



PRESENTATION OF THE INPRO CORPORATE GROUP

FINAL 2024 RESULTS

Status as at 31/12/2024



About the Company



The INPRO Group has been a steadily growing company for nearly 40 years, offering a diverse range of residential properties. **The Company's portfolio includes apartments, upper-end units, single-family houses and popular housing options.** In addition, as part of its operations, INPRO develops comprehensive residential projects that also feature retail and service infrastructure.

The INPRO Group is a team of experienced and highly competent experts in their respective fields, working together to create optimal solutions tailored to the needs of home buyers.

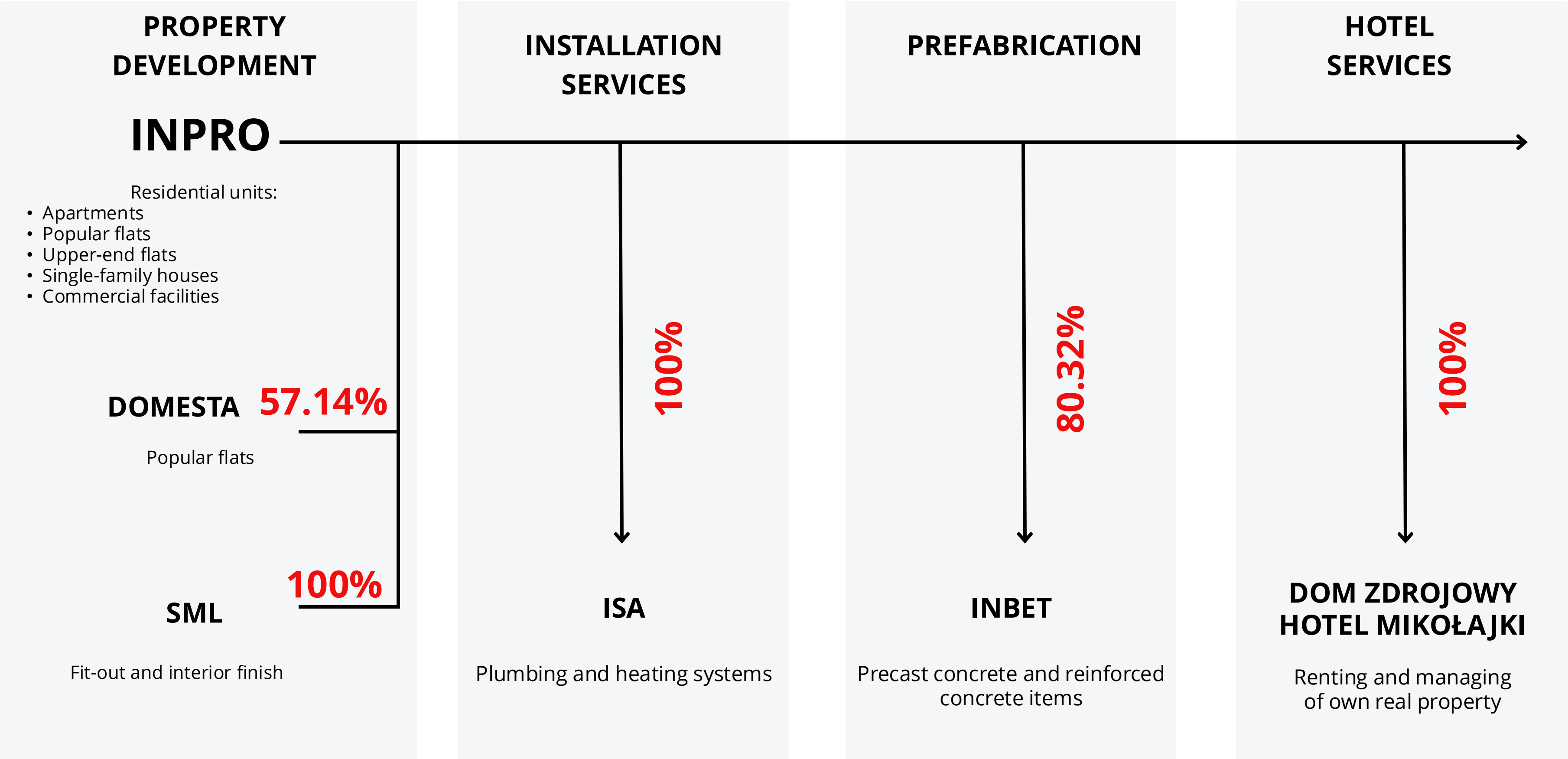
In 2024, the INPRO Group generated consolidated sales revenues of PLN 393 m, representing a 27 % increase compared to 2023. Net profit reached PLN 58.6 m, marking a 37 % year-on-year growth.

In 2024, INPRO Group handed over 692 units to customers – a 20 % increase compared to the previous year. During the same period, 587 net preliminary agreements for the purchase of apartments and single-family homes were signed (net of cancellations).

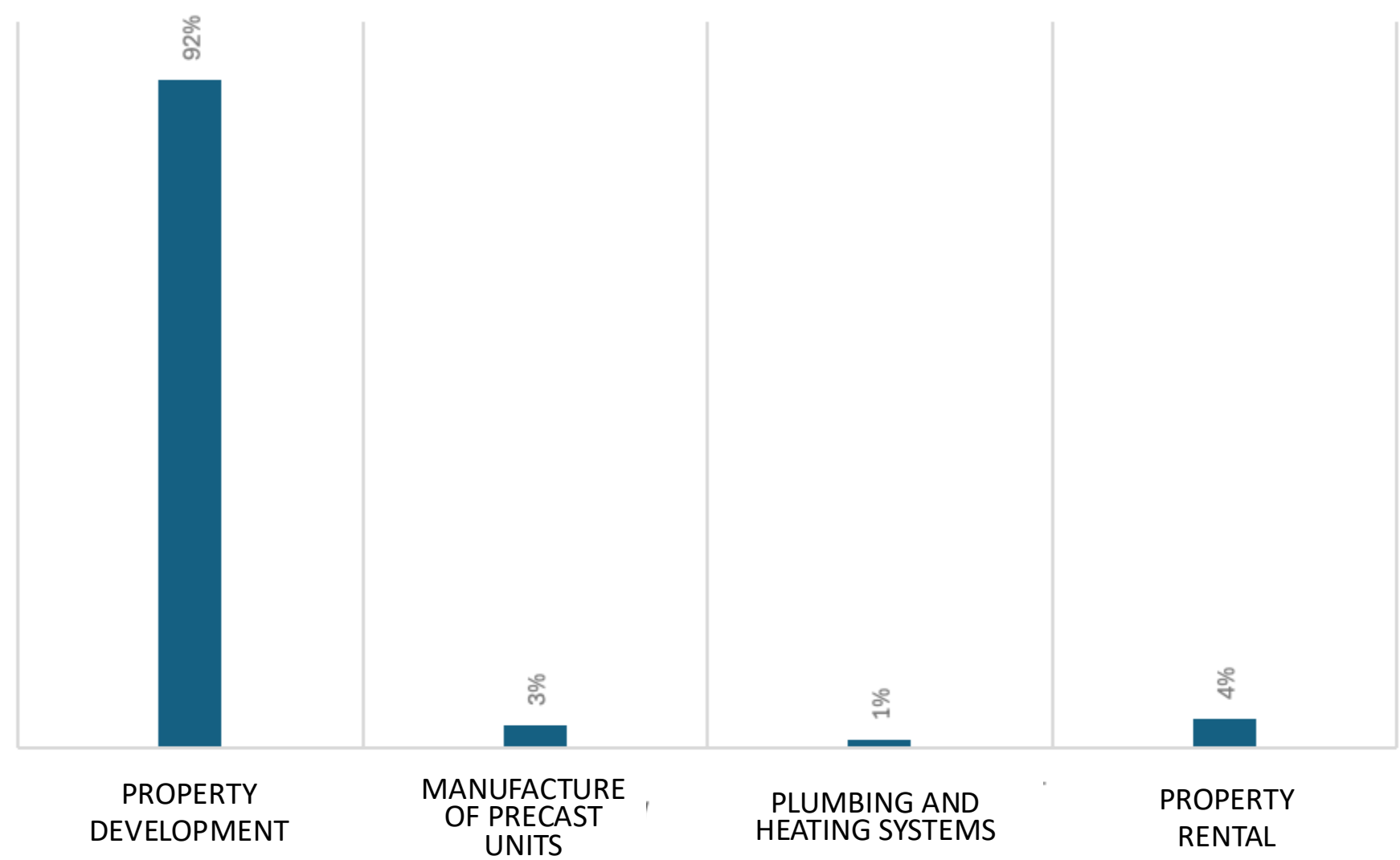
The data for 2024 clearly indicate that the Company is developing in a stable and consistent manner.



INPRO Group (as at 31/12/2024)



SALES STRUCTURE OF THE INPRO CORPORATE GROUP



The core business activity of the INPRO Corporate Group is residential construction, encompassing both popular and upper-end flats. Over the course of its 38 years of operations, the Company has delivered more than 110 construction projects to the market, placing in service nearly 13,000 residential units (as of December 31, 2024). **This track record places the Company among the leading developers in the Tri-City area.**

Sales summary for 2024

In 2024, the Group sold a total of 587 flats and houses (net preliminary sales agreements, adjusted for cancellations).

The gross value of units sold during the period under review amounted to approximately PLN 370 m, representing a 23 % decrease compared to 2023.

In 2024, INPRO Group delivered 692 units – a 20 % increase compared to the previous year.

As at the end of 2024, the Group was executing 13 ongoing projects, comprising approximately 1,600 units in total.



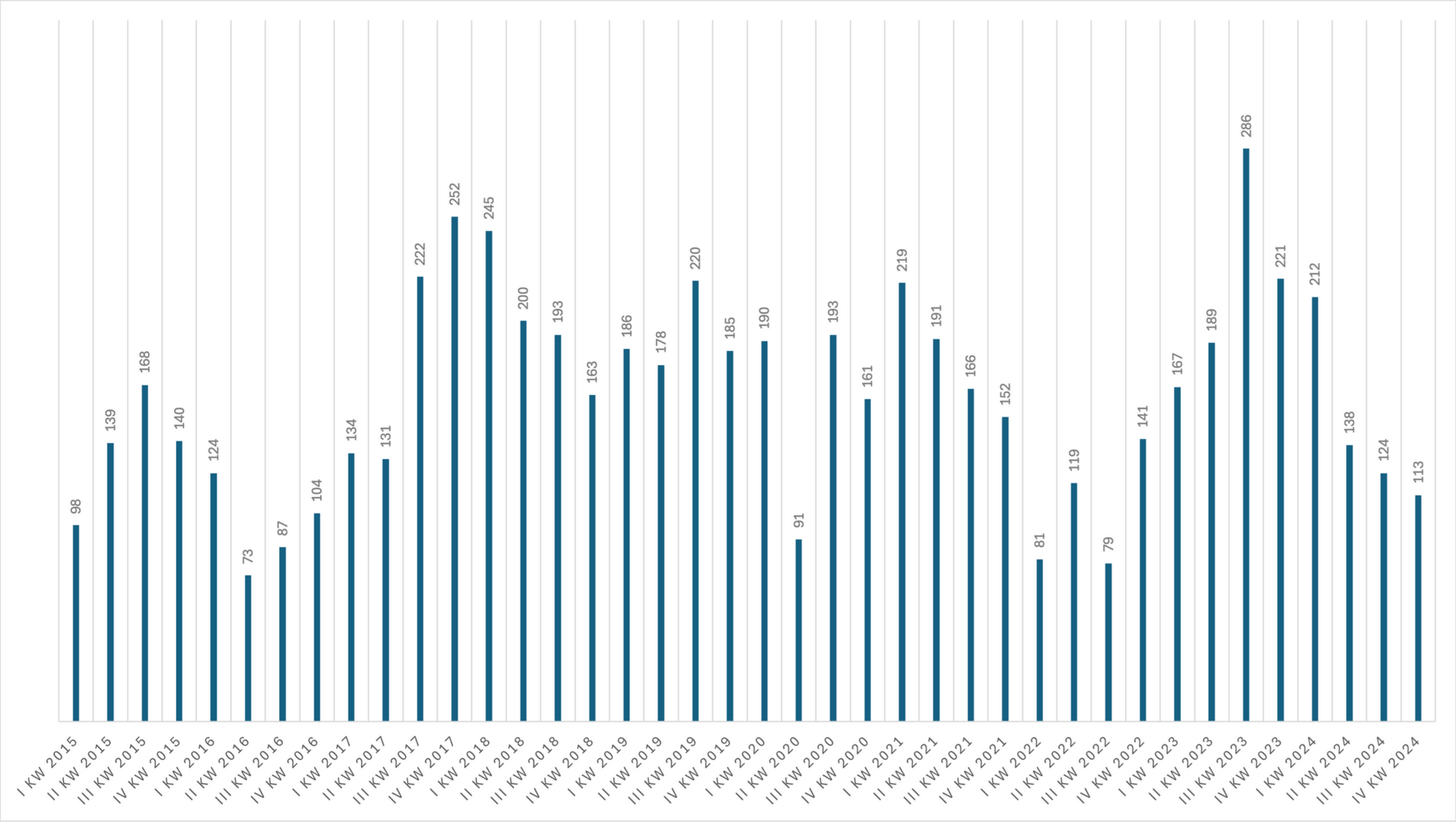
Sales summary for 2024

In 2024, Inpro S.A. and Domesta completed and delivered the following projects:

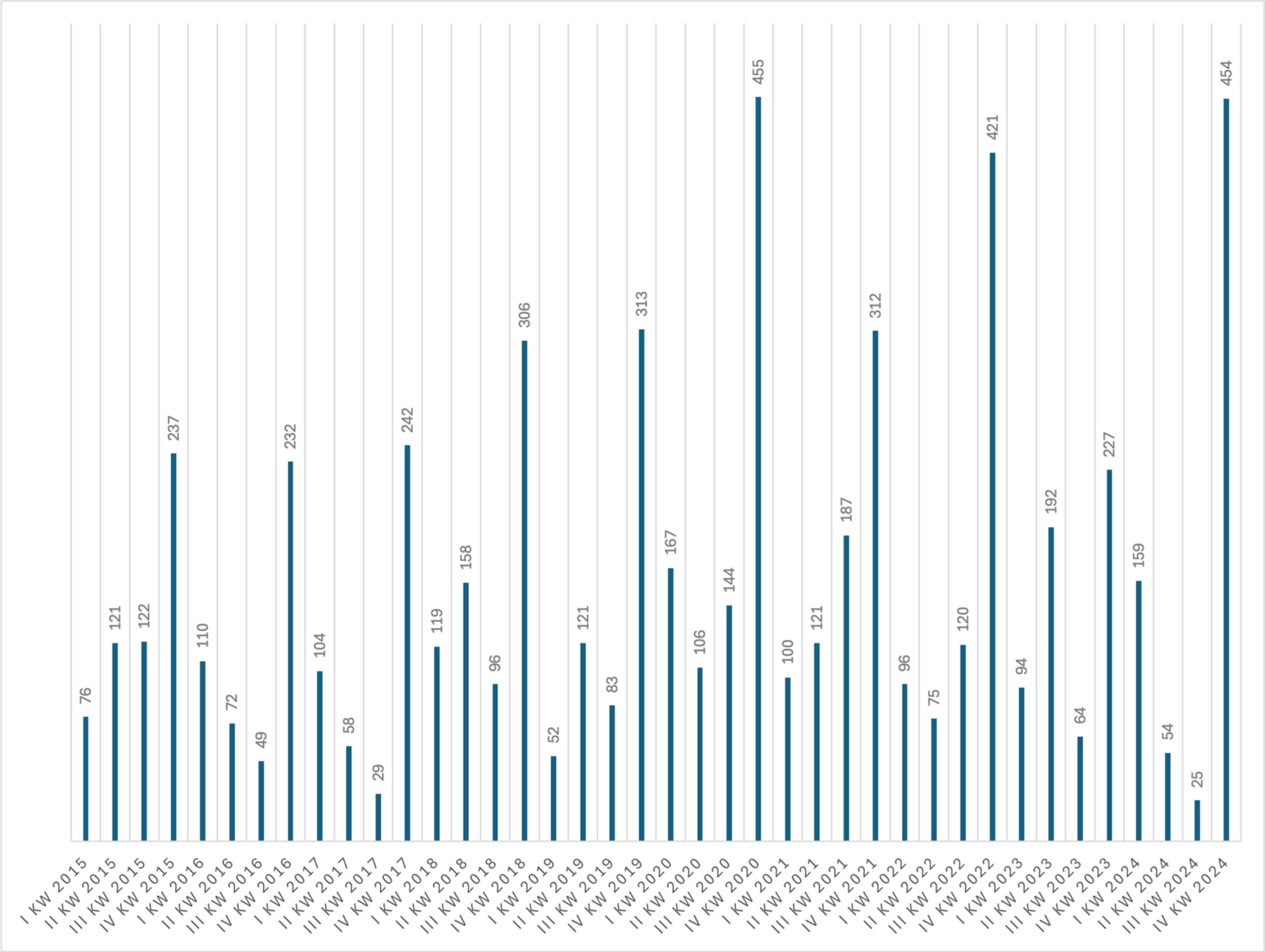
- 1 multi-family building at the Optima VI estate (32 units)
- 40 single-family houses in Optima VI
- 5 multi-family buildings at the Optima VII estate (138 units)
- 2 buildings at the Koncept III estate (88 units)
- a building at the RYTM estate (107 units)
- the first two buildings at the ATUT estate (each building with 94 units)
- apartments in Mikołajki (105 units)
- building 4 at the Leszczynowy Park estate (28 units)
- building 5 at the Leszczynowy Park estate (36 units)
- building 1 at the Nowe Południe estate (42 units)
- building 2 at the Nowe Południe estate (42 units)
- building 3 at the Urzeka estate (40 units)
- Buildings E, F, and G at the Polana Kampinoska estate (47 units)



Group's quarterly net residential sales



Number of units delivered by the Group by quarter



Consolidated financial results

Statement of total income of INPRO S.A. Corporate Group for 2024 and 2023

	(PLN '000)	2024	2023
Continuing operations			
Sales revenues		392 993	308 606
Cost of sales		(263 783)	(204 366)
Gross profit (loss) on sales		129 210	104 240
Selling costs		(14 264)	(13 477)
Administrative expenses		(38 054)	(32 758)
Other operating expenses		3 190	2 045
Other operating costs		(3 167)	(1 510)
Profit (loss) on operating activities		76 915	58 540
Financial revenues		1 106	1 517
Financial costs		(7 942)	(7 202)
Gross profit (loss)		70 079	52 855
Income tax		(11 475)	(9 970)
Net profit (loss) from continuing operations		58 604	42 885
TOTAL OVERALL INCOME		58 604	42 885

Separate results of INPRO S.A.

Statement of total income of INPRO S.A. for 2024 and 2023 (PLN '000)

	2024	2023
Continuing operations		
Sales revenues	238 564	150 452
Cost of sales	(172 574)	(110 592)
Gross profit (loss) on sales	65 990	39 860
Selling costs	(8 698)	(6 615)
Administrative expenses	(16 907)	(11 803)
Other operating expenses	1 329	1 364
Other operating costs	(2 415)	(478)
Profit (loss) on operating activities	39 299	22 328
Financial revenues	9 989	8 642
Financial costs	(4 781)	(3 482)
Gross profit (loss)	44 507	27 488
Income tax	(6 991)	(3 558)
Net profit (loss) from continuing operations	37 516	23 930
TOTAL OVERALL INCOME	37 516	23 930

Group's core financial data

Core balance sheet data of the INPRO Corporate Group
as at the end of 2024 and 2023 (PLN '000)

ASSETS	31/12/2024 (Audited)	31/12/2023 (Audited)
Non-current (long-term) assets	184 683	162 191
Property, plant and equipment	59 034	61 131
Goodwill	6 708	6 708
Other intangibles	56	178
Long-term receivables	397	890
Investment property	116 624	89 761
Other long-term prepaid expenses	36	23
Deferred income tax assets	1 828	3 500
Current (short-term) assets	679 570	637 114
Inventory	558 544	538 369
Trade and other receivables	33 327	22 247
Current tax assets	1 352	48
Other financial assets	45 565	29 276
Cash and cash equivalents	40 782	47 174
TOTAL ASSETS	864 253	799 305

Group's core financial data

Core balance sheet data of the INPRO Corporate Group as at the end of 2024 and 2023 (PLN '000)

EQUITY AND LIABILITIES		31/12/2024 (Audited)	31/12/2023 (Audited)
Equity (attributable to the parent entity's shareholders)		494 111	454 862
Issued share capital		4 004	4 004
Reserves		11 051	11 051
Retained profit		416 819	377 570
Share premium		62 237	62 237
Capital attributable to non-controlling shareholders		45 723	39 518
Total equity		539 834	494 380
Long-term liabilities		78 955	104 799
Deferred income tax provision		8 160	6 219
Provision for retirement benefit liabilities		530	392
Long-term credit and bank loans		47 012	31 822
Debt instrument liabilities		12 379	54 767
Other financial liabilities (lease)		4 051	4 886
Trade and other liabilities		6 823	6 713
Short-term liabilities		245 464	200 126
Short-term provisions		20 018	15 091
Short-term credit and loans		31 287	59 083
Debt instrument liabilities		48 171	5 486
Other financial liabilities (lease)		2 278	2 749
Current income tax liabilities		749	1 234
Trade and other liabilities		142 961	116 483
Total liabilities		324 419	304 925
TOTAL EQUITY AND LIABILITIES		864 253	799 305