 009	95	95
Dividends received	72 239	32 865	32 865
Net cash generated from/used in investing activities	99 864	(27 542)	(27 542)
Cash flow from financing activities			
Proceeds from issue of debt securities			
Repurchase of debt securities	-	-	-
Proceeds from loans and borrowings received	35 190	54 321	54 321
Repayments of loans and borrowings	(89 946)	(8 512)	(8 512)
Repayments of liabilities under lease agreements	(594)	(492)	(492)
Interest paid	(8 951)	(5 807)	(5 807)
Dividend paid	(10 179)	(10 179)	(10 179)
Net cash generated from/used in financing activities	(74 480)	29 331	29 331
Net change in cash and cash equivalents	38 162	(1 550)	(3 717)
Cash and cash equivalents at the beginning of the period	1 507	3 057	3 057
Foreign exchange differences	629	2 841	2 814
Cash and cash equivalents at the end of the period	40 298	1 507	2 154