



THE PEKABEX GROUP

**EXCERPT FROM CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE YEAR 2019**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	31.12.2019	31.12.2018
Non-current assets		
Goodwill	12 286	12 286
Intangible assets	2 173	2 784
Property, plant and equipment	322 106	236 731
Investment properties	-	4 319
Investments in related parties	155	155
Investments in associates	-	-
Receivables and loans	563	2 699
Derivative assets	85	-
Other long-term financial assets	0	-
Long-term prepayments	816	616
Deferred tax assets	-	-
Total non-current assets	338 184	259 590
Current assets		
Inventories	61 986	63 622
Assets under construction contracts	41 737	21 051
Trade and other receivables	196 875	201 340
Current tax assets	3 877	663
Loans	-	-
Derivative assets	2 323	392
Other short-term financial assets	0	-
Short-term prepayments	2 339	1 189
Cash and cash equivalents	106 572	95 234
Non-current assets classified as held for sale	-	-
Current assets	415 709	383 491
Total assets	753 893	643 081

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	31.12.2019	31.12.2018
Equity		
Shareholders' equity attributable to the Shareholders of the Parent Company:		
Share Capital	24 580	24 369
Own shares (-)	-	-
Share premium	25 245	25 245
Other reserves	193 823	135 848
Retained earnings:	65 622	99 897
– profit (loss) from previous year	35 126	48 689
– profit (loss) attributable to the Shareholders of the Parent Company	30 496	51 209
Shareholders' equity attributable to the Shareholders of the Parent Company	309 270	285 359
Equity attributable to non-controlling interests	-	-
Total equity	309 270	285 359
Liabilities		
Long-term liabilities		
Loans, borrowings and other external sources of financing	102 771	55 780
Leasing	10 625	9 607
Derivate liabilities	-	-
Other liabilities	15 312	13 118
Deferred tax liabilities	5 002	3 353
Liabilities and provisions for employee benefits	775	650
Other long-term provisions	733	647
Long-term accruals	-	-
Long-term liabilities	135 216	83 155
Short-term liabilities		
Liabilities due to contracts for construction services	40 720	39 093
Liabilities for deliveries and services and other Liabilities	208 099	168 547
Current tax liabilities	1 715	14 665
Loans, borrowings and other external sources of financing	15 993	20 246
Leasing	5 837	4 705
Derivate liabilities	1 312	633
Liabilities and provisions for employee benefits	17 249	15 189
Other short-term provisions	18 438	11 430
Short-term accruals	42	59
Liabilities related to non-current assets classified as held for sale	-	-
Short-term liabilities	309 406	274 567
Total liabilities	444 623	357 722
Total equity and liabilities	753 893	643 081

CONSOLIDATED PROFIT AND LOSS ACCOUNT

Continuing operations	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Net sales	772 047	886 344
Net sales of finished goods and services	770 392	884 140
Net sales of goods and materials	1 654	2 204
Costs of sales	652 739	722 145
Costs of finished goods and services sold	651 274	720 016
Costs of goods and materials sold	1 465	2 128
Gross profit (loss) on sales	119 307	164 199
Selling expenses	46 538	58 791
Administrative expenses	32 252	32 537
Other operating revenues	7 149	2 690
Other operating expenses	8 270	8 088
Operating profit (loss)	39 396	67 473
Financial income	1 369	879
Financial costs	2 764	4 279
Gross profit (loss)	38 001	64 072
Income tax	7 505	12 864
Net profit (loss) from continuing operations	30 496	51 209
Discontinued operations		
Net profit (loss) from discontinued operations	-	-
Net profit (loss)	30 496	51 209
Net profit (loss) attributable:		
– to the Shareholders of the Parent Company	30 496	51 209
– to non-controlling interests	-	-

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

	01.01.2019 - 30.12.2019	01.01.2018 - 31.12.2018
from continued operations		
– basic	1,25	2,11
– diluted	1,25	2,10
from continued and discontinued operations		
– basic	1,25	2,11
– diluted	1,25	2,10

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Net profit (loss) from continuing operations	30 496	51 209
Other comprehensive income		
Cash flow hedging instruments:		
– profits (losses) recognized in the period in other comprehensive income	921	(442)
Exchange differences on translation of foreign operations	(2)	40
Other comprehensive income/(loss) for the year, net of tax	919	(402)
Total comprehensive income	31 415	50 807
Total comprehensive income attributable:		
– to the Shareholders of the Parent Company	31 415	50 807
– to non-controlling interests	-	-

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		
Balance as at 01.01.2019	24 369	-	25 245	135 848	99 897	285 359		285 359
Changes in accounting policy	-	-	-	-	-	-	-	-
Adjustments for fundamental errors	-	-	-	-	-	-	-	-
Balance after adjustments	24 369	-	25 245	135 848	99 897	285 359		285 359
Issue of shares								
Issue of shares due to realization of options (share-based payment)	211	-	-	-	-	211	-	211
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)	-	-	-
Transaction with shareholders in total	211	-	-	57 074	(64 788)	(7 503)	-	(7 503)
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
Total comprehensive income	-	-	-	902	30 513	31 415	-	31 415
Transfer to retained earnings (sales of revalued items of property, plant and equipment)	-	-	-	-	-	-	-	-
Balance as at 31.12.2019	24 580	-	25 245	193 823	65 622	309 270	-	309 270

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 01.01.2018	24 213	-	25 245	117 845	70 267	237 570	-	237 570
Changes in accounting policy	-	-	-	-	(1 885)	(1 885)	-	(1 885)
Adjustments for fundamental errors	-	-	-	-	-	-	-	-
Balance after adjustments	24 213	-	25 245	117 845	68 382	235 685	-	235 685
Issue of shares	156	-	-	-	-	156	-	156
Issue of shares due to realization of options (share-based payment)	-	-	-	-	-	-	-	-
Change in structure of capital group (transactions with non-controlling entities)	-	-	-	-	-	-	-	-
Dividends	-	-	-	-	(3 899)	(3 899)	-	(3 899)
Allocation of net profit to equity	-	-	-	15 802	(15 802)	-	-	-
Transaction with shareholders in total	156	-	-	18 412	(19 701)	(1 133)	-	(1 133)
Net profit (loss) for the period 01.01 - 31.12.2018	-	-	-	-	51 209	51 209	-	51 209
Other comprehensive income for the period 01.01 - 31.12.2018	-	-	-	(409)	8	(402)	-	(402)
Total comprehensive income	-	-	-	(409)	51 216	50 807	-	50 807
Transfer to retained earnings (sales of revalued items of property, plant and equipment)	-	-	-	-	-	-	-	-
Balance as at 31.12.2018	24 369	-	25 245	135 848	99 897	285 359	-	285 359

CONSOLIDATED CASH FLOW STATEMENT

Cash-flow from operating activities	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Net profit (loss) before tax	38 001	64 072
Adjustments for:		
Depreciation and impairment allowances of property, land and equipment	15 037	13 818
Amortization and impairment allowances of intangible assets	1 015	613
Change in fair value of investment properties	-	-
Change in fair value of financial assets (liabilities) measured by the profit and loss account	(1 931)	241
Cash flow hedging instruments transferred from capital	1 848	(442)
Impairment losses on financial assets	-	-
Profit (loss) on disposal of non-financial non-current assets	1 498	238
Profit (loss) on the sale of financial finances (other than derivatives)	-	-
Foreign exchange gains (losses)	(4)	9
Interest costs	3 072	2 484
Interest and dividend income	-	-
Share-based arrangement payment (incentive programs)	(95)	2 610
Share in profits (losses) of associates	-	-
Gain on a bargain purchase of related party	-	-
Other adjustments	809	21
Adjustments in total	21 249	19 591
Changes in inventories	1 636	(19 088)
Changes in receivables	6 601	(40 378)
Changes in liabilities	62 207	61 225
Changes in provisions and accruals	5 726	828
Changes in retentions for construction contracts	(19 058)	23 095
Changes in working capital	57 112	25 682
Settlement of derivate instruments	(23)	-
Interest paid from operating activities	(63)	(89)
Income tax paid	(22 328)	(10 410)
Net cash generated from/used in operating activities	93 948	98 845

CONSOLIDATED CASH FLOW STATEMENT (CONT.)

Cash flow from investing activities	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Purchase of intangible assets	(421)	(2 295)
Sale of intangible assets	-	-
Purchase of property, plant and equipment	(91 987)	(30 018)
Sale of property, plant and equipment	815	51
Purchase of investment properties	-	(378)
Sale of investment properties	-	-
Purchase of related entities shares	-	-
Purchase of related entities shares	-	-
Loans repaid	-	-
Loans granted	-	-
Purchase of other financial assets	-	-
Sale of other financial assets	-	-
Government subsidies granted	-	-
Interest received	-	-
Dividends received	-	-
Net cash generated from/used in investing activities	(91 593)	(32 640)
Cash flow from financing activities		
Net proceeds from issue of shares	211	156
Acquisition of own shares	-	-
Transactions with non-controlling entities without losing control	-	-
Proceeds from issue of debt securities	-	20 000
Repurchase of debt securities	-	-
Proceeds from loans and borrowings received	42 229	12 500
Repayments of loans and borrowings	(17 428)	(8 007)
Repayments of liabilities under lease agreements	(5 061)	(4 952)
Interest paid	(3 348)	(2 487)
Dividend paid	(7 620)	(3 899)
Net cash generated from/used in financing activities	8 983	13 311
Net change in cash and cash equivalents	11 338	79 515
Cash and cash equivalents at the beginning of the period	95 234	15 719
Foreign exchange differences	-	-
Cash and cash equivalents at the end of the period	106 572	95 234

POZNAŃSKA KORPORACJA BUDOWLANA PEKABEX SPÓŁKA AKCYJNA

EXCERPT FROM FINANCIAL STATEMENTS FOR THE YEAR 2019

STATEMENT OF FINANCIAL POSITION

ASSETS	31.12.2019	31.12.2018
Non-current assets		
Goodwill	-	-
Intangible assets	2	16
Property, plant and equipment	12 815	9 413
Investment properties	66 701	65 013
Investments in related parties	32 818	31 912
Investments in associates	-	-
Receivables and loans	32 263	29 490
Derivative assets	85	-
Other long-term financial assets	-	27 255
Long-term prepayments	150	71
Deferred tax assets	-	-
Total non-current assets	144 833	163 169
Current assets		
Inventories	-	-
Assets under construction contracts	-	-
Trade and other receivables	9 248	13 389
Current tax assets	-	467
Loans	-	8
Derivative assets	-	-
Other short-term financial assets	21 775	-
Short-term prepayments	114	51
Cash and cash equivalents	15 273	8 856
Non-current assets classified as held for sale	-	-
Current assets	46 410	22 771
Total assets	191 243	185 940

STATEMENT OF FINANCIAL POSITION (CONT.)

EQUITY AND LIABILITIES	31.12.2019	31.12.2018
Equity		
Shareholders' equity attributable to the Shareholders of the Parent		
Company:	24 580	24 369
Share capital	-	-
Own shares (-)	25 245	25 245
Share premium	59 219	55 211
Other reserves	41 373	45 713
– Retained earnings:	34 052	34 052
– profit (loss) from previous year	7 320	11 660
Profit (loss) attributable to the Shareholders of the Parent Company	150 417	150 538
Total equity	150 417	150 538
Liabilities		
Long-term liabilities		
Loans, borrowings and other external sources of financing	24 466	20 021
Leasing	621	911
Derivate liabilities	-	-
Other liabilities	-	-
Deferred tax liabilities	10 065	10 047
Liabilities and provisions for employee benefits	-	-
Other long-term provisions	-	-
Long-term accruals	-	-
Long-term liabilities	35 153	30 980
Short-term liabilities		
Trade and other payables	4 708	3 697
Deferred tax liabilities	511	-
Loans and borrowings	-	-
Leasing	300	540
Derivate liabilities	-	-
Liabilities and provisions for employee benefits	68	62
Other short-term provisions	58	86
Short-term accruals	29	38
Liabilities related to non-current assets classified as held for sale	-	-
Short-term liabilities	5 673	4 422
Total liabilities	40 826	35 402
Total equity and liabilities	191 243	185 940

PROFIT AND LOSS ACCOUNT

	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Continuing operations		
Net sales	14 278	14 635
Net sales of finished goods	-	-
Net sales of services	14 278	14 635
Net sales of goods and materials	-	-
Costs of sales	4 209	4 305
Costs of finished goods sold	-	-
Costs of services sold	4 209	4 305
Costs of goods and materials sold	-	-
Gross profit (loss) on sales	10 068	10 329
Selling expenses	-	-
Administrative expenses	3 340	2 979
Other operating revenues	1 473	922
Other operating expenses	462	123
Profit (loss) on sale of related entities (+/-)	-	-
Operating profit (loss)	7 741	8 148
Financial income	2 560	5 943
Financial costs	904	508
Shares in profits (losses) of subsidiaries valued using equity method (+/-)	-	-
Gross profit (loss)	9 397	13 584
Income tax	2 076	1 923
Net profit (loss) from continuing operations	7 320	11 660
Discontinued operations		
Net profit (loss) from discontinued operations		
Net profit (loss)	7 320	11 660

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

	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
from continued operations		
– basic	0,30	0,48
– diluted	0,30	0,48
from continued and discontinued operations		
– basic	0,30	0,48
– diluted	0,30	0,48

STATEMENT OF COMPREHENSIVE INCOME

	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Net profit (loss)	7 320	11 660
Positions transferred to profit or loss		
Cash flow hedging instruments:	-	-
– profits (losses) recognized in the period in other comprehensive income	62	-
Other comprehensive income		
Exchange differences on translation of foreign operations	-	-
Other comprehensive income/(loss) for the year, net of tax	-	-
Total comprehensive income	7 382	11 660

STATEMENT OF CHANGES IN EQUITY

	Share capital	Own shares (-)	Share premium	Other reserves	Retained earnings	Total equity
Balance as at 01.01.2019	24 369	-	25 245	55 211	45 713	150 538
Changes in accounting policy	-	-	-	-	-	-
Adjustments for fundamental errors	-	-	-	-	-	-
Balance after adjustments	24 369	-	25 245	55 211	45 713	150 538
Changes in equity in the period 01.01. - 31.12.2019						
Issue of shares	211	-	-	-	-	211
Option pricing (share payment program)	-	-	-	(95)	-	(95)
Change in the structure of the capital group (transactions with non-controlling entities)	-	-	-	-	-	-
Dividends	-	-	-	-	(7 620)	(7 620)
Allocation of net profit to equity	-	-	-	4 041	(4 041)	-
Transaction with shareholders in total	211	-	-	3 946	(11 660)	(7 503)
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
Total comprehensive income	-	-	-	62	7 320	7 382
Transfer to retained earnings (sale of revalued fixed assets)	-	-	-	-	-	-
Balance as at 31.12.2019	24 580	-	25 245	59 219	41 373	150 417

	Share capital	Own shares (-)	Share premium	Other reserves	Retained earnings	Total equity
Balance as at 01.01.2018	24 213	-	25 245	49 279	41 274	140 011
Changes in accounting policy	-	-	-	-	-	-
Adjustments for fundamental errors	-	-	-	-	-	-
Balance after adjustments	24 213	-	25 245	49 279	41 274	140 011
Changes in equity in the period 01.01. - 31.12.2018						
Issue of shares	156	-	-	-	-	156
Valuations of options (share-based program)	-	-	-	2 610	-	2 610
Dividends	-	-	-	-	(3 899)	(3 899)
Allocation of net profit to equity	-	-	-	3 322	(3 322)	-
Transaction with shareholders in total	156	-	-	5 932	(7 221)	(1 133)
Net profit (loss) for the period 01.01 - 31.12.2018	-	-	-	-	11 660	11 660
Other comprehensive income for the period 01.01 - 31.12.2018	-	-	-	-	-	-
Total comprehensive income	-	-	-	-	11 660	11 660
Balance as at 31.12.2018	24 369	-	25 245	55 211	45 713	150 538

CASH FLOW STATEMENT

Cash-flow from operating activities	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Net profit (loss) before tax	9 397	13 584
Adjustments for:		
Depreciation and impairment allowances of property, land and equipment	2 793	3 059
Amortization and impairment allowances of intangible assets	1	41
Profit (loss) on disposal of non-financial non-current assets	328	(5)
Foreign exchange gains (losses)	-	-
Interest costs	896	41
Interest and dividend income	(2 366)	(4 375)
Share-based arrangement payment (incentive programs)	-	-
Share in profits (losses) of associates	-	-
Other adjustments	-	-
Adjustments in total	1 652	(1 238)
Changes in inventories	-	-
Changes in receivables	4 142	(1 326)
Changes in liabilities	(469)	(924)
Changes in provisions and accruals	(180)	224
Changes in working capital	3 492	(2 027)
Interest paid from operating activities	(23)	(4)
Income tax paid	(1 080)	(1 882)
Net cash generated from/used in operating activities	13 438	8 433

CASH FLOW STATEMENT (CONT.)

	01.01.2019 - 31.12.2019	01.01.2018 - 31.12.2018
Cash flow from investing activities		
Purchase of intangible assets	(3)	-
Purchase of property, plant and equipment	(8 616)	(2 596)
Sale of property, plant and equipment	575	5
Purchase of investment properties	(155)	(338)
Purchase of related entities shares	-	-
Sale of related entities shares	(1 000)	-
Loans repaid	7 972	6 870
Loans granted	(10 200)	(18 600)
Purchase of other financial assets	-	(3 607)
Sale of other financial assets	6 308	500
Interest received	1 001	-
Dividends received	1 487	2 000
Net cash generated from/used in investing activities	(2 630)	(15 766)
Cash flow from financing activities		
Net proceeds from issue of shares	211	156
Proceeds from issue of debt securities	-	20 000
Proceeds from loans and borrowings received	4 445	-
Repayments of loans and borrowings	-	-
Repayments of liabilities under lease agreements	(530)	(571)
Interest paid	(896)	(38)
Dividend paid	(7 620)	(3 899)
Net cash generated from/used in financing activities	(4 390)	15 648
Net change in cash and cash equivalents	6 418	8 316
Cash and cash equivalents at the beginning of the period	8 856	540
Foreign exchange differences	-	-
Cash and cash equivalents at the end of the period	15 273	8 856