mirbud
GRUPA KAPITAŁOWA

Consolidated Financial Statements

for the period from 01/01/2018 to 31/12/2018

according to IFRS, in the form approved by the European Union

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I. Basic financial data

Selected financial data	in PLN thousand		in EUR thousand	
	For the period:	For the period:	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Items of the statement of total income and the statement of cash flows according to the exchange rate being the arithmetic mean of the average daily exchange rates determined by the National Bank of Poland in the reporting year, respectively: EUR 1 =	4.2669		4.2583	
Sales revenues	1,143,128	859,856	267,906	201,925
Profit (loss) on operating activities	51,046	47,865	11,963	11,240
Pre-tax profit (loss)	33,411	31,410	7,830	7,376
Net profit (loss)	27,036	25,103	6,336	5,895
Total income for the net financial year	24,644	22,798	5,776	5,356
Net cash flows from operating activities	48,916	68,439	11,464	16,072
Net cash flows from investment activities	3,005	-23,939	704	-5,622
Net cash flows from financial activities	-34,320	-42,442	-8,043	-9,967
Total net cash flows	17,601	2,058	4,125	483
net profit (loss) per share in PLN/EUR	0.33	0.30	0.08	0.07
net diluted profit (loss) per share in PLN/EUR	0.30	0.28	0.07	0.07

Selected financial data	in PLN thousand		in EUR thousand	
	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Asset and liability items according to the average exchange rate determined by the National Bank of Poland as at the reporting date, respectively: EUR 1 =			4.3000	4.1709
Total assets	1,079,558	1,004,053	251,060	240,728
Liabilities and provisions for liabilities	696,936	648,187	162,078	155,407
Long-term liabilities	274,641	311,715	63,870	74,736
Short-term liabilities	422,295	336,472	98,208	80,671
Equity	382,622	355,866	88,982	85,321
Share capital	8,249	8,249	1,918	1,978
Number of shares (in pieces)	82,492,500	82,492,500	82,492,500	82,492,500
Book value per share in PLN/EUR	4.64	4.31	1.08	1.03
Diluted book value per share in PLN/EUR	4.64	4.31	1.08	1.03

II. General information about the entity

Name of the issuer:	MIRBUD S.A.
Issuer's registered office	Skierniewice
Legal form	joint-stock company
Country of registered office:	Poland
NIP (tax identification number)	836-170-22-07
REGON	750772302
Address details	ul. Unii Europejskiej 18; 96-100 Skierniewice
Telephone	+ 48 (46) 833 98 65
Fax:	+ 48 (46) 833 97 32
E-mail	sekretariat@mirbud.com.pl
Website:	www.mirbud.com.pl

MIRBUD S.A. was established as a result of transformation of a limited liability company under the name of MIRBUD Spółka z o.o. into a joint-stock company, pursuant to art. 551 et seq. of the Code of Commercial Companies. The Company was registered by the District Court for Łódź-Śródmieście in Łódź, 20th Commercial Division of the National Court Register under the KRS number 0000270385 on 22 December 2006.

Core activities

The Issuer's core business in accordance with its Articles of Association and the entry in the National Court Register is as follows:

- General construction and civil engineering
- Freight transport by road
- Rental of construction and demolition equipment with operator service
- Advertising and publishing activities
- Renting of premises for own account
- Wholesale of materials for the construction industry

Duration

The duration of the Issuer shall be unlimited.

Management Board and Supervisory Board

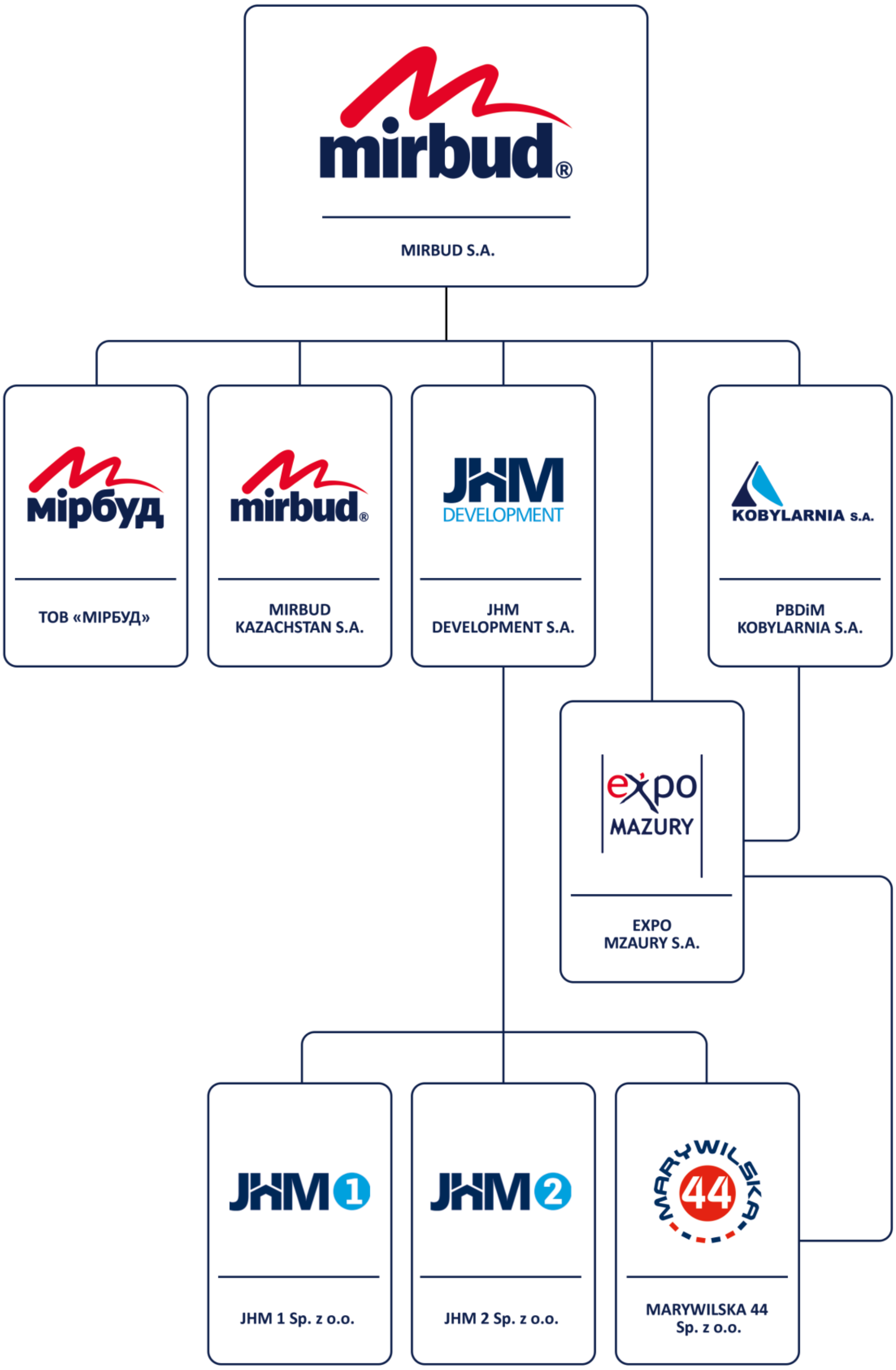
Management Board	
Jerzy Mirgos	President of the Management Board
Sławomir Nowak	Vice-President of the Management Board
Paweł Korzeniowski	Member of the Management Board
Tomasz Sałata	Member of the Management Board
Supervisory Board	
Dariusz Jankowski	Chairman of the Supervisory Board
Agnieszka Bujnowska	Secretary of the Supervisory Board
Andrzej Zakrzewski	Member of the Supervisory Board
Waldemar Borzykowski	Member of the Supervisory Board
Hubert Bojdo	Member of the Supervisory Board
Krystyna Byczkowska	Member of the Supervisory Board

There were no changes in the composition of the Management Board and the Supervisory Board of the Issuer during the reporting period.

On 11 May 2018 the Issuer's Supervisory Board appointed Mr Paweł Korzeniowski to the Management Board of MIRBUD S.A. and entrusted him with the function of the Member of the Management Board of MIRBUD S.A. The Resolution came into force on the date of its adoption. The appointment was made for an individual, subsequent term of five years.

On 11 May 2018 the Issuer's Supervisory Board appointed Mr Tomasz Sałata to the Management Board of MIRBUD S.A. and entrusted him with the function of the Member of the Management Board of MIRBUD S.A. The Resolution came into force on the date of its adoption. The appointment was made for an individual, subsequent term of five years.

The MIRBUD Capital Group structure as at 31/12/2018



Subsidiaries and consolidation method

Name of the entity	JHM DEVELOPMENT S.A.
Registered office	Skierniewice
Legal form	joint-stock company
Country of registered office:	Poland
NIP (tax identification number)	836-181-24-27
REGON	100522155
Address details	ul. Unii Europejskiej 18; 96-100 Skierniewice
Telephone	+48 (46) 833-61-28
Fax:	+48 (46) 833-61-28
E-mail	sekretariat@jhmdevelopment.pl
Website:	www.jhmdevelopment.pl

Consolidated using the full method.

Operates in the segment of development service activities and investment real property.

Name of the entity	Przedsiębiorstwo Budowy Dróg i Mostów KOBYLARNIA S.A. [The KOBYLARNIA S.A. Road and Bridge Construction Enterprise]
Registered office	Kobylarnia Kobylarnia
Legal form	joint-stock company
Country of registered office:	Poland
NIP (tax identification number)	953-22-34-789
REGON	091631706
Address details	Kobylarnia 8; 86-051 Brzoza
Telephone	+48(52) 381-06-10
Fax:	+48(52) 381-06-10
E-mail	pbdim@kobylarnia.pl
Website:	www.kobylarnia.pl

Consolidated using the full method.

Operates in the construction and assembly activities segment.

Name of the entity	EXPO MAZURY S.A.
Registered office	Ostróda
Legal form	joint-stock company

Country of registered office:	Poland
NIP (tax identification number)	839-27-67-573
REGON	771485919
Address details	ul. Grunwaldzka 55, Ostróda
Telephone	+48(89) 506-58-00
Fax:	+48(89) 647-78-77
E-mail	sekretariat@expoarena.pl
Website:	www.expomazury.pl

Consolidated using the full method.

Operates in the segment of trade fairs and exhibitions activities.

Name of the entity	**MIRBUD – KAZACHSTAN Sp. z o.o.**
Registered office	Astana
Legal form	limited liability company
Country of registered office:	Kazakhstan
NIP (tax identification number)	620-200-358-701
REGON	100640000567
Address details	ul. 19 Imanova Street, 010000 Astana
Telephone	+ 48 (46) 833 98 65
Fax:	+ 48 (46) 833 97 32
E-mail	sekretariat@mirbud.com.pl
Website:	www.mirbud.com.pl

The entity is not consolidated due to its immaterial character.

The investment in the entity has been revalued to "0".

The entity does not carry out business activities.

Name of the entity	**MARYWILSKA 44 Sp. z o.o.**
Registered office	Warsaw
Legal form	limited liability company
Country of registered office:	Poland
NIP (tax identification number)	524-271-14-28

REGON	142434636
Address details	ul. Marywilska 44, 03-042 Warszawa
Telephone	+48(22) 423-10-00
Fax:	+48(22) 423-10-00
E-mail	sekretariat@marywilska44.waw.pl
Website:	www. marywilska44.waw.pl

Consolidated using the full method.

Operates in the investment real property segment.

Name of the entity	**JHM 1 Sp. z o.o.**
Registered office	Skierniewice
Legal form	limited liability company
Country of registered office:	Poland
NIP (tax identification number)	8361855968
REGON	101288135
Address details	ul. Unii Europejskiej 18; 96-100 Skierniewice
Telephone	+ 48 (46) 833 95 89
Fax:	+ 48 (46) 833 61 28
E-mail	sekretariat@jhmdevelopment.pl
Website:	www.jhmdevelopment.pl

Name of the entity	**JHM 2 Sp. z o.o.**
Registered office	Skierniewice
Legal form	limited liability company
Country of registered office:	Poland
NIP (tax identification number)	8361856465
REGON	101387140
Address details	ul. Unii Europejskiej 18; 96-100 Skierniewice
Telephone	+ 48 (46) 833 95 89

Fax:	+ 48 (46) 833 61 28
E-mail	sekretariat@jhmdevelopment.pl
Website:	www.jhmdevelopment.pl

Consolidated using the full method.

Operates in the investment real property segment.

Name of the entity:	**ТОВАРИСТВО З ОБМЕЖЕНОЮ ВІДПОВІДАЛЬНІСТЮ «МІРБУД» (MIRBUD sp. z o.o.)**
Entity's registered office:	Kiev
Legal form:	limited liability company
NIP (tax identification number):	418873426552
REGON (ЄДРПОУ Code):	41887344
Address details:	13-15 Bolsuniwska Street, floor 8, room 812
Country of registered office:	Ukraine

The ТОВ «МІРБУД» Company was entered into the Uniform National Register of Enterprises and Organisations of Ukraine on 25 January 2018 under number: 41887344.
The Company conducts business activities in Ukraine.

The core activity of the subsidiary is:

- the construction of residential and non-residential buildings, construction of roads and railways, performance of specialist construction works, finishing and architectural works.

The share capital of ТОВ "МІРБУД" amounts to UAH 720,000.00. The sole partner of the company is MIRBUD S.A. in Poland. The entity is not consolidated due to its immaterial character.

III. Basic information on the consolidated financial statements

Basis of preparation

The Consolidated Financial Statements have been prepared pursuant to § 55(5) of the Accounting Act of 29 September 1994, in accordance with the International Financial Reporting Standards (IFRS) approved for use by the European Union. The financial statements were prepared on the basis of the adopted accounting principles which were relevant to the conducted business activity and in accordance with International Financial Reporting Standards.

Representations of the Management Board

The Management Board represents that, to the best of its knowledge, the annual consolidated financial statements
for the period from 01/01/2018 to 31/12/2018 and the financial data have been prepared in accordance with the applicable accounting principles and that they give a true, fair and clear view of the Company's financial position. The Management Board's report on business activities presents a comprehensive view of the development,

achievements and the financial and asset situation, including a detailed description of fundamental threats and risk.
The Management Board's report on activities is a development of the data contained in these statements and is published together with them.

The entity entitled to audit financial statements which carried out the annual audit of the financial statements, was selected in accordance with the provisions of law. This entity and the expert auditors who carried out the audit met the requirements allowing them to issue an unbiased and independent opinion, in accordance with the applicable provisions and professional standards.

Business continuity

These consolidated financial statements have been prepared based on the assumption that the business activity will continue in the foreseeable future. As of the day of presentation of these financial statements there are no circumstances indicating a threat to the continuation of the activity.

Functional currency

The reporting currency for the financial statements is the Polish zloty (PLN). The financial statements have been prepared in PLN thousand (PLN thousand), and all values, unless indicated otherwise, are given in PLN thousand. Any differences between the total amount and the sum of their components are due to rounding.

IV. Consolidated statement of comprehensive income

Profit and loss account	Note No.	in PLN thousand	
		For the period:	For the period:
		from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Continued activities			
Revenue from sales	17	1,143,128	859,856
Own cost of sales	18	-1,049,924	-775,627
Gross profit from sales		**93,204**	**84,229**
Share in profits or losses of associates and joint ventures accounted for in accordance with the equity method	19		
Other operating and investment activity revenues	20	47,919	21,653
Other costs of operating and investment activities	20	-90,077	-58,017
EBIT		**51,046**	**47,865**
Financial costs	21	-17,635	-16,455
Pre-tax activity profit (loss)		**33,411**	**31,410**
Income tax attributable to continuing activities	22	-6,375	-6,307
Profit (loss) on continuing activities		**27,036**	**25,103**
Discontinued activities			
Revenues from discontinued operations			
Costs of discontinued operations			
Pre-tax profit (loss) on discontinued operations			
Income tax attributable to discontinued operations			
Profit (loss) on discontinued activities			
NET PROFIT (LOSS)		**27,036**	**25,103**
Assigned to non-controlling shares		2,392	2,305
Assigned to the owners of the parent company	-	**24,644**	**22,798**

Other total income	Note No.	in PLN thousand	
		For the period:	For the period:
		from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Components which will not be subsequently reclassified to the profit and loss account			
Components which will be reclassified into profit or loss when certain conditions are met			
Other total net income	**23**		
Assigned to non-controlling shares			
Assigned to the owners of the parent company	-	-	-

Total comprehensive income	Note No.	in PLN thousand	
		For the period:	For the period:

		from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Total comprehensive income		27,036	25,103
Assigned to non-controlling shares		2,392	2,305
Assigned to the owners of the parent company	-	**24,644**	**22,798**

V. Consolidated statement of financial position

Assets	Note No.	in PLN thousand	
		As at:	As at:
		31/12/2018	31/12/2017
Fixed assets		**515,431**	**538,806**
Tangible fixed assets	1	207,041	273,942
Investment real property	2	254,064	210,468
Intangible assets	3	16,159	16,911
Long-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)	4	339	213
Investments measured using the equity method.	5		
Long-term trading and other receivables	6	14,482	15,907
Biological assets	7		
Deferred income tax assets	22	22,293	19,382
Other fixed assets not elsewhere classified (including prepayments and accruals)	8	1,053	1,983
Current assets		**564,127**	**465,247**
Inventories	9	216,939	172,636
Receivables on account of the income tax	22		2,603
Trading receivables and other receivables	6	279,303	236,851
Short-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)	4	478	2,978
Cash and cash equivalents	10	64,145	46,544
Other current assets not elsewhere classified (including prepayments and accruals)	8	3,262	3,635
Fixed assets held for sale	11		
Total assets	-	**1,079,558**	**1,004,053**

Capitals and liabilities	Note No.	in PLN thousand	
		As at:	As at:
		31/12/2018	31/12/2017
Equity	**12**	**382,622**	**355,866**
Issued share capital		8,249	8,249
Profit (loss) attributable to owners of the entity		24,644	22,798
Other capitals		293,073	270,555
Capital attributable to non-controlling shares		56,656	54,264
Long-term liabilities and provisions for liabilities		**274,641**	**311,715**
Provisions under deferred income tax	22	30,859	26,843
Other provisions for long-term liabilities	13	2,526	2,408
Long-term financial liabilities, except for provisions, trading liabilities and other liabilities	14	170,196	177,936
Long-term trading and other liabilities	15	47,720	49,052
Other liabilities and long-term provisions not elsewhere classified (including accruals and prepayments)	16	23,340	55,476
Short-term liabilities and provisions for liabilities		**422,295**	**336,472**
Provisions for short-term liabilities	13	3,267	2,974
Short-term financial liabilities, except for provisions, trading liabilities and other liabilities	14	66,889	67,754
Trading and other liabilities	15	322,839	235,212
Liabilities under deferred income tax	22	2,709	366
Other liabilities and short-term provisions not elsewhere classified (including accruals and prepayments)	16	26,591	30,166
Liabilities directly related to fixed assets classified as held for sale	11		
Total capitals and liabilities	-	**1,079,558**	**1,004,053**

VI. Consolidated statement of cash flows

Statement of cash flows	Note No.	in PLN thousand	
		For the period:	For the period:
		from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Pre-tax profit		**33,411**	**31,410**
Amortisation		11,367	10,481
Foreign exchange gains/losses			-577
Profit / loss on investment activities		22,174	-1,265
Borrowing costs		14,664	16,093
Change in liabilities with the exclusion of financial liabilities		86,295	35,040
Change in receivables		-35,924	-29,635
Change in inventories		-44,303	10,848
Change in provisions		411	5,561
Profit/loss on other financial instruments		-1,844	
Other changes in working capital		-34,408	-4,533
Cash from operating activity		**51,843**	**73,423**
Income tax paid		-2,927	-4,984
Net cash from operating activities		**48,916**	**68,439**
Sale of tangible fixed assets and intangible assets		741	6,458
Purchase of tangible fixed assets and intangible assets		-1,528	-4,934
Sale of investment property		2,196	1,622
Purchase of investment property		-122	-28,331
Repayment of loans granted			522
Granting of loans			
Sale of other investments		-4	
Purchase of other investments		-126	-138
Dividends and interest received		1,848	362
Other inflows from investment activities			500
Other expenses related to investment activity			
Net cash from investment activity		**3,005**	**-23,939**
Inflows from shareholders			
Payments to owners		-280	
Commitment of liabilities under loans and credits		46,228	87,591
Repayment of liabilities under loans and credits		-66,100	-103,163
Repayment of liabilities under leasing		-10,004	-10,415
Repayment of other financial liabilities			

Interest paid and other debt service expenditure		-14,664	-16,455
Other financial inflows		10,500	
Other financial outflows			
Cash from financial activity		**-34,320**	**-42,442**
Opening balance of cash and cash equivalents		46,544	44,486
Net increases (decreases) in cash and cash equivalents		**17,601**	**2,058**
Effect of changes in foreign exchange rates on cash denominated in foreign currencies			
Closing balance of cash		**64,145**	**46,544**
including cash and cash equivalents of limited disposability		25,961	24,870

VII. Consolidated statement of changes in equity

Changes in equity	Share capital	Retained earnings attributable to the shareholders of the parent company	Write-offs from net profit during the financial year concerning the shareholders of the parent company	Accumulated other total income attributable to the shareholders of the parent company	Other capitals attributable to the shareholders of the parent company	Net profit (loss) attributable to the shareholders of the parent company	Foreign exchange gains/losses on translation	Capital attributable to non-controlling shares	**TOTAL**
As at 01/01/2017	**8,249**	**100,012**			**170,544**			**51,959**	**330,764**
Impact of retrospective application of changes in accounting policies									
Impact of retrospective restatement									-
Total profits (losses) for the period						22,798		2,305	25,103
Total other comprehensive income									-
Owner contributions									
Payments to owners									-
Changes in ownership interests in subsidiaries not resulting in a loss of control									
Other changes in equity									-
As at 31/12/2017	**8,249**	**100,012**			**170,544**	**22,798**		**54,264**	**355,866**
Settlement of unpaid financial result		22,798				-22,798			-

Changes in equity	Share capital	Retained earnings attributable to the shareholders of the parent company	Write-offs from net profit during the financial year concerning the shareholders of the parent company	Accumulated other total income attributable to the shareholders of the parent company	Other capitals attributable to the shareholders of the parent company	Net profit (loss) attributable to the shareholders of the parent company	Foreign exchange gains/losses on translation	Capital attributable to non-controlling shares	**TOTAL**
As at 01/01/2018	**8,249**	**122,810**			**170,544**			**54,264**	**355,866**
Impact of retrospective application of changes in accounting policies									-
Impact of retrospective restatement									
Total profits (losses) for the period						24,644		2,392	27,036
Total other comprehensive income									
Owner contributions									-
Payments to owners									
Changes in ownership interests in subsidiaries not resulting in a loss of control									-
Other changes in equity					-280				-280
As at 31/12/2018	**8,249**	**122,810**			**170,264**	**24,644**		**56,656**	**382,622**

VIII. Accounting principles applied by the Group

Intangible assets

The Capital Group includes in intangible assets the assets which meet the following criteria: they may be excluded or separated from the business entity and sold, transferred, licensed or put to use for consideration to third parties, both individually and together with related contracts, components of assets or liabilities, or arise from contractual or other legal rights, regardless of whether they are transferable or separable from the business entity or from other rights or liabilities.

The initial recognition of a component of intangible assets is made according to their acquisition prices or cost of production.

The acquisition price includes the purchase price of an asset component (i.e. the amount due to the seller less deductible value added tax and excise tax), public and legal charges (in the case of imports) and expenditures directly attributable to the purchase and adaptation of the asset component for its intended use. Rebates and discounts granted by the seller and other similar reductions and recoveries reduce the acquisition price of an asset component.

If an intangible asset component is acquired in exchange for capital instruments of the Company preparing the financial statements, the acquisition price of an asset component corresponds to the fair value of the issued capital instruments, which equals the fair value of a given asset component.

In accordance with IAS 23, borrowing costs that are directly attributable to the acquisition, construction or production of an asset component are included in the acquisition price or production cost of that asset component.

At least as at the balance sheet date, intangible assets are measured at acquisition price or production cost less amortisation write-offs, as well as impairment losses.

If, at the time of preparing the financial statements, circumstances occurred which indicate that the balance-sheet value of assets may not be recoverable, the assets are reviewed for impairment. If there is any indication that an asset may be impaired and its balance-sheet value exceeds its estimated recoverable value, then the value of those assets or the cash-generating units to which they belong is reduced to the recoverable value. The recoverable value corresponds to the greater of the two amounts: the fair value decreased by costs of sale or the use value. When determining the use value, the estimated future cash flows are discounted to their present value using a gross discount rate which reflects current market assessments of the time value of money and the risks specific to the asset component. In the case of an asset component which does not generate cash inflows in a significantly independent manner, the recoverable value is determined for the cash-generating unit to which the component belongs. The revaluation write-offs under impairment losses are recognised in the profit and loss account.

Amortisation write-offs of intangible assets are done by spreading their initial value over their estimated economic useful lives. Amortisation is made beginning from the first day of the month in which the intangible assets are accepted for use. Amortisation is interrupted at the end of the month in which the accumulated amortisation value equals the initial value or in which the intangible and legal asset component is to be liquidated, sold or found to be in short supply.
Amortisation write-offs of intangible assets components are done on a straight-line basis at the

following rates:

Item	Annual depreciation rate
computer software	5%-50%
other intangible assets	20%-50%

The correctness of the amortisation rates applied to individual intangible asset components shall be verified at least annually. Any changes resulting from the verification of amortisation rates affect (as a change of estimated values) the appropriate adjustment made in the amortisation write-offs for the current financial year and in subsequent financial years.

Intangible assets with indefinite useful lives and those not yet in use (under construction) are tested for impairment on an annual basis in relation to individual assets or at the level of a cash-generating unit. In the case of other intangible assets, an annual assessment is carried out whether there is any indication that their value may be impaired. Any possible revaluation write-offs are recognised in the profit and loss account.

Except for development works, intangible assets generated by the entity itself are not included in assets, and expenditures incurred for their production are included in costs of the period in which they were incurred.

The cost of an intangible asset component (development work) comprises all costs incurred by the entity in the period in which it was constructed or adapted for use until its date of acceptance for use (or until the balance sheet date if the component is not yet available for use), including non-deductible VAT and excise taxes.

A given intangible asset item may be de-recognised from the balance sheet upon disposal or when no economic benefits are expected from the further use of such asset component. Profits or losses resulting from sale/liquidation or cessation of use of intangible assets are defined as the difference between sales revenues and the net value of these assets, and are recognised in the profit and loss account.

Cost of research and development works

Research costs are recognised in the profit and loss account when incurred. Expenditures incurred on development works performed as part of a given project are carried forward to the next period if it can be deemed that they will be recovered in the future. After the initial recognition of development expenditures, the historical cost model is applied, according to which asset components are recognised at acquisition prices less accumulated amortisation and accumulated impairment losses. Any expenditure carried forward is amortised over the estimated period in which it will generate revenue from the sale of a given project.

The costs of development works are assessed for possible impairment annually - if an asset has not yet been put into use, or more frequently - if during the reporting period there is an indication of impairment indicating that its balance sheet value may not be recoverable.

Goodwill

Goodwill under the acquisition of a business entity is initially recognised at acquisition cost, being the excess of the cost of business entities' merger over the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. After initial recognition, goodwill is disclosed at acquisition cost less any accumulated impairment losses. Testing for impairment is carried out once a year or more frequently if there are indications of impairment. Goodwill is not subject to amortisation. As at the acquisition date, the acquired goodwill is allocated to each of the cash-generating units which may benefit from the merger synergy. Impairment is determined by estimating the recoverable amount of a cash-generating unit to which goodwill relates. If the recoverable amount of a cash-generating unit is lower than its balance-sheet value, an impairment loss is recognised. An impairment loss is not reversed in a subsequent period. If goodwill forms part of a cash-generating unit and part of the operations within that unit is sold, then when determining the profit or loss on the sale of such operations, goodwill related to the operations sold is included in its balance-sheet value; in such circumstances, the goodwill sold is determined on the basis of the relative value of the activities sold and the value of the retained part of the cash-generating unit.

Tangible fixed assets

Tangible fixed assets are initially recognised at acquisition price or production cost. The acquisition price is increased by all costs directly related to the purchase and adjustment of the asset component to its usable condition. Costs incurred after the date of commissioning of a fixed asset, such as maintenance and repair costs, are recognised in the profit and loss account at the moment they are incurred.

Fixed assets at the time of their acquisition are divided into components being items of significant value to which separate useful lives can be assigned. The costs of general overhauls, as well as significant spare parts and equipment, if used for a period longer than one year, are also included.

After initial recognition, tangible fixed assets are disclosed at acquisition cost or production price less accumulated amortisation and any revaluation write-offs under impairment losses.

In accordance with IAS 23, borrowing costs that are directly attributable to the acquisition, construction or production of an asset component are included in the acquisition price or production cost of that asset component.

Depreciation is calculated on a straight-line basis over the estimated useful life of a given asset component, and the amortisation rates for particular groups of tangible fixed assets are as follows:

Item	**Annual depreciation rate**
Land (right of perpetual usufruct)	is not depreciated
Buildings and structures	1.5% – 2.5%
Machines and technical equipment	7% – 30%

Means of transport	10-20%
Investments in third-party fixed assets	in proportion to the useful life of the main asset

Amortisation commences in the first monthly period following the month in which the asset is brought into use. The correctness of the applied amortisation rates is periodically verified (once a year), causing the adjustment of amortisation write-offs in subsequent years.

If, at the time of preparing the financial statements, circumstances occurred which indicate that the balance-sheet value of tangible fixed assets may not be recoverable, the assets are reviewed for impairment. If there is any indication that an asset may be impaired and its balance-sheet value exceeds its estimated recoverable value, then the value of those assets or the cash-generating units to which they belong is reduced to the recoverable value. The recoverable value corresponds to the greater of the two amounts: the fair value decreased by costs of sale or the use value. When determining the use value, the estimated future cash flows are discounted to their present value using a gross discount rate which reflects current market assessments of the time value of money and the risks specific to the asset component. In the case of an asset component which does not generate cash inflows in a significantly independent manner, the recoverable value is determined for the cash-generating unit to which the component belongs. Revaluation write-offs under impairment losses are recognised in the profit and loss account under "other operating costs".

An item of tangible fixed assets may be de-recognised from the balance sheet upon disposal or when no future economic benefits are expected from the further use of such asset component. Profits or losses resulting from sale/liquidation or cessation of use of fixed assets are defined as the difference between revenues from sale and the net value of these fixed assets and are recognised in the profit and loss account.

Fixed assets under construction or assembly are disclosed at acquisition price or production cost. Fixed assets under construction are not amortised until their construction is completed and they are put to use.

In the case of permanent abandonment of expenditures for fixed assets under construction, all costs incurred in relation to the works performed so far shall be charged to the costs of the period. Investments may be suspended if there is a justified intention to continue such investments in subsequent periods. The investment is suspended based on the decision of the Company's Management Board. As at each balance-sheet date, expenditures on fixed assets under construction are subject to analysis regarding impairment and the necessity to make possible impairment write-offs.

Advance payments paid for the purchase of Tangible Fixed Assets are presented in the financial statements under other short-term receivables.

The right of perpetual usufruct of land

The right of perpetual usufruct of land acquired by way of an administrative decision is recognised in the balance sheet at fair value. The fair value of a right is deemed to be one of two values: its market value, if the Company has such information, or the value determined by an expert.

The excess of the fair value determined in this manner over the costs incurred to acquire the right of perpetual usufruct of land by way of an administrative decision is disclosed in the "profit from previous years".

The right of perpetual usufruct of land acquired on the secondary market is measured at acquisition price and is not subject to revaluation.
The right of perpetual usufruct of land is amortised proportionally to the period for which it was granted.

Leasing

Financial lease contracts under which the transfer takes place of substantially the entire risk and practically all benefits arising from the ownership of the subject of lease onto the lessee, are activated as at the date of the inception of lease according to the lower of the following two values: the fair value of the subject of lease, or the current value of minimum lease charges. The minimum lease charges are apportioned between the financial costs and reduction of the liability under leasing, so as to produce a constant interest rate in relation to the remaining liability. Contingent lease payments are recognised as an expense in the period in which they are incurred.
Fixed assets used under finance lease agreements are depreciated according to the same rules as those applied to own assets. However, if it is not reasonably certain that the entity will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.
Lease contracts under which the lessor keeps substantially the entire risk and all benefits arising from the ownership of the subject of lease are classified as operating lease contracts. Lease rents under operating lease are recognised as the costs in the profit and loss account with the straight-line method throughout the term of lease.

Assets leased under financial leases are presented in the balance sheet as receivables in the amount equal to the net investment. The net investment is the sum of the minimum lease payments due to the lessor under the finance lease agreement and any unguaranteed residual value attributed to the lessor discounted at the interest rate of the lease. Finance income arising from a finance lease of an asset is recognised in a manner that reflects a constant periodic rate of return on the net investment in the lease.

Non-renewable natural resources

Non-renewable natural resources are initially recognised at cost.

The purchase price is increased by all costs directly related to the purchase or adaptation of the asset for use.
Costs incurred after the date of including non-renewable natural resources in the records (use) are recognised in the profit and loss account at the time they are incurred.

After initial recognition, non-renewable natural resources are carried at acquisition price or production cost less any accumulated amortisation and any accumulated revaluation write-offs under impairment losses. Depreciation is calculated naturally.

If, at the time of preparing the financial statements, circumstances occurred which indicate that the balance-sheet value of non-renewable natural resources may not be recoverable, the asset is reviewed for impairment. If there is any indication that an asset may be impaired and its balance-sheet value exceeds its estimated recoverable value, then the value of those assets or the cash-generating units to which they belong is reduced to the recoverable value. The recoverable value corresponds to the greater of the two amounts: the fair value decreased by costs of sale or the use value. When determining the use value, the estimated future cash flows are discounted to their present value using a gross discount rate which reflects current market assessments of the time value of money and the risks specific to the asset component. In the case of an asset component which does not generate cash inflows in a significantly independent manner, the recoverable value is determined for the cash-generating unit to which the component belongs. Revaluation write-offs under impairment losses are recognised in the profit and loss account under "other operating costs".

An item of non-renewable natural resources may be de-recognised on disposal or when no future economic benefits are expected from further use of such asset component. Profits or losses resulting from sale/liquidation or cessation of use of non-renewable natural resources are defined as the difference between revenues from sale and the net value of these assets and are recognised in the profit and loss account.

Fixed assets and groups of assets held for sale

Fixed assets and groups of net assets are classified as held for sale if their balance sheet value will be recovered primarily as a result of a sale transaction and not as a result of their further use. This condition is considered to be met only if the asset component (or a group of net assets held for sale) is available for immediate sale in its present condition and a sale transaction is highly probable within one year from the moment of reclassification.

Fixed assets classified as held for sale and groups of net assets held for sale are measured at the lower of the two values: balance-sheet value or fair value less sale costs.

Simplifications applied to non-investment fixed assets

Depreciation (amortisation) of fixed assets and intangible assets with a low initial value (not exceeding PLN 10,000) is carried out in a simplified manner by making one-off write-offs of the entire initial value of such fixed assets.
The Company applies a simplification, according to which the moment of acceptance of a fixed asset for use, determined for the purpose of amortisation commencement, is assumed to be the first day of the month following the month in which the actual moment of acceptance of the fixed asset for use took place.
The Company applies simplification, according to which the moment of acceptance of an intangible asset for use, determined for the purpose of amortisation commencement, is assumed to be the first day of the month following the month in which the actual moment of acceptance of the intangible asset for use took place.
The verification of amortisation rates is considered to have been carried out when all fixed asset components with a net value exceeding PLN 50 thousand are included in the verification.

Investment real property

Investment real property means land and buildings and structures acquired for the purpose of deriving economic benefits from the increase in the value of these assets or from other benefits, e.g., revenues from rent. These assets are not used by the Company.

Investment real properties are initially measured at acquisition cost or production cost, including transaction costs. After initial recognition, investment real properties are measured at fair value. Profits or losses arising from changes in the fair value of investment real property are recognised in the profit and loss account in the period in which they arise. The fair value of investment real property reflects market conditions as at the balance-sheet date.

Inventories

During the financial year, direct and indirect materials are recognised at acquisition price or purchase cost. Direct and indirect materials are distributed according to the FIFO method. The adopted purchase price may constitute the purchase price, provided that the costs incurred in connection with the purchase of materials constitute insignificant value in relation to the purchase cost. The purchase price of materials processed also includes storage costs necessary during the production process.

During the financial year, goods are recognised at acquisition price or purchase cost. The goods are distributed according to FIFO prices.

Land and real property intended for resale, treated as goods, are recorded and spent according to the principle of detailed identification.

Finished products, semi-finished products and products in progress are measured according to actual costs incurred for the production of finished products.

In the case of development activities, all expenditures related to the execution of the task are capitalised in inventories as work in progress.

The acquisition price or production cost comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The inventory acquisition costs comprise the purchase price, import duties and other taxes (other than those subsequently recoverable by the Company from the tax authorities), transport, loading and unloading costs, and other costs directly attributable to the acquisition of finished goods, materials and services. Discounts, rebates and other similar items shall be deducted in determining purchase costs.

The expenditures incurred to complete the construction contract before the contract is entered into, provided that it is probable that they will be recovered, are also recognised as work in progress.

As at the balance-sheet date, inventories are measured at acquisition or purchase prices or production cost, however, not higher than their net selling price (net realisable value). Net realisable value is the difference between the estimated selling price in the ordinary course of business and the estimated costs of completion and the costs necessary to make the sale.

Revaluation write-offs of tangible current asset components, related to impairment or measurement as at the balance-sheet date are charged to other operating expenses. If the reason for making a revaluation write-off ceases to exist, the value of tangible current assets is credited to other operating income. Circumstances indicating the need to make a revaluation write-off on inventories include in particular:

impairment of the value in use of inventories (destruction, overdue inventories),
the balance of inventories exceeds the demand and the possibility of sale by the Company,
the low turnover of inventories, the loss of market value due to lower sales prices of competitors.

As at the date, an aging analysis of inventories is prepared, broken down by assortment, and the amount of revaluation write-offs is determined.

Receivables

Trade receivables and other receivables are recognised and disclosed at initially invoiced amounts. After the initial recognition, receivables are measured at amortised cost using the effective interest rate, taking into account revaluation write-offs on the value of receivables. Write-offs for doubtful receivables are estimated at the moment when it is no longer probable that the full amount of receivables will be recovered. When determining the amount of the revaluation write-off, the management of the entity, with the participation of financial and accounting services, takes into account all risks and events that may affect the probability of economic impairment of the item, with particular consideration of:

- known information on the financial and economic situation of the debtor,
- any court and enforcement proceedings that are pending against the debtor,
- current relations with the debtor,
- the age structure of the item.

Impairment losses are recognised in other operating expenses.

Trade receivables with a maturity date of less than 12 months from the date of origin of the receivables are not subject to discounting. The Capital Group applies maturity dates for trade receivables in the range of 14 to 90 days.

Receivables are classified into three unrecoverability risk categories by way of individual assessment. Depending on the classification, appropriate revaluation write-offs are made:

- low risk - no write-off
- medium risk - 50% gross value write-off
- high risk - 100% gross value write-off
- unrecoverable receivables - removed from the accounting books by write-off from costs

Receivables also include the un-invoiced portion of revenues which will arise from the estimation of the value of revenues under unfinished construction contracts and other long-term contracts.

Accruals and prepayments

In order to maintain matching of revenues and costs related to their achievement, costs and revenues related to particular reporting periods are separated. Prepaid expenses and costs, i.e. those related to future periods, are disclosed under prepayments, whereas accruals include amounts classified as costs of the current period, even though they will be covered in the future reporting period. Write-offs of prepayments and accruals expenses are made on the time basis or on the basis of the amount of benefits. The time and the method of accruals and prepayments should depend on the nature of the accrued costs and subject to the prudence principle. The scope of typical expenditures settled over time includes in particular:

- prepaid press subscriptions,

- property insurance contributions,
- lease costs (rents),
- fees for occupation of roadway,

Items in the amount of probable liabilities related to the current reporting period are recognised in the accrual item.

Income accruals and prepayments

Income accruals and prepayments include mainly cash received to finance the acquisition of fixed assets under construction and intangible assets, which are accounted for in parallel with amortisation write-offs on fixed assets financed from such sources.

Financial instruments

Any contract that gives rise to a financial asset component of one party and a financial liability or capital instrument of the other party simultaneously is a financial instrument, provided that the contract between two or more parties has a clear economic effect.

The entity preparing the financial statements classifies the financial instruments into the following categories:

financial asset components or financial liabilities measured at fair value through profit and loss account - assets and liabilities acquired or incurred mainly for the purpose of selling or repurchasing them in the near term or being part of a portfolio of specific financial instruments which are managed together and for which there is evidence of a recent actual pattern of short-term profit taking.

held-to-maturity investments - non-derivative financial assets with fixed or determinable payments and fixed maturities, which the Capital Group has the positive intention and ability to hold to maturity.

loans and receivables - non-derivative financial assets with fixed or determinable payments that are not traded on an active market.

financial assets available for sale - non-derivative financial assets which have been designated as available for sale or which are not loans and receivables, held-to-maturity investments or financial assets measured at fair value through financial result.

Recognition and de-recognition of a financial asset component and a financial liability

A financial asset or financial liability is disclosed on the balance sheet when it becomes a party to the contractual provisions of that instrument. Regular-way purchase and sale transactions of financial assets and financial liabilities are recognised on the date of the transaction.

A financial asset is de-recognised from the balance sheet when the rights to economic benefits and risks arising from the contract have been exercised, cancelled or have expired.

Measurement of financial instruments as at the day of their creation

As at the date of acquisition, financial assets and liabilities are measured by the Capital Group at fair value, i.e. most often at the fair value of the payment made in the case of an asset component or the amount received in the case of a liability.
The Capital Group includes the transaction costs in the initial value of measurement of all financial assets and liabilities, except for the category of assets and liabilities measured at fair value through profit and loss account.

Measurement of financial instruments as at the balance-sheet date

The valuation of financial instruments as at the balance-sheet date is carried out as follows:
- at amortised cost, taking into account the effective interest rate: held-to-maturity investments, loans and receivables and other financial liabilities; measurement may also be performed at the value requiring payment if the discount effects are not significant;
- at fair value: financial assets and liabilities of the category measured at fair value through profit and loss account and the category of financial assets available for sale.

The effects of measurement of financial assets available for sale are recognised in equity.
The effects of measurement of financial assets and liabilities classified into other categories are recognised in the profit and loss account.

Hedge accounting

Derivative instruments hedging cash flows with a highly probable planned transaction are recognised at fair value taking into account changes in such value:
- in the part deemed to be an effective hedge - directly in the equity,
- in the part deemed ineffective - in the profit and loss account.

Derivative instruments hedging the fair value of assets and liabilities are recognised at fair value. The effects of a change in the fair value of these instruments are recognised in the profit and loss account.

Discontinuation of hedge accounting

The person preparing financial statements ceases to apply hedge accounting to cash flows if:
- the hedging instrument expires, is sold, terminated or exercised. In such a case, the cumulative profit or loss on the hedging instrument which is recognised directly in equity shall remain separately recognised in equity until the planned transaction occurs;
- the hedge no longer meets the criteria for hedge accounting. In such a case, the cumulative profit or loss on the hedging instrument is recognised directly in equity until the planned transaction occurs;
- the planned transaction is no longer expected to be executed, therefore all accumulated profit or loss related to the hedging instrument, recognised directly in equity, is recognised in the profit and loss account.

Equity

Equity is recognised in the accounting books with the division into types and according to the principles determined by the provisions of law and the provisions of the articles of association of the Company.

Capital from the sale of shares above their nominal value is created from the surplus of the issue price of shares, above their nominal value reduced by the costs of the issue. The costs of shares issue incurred at the establishment of a joint-stock company or increase in the initial capital reduce capital of the issue of shares above the nominal value of the surplus of the issue value over the nominal value of shares.
Undistributed financial result includes: amounts resulting from profit distribution, undistributed result from previous years, effects of errors from previous periods.
Minority capitals are a separate item of equity.

Bank credits and loans

All bank credits, loans and debt securities are initially recognised at their purchase price corresponding to the fair value of cash received, less costs related to obtaining a given credit or loan.

After initial recognition, interest-bearing credits, loans and debt securities are subsequently measured at adjusted acquisition price in the form of amortised cost, using the effective interest rate method. When calculating the adjusted purchase price, the costs related to obtaining a credit or loan, as well as discounts or premiums obtained at the settlement of the liability, shall be taken into account.

Liabilities

After initial recognition, all liabilities, except those measured at fair value, are measured, as a rule, at adjusted acquisition price using the effective interest rate method.
However, liabilities with a maturity of no more than 12 months after the balance-sheet date are not discounted.
Liabilities are presented in the financial statements divided into long-term and short-term liabilities. Moreover, liabilities towards related entities and liabilities towards other entities are separated.
Advances received from contractors for the provision of services are presented in the financial statements under the balance sheet item - short-term liabilities as advances received for deliveries.
The commitments also include amounts relating to the settlement of construction and other long-term services.
Amounts retained by suppliers are disclosed separately in the financial statements.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events, not wholly within the control of the Company, or a present obligation that arises from past events but is not recognised in the financial statements because:

- it is not probable that an outflow of resources containing economic benefits will be required to settle the obligations, or
- the amount of the obligation cannot be measured with sufficient reliability.

The identified contingent liabilities are subject to presentation in the financial statements in additional notes and explanations,

Provisions

Provisions are created when the person preparing the financial statements has a present obligation (legal or constructive) arising from past events and when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of that liability.

If the reporting entity expects that the costs covered by the provision will be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset component, but only if there is a sufficient assurance that the reimbursement will actually be made.
Costs related to a given provision are disclosed in the profit and loss account, less all reimbursements. The Company creates provisions for future warranty repairs by way of estimations based on past events related to expenses incurred on this account.
If the effect of the time value of money is material, the amount of provision is determined by discounting the forecast future cash flows to their present value using a gross discount rate reflecting current market estimates of the time value of money and the possible risks specific to the liability. If the discounting method is applied, an increase in the provision due to the passage of time is recognised as borrowing costs.

Reversal of unused provisions takes place on the day on which they turned out to be unnecessary. The liability for which the provision was created previously shall result in the use of the provision.

The entity creates provisions for losses under construction contracts or similar contracts at the time of estimation of loss.

Provisions for employee benefits

The reporting entity creates a provision for the costs of accumulating paid absences, which it will have to incur as a result of the entitlement unused by the employees, and which accrued as at the balance-sheet date, as well as for retirement severance pay.

Provisions for unused leave are calculated on the basis of the actual number of days of unused leave in the current period, increased by the number of days of unused leave in previous periods. The provision for the cost of accumulating compensated absences is recognised after deducting any amounts already paid. The leave reserve is not discounted.

The provision for retirement severance pays is created on the basis of the number of employees and the number of years remaining until the date of retirement. The provision for retirement severance pays is subject to discounting.

Revenues

The amount of revenues is determined by the Entity according to the fair value of the payment received or due. The fair value of the consideration is determined by discounting all future cash inflows using the imputed interest rate. The imputed interest rate is most simply set at the interest rate for a similar financial instrument issued by an issuer of similar creditworthiness, or at the rate that discounts the nominal value of the financial instrument to the current cash selling price of the goods or service.
The difference between the nominal and fair value of receivables (discount) is recognised as costs of the activity to which the receivables relate.
The amount of revenue arising from a transaction is usually determined by contract between the Entity and the buyer or user of the asset component. It is measured at the fair value of the consideration paid, taking into account the amount of trade discounts and wholesale rebates granted by the Entity.
When the outcome of a transaction involving the rendering of services can be estimated reliably, revenue from the transaction is recognised based on the stage of completion of the transaction at the

balance-sheet date. The result of a transaction can be reliably estimated if all of the following conditions are met:
- the amount of revenue can be measured reliably,
- it is probable that the economic benefits associated with the transaction will flow to the entity,
- the degree of execution of the transaction at the balance-sheet date can be determined reliably,
- the costs incurred in connection with the transaction and the costs of completing the transaction can be measured reliably.

The recognition of revenue by reference to the stage of completion of a transaction is often referred to as the percentage of completion method. Under this method, revenue is recognised in the periods in which the services are rendered. Revenue recognition based on this method provides useful information about the extent of service activities and their results for a given period. Revenue is recognised only when it is probable that the economic benefits associated with the transaction will flow to the entity. When there is uncertainty about the recoverability of an amount already included in revenue, the entity recognises the unrecoverable amount or the amount for which recovery has ceased to be probable as an expense, rather than as an adjustment of the amount of revenue originally recognised.
The person preparing the financial statements applies the completion method based on the ratio of costs incurred to total costs expected for the performance of a given service.
When the outcome of a transaction involving the rendering of services cannot be estimated reliably, revenue shall be recognised only to the extent of the expenses incurred that are expected to be recoverable. If the outcome of the transaction cannot be estimated reliably and it is not probable that the costs incurred will be recovered, revenue is not recognised and expenditure incurred is recognised as an expense. When the uncertainty which prevented the outcome of the contract from being estimated reliably has been removed, revenue from transactions shall be recognised on the basis of the stage of completion of the transaction at the balance-sheet date.

Interest income arising from an entity transferring an asset to another entity for use (e.g. a loan, financial lease) is recognised taking into account the effective interest rate.
Royalties (e.g. under licences or similar entitlements) are recognised on an accrual basis in accordance with the substance of the contracts entered into.
Dividends are recognised at the moment the owner's right to obtain them is established. Revenues from barter transactions are recognised only if they have an economic substance.

Costs

The entity preparing the financial statements recognises costs in accordance with the principle of matching revenues and costs and the precautionary principle.
Own cost of sales as at the balance-sheet date is adjusted by the change in the fair value of financial instruments which hedge cash flows when the transaction is no longer effective and when the hedged item is realised.
Costs are accounted for by cost centres and by nature, with the basic cost reporting format used in the profit and loss account being the cost accounting format.

The total cost of products, goods and materials sold includes:
production cost of products sold,
production cost of services sold,
value of goods and materials sold,

In addition, the costs of the reporting period, which affect the financial result, are other operating costs, related indirectly to the operating activity, including in particular:
- Administrative expenses.
- Costs of sales.
- Loss on sale of tangible fixed assets and intangible assets.
- Donations made.
- Established provisions for disputes, penalties, damages and other costs indirectly related to operating activities, as well as financial costs related to financing the activity.

Transactions in foreign currencies

Transactions expressed in currencies other than the Polish zloty are converted into Polish zlotys using the exchange rate in force on the date of the transaction or the exchange rate defined in the forward-type contract accompanying a given transaction.

As at the balance sheet date, monetary items expressed in currencies other than the Polish zloty are converted into the Polish zloty at the closing rate (spot rate) applicable at the end of the reporting period, i.e. the spot rate of exchange applicable at the balance-sheet date. Non-monetary balance sheet items denominated in foreign currencies are disclosed at the historical exchange rate as at the transaction date. Foreign exchange differences resulting from such translation are disclosed under financial income or expenses or, in cases provided for in the accounting policies, capitalised in the value of assets, except for cash items constituting a hedge of foreign exchange risk, which are recognised directly in capital in accordance with the cash flows hedge accounting principles.

The exchange rate applicable on the transaction date shall be the average exchange rate of the National Bank of Poland (NBP) announced on the day preceding the transaction date.
Immediate realisation rate as at the balance sheet date shall be the average exchange rate of the NBP announced as at the balance-sheet date.

Income tax

Obligatory encumbrances on the result include: current tax and deferred tax. Current tax encumbrance is calculated based on the tax result (tax base) of a given financial year. The tax profit (loss) differs from the net book profit (loss) due to exemption of taxable revenue and costs constituting costs of obtaining revenue in subsequent years and cost and revenue items which will never be subject to taxation. Tax encumbrances are calculated using tax rates applicable for a given financial year.

Deferred tax is calculated using the balance sheet method as tax payable or refundable in the future. Deferred tax is calculated on the basis of differences between the balance-sheet values of assets and liabilities and the corresponding tax values used to calculate the tax base. Deferred tax provisions are created for all taxable temporary differences, whereas deferred tax asset components are recognised to the extent that it is probable that they will be available, against which the deductible temporary differences can be utilised against recognised future taxable profits. An asset component is also created on the basis of tax losses which can be settled and are carried forward, as well as unused tax exemptions.

The deferred income tax asset component and provisions may be offset when it is expected that the deferred tax asset component and provision will be realised in the same tax period.

An item of assets or a tax liability does not arise if the temporary difference results from goodwill or from the initial recognition of another asset component or liability in a transaction which does not affect either the tax result or the accounting result. Deferred tax liabilities are recognised for temporary differences arising from investments in subsidiaries, associates and joint ventures, unless the entity is able to control the timing of the reversal and it is probable that the reversal will not occur in the foreseeable future.

The value of a deferred tax asset is subject to analysis as at each balance-sheet date, and in the event that the expected future tax profits are not sufficient for the realisation of an asset component or a part thereof, it is written off. Deferred tax is calculated at tax rates which will apply at the moment when the asset item is realised or the liability becomes due. Deferred tax is recognised in the profit and loss account, except to the extent that it relates to items recognised directly in equity. In the latter case, the deferred tax is also settled directly in equity.

Earnings per share (EPS)

Earnings per share are calculated by dividing the net profit for the period attributable to ordinary share holders by the weighted average number of shares outstanding during a given period.

Diluted earnings per share for each period are calculated by dividing the net profit for a given period adjusted for possible changes in profit resulting from the change of potential ordinary shares into ordinary shares by the adjusted weighted average number of ordinary shares.

Mergers and consolidation

Subsidiaries are all economic entities (including structured entities) controlled by the Compiler of financial statements. The Compiler of financial statements controls an entity when it is exposed to, or has the right to variable returns from, its involvement in that entity, and has the ability to influence those returns in its power over the entity. Subsidiaries are subject to full consolidation as of the date the control is transferred to the Group. Consolidation shall cease as from the date on which control ceases.

The Compiler of financial statements recognises business mergers using the purchase method. The consideration transferred for the acquisition of a subsidiary is the fair value of the assets transferred, the liabilities assumed from former owners of the acquiree and the capital interests issued by the group. The consideration transferred shall include the fair value of the asset or liability arising from the contingent consideration arrangement. Identifiable assets and liabilities acquired and contingent liabilities assumed in a business merger are initially measured at their acquisition-date fair values. As at the acquisition date, the Compiler of financial statements shall recognise all non-controlling interests in the acquiree, either at fair value or at the proportional share value (corresponding to the non-controlling share) in the acquiree's identifiable net assets. In the case of a business merger achieved in stages, the acquirer shall remeasure the balance sheet value of its previously held capital share in the acquiree at its acquisition-date fair value and recognise the resulting profit or loss. A contingent consideration that is classified as part of equity is not subject to a revaluation and its subsequent settlement is accounted for within equity. Intragroup transactions and settlements and unrealised gains arising from intragroup transactions shall be eliminated.
Changes in ownership interests in subsidiaries which do not result in a loss of control, transactions with non-controlling shareholders which do not cause the loss of control, are recognised as capital transactions, i.e. transactions with owners acting in their capacity as capital holders. The difference between the fair value of the consideration transferred and the share acquired in the balance sheet value of the subsidiary's net assets is recognised in equity. Profits or losses on sale of non-controlling

interests are also recognised in equity.
Upon loss of control by the Group, any retained interest in the entity is measured at fair value as at the date of loss of control, with a change in the balance sheet value recognised in the financial result. Fair value constitutes the initial balance sheet value for the purpose of subsequent recognition of a retained interest as an associate, joint venture or financial asset component. In addition, any amounts previously recognised in other comprehensive income in respect of the entity are recognised as if the group had directly sold the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to the financial result.
Associates are all entities on which the Compiler of financial statements has significant influence, but which it does not control, which is usually the case when holding between 20% and 50% of the voting rights. Investments in associates measured are recognised using the equity method. Under this method, the investment in the associate is initially recognised at cost and the balance sheet value is increased or decreased to recognise the investor's share in the associate's results after the date of acquisition. The Group's investment in associates includes goodwill as at the acquisition date. If the ownership share in an associate is reduced but significant influence is retained, only the proportionate share of the amounts previously recognised in other comprehensive income is appropriately reclassified to the result. The share of the Compiler of financial statements in the financial result after the acquisition is recognised in the result report and its share in other comprehensive income after the acquisition is recognised in other comprehensive income together with an appropriate adjustment to the balance sheet value of the investment. When the Compiler of financial statements share in losses of an associate becomes equal to or greater than its share in that associate, including any other unsecured receivables, the reporting Compiler of financial statements shall de-recognise further losses unless it has assumed legal obligations or constructive obligations or made payments on behalf of the associate.
At each reporting date the Group determines whether there is objective evidence that an investment in an associate is impaired. If an impairment loss has been incurred, the Group calculates the amount of the impairment loss as the difference between the recoverable amount of the associate and its balance sheet value, and recognises that amount, in addition to its “share in the associate's profit/(loss)”, in the result report.

A business merger under common control is a business merger in which all of the combining entities are ultimately controlled by the same party or parties both before and after the combination, and that control is not transitory. This applies in particular to transactions such as the transfer of companies or undertakings between Group entities or the merger of a parent company and its subsidiary.
The Company applies the pooling of shares method to settle the effects of mergers between entities under common control.

Principle of no-offsetting

This principle applies to the prohibition of offsetting assets and liabilities, unless IFRS requires or permits offsetting.
Income and expense items may be offset only when:
- offset is required by IFRS,
- profits, losses and related costs arising from the same or similar transactions or events are not material.

The following transactions, presented by way of offsetting, are accepted by the Capital Group:
- profits and losses on the sale of fixed assets, including investments and assets used in operating activities, are recognised in the amount of the difference between the revenues earned on the sale and the balance sheet value of a given asset component plus selling expenses;

- expenditure related to the provision which is contractually reimbursed by a third party (e.g. supplier's guarantee) is offset against the corresponding amount of reimbursement;

deferred income tax assets and liabilities are disclosed as surplus assets or provisions;

- advance payments received for the performance of work under construction contracts are offset against the value of revenue due under those contracts, provided that compensation is possible under the terms of the contract;
- profits and losses arising from a group of similar transactions are recognised in the net amount, e.g. foreign exchange difference profits and losses or profits and losses arising from the measurement of financial instruments held for trading and hedging recognised in the financial result, profits or losses arising from the discounting of long-term settlements;
- receivables and liabilities under settlement of input VAT and due VAT, concerning future settlement periods.

Cash flow statement

The cash flow statement is drawn up using the indirect method.

Changes in principles, changes in estimates, errors of previous years

A change in accounting principles (policy) is made when the legal regulations concerning accounting are changed, and when this results in the increase of reliability of financial statements containing information on the impact of transactions, other events and conditions on the financial position, financial result or cash flows.

In the case of changes in the accounting policy, it is assumed that the new accounting principles have always been applied. Related adjustments are shown as equity adjustments - in the item of profit/loss from previous years. In order to ensure comparability of data, the financial statements (comparable data) for previous years should be amended accordingly, so that the statements also reflect the changes made to accounting principles.

The items of the financial statements determined on the basis of estimates are subject to verification in the event of changes in the circumstances on which the estimates were based or as a result of obtaining new information or gaining greater experience.

Adjustment s caused by the removal of material errors from previous periods are charged to equity - in the item of profits/losses from previous years. In preparing the financial statements, it is assumed that the error has already been corrected at the time of the occurrence of the error. This means that the amount of the adjustment relating to a prior period shall be included in the profit and loss account for that period.

Exceptional items

Exceptional items are disclosed separately in the financial statements when necessary for an understanding of the financial position and the results of the Compiler of financial statements. These are significant items of income or expense which have been separately disclosed because of the materiality of the amounts or the nature of the event.

Business segments

In accordance with the requirements of IFRS 8, the Company identifies operating segments on the basis of internal reports which are regularly verified by the Management Board in order to allocate resources to particular segments and assess the results of their activities.
Segment activities are assessed mainly on the basis of revenues and results at the EBIT level.

The following segments are identified within the group within which the entity operates:

Building and construction activity	Real estate development activity	Activity connected with lease of investment real property	Exhibition and trade fair activity	Other

To the Other group other ancillary activities are assigned which do not affect the assessment of the financial position of the entity. All assets and liabilities are assigned to the main activity segments.

Items based on estimates and professional judgment

Lease contract classification - The Compiler of financial statements classifies leasing as an operating or finance lease based on an assessment of the extent to which risks and rewards incidental to ownership of the leased item are attributable to the lessor, and to which to the lessee. This assessment is based on the substance of each transaction.
The Compiler of financial statements makes judgments as to whether the result of the construction contract can be estimated reliably. The assessment shall be based on an analysis of the likelihood of the economic benefits associated with a given contract. Revenues from the performance of construction contracts are determined proportionally to the degree of advancement, measured as the share of costs incurred from the date of contract conclusion to the date of revenue determination in the total costs of service provision. Contract budgets are subject to a formal updating process. If the stage of advancement of the service cannot be reliably determined as at the balance-sheet date, the revenue is determined at the amount of contract costs incurred, for which it is probable that they will be recovered.

The Compiler of financial statements assesses whether there is any indication that an asset is impaired. Impairment of an asset occurs when the balance sheet value of an asset or a cash-generating unit exceeds its recoverable amount, understood as the fair value less sales costs or the value in use of an asset component or cash-generating unit, whichever is higher. The assessment is based on the estimation of future cash inflows and outflows from the continuing use of the asset component and from its ultimate sale, and the application of an appropriate discount rate to these future cash inflows.

The Compiler of financial statements assesses whether there is any indication that shares (stocks) in subsidiaries are impaired. The impairment test for a cash-generating unit is based on the estimation of future discounted cash flows (DCF method) generated by the company. Similarly, goodwill is tested for impairment.

The Compiler of financial statements assesses the probability of payment of receivables by taking into account their past due date, collaterals established and the debtor's situation, on a transaction-by-transaction basis.

The entity preparing the financial statements makes judgements with respect to the expenditures necessary to fulfil a given obligation as at the balance-sheet date, related to the pending court disputes. The assessment is based on an estimate of the amount the entity would be required to pay to settle the obligation at the balance-sheet date.

The Compiler of financial statements recognises a deferred tax asset component on the basis of the assumption that taxable profit shall be achieved in the future, against which it can be utilised. A decrease in tax income in the future could make this assumption unjustified.

The Compiler of financial statements applies the method of percentage advancement of works in the settlement of long-term contracts. Application of this method requires the Entity to estimate the proportion of contract costs incurred to date to total estimated contract costs. In justified cases, when this method would not reliably reflect the stage of completion of the contract, another method may be applied, reliably reflecting the stage of completion of the contract.

Amortisation rates are determined based on the anticipated useful economic life of tangible fixed asset components and intangible assets. The useful economic lives are reviewed annually by the Entity based on current estimates.

The entity measures investment real property at fair value using the DCF method based on estimation of future discounted cash flows.

IX. Changes in accounting principles and presentation of financial statements.

In the current financial year, the Compiler of financial statements did not make any significant changes in the accounting policy, other than those required by law (significant changes, if any, described in a separate part of the statements), mainly resulting from changes in IFRS approved for use by the European Union.

In order to present the financial and property situation better in the financial statements, the Compiler of financial statements changed the presentations:
- consolidated statement of asset situation;
- consolidated statement of comprehensive income;
- consolidated statement of cash flows;
- consolidated statement of changes in capital.

As part of the changes introduced, the Company presents the results of the settlement of construction contracts in receivables and liabilities previously recognised in prepayments and accruals.

			Old qualification	New qualification
	I		**Intangible assets**	Intangible assets
	II		**Tangible fixed assets**	
		1.	Fixed assets	Tangible fixed assets
		2.	Fixed assets under construction	Tangible fixed assets
		3.	Advance payments on fixed assets under construction	Trading receivables and other receivables
	III		**Long-term receivables**	
		1.	From related entities	Trading receivables and other receivables
		2.	From other entities	Trading receivables and other receivables
	IV		**Long-term investments**	
		1.	Real property	Investment real property
		2.	Intangible assets	Intangible assets
		3.	Long-term financial assets	Long-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)
		4.	Other long-term investments	Long-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)
	V		**Long-term prepayments and accruals**	
		1.	Deferred income tax assets	Deferred income tax assets
		2.	Other accruals and prepayments	Other fixed assets not elsewhere classified (including prepayments and accruals)
B	**Current assets**			
	I		**Inventories**	Inventories
	II		**Short-term receivables**	
		1.	Receivables from related entities	
			a) trade receivables with a maturity of:	Trading receivables and other receivables
			b) other	
		2.	Amounts due from other entities	
			a) trade receivables with a maturity of:	Trading receivables and other receivables
			- up to 12 months	
			- over 12 months	
			b) receivables under taxes, subsidies, customs duties, social and health insurance, and other benefits	Trading receivables and other receivables; Current income tax receivables

c) other	Trading receivables and other receivables
d) receivables claimed in court	Trading receivables and other receivables
III Short-term investments	
1. Short-term financial assets	
a) in related entities	Short-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)
b) in other entities	Short-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)
c) cash and other monetary assets	Cash and cash equivalents
2. Other short-term investments	Short-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)
IV Short-term accruals	Other current assets not elsewhere classified (including prepayments and accruals)
TOTAL ASSETS	
LIABILITIES	
A. Equity	
I Share capital	Issued share capital
II Called-up share capital	Issued share capital
III Own shares (stocks)	Issued share capital
IV Reserve capital	Other capitals
V Revaluation capital	Other capitals
VI Other reserve capitals	Other capitals
VII Retained profit (loss)	
VIII Net profit (loss)	Profit (loss) attributable to owners of the entity
IX Write-offs on net profit during the financial year	Other capitals
B. Liabilities and provisions for liabilities	
I Provisions for liabilities	
1. Provisions under deferred income tax	Provisions under deferred income tax
2. Provisions for pensions and similar benefits	
- long-term	Other provisions for long-term liabilities
- short-term	Provisions for short-term liabilities
3. Other provisions	
- long-term	Other provisions for long-term liabilities
- short-term	Provisions for short-term liabilities
II Long-term liabilities	
1. To related entities	Long-term trading and other liabilities; Long-term financial liabilities, except for provisions, trading liabilities and other liabilities
2. To other entities	
a) credits and loans	Long-term financial liabilities, except for provisions, trading liabilities and other liabilities
b) under issue of debt securities	Long-term financial liabilities, except for provisions, trading liabilities and other liabilities
c) other financial liabilities	Long-term financial liabilities, except for provisions, trading liabilities and other liabilities
d) other	Long-term financial liabilities, except for provisions, trading liabilities and other liabilities
III Short-term liabilities	
1. To related entities	
A) under trade liabilities with a maturity of:	Trading and other liabilities
b) other	Short-term financial liabilities, except for provisions, trading liabilities and other liabilities
2. To other entities	
a) credits and loans	Short-term financial liabilities, except for provisions, trading liabilities and other liabilities

	b) under issue of debt securities	Short-term financial liabilities, except for provisions, trading liabilities and other liabilities
	c) other financial liabilities	Short-term financial liabilities, except for provisions, trading liabilities and other liabilities
	d) trade liabilities with a maturity of:	Trading and other liabilities
	e) advance payments received on supplies	Trading and other liabilities
	g) under taxes, customs duties, insurance and other benefits to be paid	Trading and other liabilities; Income tax liabilities
	h) under remuneration	Trading and other liabilities
	i) other	Trading and other liabilities
IV	**Accruals and prepayments**	
	1. Negative goodwill	Liabilities directly related to fixed assets classified as held for sale
	2. Other accruals and prepayments	Liabilities directly related to fixed assets classified as held for sale
	TOTAL LIABILITIES	
	A. Net revenues from sales of products, goods and materials, including:	Revenue from sales
	B. Costs of sold products, goods and materials, including:	Own cost of sales
	C. Gross profit (loss) on sales (A-B)	**Gross profit from sales**
	D. Costs of sales	Other costs of operating and investment activities
	E. General administrative expenses	Other costs of operating and investment activities
	F. Profit (loss) on sales (C - D - E)	
	G. Other operating revenue	Other operating and investment activity revenues
	H. Other operating costs	Other costs of operating and investment activities
	I. Operating activity profit (loss) (F + G - H)	
	J. Financial income	Other operating and investment activity revenues
	K. Financial costs	Financial costs
	L. Profit (loss) on the sale of all or part of shares	Other operating and investment activity revenues
	O. Pre-tax profit (loss)	**Pre-tax activity profit (loss)**
	P. Income tax	Income tax attributable to continuing activities
	S. Net profit (loss) (N - O - P)	**Profit (loss) on continuing activities**
	T. Other total income under:	
	I. Financial assets available for sale	net amount, broken down into components which will not be reclassified to profit and loss account and subsequently reclassified to profit and loss account
	II. Cash-flow hedges	
	III. Other total income	
	IV. Income tax related to income from other comprehensive income	
	V. Total comprehensive income (S+T)	

X. Impact on the financial statements of current and future changes in the accounting regulations.

The following new standards and amendments to standards were issued by the IASB and approved for application in the EU and came into force on 1 January 2018	Impact on financial statements / reference
IFRS 9 “Financial Instruments” - approved by the EU on 22 November 2016 (effective for annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements

IFRS 15 "Revenue from Contracts with Customers" and amendments to IFRS 15 "Effective date of IFRS 15" - approved by the EU on 22 September 2016 (effective for annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements
Amendments to IFRS 2 "Share-Based Payments" - Classification and measurement of share-based payments (effective for annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements
Amendments to IFRS 4 "Insurance Contracts" - Application of IFRS 9 "Financial Instruments" together with IFRS 4 "Insurance Instruments" (effective for annual periods beginning on or after 1 January 2018 or at the time of first application of the IFRS 9 "Financial Instruments")	had no significant impact on the financial statements
Amendments to IFRS 15 "Revenue from Contracts with Customers" - Explanations to IFRS 15 "Revenue from Contracts with Customers" (effective for annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements
Amendments to IAS 7 "Presentation of Financial Statements" - Initiative with respect to disclosures (effective for annual periods beginning on or after 1 January 2017)	had no significant impact on the financial statements
Amendments to IFRS 12 "Share-Based Payments" - Recognition of deferred tax assets from unrealised losses (effective for annual periods beginning on or after 01 January 2017)	had no significant impact on the financial statements
Amendments to IFRS 40 "Share-Based Payments" - Transfers of investment property (effective for annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements
Amendments to various standards "Improvements to IFRS (2014-2016 cycle)" - amendments made under the procedure of introducing annual amendments to IFRS (IFRS 1, IFRS 12 and IAS 28) aimed mainly at resolving inconsistencies and clarifying vocabulary (amendments to IFRS 12 are effective for annual periods beginning on or after 1 January 2017, and amendments to IFRS 1 and IAS 28 are effective for annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements
IFRIC 22 Interpretation "Foreign Currency Transactions and Advance Payments" (applicable to annual periods beginning on or after 1 January 2018)	had no significant impact on the financial statements
Amendments to IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investments in Associates and Joint Ventures" - Sale or contribution of assets between the investor and its associate or joint venture and subsequent amendments (the effective date of the amendments has been deferred until the completion of research on the equity method)	will not have any significant impact on the financial statements
The following new standards, amendments to standards and new interpretations have been issued by the IASB and approved for application after 1 January 2019	**Impact on financial statements / reference**
IFRS 16 "Leasing" (effective for reporting periods commencing on or after 1 January 2019)	will not have any significant impact

	on the financial statements
Amendments to IFRS 9 "Financial Instruments" - early repayment right with negative remuneration	will not have any significant impact on the financial statements
Amendments to IAS 28 "Investments in Associates" - measurement of long-term investments	will not have any significant impact on the financial statements
Annual amendment programme 2015 - 2017:	will not have any significant impact on the financial statements
- Amendments to IFRS 3 "Entity Mergers" - measurement of interests in joint operations at the time of obtaining control	will not have any significant impact on the financial statements
- Amendments to IFRS 11 "Joint Arrangements" - measurement of interests in joint operations at the time of obtaining joint control	will not have any significant impact on the financial statements
- Amendments to IAS 12 "Income Taxes" - recognition of tax consequences of dividend payments	will not have any significant impact on the financial statements
- Amendments to IAS 23 "Borrowing Costs" - classification of liabilities incurred specifically to obtain a qualifying asset when the activities necessary to prepare the asset for use or sale are completed	will not have any significant impact on the financial statements
Amendments to IAS 19 "Employee Benefits" - amendments to a defined benefit plan	will not have any significant impact on the financial statements
IFRIC 23 "Uncertainty Relating to the Recognition of Income Taxes"	will not have any significant impact on the financial statements
The following new standards, amendments to standards and new interpretations have been issued by the IASB and approved for application after 1 January 2020	**Impact on financial statements / reference**
Amendments to the scope of references to Conceptual Assumptions in IFRS	will not have any significant impact on the financial statements
Amendments to IFRS 3 "Business Combinations" - the definition of "business"	will not have any significant impact on the financial statements

Amendments to IAS 2 and IAS 8 - the definition of "significant"	will not have any significant impact on the financial statements
The following new standards, amendments to standards and new interpretations have been issued by the IASB and approved for application after 1 January 2021	**Impact on financial statements / reference**
IFRS 17 "Insurance Contracts"	will not have any significant impact on the financial statements

XI. Notes to the consolidated financial statements.

Note 1 Tangible fixed assets

Ownership structure of fixed assets	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Own tangible fixed assets	172,600	241,078
Tangible fixed assets used under operating lease, rent, hire or similar	34,441	32,864
Total	**207,041**	**273,942**

Costs of external financing capitalised in the value of fixed assets	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Interest		
Foreign exchange differences		
Other borrowing costs		
Total		

There were no borrowing costs activated in tangible fixed assets.

Fixed assets used under a finance lease agreement	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Costs	51,734	48,739
Depreciation	-17,293	-15,875
Total	**34,441**	**32,864**

Fixed assets by types	land	buildings and structures	technical equipment and machinery	means of transportation	other fixed assets	Fixed assets under construction	Advance payments on fixed assets under construction	Fixed assets held for sale	TOTAL
As at 01/01/2017									
Costs	27,939	184,839	83,167	17,959	6,994	3,254			324,152
Depreciation and revaluation write-offs		-8,717	-29,905	-9,367	-3,541				-51,530
Net book value	**27,939**	**176,122**	**53,262**	**8,592**	**3,453**	**3,254**	-	-	**272,622**
Increases	802	177	10,971	4,870	536	3,057			20,413
including revaluation surplus									
Decreases	-1,843	-1,971	-11,599	-1,655	-508	-1,517			-19,093
including changes in the accumulated amortisation	-1	-1,971	-5,649	-1,609	-508				-9,738
Foreign exchange differences									
As at 31/12/2017									
Net book value	**26,898**	**174,328**	**52,634**	**11,807**	**3,481**	**4,794**	-	-	**273,942**
As at 01/01/2018									
Costs	**26,898**	**185,016**	**87,457**	**22,218**	**7,526**	4,794			333,909
Depreciation		-10,688	-34,823	-10,411	-4,045				-59,967
Revaluation write-offs									
Net book value	26,898	174,328	52,634	11,807	3,481	4,794			273,942
As at 31/12/2018									
Costs	21,462	123,433	94,740	24,362	8,312	3,645			**275,954**
Increases including:		4,307	7,935	3,287	786	1,085			17,400
- acquisition		1,603	532		316	1,085			3,536
-acquisition of a subsidiary									
-revaluation surplus									
-carry-over		2,704			470				3,174
- other			7,403	3,287					10,690
Decreases, including:	-5,437	-65,890	-652	-1,143		-2,234			-75,356
- sale			-589	-1,143					-1,732

-reallocation to the group held for sale									
- other	-5,437	-65,890	-63			-2,234			-73,624
Depreciation	**-1**	**-12,628**	**-40,372**	**-11,325**	**-4,587**				**-68,913**
Increases including:	-1	-1,940	-6,160	-1,934	-542				-10,577
– amortisation and depreciation	-1	-1,940	-6,160	-1,934	-542				-10,577
-acquisition of a subsidiary									
- other									
Decreases			611	1,020					1,631
- sale			548	1,020					1,568
-reallocation to the group held for sale									
-transfers									
- other			63						63
Revaluation write-offs									
-revaluation write-offs									
-reversals of revaluation write-offs									
Foreign exchange differences									
Net value	**21,461**	**110,805**	**54,368**	**13,037**	**3,725**	**3,645**	-	-	**207,041**
Fixed assets by type	land	buildings and structures	technical equipment and machinery	means of transportation	other fixed assets	Fixed assets under construction	Advance payments on fixed assets under construction	Fixed assets held for sale	TOTAL

Note 2 Investment real property

Investment real property measured according to the fair value model	undeveloped land	buildings and structures	TOTAL
As at 01/01/2017	**15,272**	**164,459**	**179,731**
New real property acquisitions		28,331	28,331
Increases resulting from subsequent expenditure capitalisation			
Increases resulting from acquisition as a result of entity merger			
Net amount of profits or losses resulting from fair value measurement adjustments		1,019	1,019
Foreign exchange gains/losses on translation			
Carry-overs to and from inventories			
Sales			
Carry-overs to and from owner-occupied real property	-134	1,521	1,387
Other changes			
As at 31/12/2017	**15,138**	**195,330**	**210,468**
New real property acquisitions		122	122
Increases resulting from subsequent expenditure capitalisation			
Increases resulting from acquisition as a result of entity merger			
Net amount of profits or losses resulting from fair value measurement adjustments		-22,764	-22,764
Carry-overs to investments for lease		68,620	68,620
Carry-overs to and from inventories		-2,196	-2,196
Sales			
Carry-overs to and from owner-occupied real property			
Other changes		-186	-186
As at 31/12/2018	**15,138**	**238,926**	**254,064**

The amount of PLN 15 million disclosed in the consolidated financial statements relates to undeveloped land properties situated in Wola Pękoszewska, Skierniewice, at ul. Unii Europejskiej, and Rawa Mazowiecka, at ul. Biała.

The amount of PLN 239 million relates to investment real properties for lease:

a) Shopping Centre building with a value of PLN 125 million
b) Water Commercial Park building completed on 31/12/2017, with a value of PLN 28 million
c) apartments in Hel with a value of 11 million
d) shopping centre building in Rumia with a value of PLN 11 million

e) commercial building in Starachowice with a value of PLN 18 million
f) real property for rent in Ostróda with a value of PLN 46 million

On the balance sheet date of 31/12/2018, the Management Board of EXPO MAZURY S.A. decided to use a part of the exhibition real property with a total area of 25,825.97 m2 for rent. The investment property was measured based on discounted future cash flows on the basis of revenues and planned costs contracted with customers. The book value of fixed assets reclassified as investments amounts to PLN 45,855,718.62. The subsidies related to the lease were settled in the amount of PLN 23,088,036.25. As a result of the current reporting period, a total measurement profit of PLN 324,442.35 was recorded.

Ownership structure of investment real property value	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Own	254,064	210,468
Used under operating lease, rent, hire and similar		
Total	**254,064**	**210,468**

Investment real property used under financial lease contracts	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Capitalised leasing costs		
Fair value changes		
Total		

Data on investment real property measured at fair value carried out by the entity	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Book value	254,064	210,468
Revenues from rent	45,299	41,814
Direct operating costs for investment real property yielding rental income	-26,827	-24,948
Direct operating costs for investment real property not yielding rental income		
Total:	**18,472**	**16,866**
Amounts of restrictions on the realisation of economic benefits		
Contractual purchase, construction or adaptation amounts		

Investment real property according to the fair value hierarchy	in PLN thousand	
	As at:	As at:

	31/12/2018	31/12/2017
I		
II	254,064	210,468
III		
Total	**254,064**	**210,468**

Ownership structure of investment real property value	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Own	254,064	210,468
Used under operating lease, rent, hire and similar		
Total	**254,064**	**210,468**

Note 3 Intangible assets

Intangible asset ownership structure	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Own intangible assets	16,159	16,911
Intangible assets used under operating lease, rental, lease and similar		
Total	**16,159**	**16,911**

Costs of external financing capitalised in the value of intangible assets	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Interest		
Foreign exchange differences		
Other borrowing costs		
Total	-	-

Intangible assets used under a finance lease agreement	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Costs		2,885
Depreciation		-765
Total	-	**2,120**

	Costs of research and development	Goodwill	Programs and licenses	Other intangible assets	Advance payments for intangible assets	TOTAL
As at 01/01/2017						
Costs		4,509	6,041			10,550
Depreciation and revaluation write-offs			-1,695			-1,695
Net book value		4,509	4,346			8,855
Increases		8,517	282			8,799
including revaluation surplus						
Decreases			-743			-743
including changes in the accumulated amortisation			-743			-743
Foreign exchange differences						
As at 31/12/2017						
Net book value	-	**13,026**	**3,885**	-	-	**16,911**
as at 01/01/2018						
Costs		13,026	6,323			19,349
Depreciation			-2,438			-2,438
Revaluation write-offs						
Net book value	-	**13,026**	**3,885**	-	-	**16,911**
as at 31/12/2018						
Costs		**13,026**	**6,323**			**19,349**
Increases including:						
- acquisition			38			38
-acquisition of a subsidiary						
-revaluation surplus						
-carry-over						
-other						
Decreases including :						
- sale						
-transfers to the group held for sale						
- other						
Depreciation			**-2,438**			**-2,438**
Increases including:			-790			-790
– amortisation and depreciation			-790			-790
-acquisition of a subsidiary						
- other						
Decreases						
- sale						
-transfers to the group held for sale						
-transfers						

- other						
Revaluation write-offs						
-revaluation write-offs						
-reversals of revaluation write-offs						
Foreign exchange differences						
Net value	-	**13,026**	**3,133**	-	-	**16,159**

The main component of intangible assets is the SAP system. The plan has a useful life of 20 years and its residual value is PLN 0.00.

Goodwill has been allocated to the relevant activity segments as cash-generating units. The impairment tests carried out for these units, based on discounted cash flows, indicated that the recoverable value of these assets was higher than their book value.
Cash flows have been designed on the basis of historical data and the best management forecasts. The discount factors were selected on the basis of external sources and presented in the note corresponding to the report on activity segments.

Note 4 Long-term financial assets (excluding trading receivables, assets measured using the equity method and cash and cash equivalents) and financial data of subsidiaries.

Financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Capital investments in subsidiaries	120	
Other	697	3,191
Total	**817**	**3,191**

Other financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)	in PLN thousand			
	As at:	Increases	Decreases	As at:
	31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	31/12/2017
Long-term financial assets	**219**	**6**	-	**213**
in related entities	-	-	-	-
- other securities (bonds)				
- loans granted				
- other long-term financial assets				
in other entities	**219**	**6**	-	**213**
- shares				
- financial assets available for sale				
- financial assets held to maturity	219	6		213
- assets under derivative instruments				
- loans granted				
- other long-term financial assets				
Short-term financial assets	**478**		**-2,500**	**2,978**
in subsidiaries and jointly controlled entities	-	-	-	-
- shares available for trade				
- other securities				
- loans granted				
- other short-term financial assets				
in associates				
- shares available for trading				

- other securities				
- loans granted				
- other short-term financial assets				
in other entities	**478**		**-2,500**	**2,978**
- shares (listed)				
- other shares				
- financial assets measured at fair value by financial result				
- financial assets available for sale				
- held-to-maturity financial assets				
- assets from derivative instruments				
- loans granted	478		-2,500	2,978
- other short-term financial assets				
Total	**697**	**6**	**-2,500**	**3,191**

Basic financial data of the main directly controlled subsidiaries	JHM Development S.A.	PBDiM Kobylarnia S.A.	Expo Mazury S.A.	MIRBUD Kazachstan Sp. z o.o.	MIRBUD Ukraina Sp. z o.o.
Total assets	346,310	219,740	161,902		
Long-term liabilities	23,755	28,336	25,592		
Short-term liabilities	35,200	134,757	37,216		
Equity	286,849	56,647	99,095		
Direct share in capital	86.28%	100.00%	65.91%	100.00%	100.00%
Share in equity (direct and indirect)	86.28%	100.00%	99.99%	100.00%	100.00%
Sales revenues	98,756	455,422	5,943		
Net profit (loss)	10,636	1,755	464		
Total income for the net financial year	10,636	1,755	464		
Total net cash flows	-3,818	-8,142	-391		

Basic financial data of the main indirectly controlled subsidiaries	Marywilska 44 Sp. z o.o.	JHM 1 Sp. z o.o.	JHM 2 Sp. z o.o.
Total assets	185,219	19,655	14,040
Long-term liabilities	36,954	8,263	1,818
Short-term liabilities	17,420	652	2,762
Equity	130,845	10,561	9,402

Direct share in capital	86.28%	86.28%	86.28%
Share in equity (direct and indirect)	86.28%	86.28%	86.28%
Sales revenues	42,548	991	835
Net profit (loss)	6,106	522	115
Total net cash flows	6,106	522	115

On 7 September 2018, the District Court in Olsztyn, 8th Commercial Division of the National Court Register, entered the increased share capital of the Issuer's subsidiary Expo Mazury Spółka Akcyjna with its registered office in Ostróda to the amount of PLN 125,928,000.00. The share capital was increased through the issue of 9,000,000 series "E" shares with the issue price equal to the nominal price, i.e. PLN 1.00 each.

The TOB «МІРБУД» Company was entered into the Uniform National Register of Enterprises and Organisations of Ukraine on 25 January 2018 under number: 41887344.
The Company conducts business activities in Ukraine in the area of construction of residential and non-residential buildings, construction of roads and railways, performance of specialist construction works, finishing and architectural works. The share capital of TOB "МІРБУД" is UAH 720,000.00 (according to the average exchange rate of the National Bank of Poland as at 31/12/2018, PLN 97,704.00). The sole partner of the company is MIRBUD S.A. The partner is obliged to contribute the declared share capital within 12 months from the date of registration of the Company. As at 31/12/2018 the value of the contributed capital amounted to PLN 120,030.52. The entity is not consolidated due to its immaterial character.

Note 5 Investments measured using the equity method.

Neither in the current nor in the previous reporting period did the item occur.

Note 6 Trading and other receivables.

Trading and other receivables	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Long-term receivables	**14,482**	**15,907**
trade receivables from related entities		
trade receivables from other entities		
other receivables from related entities		
other receivables from other related entities	14,482	15,907
Short-term receivables	**279,303**	**236,851**
trade receivables from related entities		
trade receivables from other entities	148,195	89,999
retained amounts under execution of contracts from related entities		
retained amounts under execution of contracts from other entities	16,535	27,397
other receivables from related entities		
other receivables from other entities	112	
amounts transferred for deliveries	1,215	4,252
budget receivables except for corporate income tax settlements	4,120	4,684
disputed receivables brought before the court	24,487	26,759
calculation of receivables on account of settlement of long-term contracts	84,639	83,760
Total	**293,785**	**252,758**

Age structure of receivables	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Gross trade receivables	**296,753**	**255,704**
not overdue	211,884	168,544
overdue up to 1 month	33,772	42,770
overdue from 1 month to 3 months	19,901	9,198
overdue from 3 to 6 months	5,848	5,397
overdue from 6 to 12 months	1,998	3,047
overdue over 12 months	23,350	23,802
receivables revaluation write-off	-2,968	-2,946
Net trade receivables	**293,785**	**252,758**

Receivables revaluation write-offs	Trade receivables	Disputed receivables	Other	Total
As at 01/01/2017	**-3,518**	-	-	**-3,518**
Increases	-349			-349
Solutions	365			365
Utilisation	556			556
As at 31/12/2017	**-2,946**	-	-	**-2,946**
Increases	-593			-593
Solutions	287			287
Utilisation	284			284
as at 31/12/2018	**-2,968**	-	-	**-2,968**

Note 7 Biological assets.

Neither in the current nor in the previous reporting period did the item occur.

Note 8 Other assets not classified elsewhere (including accruals and prepayments).

Other assets	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Other long-term assets	**1,053**	**1,983**
Long-term prepayments and accruals	1,053	1,983
Other long-term assets not elsewhere classified		
Other short-term assets	**3,262**	**6,592**
Short-term cost prepayments	3,262	3,635
Other short-term assets not elsewhere classified		2,957
Total	**4,315**	**8,575**

Note 9 Inventories.

Inventories	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Materials	11,376	11,533
Semi-finished products and work in progress	114,853	38,736
Finished products	16	16
Goods	61,258	49,520
Completed developer contracts	29,436	72,831
Total	**216,939**	**172,636**

Inventory revaluation write-offs	Materials	Semi-finished products and work in progress	Finished products	Goods	Completed developer contracts
As at 01/01/2017	-	-	-	-	-
Increases					
Releases					
Utilisation					
As at 31/12/2017	-	-	-	-	-
Increases					
Releases					
Utilisation					
as at 31/12/2018	-	-	-	-	-

There were no circumstances indicating the need to make revaluation write-offs on inventories.

Note 10 Cash and cash equivalents.

Cash and cash equivalents	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Cash on hand and with banks	38,184	21,674
Term deposits	22,647	21,913
Other monetary assets	3,314	2,957
Total	**64,145**	**46,544**

The term deposit in the amount of PLN 1,800 thousand constitutes interest-bearing funds used as security for the Marywilska 44 company's credit contract.
The term deposit in the amount of PLN 1,000 thousand constitutes interest-bearing funds used as security for the Expo Mazury S.A. company's credit contract.
The PLN 3,937 thousand are short-term deposits of the JHM Development SA company.
Term deposit in the amount of PLN 146 thousand constitutes interest-bearing funds securing the credit contract of the JHM 2 Sp. z o.o. company.
Term deposits in the amount of PLN 15,764 thousand. are interest-bearing funds constituting a security for proper performance of construction contracts of MIRBUD S.A.
As a result, they are limited in their use.
Other cash assets are funds accumulated on individual housing accounts by purchasers of residential units for development investments in the course of construction

Note 11 Fixed assets held for sale and liabilities related to them.

Neither in the current nor in the previous reporting period did the item occur.

Note 12 Capitals.

Capitals and liabilities	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Issued share capital	8,249	8,249
Retained earnings attributable to the shareholders of the parent company	122,810	100,011
Write-offs from net profit during the financial year concerning the shareholders of the parent company		
Accumulated other income attributable to the shareholders of the parent company		
Other capitals attributable to the shareholders of the parent company	170,264	170,544
Net profit (loss) attributable to the shareholders of the parent company	24,644	22,798
Foreign exchange gains/losses on translation		
Capital attributable to non-controlling shares	56,656	54,264
Total	**382,623**	**355,866**

Share capital structure	Number of shares	Value of capital	share nominal value	Registration date	Method of coverage
	thousand Pieces	in PLN thousand	in PLN	dd/mm/yyyy	
Ordinary A series shares	19,500	1,950	0.10	22/12/2006	Contribution in cash
Ordinary B series shares	14,625	1,463	0.10	22/12/2006	Contribution in cash
C series ordinary shares	2,264	226	0.10	22/12/2006	Contribution in cash
D series ordinary shares	3,611	361	0.10	22/12/2006	Contribution in cash
E series ordinary shares	5,000	500	0.10	11/12/2019	Contribution in cash
F series ordinary shares	10,000	1,000	0.10	03/03/2010	Contribution in cash
G series ordinary shares	10,000	1,000	0.10	19/05/2010	Contribution in cash
H series ordinary shares	10,000	1,000	0.10	18/08/2010	Contribution in cash
I series ordinary shares	7,493	749	0.10	25/06/2014	Contribution in cash
Total at the beginning of the period	**82,493**	**8,249**	-	-	-
Total at the end of the period	**82,493**	**8,249**	-	-	-
Total as at the date of approval of financial statements for publication	**82,493**	**8,249**	-	-	-

Share capital structure	Jerzy Mirgos	Nationale-Nederlanden OFE	Peter Gyllenhammar AB	Other Shareholders
As at 31/12/2017				
Owned ordinary shares	33,145,008	10,193,049		39,154,443
Preference shares held				
Share in capital	40.18%	12.36%		47.46%
Share in profit	40.18%	12.36%		47.46%
Share in voting	40.18%	12.36%		47.46%
As at 31/12/2018				
Owned ordinary shares	34,159,333	10,193,049	4,188,857	33,951,261
Preference shares held				
Share in capital	41.41%	12.36%	5.08%	41.16%
Share in profit	41.41%	12.36%	5.08%	41.16%
Share in voting	41.41%	12.36%	5.08%	41.16%
Balance as at the date of approval of financial statements for publication				
Owned ordinary shares	34,159,333	10,193,049		38,140,118
Preference shares held				
Share in capital	41.41%	12.36%		46.23%
Share in profit	41.41%	12.36%		46.23%
Share in voting	41.41%	12.36%		46.23%

Shares of the Company held by members of management and supervisory bodies	Jerzy Mirgos - President of the Management Board	Dariusz Jankowski - Chairman of the Supervisory Board
As at 31/12/2017		
Owned ordinary shares	33,145,008	39
Preference shares held		
Share in capital	40.18%	0.00%
Share in profit	40.18%	0.00%
Share in voting	40.18%	0.00%
As at 31/12/2018		
Owned ordinary shares	34,159,333	39
Preference shares held		
Share in capital	41.41%	0.00%
Share in profit	41.41%	0.00%
Share in voting	41.41%	0.00%
Balance as at the date of approval of financial statements for publication		
Owned ordinary shares	34,159,333	39
Preference shares held		
Share in capital	41.41%	0.00%
Share in profit	41.41%	0.00%
Share in voting	41.41%	0.00%

Note 13 Provisions.

Provisions	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Long-term provisions	**2,526**	**2,408**
provision for retirement severance pay	2,526	935
other long-term provisions		1,473
Short-term provisions	**3,267**	**2,974**
provision for retirement severance pay	494	542
provisions for warranty repairs	1,000	1,000
provisions for losses under settlements of long-term contracts		
other short-term provisions	1,773	1,432
Total	**5,793**	**5,382**

Note 14 Financial liabilities, except for provisions, trading liabilities and other liabilities.

Bank loans and credits and other debt instruments	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Long-term financial liabilities, except for provisions, trading liabilities and other liabilities	**170,196**	**177,936**
Financial liabilities towards related entities		
Loans and credits from other entities	142,799	162,222
Liabilities under derivative instruments		
Issued debt securities	10,500	
Liabilities under financial lease	16,897	15,714
Other		
Short-term financial liabilities, except for provisions, trading liabilities and other liabilities	**66,889**	**67,754**
Financial liabilities towards related entities		
Loans and credits from other entities	58,621	59,070
Liabilities under derivative instruments		
Issued debt securities	81	
Liabilities under financial lease	8,187	8,684
Other		
Total	**237,085**	**245,690**

Debt instruments structure	in PLN thousand					
	loans and credits	Liabilities under derivative instruments	Issued debt securities	Liabilities under financial lease	Other	Total
As at 01/01/2017	**237,441**	-	-	**22,785**	-	**260,226**
Accrued interest	12,908			987		13,895
Interest paid	-12,655			-987		-13,642
Drawdown	87,591			12,028		99,619
Repayment	-103,740			-10,415		-114,155
Average liability level	229,367			23,592		252,958
Real interest rate	5.63%			4.18%		5.49%
As at 31/12/2017	**221,292**			**24,398**		**245,690**
minimum payments within 1 year	92,146			10,678		102,824
minimum payments within 1 to 5 years	89,041			13,720		102,761
minimum payments over 5 years	40,105					40,105
interest due within 1 year	9,252			734		9,986
interest due within 1 to 5 years	20,053			1,148		21,201
interest due over 5 years	3,176					3,176
Approximate fair value	217,796			23,848		241,644
as at 01/01/2018	**221,292**			**24,398**		**245,690**
Accrued interest	13,497		240	1,008		14,745
Interest paid	-13,409		-159	-1,008		-14,576
Drawdown	46,228		10,581	10,690		67,499
Repayment	-66,100			-10,004		-76,104
Average liability level	211,356		5,291	24,741		241,388
Real interest rate	6.39%		4.54%	4.07%		6.11%
As at 31/12/2018	**201,420**		**10,581**	**25,084**		**237,085**
minimum payments within 1 year	58,621		81	8,187		66,889
minimum payments within 1 to 5 years	140,969		10,500	16,897		168,366

minimum payments over 5 years	1,830					1,830
interest due within 1 year	12,862		630	1,022		14,514
interest due within 1 to 5 years	36,476		1,890	2,754		41,120
interest due over 5 years	117					117
Approximate fair value	209,337		13,101	24,327		243,907

On 14/08/2018, after reducing the subscriptions, the Management Board of JHM DEVELOPMENT S.A., by virtue of Resolution No. XVI/2018, allocated 10,500 Series B ordinary bearer Bonds with a nominal value of PLN 1,000 each and a total nominal value of PLN 10.5 million. The issue price of the Bonds is equal to the nominal value. The Issue date is 14/08/2018.

The Bonds were issued pursuant to the procedure specified in Article 33 item 2 of the Act on Bonds of 15 January 2015 and were addressed to no more than 149 individually designated addressees in a manner which does not constitute a public proposal of bonds or a public offering of bonds referred to in Article 3 of the Act on Public Offering, Conditions Governing the Introduction of Financial Instruments to Organised Trading, and Public Companies of 29 July 2005. Therefore, there is no requirement to prepare or publish the prospectus or the information memorandum.

The funds obtained by the Issuer from the issue of the Bonds, less costs and fees related to the preparation and execution of the issue of the Bonds, will be allocated for financing of the current and planned development investments of the Issuer, including also financing the purchase of land for new development investments of the Issuer.

In order to secure the Bonds, on 14/08/2018 the Issuer made a statement on establishing a collateral for receivables from the Bonds in the form of a mortgage on the built premises. As at the day of preparing the statements, the joint mortgage was registered by the court in the land and mortgage registers of the real property forming the bond security.

The interest rate on the Bonds is variable, based on WIBOR 3M plus margin. Interest will be paid quarterly. The date of redemption of the Bonds has been set as 14/08/2021. The negotiability of the Bonds is not subject to any limitations.

On 08/11/2018 the Issuer introduced the Series B Bonds to trading in the alternative trading system on the Catalyst market organised by the Warsaw Stock Exchange and BondSpot S.A.

Note 15 Trading liabilities and other liabilities.

Trading and other liabilities	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Long-term liabilities	**47,720**	**49,052**
Trade liabilities to related entities		
retained amounts to related entities		
Other liabilities towards related entities		
Trade liabilities to other entities		
Retained amounts to other entities	47,720	49,052
Other liabilities due to other entities		
Short-term liabilities	**322,839**	**235,212**
Trade liabilities to related entities		17
retained amounts to related entities		
Other liabilities towards related entities		
Trade liabilities to other entities	212,681	139,101
Liabilities under settlement of long-term contracts		1,809
Advance payments received	27,552	15,518
Bills of exchange liabilities		
Budget liabilities except for corporate income tax settlements	42,535	41,493
Remuneration settlements	3,370	3,027
Retained amounts to other entities	35,435	34,133
Other liabilities due to other entities	1,266	114
Total	**370,559**	**284,264**

Age structure of liabilities	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Trade liabilities	**370,559**	**284,264**
not overdue	308,366	262,477
overdue up to 1 month	27,831	7,111
overdue from 1 month to 3 months	31,897	7,240
overdue from 3 to 6 months	2,465	5,691
overdue from 6 to 12 months		1,745
overdue over 12 months		
Total overdue	**62,193**	**21,787**

Note 16 Other current liabilities and reserves not elsewhere classified (including accruals and prepayments)

Other accruals and prepayments and non-classified provisions, including accruals and prepayments	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Long-term	**23,340**	**55,476**
Revenue settled in time	23,340	55,476
Cost prepayments		
Other items		
Short-term	**26,591**	**30,166**
Revenue settled in time	22,776	27,971
Cost prepayments	3,815	2,195
Other items		
Total	**49,931**	**85,642**

Note 17 Sales revenues

Structure of revenues on sales	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Net revenues from sales of products and services	**1,129,275**	**821,092**
- to related entities		
- to other entities	1,193,908	821,092
Net revenues from sales of goods	**13,853**	**19,796**
- to related entities		
- to other entities	13,853	19,796
Net revenues from sales of materials		**18,968**
- to related entities		
- to other entities		18,968
Total	**1,143,128**	**859,856**

Geographical structure of sales revenues	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Net revenues from sales of products and services	**1,129,275**	**821,092**
- domestic sales	1,129,275	821,092
- export sale		
Net revenues from sales of goods	**13,853**	**19,796**
- domestic sales	13,853	19,796
- export sale		
Net revenues from sales of materials		**18,968**
- domestic sales		18,968
- export sale		
Total	**1,143,128**	**859,856**

Settlement of profits or losses on long-term services in progress	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Revenues invoiced for services in progress	805,264	961,946
Adjustment of revenues under the settlement of the progress of construction services	84,639	83,760
Total	**889,903**	**1,045,706**
Costs incurred for services in progress	-797,271	-947,947
Adjustment of costs under the settlement of the progress of construction services		
Total	**-797,271**	**-947,947**
Losses on contracts in progress		
Impact on the current financial result	**84,639**	**83,760**
Impact on the accumulated results of contracts unfinished as at the balance-sheet date	**92,632**	**97,759**

In the construction industry there is a seasonality of annual sales resulting from the production processes taking place in the construction industry and from the cycle on the construction and assembly services market. Due to technological and atmospheric conditions, the majority of construction works are carried out in the period from March to November. Possible delays resulting from atmospheric conditions are assumed in the investment implementation schedules and do not threaten their timely completion.

Note 18 Own cost of sales

Own costs of sales	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Production cost of products sold	**-1,037,116**	**-741,278**
- to related entities		
- to other entities	-1,037,116	-741,278
Value of sold goods	**-12,808**	**-16,351**
- to related entities		
- to other entities	-12,808	-16,351
Value of sold materials		**-17,998**
- to related entities		
- to other entities		-17,998
Total	**-1,049,924**	**-775,627**

Own costs of sales	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Production cost of products sold	**-1,037,116**	**-741,278**
- own costs of domestic sales	-1,037,116	-741,278
- own costs of export sales		
Value of goods sold	**-12,808**	**-16,351**
- own costs of domestic sales	-12,808	-16,351
- own costs of export sales		
Value of materials sold		**-17,998**
- own costs of domestic sales		-17,998
- own costs of export sales		
Total	**-1,049,924**	**-775,627**

Cost structure by types	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Amortisation	-11,367	-10,481
Consumption of materials and energy	-244,100	-151,482
Outsourcing	-747,987	-590,932
Taxes and fees, including:	-6,262	-6,103
Remunerations	-60,223	-53,228
Social insurance and other benefits	-11,556	-9,993
Other costs by type	-18,281	-18,429
Value of goods and materials sold	-12,808	-34,349
Manufacturing cost of products for internal purposes		
Total	**-1,112,584**	**-874,997**

Recognition of costs by type in the financial statements	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
In own cost of sales	-1,049,924	-775,627
In the change of balance of assets	-10,762	-54,693
In cost of sales	-5,436	-5,157
In general overheads	-46,462	-39,520
In other items		
Total:	**-1,112,584**	**-874,997**

Note 19 Shares in profits or losses of associates and joint ventures accounted for in accordance with the equity method

The item did not occur in the current and previous financial year.

Note 20 Other revenue and costs

Other revenue and costs of operating and investment activities	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Costs of sales	-5,436	-5,157
Overheads	-46,462	-39,520
Write-downs on non-investment assets	-867	-1,418
Reversal of write-downs on non-investment assets	108	276
Restructuring costs		
Court proceedings settlement result		
Result of sale of non-investment fixed assets	590	246
Revenues from revaluation of investment property		1,019
Costs under revaluation of investment real property	-22,764	
Result of sale of investment real property		
Result of sale of all or part of subordinate entities	-4	
Result of sale of other financial investments		
Dividends		
Interest	1,848	1,304
Result of revaluation of other financial investments measured at fair value through financial result		
Result of measurement of investments recognised using the equity method		
Revaluation write-offs of other financial assets		
Reversal of write-downs on other financial assets	7	
Foreign exchange differences of operating and investment activities	1,784	-377
Other revenues	43,582	18,808
Other costs	-14,544	-11,545
Total revenues	**47,919**	**21,653**
Total costs	**-90,077**	**-58,017**

Share in profits or losses of associates and joint ventures accounted for in accordance with the equity method	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Revenues from increase in the value of investments measured according to the equity method		
Costs of decrease in the value of investments measured according to the equity method		
Total		

The above items did not occur.

Structure of revaluation write-offs of non-investment assets	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Tangible fixed assets		
- creation of a write-down		
- reversal of a write-down		
Intangible assets		
- creation of a write-down		
- reversal of a write-down		
Receivables	**-306**	
-revaluation write-off created	-593	-901
-revaluation write-off reversal	287	306
Inventories		
- creation of a write-down		
- reversal of a write-down		
Fixed assets held for sale		
- creation of a write-down		
- reversal of a write-down		
Other		
- creation of a write-down		
- reversal of a write-down		
Total write-downs on assets	**-593**	**-901**
Total reversal of revaluation write-offs	**287**	**306**

Revenues and costs from investment property	in PLN thousand	
	For the period:	For the period:

	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Revenues from sales to related entities		
Revenues from sales to other entities		
Own cost of sales to related entities		
Own cost of sales to other entities		
Increase in fair value of investment property		1,019
Decrease of fair value of investment real property	-22,764	
Result on investments in real property	**-22,764**	**1,019**

The above items did not occur.

Revenue and costs of financial investments	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Dividends to related entities		
Dividends to other entities		
Interest to related entities		
Interest to other entities	1,848	740
Revenues from the sale of all or part of subordinate entities		
Own cost of sales of all or part of subordinate entities		
Revenues from increase in the value of derivative instruments		
Costs of decrease in the value of derivative instruments		
Revenues from ineffective hedging instruments		
Costs from ineffective hedging instruments		
Reversal of write-downs on other financial assets		
Write-downs on other financial assets		
Revenues from increase in investments measured at fair value through profit or loss		
Costs of decrease in investments measured at fair value through profit or loss		
Foreign exchange gains	1,784	620
Foreign exchange losses		-56
Results of financial investment activities	**3,632**	**1,304**

Other revenues	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Subsidies received	32,256	9,186
Other revenues from other entities - re-invoices	4,193	2,647
Other revenues from other entities	7,133	6,975
Total	**43,582**	**18,808**

Other costs	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Donations		-143
Other costs from other entities - re-invoices	-4,193	
Other costs from other entities	-10,351	-11,402
Total	**-14,544**	**-11,545**

Note 21 Financial costs.

Financial costs	Note No.	in PLN thousand	
		For the period:	For the period:
		from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Interest on credits		-12,461	-12,023
Interest on loans from related entities			
Interest on loans from other entities			
Interest on bonds for related entities			
Interest on bonds for other entities			
Interest on liabilities under finance lease agreements from related entities			
Interest on liabilities under finance lease agreements from other entities		-1,008	-987
Other interest for related entities		-736	-540
Other interest for other entities		-1,004	-2,020
Valuation of equity instruments			
Interest on factoring agreements		-1,036	-885
Foreign exchange differences on financial liabilities		-271	
Other financial costs for related entities			
Other financial costs for other entities		-1,119	
Total financial costs		**-17,635**	**-16,455**

Note 22 Income tax.

Income tax	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Income tax current part	-5,270	-2,777
Income tax deferred part	-1,105	-3,530
Other tax burdens on the financial result		
Adjustments relating to previous years		
Total income tax	**-6,375**	**-6,307**

Agreement on effective tax rate	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Pre-tax profit (loss)	33,411	31,410
Statutory rate of tax in %	19%	19%
Tax at the statutory rate (normative)	-6,348	-5,968
Tax effect of the received dividend		
Tax exemptions		
Assets under tax loss for the reporting period not recognised in deferred tax		
Tax effect of other revenues and costs permanently not constituting revenues and tax costs	-27	-339
Other		
Income tax in the profit and loss account	**-6,375**	**-6,307**

Deferred tax	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Deferred tax asset	**22,293**	**19,382**
- for provisions for employee benefits	491	570
- for other provisions	2,748	1,934
- on account of accrued interest	40	79
- for write-downs on current assets	610	671
- on account of investment valuation	1,035	282
- for settlement of construction contracts		344
- for losses from previous years	14,925	3,976
- under tax and balance sheet differences in the value of fixed assets and lease contracts	63	62
- under foreign exchange differences	33	
- other	2,348	11,464
Deferred tax liability	**30,859**	**26,843**
- on account of accrued interest	254	440
- on account of investment valuation	3,383	3,553
- for settlement of construction contracts	9,005	8,679
- under tax and balance sheet differences in the value of fixed assets and lease contracts	17,938	13,906
- under foreign exchange differences	108	
- for goodwill		
- other	171	265
Net deferred income tax assets (Provision)	**-8,566**	**-7,461**

Net deferred income tax assets (Provision)	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Opening balance of net deferred income tax assets (Provision)	**-7,461**	**-3,931**
Reference to financial result	-1,105	-3,530
Relation to other total income		
Other relation to equity		
Subsidiaries		
Deferred net income tax assets (provisions) at the end of the period	**-8,566**	**-7,461**

Receivables (income tax liabilities)	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Opening balance of receivables (income tax liabilities)	**-366**	**-2,747**
Payment (refund) of income tax	2,927	7,761
Current income tax accrual	-5,270	-2,777
Receivables (liabilities under deferred income tax) at the end of the period	**-2,709**	**2,237**

Note 23 Other comprehensive income.

Other total income	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Components which will not be subsequently reclassified to the profit and loss account		
Exchange differences on translation of foreign entities		
Actuarial gains and losses		
Income tax relating to components that will not be carried forward in later periods		
Components which will be reclassified into profit or loss when certain conditions are met		
Effects of valuation of financial instruments by other total income		
Effective portion of hedge accounting		
Effects of revaluation of fixed assets		
Carry-over to the statement of profit and loss account		
Income tax related to the items presented in other comprehensive income		
Other total net income	-	-
Assigned to non-controlling shares		
Assigned to the owners of the parent company	-	-

Neither in the current period nor in the comparative period did any items occur which affected other total income.

Note 24 Earnings per share (EPS).

Earnings per share	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Profit (loss) on continued operations attributable to owners of the parent company	24,644	22,798
Profit (loss) on discontinued operations attributable to owners of the parent company		
Total	**24,644**	**22,798**
Weighted average number of ordinary shares in thousands of pieces	**82,493**	**82,493**
Basic profit per share	**0.30**	**0.28**
Costs of interest on convertible bonds (net of tax)		
Profit (loss) to determine diluted profit per share	**24,644**	**22,798**
Share options issued in thousands of pieces		
Theoretical conversion of convertible bonds in thousands of pieces		
Weighted average number of ordinary shares for diluted earnings per share in thousands of pieces	**82,493**	**82,493**
Diluted earnings per share	**0.30**	**0.28**

Note 25 Operating segments.

The activity of the Compiler of the financial statements relates entirely to the territory of the country, therefore, no geographical segments are presented. In the Capital Group, where the Issuer is a parent company, operating segments are distinguished. Within this division, the Issuer's activity is assigned to the construction and assembly services segment.

Other activities, which do not have a significant effect on the financial and asset situation of the Compiler of the financial statements, have been assigned to other items.

Selected items of the profit and loss account for segments in PLN thousand in the reporting period	Building and construction activity	Real estate development activity	Activity connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018
Continued activities	-	-	-	-	-	-	-	-
Revenue from sales	**1,074,696**	**97,831**	**45,340**	**5,943**	**2,010**	**1,225,820**	**-82,692**	**1,143,128**
Own cost of sales	-1,022,144	-79,033	-26,827	-5,904	-2,557	-1,136,465	-86,541	-1,049,924
Gross profit from sales	**52,552**	**18,798**	**18,513**	**39**	**-547**	**89,355**	**3,849**	**93,204**
EBIT	26,773	12,605	12,927	2,556	-547	54,314	-3,268	51,046
Pre-tax activity profit (loss)	**10,250**	**12,472**	**9,116**	**464**	**-547**	**31,755**	**1,656**	**33,411**
Income tax attributable to continuing activities	-1,780	-2,344	-1,809		104	-5,829	-546	-6,375
Profit (loss) on continuing activities	**8,470**	**10,128**	**7,307**	**464**	**-443**	**25,926**	**1,110**	**27,036**
Discontinued activities	-	-	-	-	-	-	-	-
Profit (loss) on discontinued activities								
NET PROFIT (LOSS)	**8,470**	**10,128**	**7,307**	**464**	**-443**	**25,926**	**1,110**	**27,036**
Assigned to the owners of the parent company	**8,470**	**10,128**	**7,307**	**464**	**-443**	**25,926**	**-1,282**	**24,644**

Concentration of recipients by business activity segments	Building and construction activity	Real estate development activity	Activity connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018	from 01/01/2018 to 31/12/2018
Recipient 1	**93,844**					**93,844**		**93,844**
Recipient 2	68,151					68,151		68,151
Recipient 3	**64,843**					**64,843**		**64,843**
TOTAL	**226,838**					**226,838**		**226,838**

Selected items concerning the statement of financial position for segments in PLN thousand in the reporting period	Building and construction activity	Real estate development activity	Activity connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	As at:	As at:	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018
Fixed assets	474,863	13,491	241,078	168,249		897,681	-382,250	515,431
Current assets	395,016	215,262	4,329	2,170		616,777	-52,650	564,127
Total assets	**869,879**	**228,753**	**245,407**	**170,419**	-	**1,514,458**	**-434,900**	**1,079,558**
Equity	**327,263**	**171,853**	**177,300**	**99,095**		**775,511**	**-392,889**	**382,622**
Long-term liabilities and provisions for liabilities	155,329	24,101	47,270	48,933		275,633	-992	274,641
Short-term liabilities and provisions for liabilities	**395,804**	**32,799**	**20,837**	**13,874**		**463,314**	**-41,019**	**422,295**
Total capitals and liabilities	**878,396**	**228,753**	**245,407**	**161,902**	-	**1,514,458**	**-434,900**	**1,079,558**

Other data on operating segments in the reporting period	Building and construction activity	Real estate development activity	Activity connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	As at:	As at:	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018	31/12/2018
Goodwill allocated to a segment	**4,509**			**8,517**				**13,026**
Risk-free rate	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%		
General risk acc. to Damodoran	6.90%	6.90%	6.90%	6.90%	6.90%	6.90%		
beta coefficient for the industry acc. to Damodoran	0.72	0.58	0.36	0.86	0.37	0.58		
Individual risks	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%		
Rate used for discounting (IAS 36) and determining fair value using the discounted cash flow method	**9.20%**	**7.80%**	**5.60%**	**10.60%**	**5.70%**	**7.78%**		**7.78%**

Selected items of the profit and loss account for segments in PLN thousand in the comparative period	Building and construction activity	Real estate development activity	Activities connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:	For the period:
	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017	from 01/01/2017 to 31/12/2017
Continued activities	-	-	-	-	-	-	-	-
Revenue from sales	**863,351**	**95,840**	**42,014**	**19,160**	**1,811**	**1,022,176**	**-162,320**	**859,856**
Own cost of sales	-808,708	-79,386	-25,101	-18,820	-2,434	-934,449	158,822	-775,627
Gross profit from sales	**54,643**	**16,454**	**16,913**	**340**	**-623**	**87,727**	**-3,498**	**84,229**
EBIT	32,103	9,442	13,349	2,183	-623	56,454	-8,589	47,865
Pre-tax activity profit (loss)	**15,198**	**7,944**	**12,618**	**-508**	**-623**	**34,629**	**-3,219**	**31,410**
Income tax attributable to continuing activities	-3,454	-1,430	-2,328		118	-7,094	787	-6,307
Profit (loss) on continuing activities	**11,744**	**6,514**	**10,290**	**-508**	**-505**	**27,535**	**-2,432**	**25,103**
Discontinued activities	-	-	-	-	-	-	-	-
Profit (loss) on discontinued activities								
NET PROFIT (LOSS)	**11,744**	**6,514**	**10,290**	**-508**	**-505**	**27,535**	**-2,432**	**25,103**
Assigned to the owners of the parent company	**11,744**	**6,514**	**10,290**	**-508**	**-505**	**27,535**	**-4,737**	**22,798**

Selected items concerning the statement of financial position for segments in PLN thousand in the comparative period	Building and construction activity	Real estate development activity	Activities connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	As at:	As at:	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017
Fixed assets	452,612	26,439	231,293	182,771		893,115	-354,309	538,806
Current assets	**331,361**	**186,391**	**9,969**	**2,704**		**530,425**	**-65,178**	465,247
Total assets	**783,973**	**212,830**	**241,262**	**185,475**	-	**1,423,540**	**-419,487**	**1,004,053**
Equity	**306,210**	**171,320**	**159,874**	**84,610**		**722,014**	**-366,148**	**355,866**
Long-term liabilities and provisions for liabilities	173,519	7,244	52,016	82,486		315,265	-3,550	311,715
Short-term liabilities and provisions for liabilities	**304,244**	**34,266**	**29,372**	**18,379**		**386,261**	**-49,789**	**336,472**
Total capitals and liabilities	**783,973**	**212,830**	**241,262**	**185,475**	-	**1,423,540**	**-419,487**	**1,004,053**

Other segment data in PLN thousand in the comparative period	Building and construction activity	Real estate development activity	Activities connected with lease of investment real property	Exhibition and trade fair activity	Other	Total	Exclusions	Total after reciprocal exemptions
	As at:	As at:	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017	31/12/2017
Goodwill allocated to a segment	**4,509**			**8,517**				**13,026**
Risk-free rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%		
General risk acc. to Damodoran	6.06%	6.06%	6.06%	6.06%	6.06%	6.06%		
beta coefficient for the industry acc. to Damodoran	0.75	0.85	0.63	0.75	0.93	0.78		
Individual risks	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%		
Rate used for discounting (IAS 36) and determining fair value using the discounted cash flow method	**8.80%**	**9.70%**	**7.71%**	**8.80%**	**10.43%**	**9.09%**		**9.09%**

Note 26 Transactions with related entities.

Transactions with related entities	in PLN thousand							
	Subsidiaries		Jointly controlled entities and associates		Other related entities without capital connections		Members of the Management Board and Supervisory Board and key personnel	
	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Sales revenues	-64,633	65,793						
Revenues from the sale of fixed assets								
Revenues from interest	-3,510	2,542						
Other revenues								
Acquisition of inventories and other costs capitalised at the value of current assets								
Acquisition of services and other operating costs	-21,560	-139,474						
Acquisition of fixed assets								
Cost of interest	-2,339	-2,828						
Other costs								
Loans received								
Loans granted								
Costs of remuneration							-8,131	-8,005
Loan receivables								
Trading and other receivables	14,810	25,243						
Liabilities on account of loans								
Trading and other liabilities	26,068	-25,135						

Remuneration of key personnel of the parent company	Entity	Position	Remunerations in PLN thousand		Loans granted to key personnel in PLN thousand		Additional information
			31/12/2018	31/12/2017	31/12/2018	31/12/2017	
Jerzy Mirgos	MIRBUD S.A.	President of the Management Board	1,323	1,572			The remuneration comprises the remuneration under the employment contract, performance of the function of the President of the Management Board and revenue under sureties granted to the entity.
Sławomir Nowak	MIRBUD S.A.	Vice-President of the Management Board	900	900			
Paweł Korzeniowski	MIRBUD S.A.	Member of the Management Board	540	545			
Tomasz Sałata	MIRBUD S.A.	Member of the Management Board	514	521			
Ewa Przybył	MIRBUD S.A.	Proxy	276	261			
Hubert Bojdo	MIRBUD S.A.	Member of the Supervisory Board	30	30			
Agnieszka Bujnowska	MIRBUD S.A.	Secretary of the Supervisory Board	36	37			
Andrzej Zakrzewski	MIRBUD S.A.	Member of the Supervisory Board	30	30			
Waldemar Borzykowski	MIRBUD S.A.	Member of the Supervisory Board	36	36			
Dariusz Jankowski	MIRBUD S.A.	Chairman of the Supervisory Board	55	55			
Krystyna Byczkowska	MIRBUD S.A.	Member of the Supervisory Board		37			
Krystyna Lachowicz	MIRBUD S.A.	Member of the Supervisory Board	30	30			
Total			**3,770**	**3,793**			

Remuneration of key personnel of subsidiaries	Entity	Position	Remunerations in PLN thousand		Loans granted to key personnel in PLN thousand	
			31/12/2018	31/12/2017	31/12/2018	31/12/2017
Management Board	Kobylarnia S.A.		1,741	1,654		
Supervisory Board	Kobylarnia S.A.		55	55		
Management Board	JHM Development		1,028	888		
Supervisory Board	JHM Development		108	94		
Proxy	JHM Development		40			
Management Board	Expo Mazury		348	541		
Supervisory Board	Expo Mazury		60	60		
Management Board	Marywilska 44		900	840		
Supervisory Board	Marywilska 44		81	80		
Total			**4,361**	**4,212**		

Note 27 The auditor's remuneration.

The auditor's remuneration	in PLN thousand	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Remuneration for the audit of the individual and consolidated financial statements	111	105
Remuneration for the interim review of the separate and consolidated financial statements	64	60
Other services		2
Total	**175**	**167**

Note 28 Financial instruments.

Financial assets according to IAS 39	Available for sale		Measured at fair value by financial result		Loans and receivables		Hedging instruments	
	As at:	As at:	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Loans granted	-	-	-	-	478	2,978	-	-
Derivative financial instruments								
Other financial instruments measured at fair value								
Trade and other receivables					293,785	255,361		
Cash and cash equivalents					64,145	46,544		
Other financial assets								
Total financial assets	-	-	-	-	**358,408**	**304,883**	-	-
Revenues from dividends								
Revenues from interest	-	-	-	-	1,848	1,304	-	-
Foreign exchange gains (losses)					1,784	-377		
Reversal (creation) of write-downs	-	-	-	-	-759	-1,418	-	-
Gains (losses) on valuation and implementation								
Gains (losses) on derivative instruments	-	-	-	-			-	-
Total impact of financial assets on the profit or loss account	-	-	-	-	**2,873**	**-491**	-	-

Financial liabilities according to IAS 39	Equity instruments		Measured at fair value by financial result		Measured at amortised cost		Hedging instruments	
	As at:	As at:	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Credits	-	-	-	-	237,085	245,690	-	-
Derivative financial instruments								
Other financial instruments measured at fair value								
Trade and other liabilities					370,559	284,264		
Other financial liabilities								
Total financial liabilities	-	-	-	-	**607,644**	**529,954**	-	-
Interest	-	-	-	-	-15,241	-14,435	-	-
Foreign exchange gains (losses)					**-271**			
Gains (losses) on valuation and implementation	-	-	-	-	-	-	-	-
Gains (losses) on derivative instruments								
Total impact of financial liabilities on the profit or loss account	-	-	-	-	**-15,512**	**-14,435**	-	-

Table: Liabilities under credits and loans of MIRBUD S.A. as of 31 December 2018.

Name of the entity	Entity	Amount of credit, loan acc. to the contract	currency	Outstanding amount - long-term part	Outstanding amount - short-term part	Interest rate conditions	Repayment date	Security
PKO BP S.A.	MIRBUD S.A.	10,000	PLN		5,123	WIBOR 1M + margin	24/06/2019	capped mortgage on real property
PKO BP S.A.	MIRBUD S.A.	5,000	PLN		5,000	WIBOR 1M + margin	30/06/2019	capped mortgage on real property
PKO BP S.A.	MIRBUD S.A.	21,000	PLN	4,758	1,464	WIBOR 1M + margin	01/03/2023	ordinary mortgage and capped mortgage on real property
MBANK	MIRBUD S.A.	20,000	PLN	18,100		WIBOR 1M + margin	30/06/2020	assignment of a business receivable
PEKAO S.A.	MIRBUD S.A.	10,000	PLN		9,719	WIBOR 1M + margin	30/11/2019	assignment of a business receivable
BGK	MIRBUD S.A.	15,000	PLN	14,944		WIBOR 1M + margin	31/03/2020	assignment of a business receivable
Industrial Development Agency	MIRBUD S.A.	40,000	PLN	37,000		WIBOR 1M + margin	31/12/2020	mortgages on real property
Mercedes-Benz	MIRBUD S.A.	635	PLN	105	125	5%	31/07/2020	assignment from the insurance policy
BOŚ BANK	MIRBUD S.A.	25,000	PLN		21,302	WIBOR 1M + margin	01/08/2019	assignment of a business receivable, mortgage
MFACTORING	MIRBUD S.A.	10,000	PLN		26	WIBOR 1M + margin	14/03/2019	assignment of a business receivable, mortgage
interest on credits	MIRBUD S.A.		PLN		88			
Total credits and loans				**74,907**	**42,847**	**117,754**		

Table: Liabilities under credits and loans of the Company from the MIRBUD Group as of 31 December 2018.

Name of the entity	Company	Amount of credit, loan acc. to the contract	currency	Outstanding amount - long-term part	Outstanding amount - short-term part	Interest rate conditions	Repayment date	Security
Bank Spółdzielczy	JHM S.A.	4,000	PLN			reference rate + margin	02/11/2020	mortgage
Bank Spółdzielczy	JHM S.A.	2,700	PLN	1,425	900	reference rate + margin	30/07/2021	mortgage
ALIOR BANK	JHM 2 Sp. z o.o.	8,500	PLN	1,653	287	WIBOR 3M + margin	31/12/2024	mortgage, surety of JHM Development
ALIOR BANK	JHM S.A.	44,956	PLN	0	0	WIBOR 3M + margin	31/05/2023	Surety from MIRBUD, assignment of receivables
Bank Polskiej Spółdzielczości	JHM S.A.	35,725	PLN	9,980	0	WIBOR 3M + margin	30/09/2021	mortgage, surety of MIRBUD
Bank Polskiej Spółdzielczości	JHM S.A.	700	PLN	0	0	WIBOR 3M + margin	30/09/2021	mortgage, surety of MIRBUD
SANTANDER BANK POLSKA S.A.	Marywilska 44 Sp. z o.o.	33,000	PLN	27,273	3,273	WIBOR 3M + margin	02/05/2028	Surety from MIRBUD, deposit of PLN 1,800 thousand
SANTANDER BANK POLSKA S.A.	Marywilska 44 Sp. z o.o.	5,000	PLN	0	1,579	WIBOR 1M + margin	30/12/2019	Surety from MIRBUD, assignment of receivables
SANTANDER BANK POLSKA S.A.	JHM 1 Sp. z o.o.	2,350	EUR	8,263	606	EURIBOR + margin	30/09/2031	mortgage, surety of MIRBUD
ALIOR BANK	Expo Mazury S.A.	37,500	PLN	19,298	3,088	WIBOR 3M + margin	27/03/2026	Capped mortgage on real property
BGK	PBDiM Kobylarnia S.A.	30,000	PLN		1,684	WIBOR 1M + margin	30/11/2019	mortgage, surety of MIRBUD
BGK	PBDiM Kobylarnia S.A.	30,000	PLN		4,357	WIBOR 1M + margin	06/06/2020	mortgage, surety of MIRBUD
BGK	PBDiM Kobylarnia S.A.	15,000	PLN			WIBOR 3M + margin	30/09/2019	mortgage, surety of MIRBUD
Total credits and loans, subsidiaries				**67,892**	**15,774**			

Total credits and loans, MIRBUD group	**142,799**	**58,621**	
	201,420		

Financial instruments according to the fair value hierarchy	Level I		Level II		Level III	
	As at:	As at:	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Assets	-	-	-	-	-	-
Derivative financial instruments in assets	-	-	-	-	-	-
Other financial instruments measured at fair value						
Other financial assets	-	-	-	-	-	-
Liabilities	-	-	-	-	-	-
Derivative financial instruments	-	-	-	-	-	-
Other financial instruments measured at fair value						
Other financial liabilities	-	-	-	-	-	-

Both in the current and the comparative period, there were no financial instruments measured at fair value.

Note 29 Errors related to previous reporting periods.

No material errors were found in the previous reporting period.

Note 30 Transactions with non-controlling shareholders.

This item does not exist

Note 31 Business mergers.

There were no business mergers in the current period.

Note 32: Significant planned capital expenditures.

As at the date of approval of these financial statements for publication, no material capital expenditures were planned.

Note 33 Material events after the balance-sheet date.

In the period between the end of the reporting period and the date of approval of these financial statements for publication, there were no significant events that would not be included in these financial statements.

Note 34 Employment structure.

Employment structure	full-time equivalent	
	For the period:	For the period:
	from 01/01/2018 to 31/12/2018	from 01/01/2017 to 31/12/2017
Non-production employees	343	350
Production employees	304	286
Total	**647**	**636**

Note 35 Dividends declared and paid.

Shares of all series are ordinary shares, one share entitles to one vote at the General Meeting of Shareholders. Shares of all series carry the same right to dividend and return on capital. As at the balance-sheet date, there were no dividend restrictions.

On 11 May 2018, the Ordinary General Meeting of Shareholders of JHM DEVELOPMENT S.A. adopted Resolution No. 9(1)/2018 on the distribution of net profit for the financial year 2017 and decided to allocate the amount of PLN 2,076,000.00 (say: two million seventy-six thousand 00/100), from the net profit in the amount of PLN 7,356,922.93, generated in the financial year from 01/01/2017 to 31/12/2017, for the payment of dividend, i.e. PLN 0.03 gross (in words: three groszy) per share (of which PLN 1,791 thousand was allocated to the parent company MIRBUD S.A.) and exclude the remaining part of the profit in the amount of PLN 5,280,922.93 (in words: five million two hundred eighty thousand nine hundred twenty two 93/100) from distribution and allocate it to the Company's reserve capital. The dividend day (D) was set for 31 July 2018 and the dividend payment day (P) for 30 September 2018.

The dividend was paid in full on 28/09/2018.

Note 36 Effects of de-mergers, restructuring and discontinued activities

In the reporting period there were no changes regarding the merger of business entities, acquisition or sale of entities from the Issuer's capital group, long-term investments, division, restructuring or discontinuation of activity.

Note 37 Limitations on disposition and collaterals established on assets.

Title of collateral	Type of collateral	Value of debt	Value of collateral in PLN thousand		Balance sheet value of the object of collateral in PLN thousand		expiry date
		As at:	As at:	As at:	As at:	As at:	
		31/12/2018	31/12/2018	31/12/2017	31/12/2018	31/12/2017	dd/mm/yyyy
Credit collateral 202-129/3/II/2/2008	mortgage	6,222	26,700	26,700	25,141	25,944	01/03/2023
Collateral for the ARP loan	mortgage	37,000	60,000	60,000	68,396	173,321	31/12/2020
Collateral for the BOŚ BANK credit	mortgage	21,302	59,508	59,508	6,329	6,329	01/08/2019
Collateral for the KIN|173850 credit	mortgage	30,545	49,500	49,500	82,168	92,328	02/05/2028
Collateral for the KRB|13313177| credit	mortgage	1,579	1,579	1,962	2,273	8,601	30/12/2018
Collateral for a working capital credit, pursuant to contract 8/G/O/040/18, granted by the Bank Spółdzielczy (Cooperative Bank) in Skierniewice	mortgage		8,000		12,521		02/11/2020
Collateral for a working capital credit, pursuant to contract 5/OB/070/17, granted by the Bank Spółdzielczy (Cooperative Bank) in Skierniewice	mortgage		5,950	5,950		2,114	31/10/2020
Collateral for a working capital credit, pursuant to contract 30/KG010/18, granted by the Bank Spółdzielczy (Cooperative Bank) in Skierniewice	mortgage	2,325	5,400		3,486		31/07/2021
Collateral for a working capital credit, pursuant to contract 45/KG010/17, granted by the Bank Spółdzielczy (Cooperative Bank) in Skierniewice	mortgage			12,937		8,875	31/10/2020
Collateral for a working capital credit, pursuant to contract U0003216491389, granted by ALIOR BANK S.A.	mortgage			68,934		21,041	31/05/2023

Collateral for a working capital, developer credit, pursuant to contract 3472510/50/K/OB/18, granted by Bank Polskiej Spółdzielczości S.A.	mortgage	5,981	60,732		23,080		30/09/2021
Collateral for a working capital, developer credit, pursuant to contract 3472510/50/K/OB/18, granted by Bank Polskiej Spółdzielczości S.A.	mortgage		1,260		23,080		30/09/2021
Collateral for B series bonds	mortgage	10,581	15,015		9,271		14/08/2021
Collateral for an investment credit, pursuant to contract U0001659946897, granted by ALIOR BANK S.A.	mortgage	22,686	56,250	56,250	82,163	92,328	27/03/2026
Collateral for a working capital credit, pursuant to contract U0002696687748, granted by Alior Bank	mortgage	1,939	17,250	17,250	13,535	13,535	31/12/2024
Collateral for the credit WK14-000016	mortgage	1,684	30,000	30,000	5,947	6,604	30/09/2019
Collateral for the credit 17/1564	bill of exchange	4,356	50,000	60,000	4,356	12,135	30/11/2019
Collateral for the credit KNK/1622269 Santander Bank Polska S.A.	mortgage	8,869	9,243	14,702	9,366	18,842	30/09/2031
Total		**155,069**	**456,387**	**463,693**	**371,112**	**481,997**	

Assets as security of liabilities	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Tangible fixed assets	182,734	256,647
Investment real property	47,357	25,330
Financial assets	4,357	12,135
Intangible assets		
Other assets	35,601	51,918
Total	**270,049**	**346,030**

Note 38 Judicial cases.

In the reporting period, there were twelve court proceedings pending against the plaintiff who compiled the statements, for the total amount of PLN 24,487 thousand.

In the period covered by this statement:

a) there were no pending court proceedings concerning receivables of MIRBUD S.A., the dispute subject unit value constituted at least 10% of the equity of the company

b) no court proceedings were pending concerning liabilities of MIRBUD S.A., the dispute subject unit value constituted at least 10% of the equity of the company

The risk assessment carried out is closely related to the creation of revaluation write-offs and provisions according to the following principle:

- low risk - no write-off / no provision
- medium risk - write-off of 50% of gross value / provision for 50% of claims
- high risk - write-off of 100% of gross value / provision for 100% of claims
- unrecoverable receivables - removed from the accounting books by write-off from costs

Note 39 Contingent liabilities.

List of mutual sureties granted by the issuer within the capital group	Claim of the surety	Value of the surety in PLN thousand		Value of the liability in PLN thousand		
		As at:	As at:	As at:	As at:	surety expiry date
		31/12/2018	31/12/2017	31/12/2018	31/12/2017	dd/mm/yyyy
To related entities	-	-	-	-	-	-
MARYWILSKA 44 Sp. z o.o.	Collateral for the Santander Bank Polska S.A. credit	49,500	49,500	30,546	33,000	02/05/2028
MARYWILSKA 44 Sp. z o.o.	Collateral for the Santander Bank Polska S.A. credit	10,000	7,000	1,579	1,962	30/12/2019
JHM Development S.A.	Collateral for the ALIOR BANK S.A. credit	89,912	89,912	0	0	31/05/2023
JHM Development S.A.	Collateral for the BPS S.A. credit	1,050	0	0	0	30/09/2021
JHM Development S.A.	Collateral for the BPS S.A. credit	44,587	0	9,980	0	30/09/2021
JHM Development S.A.	Collateral for the BPS S.A. credit	9,000	0	0	0	30/09/2021
JHM 1 Sp. z o.o.	Collateral for the Santander Bank Polska S.A. credit	10,098	9,967	8,869	9,243	30/09/2031
PBDiM KOBYLARNIA S.A.	Collateral for the BGK S.A. credit	30,000	30,000	1,684	58	30/09/2019
EXPO MAZURY S.A.	Collateral for the ALIOR BANK S.A. credit	75,000	75,000	22,386	25,474	27/03/2029
PBDiM KOBYLARNIA S.A.	Collateral for the BGK S.A. credit	60,000	60,000	4,356	11,893	30/11/2019
PBDiM KOBYLARNIA S.A.	Collateral for the BGK S.A. credit	22,500	0	0	0	06/06/2020
PBDiM KOBYLARNIA S.A.	Collateral for bank warranty of BANK S.A	21,143	21,143	0		15/02/2019
PBDiM KOBYLARNIA S.A.	Collateral for bank warranty of BANK S.A		3,000			30/03/2018
Total		**422,790**	**345,522**	**79,400**	**81,630**	

Other contingent liabilities	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Under proper performance guarantee	194,667	187,988
Under rectifying faults and defects	82,980	99,667
Under payment of receivables		
Total	**277,647**	**287,655**

On 29 December 2012, the Issuer together with other companies of the MIRBUD Capital Group concluded a contract on provision of services, the subject of which is surety, guarantee, mortgage encumbrance (hereinafter "Collateral") of credit liabilities towards financial and insurance institutions against remuneration.

The contract is aimed at increasing the financial security of individual companies of the Group and increasing their creditworthiness.

In accordance with the terms of the contract:

- the remuneration and title of the Collateral was determined at the level of market prices applied between unrelated entities in the amount of 0.9% of the amount of the Collateral of repayment granted on an annual basis, regardless of the collateral method,
- the remuneration is payable within 30 days after the end of each quarter,
- in the event of payment of the amount of debt towards the company's creditor, the company granting the Collateral is entitled to return the equivalent of the amount paid within 7 days from the date of the call for repayment,
- after 7 days from the date of the call, the company granting the Collateral shall be entitled to statutory interest on amounts not repaid on time,
- the contract was concluded for an indefinite period of time.

The amounts of remuneration under the Collateral granted are presented in: Note 26 Transactions with related entities.

Note 40 Objectives and principles of risk management.

Risk of significant changes in interest rates

The Companies to a large extent use bank credits to finance their investment activities. The costs of interest on credits are affected by the amount of the WIBOR base rate for credits taken out in Polish zlotys and EURIBOR for credits in EURO. An increase in the value of WIBOR/EURIBOR indices through an increase in interest on loans may have an adverse effect on the Companies' financial situation. If the risk of interest rate changes and long-term financing is identified, the Management Boards of the companies shall consider the possibility of concluding interest rate hedging transactions (interest rate swaps - IRS and CIRS strategies).

Items exposed to change in interest rates	Cash flow risk		Fair value risk	
	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Liabilities under credits and loans	237,085	245,690		
Loans granted	478	2,978		
Other financial assets				
Other financial liabilities				
Total	**237,563**	**248,668**	-	-

Risk of changes in foreign exchange rates

In 2018, the MIRBUD S.A. Capital Group generated approx. 33 % of revenues in EUR and was exposed to the exchange rate risk, which could reduce the effectiveness of construction contracts and may affect the amount of revenues and profits. In order to minimise the exchange rate risk, in previous years the Company hedged the exchange rate level by entering into FORWARD-type transactions. At present, the Management Boards of the Companies assess the currency risk as low and do not hedge the currency exchange rate.

Items exposed to change in foreign exchange rates	EUR		Other currencies	
	As at:	As at:	As at:	As at:
	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Liabilities under credits and loans				
Loans granted				
Trading and other receivables	24,403	57,303		
Trading and other liabilities				
Cash	3,722	8,510		
Other financial assets				
Total	**28,125**	**65,813**	-	-

Risk related to the general macroeconomic situation and economic situation in Poland

Revenues of the MIRBUD Capital Group are earned entirely on account of conducting business activity on the Polish market. Therefore, the financial results achieved depend on factors such as the stability of the macroeconomic situation in Poland and the general economic situation in the country in a given period. In particular, the development of the following macroeconomic and economic indicators has or may have an impact on the financial results achieved by the Company and the entire development sector: GDP growth rate, unemployment rate, inflation rate, real wage growth rate, level of investments, level of changes in household income, level of reference interest rates and the development of exchange rates and budget deficit.
Possible negative changes in the stability of the macroeconomic situation and general economic situation of Poland may have a negative impact on the activity, financial situation or development prospects of the Company.

Risk related to the economic situation in the construction industry

The activities of the Group companies are closely correlated with the overall economic situation in Poland. The financial results achieved by the Company are most affected by the level of investments in enterprises, GDP growth rate, inflation rate, value of construction and assembly production, tax policy and increase in interest rates. There is a risk that negative changes in the above mentioned ratios, in particular the slowdown in the economic growth rate, the increase in the inflation rate caused by the increase in the prices of materials or the increase in interest rates, may have a negative impact on the activity and results of the Company.
The Management Board observed a gradual increase in the number of investments in the segment of industrial and commercial buildings, as well as the road construction segment.

Risk related to competition in the construction industry

The economic growth in Poland and the accumulation of many construction investments at the same time, both infrastructural and volumetric, translates into limited availability of materials and services of subcontractors, which causes an increase in prices and intensifies competition by offering the most convenient payment terms for suppliers and subcontractors.
Further intensification of competition on the markets where the Company operates may have a material adverse effect on the Company's operations, results and financial position as well as on its future development outlook.
The Management Boards of the Companies, based on many years of experience, try to build a portfolio of contracts that will enable them to achieve an appropriate financial result.

Risk related to the economic situation in the development sector

The situation on the real estate development market in Poland in the period covered by these financial statements affects the operations and financial results of JHM DEVELOPMENT S.A., however, it should be remembered that the economic situation in the real estate development sector is characterised by cyclicality. The current low economic situation is additionally compounded by relatively high and rising unemployment, which makes many people unable to afford credit, and results in the tightening of the mortgage lending policy of many banks following the financial crisis of previous years. As a result, many potential clients of developers who have not lost their jobs have also been unable to obtain the

necessary credit to buy a flat on reasonable terms.
The occurrence in the future of financial and economic crises, recessions or periods of economic slowdown or other factors adversely affecting the development industry may have a material and adverse impact on the Group's activities, results, financial situation or development prospects.

Risk related to the economic situation in the management of shopping halls and lease of commercial space

Apart from construction and development activities, an important area of the Group's activity is management of shopping halls and lease of commercial space. These activities are carried out by the following subsidiaries: Marywilska 44, JHM 1 and JHM 2. The level of commercial activity and the demand for lease of commercial space in the given shopping halls depends on the general macroeconomic situation in a given market, the level of competition and the level of consumption, and in particular the demand for products from the popular segment in a given market.
The occurrence in the future of factors negatively affecting the economic situation of the shopping hall management and commercial space lease industry may have a material and adverse impact on the Group's activities, results, financial situation or development prospects.

Risk related to competition in the development sector

The regions of the country in which the JHM DEVELOPMENT Group operates are characterised by a high degree of competition in the development sector. JHM DEVELOPMENT S.A. takes into account the intensity of competition on local markets where the start of development activities or the implementation of further projects is considered. As a rule, the Company focuses on locations where competition is limited. The existence of limited competition at the time when the investment is considered to commence does not mean, however, that competitive entities will not undertake investments in the same local market as the Company in the near future, after the commencement of preparations or work by the Company. Both relatively small local companies and larger developers competing with the Company are capable of comprehensive implementation of large projects. The intensification of competition may translate into an increase in the supply of finished apartments offered on the local market, which may result in price pressure when selling premises, a reduction in rental rates of premises, as well as an extension of the period of their sale.
The existence or intensification of competition on the markets where the Companies operate may also translate into difficulties in obtaining attractive plots of land for new development and commercial projects at the assumed prices. The intensification of competition in the markets where the Company operates may have a material and adverse effect on its operations, results, financial situation or its future development outlook.

Risk related to the management of shopping halls and commercial space lease activities

The shopping halls managed by the subsidiary Marywilska 44 are one of the largest shopping hall complexes in Poland and the largest in the capital city of Warsaw.
The basic assortment offered to customers in shopping halls at ul. Marywilska 44 consists of clothes, footwear, leather goods and toys in the popular segment. Traders specialising in the sale of the above articles in the popular segment can choose from a wide range of entities offering lease of commercial space in Warsaw and its vicinity, including large shopping halls located in the vicinity of Nadarzyn and in Wólka Kosowska. Additionally, it cannot be excluded that in the future other entities will not build large shopping hall complexes, which will compete directly with the halls at ul. Marywilska 44 within the Capital City of Warsaw. The subsidiaries, JHM 1 Sp. z o.o. and JHM 2 Sp. z o.o., are exposed to the

same risk. The intensification of competition in the markets where the Group operates may have a material and adverse effect on the Group's activities, results, financial situation and future development outlook.

Risk related to the purchase of land for new development projects and investment projects for lease of commercial space

The further successful development of development activities and the construction and letting of commercial premises depend on the ability to purchase plots of land in attractive locations and at prices which enable satisfactory margins to be realised. Due to the limited number of attractive plots available with the desired design parameters, the Companies cannot guarantee that in the future it will be possible to purchase a sufficient number of attractive plots to implement the assumed development plans. Moreover, the possibility to purchase attractive plots of land for new development projects and commercial and service projects depends on a number of factors, such as:

- the existence of local land-use plans,
- the ability to finance the purchase of plots and start the investment process,
- the possibility of obtaining the required administrative approvals to start implementation of projects (development conditions, architectural design approval),
- the possibility of ensuring the required own contribution and obtaining bank financing for the implementation of the projects.

The above factors depend to a large extent on the overall situation on the real property market in Poland and on local markets, as well as on the general economic situation of the country.

Risk of sudden changes in housing prices

JHM DEVELOPMENT S.A. derives its revenues from development activities from the sale of flats and single-family houses. Due to the fact that development projects are carried out in a long-term perspective and it is often necessary to assume sale prices of constructed real property several years in advance, there is a risk that during the project implementation significant changes will occur in the prices of flats and houses on a given market, including significant drops in the prices of residential units and houses. Real property prices in a given market depend on a number of factors, such as the general economic situation of a region, the level of unemployment, the number of residential units available for sale by other developers in that market, the availability of mortgage loans to potential customers, etc. In the event of a significant fall in real property prices, the Company may not be able to sell the constructed apartments and houses at the planned prices within a specified period of time.
The occurrence of any factors that will cause the prices of apartments or houses to fall on the markets where the Company executes projects, may have a material and adverse effect on the Group's operations, financial situation or its development prospects.

Risk related to changes in provisions of the law, in particular in tax law

The Polish legal system is characterised by a considerable degree of variability and ambiguity of provisions, which applies in particular to tax law. In practice, there are often problems with interpretation, inconsistent court rulings occur, as well as situations when public administration bodies adopt interpretations of legal provision which are unfavourable for the taxpayer and different from the interpretations previously adopted by these bodies. The occurrence of changes in legal regulations, including those concerning environmental protection, labour law, social security law, commercial law, and in particular tax law, may have an adverse effect on the Company's operations, financial situation or its development prospects.

Risk related to non-compliance with legal requirements envisaged for the commencement of the investment and with the legal status of the real property

The implementation of each of the investment projects by the Company requires the fulfilment of the requirements set forth in the law. In most cases, the Company is obliged to obtain various types of permits, which are issued by public administration bodies. Obtaining these administrative acts is a necessary condition for the commencement of the investment process. It should be noted that obtaining all permits and consents requires considerable effort and time. Public administration bodies issuing permits and consents operate on the basis of the provisions of the Code of Administrative Procedure and special acts. In these proceedings, the interest of local communities is taken into account in the first place and a number of planning issues are subject to wide public consultation (e.g. environmental issues). Additionally, lack of even a part of the documentation makes it impossible to commence the investment process. Moreover, the discovery of any irregularities, either on the part of the Company or in the administrative files, and in particular the existence of any contradictions between them may lead to the delay in the commencement of the investment process. There is also a risk that already valid administrative decisions will be challenged by resuming proceedings or annulling decisions. Administrative decisions may also be challenged, in whole or in part, and consequently there is a risk that they will be annulled. In areas where local land-use plans have not been adopted, there is also a risk that the Companies will not be able to implement their plans due to difficulties related to the possibility of obtaining a development conditions' decision.
The occurrence of any of the aforementioned factors may have an adverse effect on the Company's activities, financial position or its development prospects.

Risk associated with the implementation of the development strategy

The Polish market and the situation on local markets where the Companies operate are subject to constant changes, the direction and intensity of which depend on a number of factors. Therefore, the Companies' future financial performance, development and market position depend on its ability to develop and implement a long-term strategy in an uncertain and changing market environment.
In particular, the implementation of the Companies' strategy depends on the occurrence of a number of factors, the occurrence of which is often independent of the decisions of the Companies' governing bodies, and which cannot always be predicted.
Such factors also include those of a general nature, such as:

- unpredictable market events, such as the occurrence of an economic crisis or recession in Poland or other European Union countries,
- radical and sudden changes in legal regulations or the methods of their interpretation (e.g. influencing the issuance of development conditions),
- natural disasters in the areas where the Company operates.

and a number of factors of a specific nature, such as:

- reduced availability of bank financing for development and commercial projects,
- other operational risks described in these statements.

The Companies make every effort to ensure that the assumed strategy is implemented and tries to analyse all market and industry factors on an ongoing basis which have and may have an effect on the implementation of the strategy. The factors described above may result in the Companies being unable to implement the assumed development strategy, including the planned development projects, and thus these factors may have a significant negative impact on the Companies' operations, financial position, results or its development prospects.

Risk related to the building infrastructure

The completion of the project depends on the provision of the infrastructure required by the regulations, such as access to public roads, access to utilities, designation of appropriate internal roads, etc. There may be situations where the provision of the necessary infrastructure depends on factors beyond the Company's control. Often the provision of access to the right road or utilities depends on the decision of the appropriate municipal or local authority. In some cases, the status of the roads needed for the investment may be unregulated or unforeseen complications may arise during project implementation, resulting in delays and additional costs. It may also happen that the relevant administrative bodies require the Company to perform additional infrastructure works as part of the investment project. The authorities may also expect or even demand that the investor performs infrastructure works which are not necessary from the perspective of the project implementation, but which may be expected by the authorities as an investor's contribution to the development of the local community in connection with the investment.
The occurrence of any of the above factors, translating into delays in the implementation of projects or additional project costs, may have a material and adverse effect on the Companies activities, financial situation or their development prospects.

Risk related to restrictions in the banks' credit policy, in particular with respect to granting investment and mortgage credits

At present, banks in Poland, acting on the basis of EU directives, have tightened their credit policy towards companies operating in the development sector, commercial space lease sector, as well as towards people applying for mortgage credits.
The Companies' policy regarding the use of bank credits is conservative and the Companies try to be prepared for situations when restrictions occur towards the availability of credits to investors on the Polish market. The introduction of any restrictions towards the availability of credits may have a material and adverse effect on the Companies' activities, financial situation and their development prospects.

Risk related to liability for breach of environmental regulations

Pursuant to the applicable environmental protection regulations, entities which are owners or users of plots where hazardous substances are present, or where there has been an adverse transformation of the natural configuration of the land, may be required to remove them, or bear the cost of land reclamation or pay a fine. In order to minimise the risk of breaching environmental regulations, the Company carries out technical analyses of future projects in terms of the risk related to liability for breach of environmental regulations. Until the date of preparing the report, the Company was not obliged to bear the costs of land reclamation or to pay any administrative penalties for this. However, it cannot be precluded that in the future the Company will be obliged to bear the costs of land reclamation, pay a fine for breach of environmental protection regulations, or pay damages.
The occurrence of any of the aforementioned factors may have an adverse effect on the Company's activities, financial position or its development prospects.

Risk of penalties for non-performance or untimely performance of orders

An entity acts as a general contractor in contracts with investors. The signed and executed contracts impose a number of obligations on the Company and determine the consequences of non-performance of the assumed obligations. Such contracts, first of all, very precisely specify the deadlines

- both for the performance of the ordered works, as well as the performance of other activities, e.g. removal of possible defects during the warranty period. If these deadlines are not met, the Company may be at risk of paying contractual penalties.
In order to limit the risk of investors making a claim for payment for non-performance or improper performance of the Company's orders, the Company has taken the following actions:
- provision of insurance coverage for contracts, including activities of the subcontractors,
- implementation and application of the Management System according to EN ISO 9001:2000 in the scope of:
  a) general construction, civil engineering, road and motorway construction,
  b) industrial facilities construction, c) installation works.
- transfer of risks to cooperation contracts concluded by the Company with producers, suppliers and subcontractors (product responsibility, responsibility for services, differences between the ordered and delivered assortment, price increases, etc.).

Irrespective of the above, the payment of unforeseen contractual penalties or indemnities may have a negative impact on the Company's financial results. It should be noted, however, that in the years 2005-2015, the Company did not incur any significant charges due to the risk related to penalties for non-performance, improper performance or untimely performance of the order.

Risk related to claims against the Companies on account of construction of flats and commercial and service facilities, sale of flats, and granting a guarantee of payment for construction works

Development activity consists in comprehensive implementation of residential buildings and houses construction projects, as well as the sale of residential units and houses. In order to implement numerous investments, the Company has concluded and will continue to conclude construction contracts with contractors for construction and finishing works. It should be noted that the obligations incurred by the contractors in connection with the execution of the investment (e.g. in relation to subcontractors) may consequently, due to the joint liability of the investor and the contractor for the payment of remuneration, be associated with the creation of claims against the Companies, which may affect the timeliness of the execution of the investment. As a result, the Company, which is accountable to its customers, may incur significant costs of non-performance or improper performance of the contract. It cannot be precluded that in the future customers and business partners of the Companies will also not make claims against them due to hidden defects of the building arising at the stage of construction or finishing works, although according to the standard contracts concluded by the Companies, the costs of repairs of this type of defects are covered by the contractor or its subcontractors. The Companies are also liable to the purchasers of the premises on account of warranty for physical and legal defects of the buildings. The period covered by these claims is 3 years. Moreover, pursuant to art. 649_1 – 649_5 of the Civil Code, at the request of the contractor, the Company acting as an investor is obliged to grant a guarantee of payment to the contractor (general contractor) for construction works in the form of a bank or insurance guarantee, as well as a bank letter of credit or bank surety granted at the investor's request. The occurrence of any of the above factors, which translate into claims against the Companies, may have an adverse effect on the Group's activities, financial position or its development prospects.

Risk related to financing development with bank credits

The Group Companies finance their development and current activities with the use of bank credits and leasing. In the future, the Company intends to use bank credits to finance the demand for working capital related to the increase in the scale of activities. However, there is a risk that in the future, in the event of adverse changes in the Company's activity markets or financial markets, or as a result of

a change in the banks' approach to credit risk assessment, they will have difficult access to financing using credits, their cost will be higher than the current one, or they will be forced to repay or refinance their existing debt on worse terms. This may contribute to a slower than planned growth rate and deterioration of the financial results obtained.
The Management Board considers the current level of debt to be safe and does not see any threats to its timely service. Despite the good financial standing of most of the Group's companies, it cannot be ruled out that in the future, as a result of unfavourable market processes, they will be unable to meet all their obligations resulting from credit contracts and loans. In the event of a situation where the Company of the Group is not able to settle its debts under credit contracts and loans on an ongoing basis, repayments may become due and payable immediately. As a result, in order to satisfy its creditors, the Company will be forced to sell a part of its assets. The strategies of the Companies provide for a gradual exchange of short-term debt for long-term financing and that the newly acquired credit financing will be appropriate for the implementation of specific construction contracts and developer investments.
The occurrence of the above-mentioned factors may have an adverse effect on the Company's operations, financial situation or its development prospects. In order to limit the risk, the Company performs on an ongoing basis an analysis of debt and the possibility of settling liabilities.

Risk related to the production process

Construction contracts contain a number of clauses concerning proper and timely performance of the contract, proper removal of defects and faults, which involves the provision of a guarantee deposit or securing the contract with an insurance or bank guarantee. The security is usually provided in the form of an insurance guarantee, bank deposit or cash deposit within a specific period of time after the contract is signed and settled after the contract completion. The amount of the security depends on the type of contract. Typically, it is between 5 and 10% of the contract price.
As the necessity to lodge a security in the form of a deposit may have an impact on the limitation of the Company's financial liquidity, the Company prefers to lodge the security in the form of an insurance guarantee. If access to insurance or bank guarantees is restricted and the cost of obtaining them increases, the Company bears the risk of increasing the costs and freezing financial resources, which in turn may lead to a decrease in the Company's profitability or financial liquidity.
In order to minimise the risk, the Company's contracts with subcontractors require subcontractors to secure proper performance of the contract in the form of an insurance guarantee, bank guarantee or cash deposit and contain contractual penalties for exceeding the contractual deadlines.

Note 41 Capital management.

The objective of capital risk management is to protect the ability to continue with the activities, so that returns for shareholders and benefits for other stakeholders can be performed, and to maintain an optimal capital structure in order to reduce the cost of capital.
The tools used to maintain and correct the capital structure may include:
- change in the amount of declared dividends to be paid;
- return of capital to shareholders;
- issue of shares and other capital instruments;
- the sale of assets in order to reduce debt.

Capital monitoring is carried out by means of the debt ratio. This ratio is calculated as the ratio of net debt to total capital. Net debt is calculated as the sum of financial debt (including current and long-term credits and loans and other financial debt disclosed in the consolidated balance sheet), less cash and cash equivalents. The total value of capital is calculated as equity disclosed in the consolidated balance sheet, together with net debt.

Calculation of the debt ratio	in PLN thousand	
	As at:	As at:
	31/12/2018	31/12/2017
Total credits	237,085	245,690
Cash and cash equivalents	-64,145	-46,544
Net debt	**172,940**	**199,146**
Equity	382,622	355,866
Total capital	**555,562**	**555,012**
Debt ratio	**31%**	**36%**

XII. Approval for publication

The financial statements were approved for publication and signed by the Management Board on 29/03/2019

Jerzy Mirgos	Sławomir Nowak
President of the Management Board	Vice-President of the Management Board

Paweł Korzeniowski	Tomasz Sałata
Member of the Management Board	Member of the Management Board

Anna Sołwińska
Person entrusted with bookkeeping