SEPARATE FINANCIAL STATEMENTS
OF INPRO SA
for the year ended on 31 December 2024

drafted in conformity with the International Financial Reporting Standards

Approval of the financial statements of INPRO SA

for the year ended on 31 December 2024

drafted in conformity with International Financial Reporting Standards

Krzysztof Maraszek President of the Management Board	
Zbigniew Lewiński Vice-President of the Management Board	
Robert Maraszek Vice-President of the Management Board	
Marcin Stefaniak Vice-President of the Management Board	
Elżbieta Marks The person responsible for keeping the books of accounts	

Gdańsk, on 24/04/2025

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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

SELECTED FINANCIAL DATA CONCERNING THE SEPARATE FINANCIAL STATEMENTS OF INPRO SA

Selected financial data concerning the separate financial statements of INPRO SA				
	01/01/2024 -31/12/2024	**01/01/2023 -31/12/2023**	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
	PLN ‘000		**EUR ‘000**	
Net sales revenues	238 564	150 452	55 426	33 224
Gross profit (loss) on sales	65 990	39 860	15 332	8 802
Profit (loss) on operating activities	39 299	22 328	9 130	4 931
Gross profit (loss)	44 507	27 488	10 340	6 070
Net profit (loss)	37 516	23 930	8 716	5 284
Profit (loss) per share	0.94	0.60	0.22	0.13
Net cash flows from operating activities	4 658	(14 809)	1 082	(3 270)
Net cash flows from investing activities	9 986	7 379	2 320	1 629
Net cash flows from financing activities	(20 208)	(7 759)	(4 695)	(1 713)
Net cash flows	(5 564)	(15 189)	(1 293)	(3 354)
	31/12/2024	**31/12/2023**	**31/12/2024**	**31/12/2023**
	PLN '000		**EUR '000**	
Total assets	592 541	567 024	138 671	130 410
Liabilities and provisions for liabilities	170 748	172 737	39 960	39 728
Provisions for liabilities	17 928	11 384	4 196	2 618
Long-term liabilities	26 244	44 599	6 142	10 257
Short-term liabilities	126 576	116 754	29 622	26 852
Equity	421 793	394 287	98 711	90 682
Number of shares (pcs)	40 040 000	40 040 000	40 040 000	40 040 000
Book value per share	10.53	9.85	2.46	2.27
ZLOTY TO EURO CONVERSION RATES	**average EUR rate in the period 01/01/2024-31/12/2024**		**average EUR rate as at 31/12/2024**	
	4.3042		4.2730	
	average EUR rate in the period 01/01/2023-31/12/2023		**average EUR rate as at 31/12/2023**	
	4.5284		4.3480	

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

STATEMENT OF TOTAL INCOME FOR THE PERIOD ENDED ON 31/12/2024

Statement of total income	Note	01/01/2024 -31/12/2024 (audited)	01/01/2023 -31/12/2023 (audited)
Continuing operations			
Sales revenues	**11.1**	238 564	150 452
Cost of sales	**11.2**	(172 574)	(110 592)
Gross profit (loss) on sales		**65 990**	**39 860**
Selling costs	**11.2**	(8 698)	(6 615)
Administrative expenses	**11.2**	(16 907)	(11 803)
Other operating revenues	**11.3**	1 329	1 364
Other operating costs	**11.4**	(2 415)	(478)
Profit (loss) on operating activities		**39 299**	**22 328**
Financial revenues	**11.5**	9 989	8 642
Financial costs	**11.6**	(4 781)	(3 482)
Gross profit (loss)		**44 507**	**27 488**
Income tax	**12**	(6 991)	(3 558)
Net profit (loss) from continuing operations		**37 516**	**23 930**
Total overall income		**-**	**-**
TOTAL INCOME		**37 516**	**23 930**

Earnings per share from continuing operations (PLN/share):	**01/01/2024 - 31/12/2024**	**01/01/2023 - 31/12/2023**
– basic	0.94	0.60
– diluted	0.94	0.60

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

STATEMENT OF THE FINANCIAL POSITION AS AT 31/12/2024

ASSETS	Note	31/12/2024 (audited)	31/12/2023 (audited)
Non-current (long-term) assets		**137 484**	**108 850**
Property, plant and equipment	**16**	6 286	5 077
Other intangibles	**18**	2	7
Investment property	**17**	29 830	105
Long-term receivables		1 239	890
Shares in related entities	**19**	64 942	64 942
Other financial assets	**20**	35 150	36 419
Deferred income tax assets		-	1 387
Other assets		35	23
Current (short-term) assets		**455 057**	**458 174**
Inventory	**21**	386 408	405 796
Trade and other receivables	**22**	23 757	15 620
Current tax assets		1 252	-
Other financial assets	**20**	31 123	18 677
Cash and cash equivalents	**23**	12 517	18 081
TOTAL ASSETS		**592 541**	**567 024**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

STATEMENT OF THE FINANCIAL POSITION AS AT 31/12/2024 (CONTINUED)

EQUITY AND LIABILITIES	Note	31/12/2024 (audited)	31/12/2023 (audited)
Equity	**25**	**421 793**	**394 287**
Share capital		4 004	4 004
Reserves		11 531	11 531
Share premium		62 237	62 237
Retained profit		344 021	316 515
Long-term liabilities		**28 414**	**44 884**
Provision for retirement benefits	**26**	320	285
Deferred income tax provision	**12.4**	1 850	-
Long-term credit and bank loans	**27**	20 563	6 908
Other financial liabilities (lease)	**28**	1 214	646
Trade and other liabilities	**29**	4 219	4 138
Debt instrument liabilities	**27**	-	32 580
Long-term prepaid expenses		248	327
Short-term liabilities		**142 334**	**127 853**
Short-term provisions	**26**	15 758	11 099
Loans and credit	**27**	17 262	37 140
Debt instrument liabilities	**27**	35 594	2 805
Other financial liabilities (lease)	**28**	614	525
Current income tax liabilities		-	101
Trade and other liabilities	**29**	72 877	75 888
Short-term prepaid expenses		229	295
Total liabilities		**170 748**	**172 737**
TOTAL EQUITY AND LIABILITIES		**592 541**	**567 024**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD FROM 01/01/2024 TO 31/12/2024

Changes in equity	Share capital	Share premium	Revaluation reserve	Retained profit	Total equity
As at 01/01/2024	**4 004**	**62 237**	**11 531**	**316 515**	**394 287**
Dividend payment	-	-	-	(10 010)	**(10 010)**
Net profit (loss) for the financial year				37 516	**37 516**
As at 31/12/2024	**4 004**	**62 237**	**11 531**	**344 021**	**421 793**

Changes in equity	Share capital	Share premium	Revaluation reserve	Retained profit	Total equity
As at 01/01/2023	**4 004**	**62 237**	**11 531**	**302 595**	**380 367**
Dividend payment	-	-	-	(10 010)	**(10 010)**
Net profit (loss) for the financial year	-	-	-	23 930	**23 930**
As at 31/12/2023	**4 004**	**62 237**	**11 531**	**316 515**	**394 287**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

CASH FLOW STATEMENT FOR THE PERIOD ENDED ON 31/12/2024

Cash flows from operating activities	01/01/2024 -31/12/2024 (audited)	01/01/2023 -31/12/2023 (audited)
Profit before tax	**44 507**	**27 488**
Adjustments:	**(34 742)**	**(31 660)**
Depreciation	1 044	708
Interest and dividends (net)	(4 767)	(4 598)
Profit/loss) on investing activities	14	(22)
Increase / decrease of receivables	(8 010)	(6 530)
Increase / decrease of inventory	(11 685)	(35 147)
Increase / decrease of liabilities	(15 668)	17 555
Increase / decrease of accrued/prepaid expenses	(59)	17
Increase / decrease of deferred income	(305)	(419)
Increase / decrease of provisions	4 694	(3 224)
Cash generated from operating activities	**9 765**	**(4 172)**
Income tax paid	(5 107)	(10 637)
Net cash flows from operating activities	**4 658**	**(14 809)**

Cash flows from investing activities	01/01/2024 -31/12/2024 (audited)	01/01/2023 -31/12/2023 (audited)
Sale of property, plant, equipment and intangibles	90	82
Interest received	310	-
Repayment of loans allowed	1 000	-
Dividends from related entities	9 371	7 886
Acquisition of property, plant, equipment and intangibles	(740)	(589)
Expenses on investment property	(45)	-
Net cash flows from investing activities	**9 986**	**7 379**

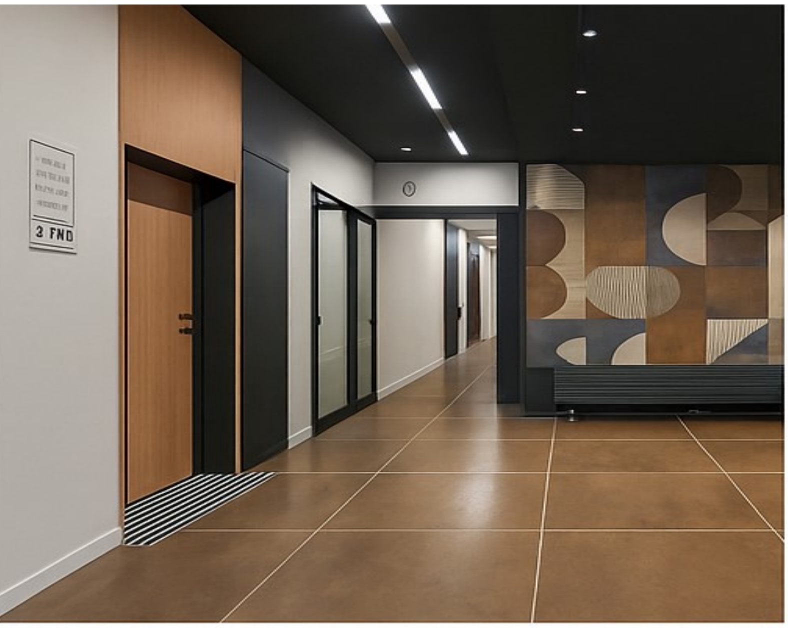
Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

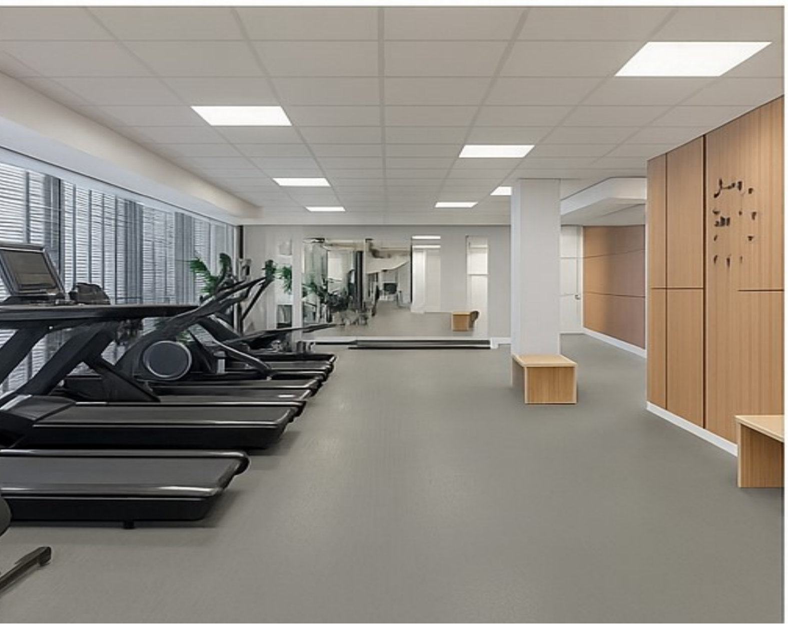
CASH FLOW STATEMENT FOR THE PERIOD ENDED ON 31/12/2024 (CONTINUED)

Cash flows from financing activities	**01/01/2024 -31/12/2024 (audited)**	**01/01/2023 -31/12/2023 (audited)**
Proceeds in relation to loans/credit obtained	120 796	72 210
Payments in relation to lease agreements	(424)	(328)
Repayment of loans/credit	(127 020)	(66 639)
Interest paid	(4 515)	(4 204)
Dividends paid	(10 010)	(10 010)
Other financial proceeds (from lease activities)	965	1 212
Other financial expenditure	-	-
Net cash flows from financing activities	**(20 208)**	**(7 759)**

Net increase/decrease in cash and cash equivalents	**(5 564)**	**(15 189)**
Cash at the beginning of the period	**18 081**	**33 270**
Cash at the end of the period	**12 517**	**18 081**

Additional information and explanations to the financial statements for 2024





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1. General information

These financial statements of INPRO SA were made in conformity with the International Financial Reporting Standards (IFRS).

The main object of INPRO SA is the construction and sale of residential and commercial real estate in conformity with the Polish Classification of Activity (PKD) 4120Z.

INPRO SA was established by way of the notarised deed of 6 April 1987. On 29 May 2008 the company's legal status was changed from a limited liability company to a joint-stock company.
The registered office of the Company is in Gdańsk at ul. Opata Jacka Rybińskiego 8.
The Company is recorded in the register of entrepreneurs of the National Court Register kept by the District Court in Gdańsk, 7th Business Division of the National Court Register, under number KRS 306071.
The Company was given the National Official Business Register (REGON) number 008141071 and the tax identification number: 589-000-85-40.

The duration of the Company is unrestricted.

INPRO SA is the parent entity of the INPRO SA Corporate Group.

As at 31 December 2024, the share capital of INPRO was PLN 4,004 k and was divided into 30,030,000 ordinary series A bearer shares of the nominal value of 10 groszes each, and 10,010,000 ordinary series B bearer shares of the nominal value of 10 groszes each.

2. Share capital structure

Shareholding structure of Inpro SA as at 31/12/2024 and 31/12/2023

Shareholder	Series	Number of shares	Nominal value in PLN	Share in the capital	Number of votes	Share in votes
Krzysztof Maraszek	A	10 010 000	1 001 000	25 %	10 010 000	25 %
Zbigniew Lewiński	A	9 460 000	946 000	23.63 %	9 460 000	23.63 %
Grażyna Dąbrowska-Stefaniak	A	5 640 000	564 000	14.09 %	5 640 000	14.09 %
Nationale Nederlanden OFE	A	2 100 000	210 000	17.93 %	2 100 000	17.93 %
	B	5 077 704	507 770		5 077 704	
Shareholders holding less than 5 % of votes	A and B	7 752 296	775 230	19.35 %	7 752 296	19.35 %
TOTAL		**40 040 000**	**4 004 000**	**100 %**	**40 040 000**	**100 %**

To the Company's best knowledge, no significant changes in the shareholding structure occurred against the status as at 31/12/2024 compared to 31/12/2023.

In the period after 31/12/2024 and until the submission of this report, the shareholders did not advise of any change in the shareholdings in INPRO SA.
No change in the shareholdings of the executives and supervisors took place in that period, either.
The shareholdings of the members of the Management Board and Supervisory Board of INPRO SA as at 24/04/2025 and 31/12/2024 were as follows:

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

	Shares Number of shares	Shares Nominal value (PLN)
Management Board		
Krzysztof Maraszek – President of the Management Board	10 010 000	1 001 000
Zbigniew Lewiński – Vice-President of the Management Board	9 460 000	946 000
Total	**19 470 000**	**1 947 000**

	Shares Number of shares	Shares Nominal value (PLN)
Supervisory Board		
Wojciech Stefaniak – member of the Supervisory Board	1 410 000	141 000
Total	**1 410 000**	**141 000**

The members of the Management Board and Supervisory Board did not hold stock (shares) in other entities of the Group.

3. Composition of the Company's Management Board and Supervisory Board

As at the date of drafting these financial statements, the **composition of the Company's Management Board** was as follows:

- Krzysztof Maraszek – President of the Management Board
- Zbigniew Lewiński – Vice-President of the Management Board
- Robert Maraszek – Vice-President of the Management Board
- Marcin Stefaniak – Vice-President of the Management Board

No changes in the composition of the body occurred in the period in question.

The Company's Supervisory Board, at its session on 20/06/2024, while acting on the basis of Article 368 § 4 of the Commercial Companies Code, in connection with § 7 para. 5 of the Company's Statues, adopted resolutions Nos. 18, 19, 20 and 21 on the appointment of the Members of the Management Board for the next 5-year term (of office i.e. for 2024 - 2028) the bench consisting of four persons (the President and three Vice-Presidents of the Management Board), that is:
- appointment of Mr Krzysztof Maraszek member of the Management Board and giving him the function of the President of the Management Board,
- appointment of Mr Zbigniew Lewiński member of the Management Board and giving him the function of the Vice-President of the Management Board,
- appointment of Mr Robert Maraszek member of the Management Board and giving him the function of the Vice-President of the Management Board,
- appointment of Mr Marcin Stefaniak member of the Management Board and giving him the function of the Vice-President of the Management Board.

For the shareholdings of the members of the Management Board, see the shareholding structure in note 2.

As at the date of drafting these financial statements, the **composition of the Company's Supervisory Board** was as follows:

- Jerzy Glanc	– Chairperson of the Supervisory Board
- Krzysztof Gąsak	– Deputy Chairperson of the Supervisory Board
- Łukasz Maraszek	– Secretary of the Supervisory Board
- Beata Krzyżagórska–Żurek	– Independent Member of the Supervisory Board
- Mariusz Linda	– Independent Member of the Supervisory Board
- Szymon Lewiński	– Member of the Supervisory Board
- Wojciech Stefaniak	– Member of the Supervisory Board

No changes in the composition of this governing body occurred in the reporting period.

Within the Supervisory Board, there operates the **Audit Committee** in the bench consisting of the following persons as at 31/12/2024:

- Beata Krzyżagórska–Żurek	– Chairperson of the Audit Committee, Independent Member
- Jerzy Glanc	– Member of the Audit Committee
- Mariusz Linda	– Independent Member of the Audit Committee

No changes in the composition of the Audit Committee occurred in the reporting period.

4. Approval of the financial statements

These financial statements were approved by the Management Board on 24/04/2025 for publication on 25/04/2025.

5. Grounds for the preparation of the financial statements

The financial statements were prepared in conformity with the historical cost principle.

The financial statements were prepared on the assumption that the Company will continue as a going concern in the foreseeable future. As at the date of approval of these financial statements, no circumstances are found to exist which indicate a threat to the Company to continue as a going concern.

These financial statements were prepared in Polish zlotys (PLN). The Polish zloty is the functional and reporting currency of INPRO SA. Unless indicated otherwise, the data in financial statements have been presented in thousands of zlotys.

The Company also drafted the consolidated financial statements of the INPRO SA Group for 2024, which were approved by the Company's Management Board on 24/04/2025 for publication on 25/04/2025.

6. The platform of the applied International Financial Reporting Standards

6.1 Statement on compliance with the provisions of law

Polish legal provisions impose the obligation on the Company to draw up financial statements in conformity with the IFRS endorsed by the EU. In view of the ongoing IFRS implementation process in the EU and the Company's operations, as regards the accounting principles used by the Company, there is no difference between the IFRS to have come into force and those approved by the EU for the reporting period ended on 31 December 2024.

These financial statements were made in conformity with all the applicable International Financial Reporting Standards endorsed by the European Union. The IFRS cover the standards and interpretations approved by the International Accounting Standards Committee ("IASC") and the International Financial Reporting Interpretations Committee ("IFRIC").

6.2 Standards adopted for the first time

Accounting principles used for the preparation of these financial statements of the Company are coherent with those used for the preparation of the financial statements for the year ended on 31 December 2023 except the application of the following new or amended standards and interpretations effective in relation to annual periods commencing on 1 January 2024:

- **Amendments to IAS 1 "Presentation of Financial Statements"-** classification of liabilities as short or long-term and long-term liabilities with covenants under contracts,
- **Amendments to IFRS 16 "Lease" –** lease liabilities in sale and lease-back.
- **Amendments to IAS 7 "Cash-Flow Statement" and IFRS 7 "Financial Instruments: Disclosures" –** supplier finance arrangements

The amendments to the standards mentioned above do not have significant influence on the Company's financial standing and profits from its business operations as well as on the scope of information presented in these separate financial statements.

6.3 Standards and amendments to standards which are not effective yet

This report does not take into account the amendments to the standards and interpretations, which await approval by the European Union or those which have been approved by it but have or will become effective after the balance sheet date.
The Company did not take advantage of the opportunity of early adoption of the following standards, amendments thereto, or interpretations:

- **Amendments to IAS 21 "Effects of Foreign Currency Fluctuations" -** no convertibility – amendments will be effective for reporting periods commencing on or after 1 January 2025;
- **Amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures"-** changes in the classification and measurement of financial instruments - the changes will be effective for reporting periods commencing on or after 1 January 2026;
- **Amendments to IFRS 9 and IFRS 7**- contracts referencing nature-dependent electricity (effective on 1 January 2026),
- **Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7-** annual improvements to IFRS – issue 11 (effective on 1 January 2026),
- **New standard of IFRS 18 "Presentation of and Disclosures in Financial Statements" -** the new standard published by the Committee in April 2024 is supposed to replace IAS 1 and will be effective for financial statements commencing on or after 1 January 2027;
- **New standard of IFRS 19 "Subsidiaries without Public Accountability" -** the new standard will be effective for periods commencing on or after 1 January 2027;

Amendments rejected or postponed by the EU:

- **Amendments to IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investments in Associates"** with regard to sales or contributions of assets between an investor and its associates or joint ventures;

- **IFRS 14 "Regulatory Deferral Accounts"**

The Company's Management Board is in the process of the analysis of the influence of the above amendments to standards on the Company's financial standing and profits from business operations as well as on the scope of information presented in financial statements.

7. Amendments to accounting principles in use, reclassification and change in presentation

During the preparation of these financial statements, the standards, amendments and interpretations effective for annual periods commencing on or after 1 January 2024 were initially used.

The Company's last financial statements were those for the year ended on 31 December 2023, made in conformity with the International Financial Reporting Standards and approved of 25 April 2024 on for publication in on 26 April 2024.

In the reporting period, the Company **did not make any changes in the accounting principles in use** except the changes following from the application of amendments to International Financial Reporting Standards (IFRS).

Presentation changes were introduced at the same time (such changes only included in additional information and explanations to this report):

- a change in the presentation method of lease liabilities arising from the right of use

In previous reports, the following were presented as separate items:

- liabilities arising from right of use under lease agreements
and
- liabilities arising from the right of use not arising from signed lease agreements (e.g. perpetual usufruct rights to land), which are nevertheless classified as lease liabilities in accordance with IFRS 16.

Starting from this report, all rights of use are presented on a combined basis. Such presentation is consistent with the unchanged presentation in the statement of financial position.

Accordingly, the comparative figures for 2023 disclosed in the additional information and explanations have also been restated.

Furthermore, as transactions with MS 15 Sp. z o.o., a company personally related to INPRO SA, were not disclosed in additional information and explanations to the 2023 annual report, the comparative figures for 2023 have been adjusted in notes 29 and 33 of this report under the transactions with related entities.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

8. Material values based on professional judgement and estimates

8.1 Professional judgement

In the event that a transaction is not regulated in any standard or interpretation, the Management Board, while being guided by a subjective judgement, specifies and applies an accounting policy, which ensures that the financial statements contain appropriate and credible information and will:

- present a true, clear and fair view of the economic and financial position of the Company, the results of its activity and cash flows, and reflect the commercial substance of transactions,
- be objective and prepared in conformity with the conservative valuation principle,
- be complete in all essential aspects.

Recognition of sales revenues

Revenues from the sale of real property (mainly residential units) are recognised upon satisfying the performance obligation by delivering the promised goods to the customer. In the Company's opinion, this takes place upon the delivery of the real estate to the buyer on the basis of an acceptance report signed by the parties, on condition that all the payments towards the price of the acquisition of the real estate were made by the buyer.

Discount rate

The discount rate taken influences the figures presented in the financial statements. This concerns, for example, the value of the provisions for employee benefits. The discount rate taken by the Management Board of INPRO SA is based on the interest rate on 10-year treasury bonds.

8.2 Uncertainty of estimates

The preparation of financial statements requires the Company's Management Board to make estimates because much information in the financial statements cannot be valued precisely. The Management Board reviews the estimates on the basis of the changes of factors taken into consideration when the estimates were made, of new information or of previous experience. It is for that reason that the estimates as at 31 December 2024 may be revised in the future. The main estimates have been described in the following notes:

21	Impairment of non-current assets and the analysis of the realisable net selling price of inventories	The Company makes impairment tests for property, plant, equipment and inventories in case factors indicating possible impairment occur. The analysis of the net realisable selling price of inventories in the case of finished products (completed residential units) is conducted by comparing their book value with current market selling prices of premises for a given stage of a project implemented by the Company.
22	Trade receivable valuation allowances	The Company makes the valuation of the allowance for the expected credit losses in the amount equal to the expected credit losses in the entire life of the instrument.
12	Income tax	The Company recognises deferred tax assets on the basis of the assumption that a taxable profit permitting the deferred tax asset to be utilised will be available in the future. The deterioration of the tax results obtained in the future could make that assumption groundless.
26	Employee benefits	Provisions for retirement benefits and unused vacation leaves Discount rate: 5.88 %
26	Provisions	Provisions for guarantees and sureties, claims and litigation, construction works and additional remuneration.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

9.2	Useful life of property, plant and equipment and of intangibles	Depreciation rates are determined on the basis of the estimated useful life of property, plant and equipment and the value of intangibles.

9. Accounting principles in use

9.1 Conversion of items denominated in foreign currencies

Transactions in a currency other than the functional currency (in foreign currencies) are shown at the conversion rate binding on the transaction date. As at the balance sheet date, assets and liabilities denominated in foreign currencies are converted on the basis of the rate binding on that date. Non-cash items measured at fair value and denominated in foreign currencies are measured on the basis of the rate binding on the fair value date. Non-cash items are measured on the basis of the historical cost.

The following rates have been taken for the purposes of the balance sheet valuation:

Rate binding on the last day of the period	31/12/2024	31/12/2023
EURO	4.2730	4.3480

The average rate, calculated as the arithmetic mean of the rates binding on the last day of each month in a period	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
EURO	4.3042	4.5284

9.2 Property, plant and equipment

Property, plant and equipment are reported at the price of acquisition / cost of manufacture less depreciation and all impairment losses. The initial value of fixed assets comprises their acquisition price increased by all the costs directly related to the purchase and to making an asset suitable for use. The cost also includes the cost of replacement of components of machinery and equipment when such cost is incurred, if the recognition criteria have been met. The costs arising after the date of placing a fixed asset in service, such as maintenance and repair costs, are charged to the income statement when they are incurred.
Upon acquisition, fixed assets are disaggregated into components of a considerable value, to which relevant useful life may be allocated.
Important spare and service parts reported as property, plant and equipment are amortised in conformity with the estimated period of use, but not longer than the useful life of fixed assets which they service.
The balance sheet value of a fixed asset comprises the costs of regular significant inspections, which are necessary to prevent faults, and whose value in various reporting periods varies considerably. The value of an inspection is depreciated until the next inspection or until the end of useful life of a fixed asset, whichever is sooner. Any residual balance sheet value of the costs of the previous inspection is derecognised.
Depreciation is computed on a straight-line basis throughout the estimated useful life of an asset.
If during the preparation of financial statements any circumstances have occurred which indicate that the balance sheet value of property, plant and equipment may not be recoverable, an inspection of those assets is performed from the point of view of their impairment. If there are factors indicating that impairment may have occurred, and the balance sheet value exceeds the

estimated recoverable amount, then the value of those assets or cash generating units, to which those assets belong, is brought down to the level of the recoverable amount. The recoverable amount corresponds to the lower of the following two values: the fair value less the cost of sales or the value in use. When determining the value in use, the projected future cash flows are discounted to the current value with the use of the gross discount rate reflecting the current market assessments of the time value of money and any risk related to an asset. In the case of an asset which does not generate cash flows in a significantly separate way, the recoverable amount is determined for a cash generating unit, to which that asset belongs. Impairment losses are recognised in the income statement under other operating costs.
An item of property, plant and equipment may be derecognised upon its disposal or when no economic benefits following from the further use of such an asset are expected. Any profits or losses following from the derecognition of an asset (calculated as the difference between any net proceeds from the sale and the balance sheet value of an item) are recognised in the income statement in the period in which such derecognition was effected.
Commenced investments concern fixed assets in the process of construction or erection and are reported at the cost of acquisition or manufacture. Fixed assets under construction are not depreciated until the end of construction and placing them in service.
The residual value, useful life and depreciation method of fixed assets are reviewed and revised if necessary at the end of each financial year.

9.3 Borrowing costs

The borrowing costs directly relating to the acquisition or manufacture of assets requiring an extended period to bring them into use or sale are capitalised as a part of the cost of acquisition or manufacture until those assets are ready for use or sale. Borrowing costs comprise interest and exchange gains or losses up to the amount corresponding to the interest cost adjustment.
Other borrowing costs are recognised as costs when they are incurred.

9.4 Investment property

Investment property is recognised at the acquisition price or the cost of manufacture with the transactions costs taken into consideration. After initial recognition the value of investment property is decreased by depreciation and impairment losses.
Revenues from investment property are recognised as the revenues from primary sales.
Investment property is derecognised on disposal or when permanently withdrawn from use, and no future benefits are expected from its disposal. Any profits or losses following from the derecognition of investment property are recognised in the income statement in the period in which such derecognition was effected.
Assets are transferred to investment property only when a change in their use takes place as confirmed by the end of the use of an asset by its owner, the conclusion of an operating lease agreement or the completion of construction/manufacture of investment property.
In view of the application of the cost model, in the case of a transfer of investment property to or from assets used by the owner or to/from inventory, there is no change of the value of real property.

9.5 Lease and the right of perpetual usufruct of land

The Company as a lessee

A contract is a lease or contains a lease if the contract transfers the right to control the use of an identified asset for a given period against a fee.

On the date of lease commencement, the Company recognises the asset in relation to the right of use and the liability in relation to the lease. The asset is measured at cost. The liability is measured at the current value of lease payments remaining to be paid on that date.
After the date of lease commencement, the asset is measured with the use of the cost model, i.e. following the deduction of depreciation and valuation allowances and after the adjustment by the revaluation of the lease liability. If the title is transferred under the lease or the cost of the asset in relation to the right of use recognises the Company's use of the purchase option, the Company amortises the asset in relation to the right of use until the end of the period of use of the base asset. Otherwise the Company amortises the asset in relation to the right of use until the end of the period of use or lease, whichever date is earlier.
After the date of lease commencement the liability is measured through the computation of interest, the reduction by the fees which have been paid and by the updated balance sheet valuations in order to recognise any repeated lease valuation or change.

The Company as a lessor

The Company is a party to lease agreements under which it renders fixed assets (premises including land) for use and collection of benefits against payment for an agreed period.
Under these agreements, substantially all the risks and benefits incidental to ownership of the assets are transferred to the lessee, which is why the Company classifies such agreements as finance lease.
Accordingly, the subject matter of the finance lease is not recognised under fixed assets in the statement of financial position, while the value of the receivables in the receivables group is recognised at an amount equal to the lease investment (net value resulting from the lease).
The excess of the net value under the lease agreement over the balance sheet value of the asset at the time of lease is charged to accrued income and is subsequently accounted for as income on a straight-line basis over the term of the lease. In the statement of total income, revenue from lease is presented under other operating income.

The right of perpetual usufruct of land is assessed by the Company as lease complying with IFRS and presented in this report as such.

9.6 Intangibles

Intangibles acquired separately are valued at the price of acquisition or the cost of manufacture. The price of acquisition of intangibles acquired in the merger of business entities is equal to their fair value as at the merger date. After initial recognition, intangibles are reported at the price of acquisition or cost of manufacture less depreciation and/or impairment losses. Expenses on intangibles manufactured on one's own account, except the recognised costs of development work, are not capitalised but recognised in the costs of the period in which they were incurred.
The Company decides on whether the useful life of intangibles is limited or indefinite. Intangibles of limited useful life are amortised over that life and tested for impairment each time when there are factors indicating impairment of such assets. The period and method of depreciation of intangibles with limited useful life are reviewed at least at the end of each financial year. Changes in the expected useful life or in the pattern in which economic benefits from an asset are expected to be consumed are recognised by changing, as appropriate, the period or method of depreciation, and treated as the changes of estimates. A depreciation charge on intangibles with a limited useful life

is recognised in the income statement in the category which corresponds to the function of a given intangible asset.
Intangibles with an indefinite useful life and those which are not used are reviewed every year for impairment with reference to the various assets or at the cash generating unit level. Other intangibles are assessed every year from the point of view of the factors which may signify their impairment.
The costs of research work are written to the income statement when they are incurred. The costs of development work carried out as part of a given project are transferred to the next period if it may be assumed that they will be recovered in the future. After initial recognition of the costs of development work, applied is the historical cost convention, which requires that assets are recognised at the price of acquisition less accumulated depreciation and accumulated impairment losses. Any costs transferred to the next period are amortised over the period when proceeds from the sale of a given project are expected.
Costs of development work are assessed for possible impairment on an annual basis if an asset has not been placed in use yet or, more frequently, when in the reporting period there occurs an impairment factor indicating that their balance sheet value may not be recoverable.
Profits or losses following from the derecognition of intangibles are measured as the difference between net proceeds from the sale and the balance sheet value of an asset and recognised in the income statement when such asset is derecognised.

9.7 Recoverable amount of long-term assets

As at each balance sheet date, the Company evaluates assets for factors indicating their impairment. If such factors exit, the Company performs a formal assessment of the recoverable amount. When the balance sheet value of an asset or cash generating unit exceeds its recoverable amount, the impairment of such an asset is recognised and its value written down to the recoverable amount level. The recoverable amount is the higher of the following two amounts: the fair value less the costs of disposal or the value in use of an asset or cash generating unit.

9.8 Financial instruments

A financial instrument is any agreement which causes a financial asset to arise on one part and a financial liability or equity instrument on the other.

The Company classifies financial assets into the following categories:
- measured at the amortised cost,
- measured at fair value through other total income,
- measured at fair value through profit or loss.

Financial liabilities are divided into:
- measured at the amortised cost,
- measured at fair value through profit or loss.

The classification of financial assets is based on the business model and cash flow characteristics. Upon of initial recognition, it is possible to irrevocably designate financial assets as measured at fair value through profit or loss, if the inconsistency of the measurement or recognition is eliminated or considerably mitigated in that way, which lack of cohesion would have otherwise arisen due to the measurement of assets or liabilities or the recognition of relevant profits or losses according to various principles.

Initial measurement

A financial asset or liability is recognised in the statements when and only when the Company becomes bound by the provisions of the instrument agreement.

All standard financial asset purchase and sale transactions are recognised on the transaction date i.e. on the date on which the entity has undertaken to acquire a given asset. Standard financial asset purchase or sale transactions are purchase or sale transactions in which the time limit for the delivery of the assets to the other party is basically set out in the regulations or by market customs.

Upon initial recognition, a financial asset or liability is measured at fair value which, in the case of financial assets or liabilities not measured at fair value through profit or loss is increased or decreased by transaction costs which may be directly allocated to the acquisition or issue of those financial assets or liabilities. The above does not concern trade receivables which do not have a significant financing component. Such receivables are measured upon initial recognition at their transaction price.

Financial assets measured at the amortised cost

A financial asset is measured at the amortised cost if both conditions below are met:

- the business model taken assumes the maintenance of the asset to accumulate cash flows under the agreement;
- cash flows under the agreement and concerning one instrument comprise only the repayment of the principal and interest on the principal remaining to be paid.

The Company classifies, first of all, the following as financial assets measured at the amortised cost: trade receivables, cash and cash equivalents, investment security deposits and other receivables.

Financial assets measured at fair value through other total income

Assets measured at fair value through other total income are as follows:

- asset components, if two conditions are met: the asset is maintained in the business model which aims at obtaining agreed cash flows in relation to financial assets held and in relation to the sale of financial assets, and contractual conditions give the right to obtain cash flows constituting only the principal and interest on the principal at specific dates;
- equity instruments which were, upon initial recognition, classified into that category, with the omission of instruments for trading, for which such a choice is unavailable.

Financial assets measured at fair value through profit or loss

The category of assets measured at a fair value through profit or loss includes those financial instruments which were not allocated to the groups of assets measured at the amortised cost or fair value through other total income and those instruments about which the Company made a decision on such classification.

At the Company, that category includes, first of all, derivative instruments (the Company does not use hedge accounting), and debt or equity instruments acquired for resale in a short time.

Assets classified as financial assets measured at fair value through profit or loss are measured as at each reporting date at fair value, and any profits or losses charged to financial revenues or costs.

Financial liabilities measured at the amortised cost

The Company classifies all the financial liabilities as measured, after initial recognition, at the amortised cost, with the exception of:

- financial liabilities measured at fair value through profit or loss,

- financial liabilities which have arisen as a result of the transfer of a financial asset, which does not qualify for the cessation of recognition, or when the interest maintenance approach applies,
- financial guarantee agreements,
- obligations to grant a loan bearing interest below the market interest rate,
- conditional payment recognised by the acquiring entity as part of a business combination to which IFRS 3 applies.

The Company classifies the following, first of all, as financial liabilities measured at the amortised cost: credit, loans, trade liabilities and other liabilities.

Financial liabilities measured at fair value through profit or loss

The Company classifies financial liabilities meeting one of the following conditions as financial liabilities measured at fair value:

- compliance with the definition of holding for trade (liabilities acquired or contracted mainly for sale or resale in the near term or upon initial recognition; those liabilities are part of a portfolio of identified financial instruments that are managed together and for which there is evidence of the current actual mode of generation of short-term profits or those liabilities are a derivative instrument, except derivative instruments being financial guarantee agreements or designated and effective hedging instruments),
- upon initial recognition, they are held by the Company as measured at fair value through profit or loss pursuant to law,
- are held upon initial recognition or later as measured at fair value through profit or loss.

In the Company, financial liabilities measured at fair value through profit or loss include primarily derivative instruments with a negative fair value (the Company does not use hedge accounting).

Measurement of financial assets and liabilities at fair value

Derivative instruments are measured at fair value as at the balance sheet date and at the end of each reporting period on the basis of valuations performed by banks effecting the transactions. Other financial assets measured at fair value are measured with the use of stock exchange quotations and, if there are none, with appropriate valuation techniques which comprise the use of the prices from recent transactions or of tender prices, a comparison with similar instruments, and option valuation models. The fair value of debt instruments is constituted by future cash flows discounted with the current market interest rate appropriate for similar instruments.

The Company classifies financial instruments in a hierarchical way, in conformity with the three main levels of valuation with reference to the fair value, which reflect the base taken for the valuation of each of the instruments.

The fair value hierarchy is as follows:
Level 1 – the prices of market quotations from active markets for identical assets and liabilities (e.g. shares and bonds quoted);
Level 2 – the prices from active markets, but other than the prices of market quotations – fixed directly (by comparison with actual transactions) or indirectly (through valuation techniques based on actual transactions), e.g. the majority of derivative instruments;
Level 3 – prices not originating from active markets.

The position of a financial instrument in the fair value hierarchy depends on the lowest valuation base affecting the determination of the fair value of such a financial instrument.

Impairment of financial assets

To estimate the impairment of financial assets, the Company uses the expected loss model based on the calculation of expected losses irrespective of whether there were any circumstances for that or not.
With the exception of financial liabilities acquired or issued with impairment, expected credit losses are recognised an allowance at the amount equal to:

- the total of expected credit losses over 12 months (the losses which may arise as a result of debtors' failure to meet the liabilities under financial instruments in the period of 12 months from the date of the financial statements);
- the total of expected credit losses over the entire life of an asset. Those losses should be recognised before the financial instrument becomes overdue.

The Company uses impairment requirements to recognise and measure the allowance for expected credit losses related to the financial assets which are measured at fair value through other total income. The allowance is recognised in other total income and that allowance does not reduce the balance sheet value of the financial asset in the statement of financial position.

Impairment of financial instruments, with regard to which a considerable increase of credit risk is noted from initial recognition, irrespective of whether they were measured individually or collectively, should take into consideration all rational and documentable information including information concerning the future.
In its profit or loss, the Company recognises as profit or impairment loss the amount of expected credit losses (or the amount of the dissolved provision), which is required in order to adjust the allowance for expected credit losses as at the reporting date to the amount to be recognised in conformity with IFRS 9.

Shares in subsidiaries and related entities

Shares in subsidiaries are reported by the Company in conformity with IAS 27 at the historical cost less impairment losses.

9.9 Inventory

Inventory is valued at the lower of two values: the acquisition price / cost of manufacture and net realisable selling price.
The costs incurred in bringing each asset to its present location and condition, both in relation to the current and previous year, are recognised in the following way:

Materials	- at the acquisition price determined by way of the first in – first out method,
Finished products and work in progress	- the cost of direct materials and labour and an appropriate indirect labour determined on the assumption of the normal utilisation of production capacity,
Goods for resale	- at the price of acquisition determined by way of the specific identification (land).

The price of acquisition or cost of manufacture of inventory comprises all the purchase, processing and other costs incurred in bringing inventory to its present location and condition.

The costs of purchase of inventory comprise the purchase price, import duties and other taxes (other than those subsequently recoverable by the entity from the taxing authorities), and transport, handling and other costs directly attributable to the acquisition of finished goods, materials and services. Trade discounts, rebates and other similar items are deducted in determining the costs of purchase.

The net realisable price is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventory is reported at the net value (less revaluation deductions). Inventory revaluation deductions are created in relation to the loss of inventory value, with a view to bringing the value of inventory to the realisable net value level. Revaluation deductions are recognised directly as an expense. The value of a revaluation deduction reduces the balance sheet value of inventory comprised by such a deduction.

9.10 Trade and other receivables

Trade receivables and other financial receivables are valued as at the balance sheet date at the amortised cost (i.e. discounted with the application of the effective interest rate) less impairment losses. In the case of short-term receivables with the term of payment up to 1 year, where the significant financing component does not occur, the valuation at the amortised cost corresponds to the sum due.

When the influence of the time value of money is significant, the receivable is determined by discounting the projected future cash flows to the current value with the use of the gross discount rate reflecting the current market assessments of the time value of money and the contractor's credit risk. If discounting has been used, an increase of the receivable in relation to the passage of time is recognised as financial revenues.

Non-financial receivables are initially recognised at their nominal value and measured at the payable amount as at the balance sheet date.
The principles concerning financial assets are used to determine revaluation deductions on receivables. In the case of trade receivables or assets under agreements arising from transactions covered by IFRS 15, the Company measures the allowance for expected credit losses in the amount equal to those losses over the entire life of the instrument.
Expected credit loss revaluation deductions on receivables are recognised as other operating costs. The reduction of the allowances is recognised in the income statement as other operating revenues.

9.11 Cash and cash equivalents

Cash and short-term deposits reported in the balance sheet comprise cash at bank and at hand as well as short-term deposits with original maturity not exceeding three months.
The balance of cash and cash equivalents reported in the cash flow statement consists of the above-specified cash and cash equivalents.

9.12 Non-current assets held for disposal

Non-current assets (or their groups) held for disposal are classified as held for sale if their balance sheet value will be recovered through sale transactions rather than through continued use provided that they are available for sale immediately in their present condition, subject to the conditions customarily used in the sale of those assets (or disposal groups) and that their sale is highly probable.
Immediately before the qualification of an asset (or a disposal group) as held for sale, those assets are measured i.e. their balance sheet value is determined in conformity with the provisions of relevant standards. Property, plant and equipment as well as intangibles are amortised to the reclassification date, and if factors indicating possible impairment occur, an impairment test is conducted and, consequently, an allowance is recognised, in conformity with IAS 36 "*Impairment of Assets*".

Non-current assets (or disposal groups), whose value was fixed in the above way are reclassified to assets held for sale. On reclassification, those assets are measured at the lower of the following two: the balance sheet value or the fair value less the costs of disposal. The difference from the measurement at the fair value is recognised in other operating costs. Upon subsequent valuation, any reversal of the fair value is recognised in other operating revenues.
A non-current asset is not depreciated if it is classified as held for sale or is included in a disposal group that is classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.
If an entity no longer meets the criteria for the classification of an asset as held for sale, an asset is recognised in that balance sheet item from which it had been reclassified previously and measured at the lower of the following two amounts:

- the balance sheet value as at the date preceding the classification of an asset as held for sale, adjusted by amortisation or revaluation, which would have been recognised had the asset not been classified as held for sale, or
- the recoverable amount at the date of the decision not to sell.

9.13 Equity

Equity is recognised in accounting books with a division into its kinds and with reference to the principles set out in the provisions of law and the Company's Statutes.
Share capital is reported in the amount shown in the Statutes and the National Court Register. Capital contributions declared but not paid-in are recognised as capital not paid-in. Own shares and share capital not paid in decrease the Company's equity.
Share premium capital – that capital is constituted by surpluses achieved at the issue of shares less the costs of such an issue of shares.
Other capital is constituted by the revaluation reserve from the measurement of the fair value of financial assets included in the category of available-for-sale financial assets.
Retained profits are constituted by: supplementary capital and reserves from profit for subsequent years, retained profit or non-financed loss from previous years (accumulated profits/losses from previous years), and the profit or loss for a current financial year.

9.14 Interest bearing credit, loans and debt securities

Upon initial recognition, all credit, loans and debt securities are recognised at the price of acquisition corresponding to the fair value of cash received less credit or loan costs.
After initial recognition, interest-bearing credit, loans and debt securities are subsequently valued at the amortised cost with the application of the effective interest rate method.
The costs related to a loan or credit and the discounts or bonuses obtained upon the settlement of a liability are taken into account in the determination of the amortised cost.
Profits and losses are recognised in the income statement on the derecognition of a liability from the balance sheet, and also as a result of the calculation of an allowance.

9.15 Trade and other liabilities

Liabilities are a present obligation arising from past events, the settlement of which is expected to result in an outflow of resources embodying economic benefits.

Financial and non-financial liabilities measured at the fair value through profit or loss are measured as at the balance sheet date at the amortised cost (i.e. discounted with the application of the effective interest rate). In the case of short-term liabilities with the term of payment up to 360 days, that valuation corresponds to the sum due.

Liabilities not classified as financial liabilities are measured at the amount required to be paid.

9.16 Provisions

Provisions are created when the Company has the obligation (legal or customarily expected) stemming from past events and when it is likely that meeting such obligation will cause the outflow of economic benefits as well as when the amount of that liability may be estimated credibly.

The recognised provision amount reflects possibly the most precise estimate of the amount required for the settlement of the current liability as at the balance sheet, with the risk and uncertainty of that liability taken into consideration. If the provision is measured by estimated cash flows necessary for the settlement of the current liability, the balance sheet value of the provision corresponds to the current value of those cash flows (when the influence of the time value of money is significant).

If the Company expects that the costs covered by the provision will be reimbursed, for example on the basis of an insurance agreement, such reimbursement is recognised as a separate asset but only when it is virtually certain that such reimbursement will actually take place and its reliable measurement is possible.

9.17 Revenues

Revenues are recognised in such a way as to reflect the transfer of the promised goods or services to the customer, in the amount which reflects the remuneration to which the Company, as expected by it, will be entitled in consideration of those goods or services.

The Company recognises a revenue under an agreement with the customer only when all the following criteria are met jointly:
- the parties entered into an agreement (in writing, orally or in accordance with other customary trade practices) and are obliged to meet their obligations;
- The Company is able to identify each party's rights concerning the goods or services to be handed over;
- The Company is able to identify the terms of payment for the goods or services to be handed over;
- the agreement has economic contents;
- the entity is likely to receive the remuneration to which the entity will be entitled in consideration of the goods and services which will be handed over to the customer.

Upon conclusion of the agreement, the Company evaluates the goods or services promised in the agreement with the customer and identifies each promise made to the customer to provide the following as a performance obligation:
- discernible goods or a service (or a package of goods or services); or
- group of relevant goods or services, which are substantially the same and in the case of which their handover to the customer is of the same nature.

The Company recognises revenues on satisfying (or in the process of satisfying) the performance obligation through the handover of the promised goods or a service (i.e. an asset) to the customer. Asset handover takes place upon the customer gaining control of that asset, that is when the customer becomes able to dispose of that asset directly and derive substantially all other benefits from the asset. In the case of revenues from the property development activity, the Company acknowledges that control is transferred upon signing an acceptance inspection report in condition that the customer made all the payments towards the price of real estate.

The Company transfers the control of the goods or service with the passage of time and thus satisfies the performance obligation and recognises the revenues with the passage of time if one of the following conditions has been met:

- the customer simultaneously receives and derives benefits from the performance as it is provided by the Company;
- as the performance is being provided, an asset comes into being or is improved (e.g. work in progress), and control of that asset, as it comes into being or becomes improved) is exercised by the customer; or
- an asset with the alternative use for the Company does not come into being, and the Company is entitled to an enforceable right to the payment for the performance provided previously.

With regard to each performance obligation satisfied with the passage of time, the Company recognises the revenues with the passage of time while measuring the extent to which the performance obligation was satisfied. The purpose of the measurement is to determine the progress in the satisfaction of the Company's obligation to transfer control of the goods or services promised to the customer (i.e. the extent to which the performance obligation was fulfilled).
After the performance obligation has been fulfilled (or when it is being provided), the Company recognises as a revenue the amount equal to the transaction price (except the estimated values of the variable remuneration) which was allocated to that performance obligation. The transaction price does not include tax on goods and services (VAT), other taxes (except excise) and rebates (discounts and bonuses).
If the remuneration fixed in the agreement comprises the variable amount, the Company estimates the remuneration to which it will be entitled in consideration of the handover of the promised goods or services to the customer. At the end of each reporting period, the Company updates the estimated transaction prices so that they reliably reflect the circumstances at the end of the reporting period and the changes of the circumstances during that period.

Interest
Interest revenue is recognised gradually as it accrues (with the effective interest rate method taken into account, that rate being the discounting rate for future cash proceeds over the estimated period of use of financial instruments) in relation to the net balance sheet value of a financial asset.

Dividends
Dividends are recognised when the shareholders' right to receive payment is established.

9.18 Income tax

Current tax

Current tax expense is calculated on the basis of taxable income (the taxable base) in a given financial year. The tax profit (loss) differs from the accounting profit (loss) in connection with the exclusion of revenues which are not subject to tax and of the non-allowable costs. Tax expenses are calculated on the basis of tax rates in force in a given financial year.

Deferred tax

For the requirements of financial reporting, the income tax reserve is created by way of the balance sheet liability method in relation to all temporary differences occurring as at the balance sheet date between the positive value of assets and liabilities and their balance sheet value shown in the financial statements.

The deferred tax liability is recognised in relation to all taxable temporary differences:

- except when the deferred tax liability arises as a result of the initial recognition of goodwill or of the initial recognition of an asset or liability in a transaction which is not a business combination and, at the time of the transaction, affects neither gross accounting profit nor taxable income or loss, and
- in the case of taxable temporary differences following from investments in subsidiaries or associates and interests in joint ventures – except when the timing of the reversal of temporary differences is controlled by the investor and when it is probable that temporary differences will not be reversed in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, unused tax assets and unused tax losses carried forward to next years, in the amount in which it is probable that taxable income will be available, which will permit the above-mentioned differences, assets and losses to be utilised:

- except when the deferred tax assets pertaining to deductible temporary differences arise as a result of the initial recognition of an asset or liability in a transaction which is not a business combination and, at the time of the transaction, affects neither gross accounting profit nor taxable income or loss, and
- in the case of deductible temporary differences following from investments in subsidiaries or associates and interests in joint ventures, a deferred tax asset is recognised in the balance sheet only in the amount in which it is probable that the above temporary differences will be reversed in the foreseeable future and that taxable income will be available, which will permit the deductible temporary differences to be deducted.

The balance sheet value of the deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax asset to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the balance sheet date.
Income tax on items recognised directly in equity is recognised in equity, and not in the income statement.

9.19 Net earnings per share

Net earnings per share for each period is calculated by dividing net profit for a given period by the weighted average number of shares in the given reporting period.

10. Information on operating segments

An operating segment is a component of an entity:

a) which is engaged in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the same entity),
(b) whose operating results are regularly reviewed by the entity's chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance; and
c) for which discrete financial information is available.

In accordance with the requirements of IFRS 8, operating segments shall be identified on the basis of internal reports concerning those elements of the Company, which are regularly reviewed by persons deciding on the allocation of a resource to a given segment and assessing its financial performance.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

The Company's activity is focussed mainly on one operating segment, which is the property development activity. Furthermore, in relation to the lease of 40 apartments, the playroom and fitness zone in the new apartment building in Mikołajki to a third party entity, the own property rental segment also had a minor share in the Company's activity.

Statement of total income for 01/01-31/12/2024	**Property development segment**	**Real property rental segment**	**Total activity**
Sales to external customers	236 892	1 109	238 001
Sale to related entities	563		563
Total revenues of the segment	**237 455**	**1 109**	**238 564**
Gross profit from the sale in the segment	**64 881**	**1 109**	**65 990**
Selling costs	(8 698)		(8 698)
Administrative expenses	(16 670)	(237)	(16 907)
Other operating revenues/costs	(1 086)		(1 086)
Profit (loss) on operating activities	**38 427**	**872**	**39 299**
Interest revenue	618		618
Interest cost	(4 725)		(4 725)
Other net revenues/financial costs	9 315		9 315
Gross profit (loss)	**43 635**	**872**	**44 507**
Income tax	6 854	137	6 991
Net profit (loss) for the financial year	**36 781**	**735**	**37 516**

Balance sheet as at 31/12/2024	**Property development segment**	**Real property rental segment**	**Total activity**
Segment assets	562 711	29 830	592 541
Total assets	**562 711**	**29 830**	**592 541**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Total equity	391 963	29 830	421 793
Segment liabilities	170 748		170 748
Total liabilities and capital	**562 711**	**29 830**	**592 541**

The Company's activity is pursued in the whole territory of Poland.

11. Costs and revenues

11.1 Sales revenues

Sales revenues	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Revenues from the sales of products	234 195	147 527
Revenues from the sales of services	4 369	2 916
Revenues from the sale of goods for resale and materials	-	9
Total sales revenues	**238 564**	**150 452**

Sales revenues	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Domestic sales	238 564	150 452
Foreign sales	-	-
Total sales revenues	**238 564**	**150 452**

Classification of sales revenues in conformity with IFRS 15:

Sales revenues	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Revenues recognised over time	4 369	2 916
Revenues recognised at a point in time	234 195	147 536
Total sales revenues	**238 564**	**150 452**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

11.2 Costs by category, including employee benefits

Costs by category	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Depreciation of fixed assets	542	464
Depreciation of intangibles	17	4
Depreciation of investment property	239	2
Depreciation of the rights of use	246	238
Consumption of materials and energy	64 339	41 446
External services	126 419	96 354
Taxes and charges	2 572	3 849
Costs of employee benefits, including:	23 421	20 694
• payroll	19 178	17 066
• costs of social security and other benefits	4 243	3 628
Other costs, including:	7 359	7 366
• activated borrowing costs	3 684	4 523
• entertainment and advertising	2 610	1 803
• property and personal insurances	490	358
• business trips	207	255
• other operating costs	368	427
Total costs by category	**225 154**	**170 417**
Change in products, work in progress and accruals (+/-)	4 098	(41 414)
Costs of products for the entity's in-house needs (-)	(31 073)	-
Selling costs (-)	(8 698)	(6 615)
Administrative expenses (-)	(16 907)	(11 803)
Value of goods for resale and materials sold	-	7
Cost of sales	**172 574**	**110 592**
Total costs of products, goods for resale and materials sold, cost of sales and administrative expenses	**198 179**	**129 010**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Item comprising costs of depreciation	01/01/2024-31/12/2024	01/01/2023-31/12/2023
work in progress/cost of sales	347	336
management costs	561	258
selling costs	136	114
Total costs of depreciation	**1 044**	**708**

11.3 Other operating revenues

Other operating revenues	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Net profit from the disposal of non-financial non-current assets	42	61
Revenues from the liquidation of property, plant, equipment and intangibles	-	12
Penalties and damages received	784	277
Reimbursement of costs of court proceedings	4	-
Cancelled and time-barred liabilities	141	95
Dissolution of the provision for contentious issues	48	500
Revenue from the lease margin	305	419
Other	5	-
Total other operating revenues	**1 329**	**1 364**

11.4 Other operating costs

Other operating costs	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Provision for penalties, court costs and damages	1 562	178
Costs of expropriated land	545	-
Donations given	149	144
Penalties, fines and damages	147	115
Costs of court proceedings	8	8
Other	4	33
Total other operating costs	**2 415**	**478**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

11.5 Financial revenues

Financial revenues	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Interest revenue, including:	618	750
• interest on bank deposits and cash	464	577
• interest on loans	40	85
• interest on lease activities	80	70
• other interest - discount received	34	18
Dividends received	9 371	7 886
Other	-	6
Financial revenues	**9,989**	**8,642**

11.6 Financial costs

Financial costs	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Interest revenue, including:	4 781	3 482
• interest on loans and credit (the non-activated part)	1 468	675
• interest on lease	125	89
• interest on bonds at the adjusted acquisition price	3 187	2 718
• other interest	1	-
Financial costs	**4 781**	**3 482**
Net financial revenues and costs	**5 208**	**5 160**

11.7 Financial costs in relation to interest

	01/01/2024 -31/12/2024	**01/01/2023 -31/12/2023**
Costs of interest activated on inventory*	3 684	4 523
Costs of interest recognised in the statement of total income under “financial costs”	4 781	3 482**
Total financial costs in relation to interest	**8 465**	**8 005**

* This item includes financial costs incurred for the financing of property development projects, capitalised on inventories in the period – those costs still partly remaining in inventory at the end of the period and partly recognised as the cost of sales in relation to delivery of units to buyers.
** The difference in value compared to the data published in the 2023 report results from the inclusion of interest actually paid on bonds in that report. In this report, interest is presented on the basis of the measurement of bonds at the adjusted acquisition price.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

12. Income tax

12.1 Income tax disclosed in the statement of total income

Income statement	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Current income tax	**3 754**	**10 848**
Current income tax liability	3 782	10 866
Adjustments concerning current income tax from previous years	(28)	(18)
Deferred income tax	**3 237**	**(7 290)**
Relating to the establishment and reversal of temporary differences	3 237	(7 290)
Tax liability shown in the statement of total income	**6 991**	**3 558**

As regards income tax, the Company is subject to the general provisions of law. The Company does not conduct activity in a Special Economic Zone. The tax and balance sheet year coincide with the calendar year.

12.2 Income tax recognised in equity – not applicable

12.3 Reconciliation of income tax on gross accounting profit

The reconciliation of taxable income with the accounting income is as follows:

	01/01/2024 - 31/12/2024	01/01/2023 - 31/12/2023
Gross profit / (loss) from continuing operations before tax	44 507	27 488
Profit / (loss) from discontinued operations before tax	-	-
Profit /(loss) before tax	**44 507**	**27 488**
Revenues exempt from tax (permanent differences between profit/loss for accounting purposes and profit/loss for tax purposes)	(9 831)	(8 904)
Revenues not subject to tax in the current year	(85 249)	(47 801)
Revenues subject to tax in the current year, recognised in the books of accounts for previous years	47 748	150 799
Non-allowable costs (permanent differences between profit/loss for accounting purposes and profit/loss for tax purposes)	12 520	7 119
Costs regarded as non-allowable in the current year	63 609	37 841
Costs regarded as allowable in the current year, recognised in the books for previous years	(38 611)	(104 652)

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Revenues subject to tax, not recognised in the books of accounts	-	-
Costs regarded as allowable, not recognised in the books of accounts	(14 789)	(4 701)
Current and deferred income tax base	**19 904**	**57 189**
Calculated loss from previous years	-	-
Current and deferred income tax base	19 904	57 189
Income tax with reference to the tax rate binding in Poland, 19 %	3 782	10 866
Adjustments concerning current income tax from previous years	(28)	(18)
Deferred income tax	3 237	(7 290)
Income tax disclosed in the income statement	**6 991**	**3 558**
Income tax allocated to discontinued operations	**-**	**-**
Effective tax rate	**15.71 %**	**12.94 %**

Note. The change in the presentation of the reconciliation of income tax to gross accounting profit compared to the previous year results from alignment with the new JPK CIT file regulations, which are set to come into force as of 01/01/2025. As a result of that change, the comparative figures for 2023 were restated accordingly.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

12.4 Deferred income tax

01/01/2024-31/12/2024	Status as at the beginning of the period	(Increases) charged to profit or loss	(Decreases) charged to profit or loss	Status as at the end of the period
Temporary differences concerning deferred income tax assets:				
Provision for repairs under the guarantee	97	105	(21)	181
Provision for unused vacation leave and retirement severance pay	126	34		160
Unpaid payroll	99	384	(99)	384
Provision for indemnities	45		(10)	35
Provision for the costs of construction works	1 409	176	(177)	1 408
Bond issue costs	165		(12)	153
Provision for the balance sheet audit	10	13	(10)	13
Inventory revaluation	225			225
Provision for commission on sold premises	131	191	(104)	218
Lease	9	11	(9)	11
Other	432	47	(354)	125
	2 748	**961**	**(796)**	**2 913**
Temporary differences concerning the deferred income tax provision:				
Result on the sale of premises on the basis of the handover and receipt report	1 135	3 116	(1 135)	3 116
Interest on loans granted and on deposits	51	10	(61)	
Property, plant and equipment	175	65		240
Capitalised remuneration costs		1 407		1407
	1 361	**4 598**	**(1 196)**	**4 763**
Total provision / deferred tax assets after compensation:				**1 850**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

01/01/2023-31/12/2023	Status as at the beginning of the period	(Increases) charged to profit or loss	(Decreases) charged to profit or loss	Status as at the end of the period
Temporary differences concerning deferred income tax assets:				
Provision for repairs under the guarantee	71	97	(71)	97
Provision for unused vacation leave and retirement severance pay	143	85	(102)	126
Unpaid payroll	342	99	(342)	99
Provision for indemnities	25	20		45
Provision for the costs of construction works	1 301	262	(154)	1 409
Bond issue costs	361		(196)	165
Provision for the balance sheet audit	8	10	(8)	10
Inventory revaluation	225			225
Provision for commission on sold premises	160	25	(54)	131
Lease	5	9	(5)	9
Other	276	179	(23)	432
	2 917	**786**	**(955)**	**2 748**
Temporary differences concerning the deferred income tax provision:				
Result on the sale of premises on the basis of the handover and receipt report	8 623	1 135	(8 623)	1 135
Interest on loans granted and on deposits	43	25	(17)	51
Property, plant and equipment	154	21		175
	8 820	**1 181**	**(8 640)**	**1 361**
Total provision / deferred tax assets after compensation:				**1 387**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

13. Assets and liabilities relating to the Company Social Welfare Fund

The Company does not make contributions to the Company's Welfare Fund.

14. Earnings per share

The basic earnings per share are calculated by dividing net profit for a period, such profit falling to the Company's ordinary shareholders, by the average weighted number of the issued ordinary shares occurring in the period.
The diluted earnings per share are calculated by dividing net profit for a period, such profit falling to ordinary shareholders (following the deduction of interest on redeemable privileged shares convertible into ordinary shares) by the average weighted number of the issued ordinary shares occurring in the period (such number having been adjusted by the impact of diluting options and diluting privileged shares convertible into ordinary ones).

The figures concerning profit and shares used for the calculation of the basic and diluted earnings per share are presented below:

Earnings per share	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Net profit (loss) from continuing operations	37 516	23 930
Net profit from discontinued operations	-	-
Net profit attributable to ordinary shareholders	**37 516**	**23 930**

The weighted average number of issued ordinary shares used for the calculation of the earnings per share from continuing operations is presented below.

Basic earnings per share	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Net profit	37 516	23 930
Weighted average number of ordinary shares	40 040	40 040
Basic earnings per share (PLN/share)	0.94	0.60

Diluted earnings per share	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Net profit attributable to ordinary shareholders for diluted earnings per share calculation	37 516	23 930
Adjusted weighted average number of ordinary shares used for diluted earnings per share calculation	40 040	40 040
Diluted earnings per share (PLN/share)	0.94	0.60

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

15. Dividends paid and declared for payment

Declared and paid dividends for ordinary shares in the period:	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Dividend paid from profit for 2023:	10 010	-
Dividend paid from profit for 2022:	-	10 010
	10 010	**10 010**

Pursuant to resolution No. 8/2024 of 20 June 2024, the Ordinary General Meeting of Inpro SA decided to allocate part of the Company's net profit for 2023 in the amount of PLN 10,010,000.00 i.e. PLN 0.25 per share towards the dividend to the Company's shareholders. The General Meeting set out 25 July 2024 as the record date and 8 August 2024 as the dividend date.

Pursuant to resolution No. 8/2023 of 27 June 2023, the Ordinary General Meeting of INPRO SA decided to allocate part of the Company's net profit for 2022 in the amount of PLN 10,010,000.00 i.e. PLN 0.25 per share towards the dividend to the Company's shareholders. The General Meeting fixed 25 July 2023 as the record date and 8 August 2023 as the dividend date.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

16. Property, plant and equipment

MOVEMENT OF FIXED ASSETS 01/01/2024-31/12/2024	Land with the usufruct right	Buildings and constructions with the right of use	Machinery and equipment	Motor vehicles with the right of use	Other fixed assets	Fixed assets under construction	TOTAL
a) gross value of fixed assets as at the beginning of the period	**270**	**5 212**	**5 358**	**4 575**	**3 239**	**-**	**18 654**
b) increases (in relation to)	**-**	**242**	**334**	**1 314**	**155**	**-**	**2 045**
• purchase			334	113	155		602
• takeover on the basis of a lease agreement		242		1 201			1 443
c) decreases (in relation to)	**-**	**-**	**-**	**(373)**	**(25)**	**-**	**(398)**
• sale				(373)			(373)
• liquidation					(25)		(25)
d) gross value of fixed assets as at the end of the period	**270**	**5 454**	**5 692**	**5 516**	**3 369**	**-**	**20 301**
e) depreciation as at the beginning of the period	**(47)**	**(2 646)**	**(4 785)**	**(3 213)**	**(2 886)**	**-**	**(13 577)**
f) amortisation for the period (in relation to)	**(3)**	**(321)**	**(93)**	**63**	**(84)**	**-**	**(438)**
• annual depreciation charge	(3)	(321)	(93)	(262)	(109)		(788)
• sale of a fixed asset				325			325
• liquidation of a fixed asset					25		25
g) depreciation as at the end of the period	**(50)**	**(2 967)**	**(4 878)**	**(3 150)**	**(2 970)**	**-**	**(14 015)**
h) net value of fixed assets as at the beginning of the period	**223**	**2 566**	**573**	**1 362**	**353**	**-**	**5 077**
i) net value of fixed assets as at the end of the period	**220**	**2 487**	**814**	**2 366**	**399**	**-**	**6 286**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Assets in relation to the right of use as at 31/12/2024

01/01/2024-31/12/2024	Right of land usufruct	Right of use of units	Right of use of motor vehicles	TOTAL
a) gross value of fixed assets as at the beginning of the period	**238**	**801**	**971**	**2 010**
b) increases (in relation to)	**-**	**242**	**1 201**	**1 443**
- taken over on the basis of a lease agreement		242	1 201	1 443
c) decreases (in relation to)	**-**	**-**	**(348)**	**(348)**
- completion of the lease agreement			(348)	(348)
d) gross value of fixed assets as at the end of the period	**238**	**1 043**	**1 824**	**3 105**
e) depreciation as at the beginning of the period	**(15)**	**(271)**	**(245)**	**(531)**
f) amortisation for the period	**(3)**	**(243)**	**6**	**(240)**
- annual depreciation charge	(3)	(243)	(149)	(395)
- completion of the lease agreement			155	155
g) depreciation as at the end of the period	**(18)**	**(514)**	**(239)**	**(771)**
h) net value as at the beginning of the period	**223**	**530**	**726**	**1 479**
j) net value as at the end of the period	**220**	**529**	**1 585**	**2 334**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

COMPARATIVE DATA*:

MOVEMENT OF FIXED ASSETS 01/01/2023-31/12/2023	Land with the usufruct right	Buildings and constructions with the right of use	Machinery and equipment	Motor vehicles with the right of use	Other fixed assets	Fixed assets under construction	TOTAL
a) gross value of fixed assets as at the beginning of the period	**270**	**4 788**	**5 322**	**4 422**	**3 340**	**-**	**18 142**
b) increases (in relation to) (+)	**-**	**424**	**49**	**648**	**43**	**-**	**1 164**
• purchase			49	485	43		**577**
• takeover on the basis of a lease agreement		424		163			**587**
c) decreases (in relation to) (-)	**-**	**-**	**(13)**	**(495)**	**(144)**	**-**	**(652)**
• sale			(9)	(495)			**(504)**
• liquidation			(4)		(144)		**(148)**
d) gross value of fixed assets as at the end of the period	**270**	**5 212**	**5 358**	**4 575**	**3 239**	**-**	**18 654**
e) depreciation as at the beginning of the period (-)	**(44)**	**(2 334)**	**(4 722)**	**(3 495)**	**(2 912)**	**-**	**(13 507)**
f) depreciation for the period (in relation to) (-)	**(3)**	**(312)**	**(63)**	**282**	**26**	**-**	**(70)**
• annual depreciation charge	(3)	(312)	(75)	(211)	(100)		**(701)**
• sale of a fixed asset			9	493			**502**
• liquidation of a fixed asset			3		126		**129**
g) depreciation as at the end of the period (-)	**(47)**	**(2 646)**	**(4 785)**	**(3 213)**	**(2 886)**	**-**	**(13 577)**
h) net value of fixed assets as at the beginning of the period	**226**	**2 454**	**600**	**927**	**428**	**-**	**4 635**
i) net value of fixed assets as at the end of the period	**223**	**2 566**	**573**	**1 362**	**353**	**-**	**5 077**

*Differences in comparative data in relation to the movement table included in the 2023 annual report result from a change in the presentation of liabilities related to the right of use, as described in note 7.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Assets in relation to the right of use as at 31/12/2023

01/01/2023-31/12/2023	Right of land usufruct	Right of use of units	Right of use of motor vehicles	TOTAL
a) gross value of fixed assets as at the beginning of the period	**238**	**377**	**1 081**	**1 696**
b) increases (in relation to)	**-**	**424**	**163**	**587**
- taken over on the basis of a lease agreement		424	163	587
c) decreases (in relation to)	**-**	**-**	**(272)**	**(272)**
- completion of the lease agreement			(272)	(272)
d) gross value of fixed assets as at the end of the period	**238**	**801**	**972**	**2 011**
e) depreciation as at the beginning of the period	**(12)**	**(36)**	**(330)**	**(378)**
f) amortisation for the period	**(3)**	**(235)**	**84**	**(154)**
- annual depreciation charge	(3)	(235)	(121)	(359)
- completion of the lease agreement			205	205
g) depreciation as at the end of the period	**(15)**	**(271)**	**(246)**	**(532)**
h) net value as at the beginning of the period	**226**	**341**	**751**	**1 318**
j) net value as at the end of the period	**223**	**530**	**726**	**1 479**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

The balance sheet value of all the fixed assets used as at 31 December 2024 on the basis of lease agreements was PLN 2,334 k (31 December 2023: PLN 1,479 k).

17. Investment property

In the current reporting period, the net value of investment property increased from PLN 105 k to PLN 29,830 k, primarily as a result of:

– the reclassification of leased-out areas, namely 40 apartments, the playroom, and fitness zone in a new apartment building in Mikołajki, from inventory to investment property,

and

- depreciation charges recognised in the current period.

Investment property	31/12/2024	31/12/2023	Change
Investment property	29 830	105	29 725
Total	**29 830**	**105**	**29 725**

The fair value of investment property as at 31/12/2024 was PLN 44,712 k.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

18. Intangibles

CHANGES IN INTANGIBLES 01/01/2024-31/12/2024	**Cost of completed development work**	**Goodwill**	**Software**	**Other intangibles**	**TOTAL**
a) gross value of intangibles as at the beginning of the period	**-**	**-**	**333**	**5**	**338**
b) increases (in relation to)	**-**	**-**	**12**	**-**	**12**
• purchase			12	-	12
c) decreases (in relation to)	**-**	**-**		**-**	**-**
• liquidation					
d) gross value of intangibles as at the end of the period	**-**	**-**	**345**	**5**	**350**
e) accumulated depreciation as at the beginning of the period	**-**	**-**	**(326)**	**(5)**	**(331)**
f) depreciation for the period (in relation to) (-)	**-**	**-**	**(17)**	**-**	**(17)**
• depreciation (the annual charge)			(17)		(17)
• liquidation					
g) accumulated amortisation (depreciation) as at the end of the period	**-**	**-**	**(343)**	**(5)**	**(348)**
h) net value of intangibles as at the beginning of the period	**-**	**-**	**7**	**-**	**7**
i) net value of intangibles as at the end of the period	**-**	**-**	**2**	**-**	**2**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

COMPARATIVE DATA:

CHANGES IN INTANGIBLES 01/01/2023-31/12/2023	Cost of completed development work	Goodwill	Software	Other intangibles	TOTAL
a) gross value of intangibles as at the beginning of the period			**322**	**5**	**327**
b) increases (in relation to)			**11**		**11**
• purchase			11		11
c) decreases (in relation to)					
• liquidation					
d) gross value of intangibles as at the end of the period			**333**	**5**	**338**
e) accumulated depreciation as at the beginning of the period			**(322)**	**(5)**	**(327)**
f) depreciation for the period (in relation to) (-)			**(4)**		**(4)**
• depreciation (the annual charge)			(4)		(4)
• liquidation					
g) accumulated amortisation (depreciation) as at the end of the period			**(326)**	**(5)**	**(331)**
h) net value of intangibles as at the beginning of the period	**-**	**-**	**-**	**-**	**-**
i) net value of intangibles as at the end of the period	**-**	**-**	**7**	**-**	**7**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

19. Shares in related entities

Specification of shares in related entities as at the balance sheet date of 31/12/2024

No.	Entity's name	Registered office	Main object	Share in the share capital (%)	Share in voting rights (%)	Acquisition price of the shares
1.	Inbet Sp. z o.o.	Kolbudy, ul. Przemysłowa 10	Manufacture of precast concrete and reinforced concrete items	80.32	80.32	10 907
2.	Dom Zdrojowy Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00	100.00	19 120
3.	DOMESTA Sp. z o.o.	Gdańsk, ul. Budowlanych 68B	Property development activity, renting and managing of own real property	57.14	57.14	13 926
4.	Hotel Mikołajki Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00	100.00	17 984*
5.	PI ISA Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8/6	Plumbing and heating systems	100.00	100.00	2 804
6.	SML Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Interior fit-out, construction and finishing services	100.00	100.00	201
						64 942

* The total capital commitment of INPRO SA in a subsidiary, Hotel Mikołajki Sp. z o.o., comprises, in addition to the shares specified above, returnable additional contributions (PLN 35,150 k) made in 2015.

In addition to the above links, INPRO SA is related to:

- Hotel Oliwski Sp. z o.o., that entity being personally related through the shareholders – Ms Grażyna Dąbrowska-Stefaniak, Ms Monika Stefaniak and Mr Wojciech Stefaniak – 162 shares of the nominal value of PLN 10,000 each, totalling 100 % of the shares in that entity's equity (PLN 1,620,000).

- **MS 15 Sp. z o.o.,** an entity personally related through Mr Łukasz Maraszek, also a Member of the Supervisory Board of Inpro SA and a shareholder and President of the Management Board of MS 15 Sp. z o.o.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Specification of shares in related entities as at the balance sheet date of 31/12/2023

No.	Entity's name	Registered office	Object	Share in the share capital (%)	Share in voting rights (%)	Acquisition price of the shares
1.	Inbet Sp. z o.o.	Kolbudy, ul. Przemysłowa 10	Manufacture of reinforced concrete, concrete and steel items	80.32	80.32	10 907
2.	Dom Zdrojowy Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00	100.00	19 120
3.	Domesta Sp. z o.o.	Gdańsk, ul. Budowlanych 68B	Property development activity, renting and managing of own real property	58.33	58.33	13 926
4.	Hotel Mikołajki Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00	100.00	17 984*
5.	PI ISA Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8/6	Plumbing and heating systems	100.00	100.00	2 804
6.	SML Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Interior fit-out, construction and finishing services	100.00	100.00	201
						64 942

* The total capital commitment of INPRO SA in a subsidiary, Hotel Mikołajki Sp. z o.o., comprises, in addition to the shares specified above, returnable additional contributions (PLN 35,150 k) made in 2015.

Changes in the Group's composition and structure in the reporting period

During the period from 01/01/2024 to 31/12/2024, the composition of the INPRO SA Corporate Group did not change in comparison with 31/12/2023.

Attention should be paid, however, to the following events:

Pursuant to resolutions Nos. 13 and 14 of 24 May 2024, the General Meeting of DOMESTA spółka z ograniczoną odpowiedzialnością increased the share capital of that company from PLN 3,072,000.00 by the amount of PLN 64,000.00 to PLN 3,136,000.00. Following the registration of the event by the Court on 12 June 2024, the share capital of DOMESTA was PLN 3,136,000.00 and was divided into 392 equal and indivisible shares with the nominal value of PLN 8,000 each.

As a result of the increase in the share capital of DOMESTA, as at 31/12/2024 Inpro SA held 224 shares with a nominal value of PLN 8,000.00 each, totalling PLN 1,792,000.00, that is 57.14 % of the share capital of DOMESTA.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Share of Inpro SA in the share capital of DOMESTA Sp. z o.o.	Number of shares held	Nominal value of 1 share	% of capital
As at 01/01/2024	224	8 000	58.33
As at 31/12/2024	224	8 000	57.14

Security on shares in subsidiaries:

	31/12/2024	31/12/2023
Security established on financial assets for the benefit of Group companies	-	17 980
Total	**-**	**17 980**

Security on the shares as at 31/12/2023 concerned the registered pledge of 04/10/2017 on the shares in Hotel Mikołajki Sp. z o.o. in the amount of PLN 17,980 k for the following credit agreement:
- investment credit of 05/09/2011 in the amount of PLN 36,214 k granted to Hotel Mikołajki Sp. z o.o. by PKO BP SA; the highest security amount fixed in the pledge agreement being 54,321 k.
As the credit was repaid, the security is not effective as at 31/12/2024.

20. Other financial assets

Other short-term financial assets	31/12/2024	31/12/2023
Advances at separate revenue (escrow) accounts	31 123	18 677
Total	**31 123**	**18 677**

Other long-term financial assets	31/12/2024	31/12/2023
Additional contributions to the related entity's capital	35 150	35 150
Loans to related entities	-	1 269
Total	**35 150**	**36 419**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

21. Inventory

Inventory	31/12/2024	31/12/2023
Materials at the acquisition price	647	607
Work in progress at the cost of manufacture	128 882	212 689
Finished goods at the cost of manufacture	106 330	23 941
Commodities at the acquisition price	150 549	168 559
Total	**386 408**	**405 796**

Ordinary mortgages and those to secure existing and future claims are established on inventories to secure credit repayment. Detailed information on mortgages established on inventory is included in note 27 of additional information.

The value of the borrowing costs capitalised in inventory in the current period was presented in note 11.7.

The Company did not create or dissolve any inventory revaluation deductions in 2024.

Deductions created in previous years concerned the City Park (buildings A, B, C, D) at PLN 659 k and Azymut projects at PLN 525 k.

Inventory revaluation deductions	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Inventory revaluation deductions as at the beginning of the period	1 184	1 184
Revaluation deductions created	-	-
Reversal of revaluation deductions	-	-
Inventory revaluation deductions as at the end of the period	**1 184**	**1 184**

INVENTORIES RECOGNISED AS COSTS IN THE PERIOD under item	01/01/2024-31/12/2024	01/01/2023-31/12/2023
cost of finished products	172 574	110 585
value of goods for resale and materials sold	-	7
TOTAL	**172 574**	**110 592**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

22. Trade and other receivables

	31/12/2024	31/12/2023
Receivables from related entities	**265**	**98**
Gross trade receivables	117	98
Other receivables	148	-
Receivables from other entities	**23 390**	**15 467**
Gross trade receivables	12 022	4 487
State budget receivables other than current income tax	2 315	1 203
Advances on inventory	8 419	9 079
Advances on fixed assets	134	62
Other financial liabilities	493	561
Other non-financial receivables	7	75
Gross receivables	**23 655**	**15 565**
Valuation allowance for receivables	**(120)**	**(120)**
Short-term prepayments, including:	**222**	**175**
• subscription of periodicals	11	-
• software, domains, licences	49	29
• cost of insurances	133	112
• rent		11
• advertisements	16	4
• other prepaid expenses	13	19
Total receivables (net)	**23 757**	**15 620**

The conditions of transactions with related entities are presented in item 33 of additional information.

Trade accounts receivable are not interest-bearing and their time-limit for payment is usually 30 days. Trade and other receivables are valued as at the amortised cost with the application of the effective interest rate, with valuation allowances on receivables taken into account. The book value of receivables is close to their fair value. Trade receivables with the maturity date below 1 year from the date on which they arise are not subject to discounting.
The description of risks relating to trade and other receivables and the Company's policy concerning the management of those risks was presented in item 34 of additional information.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

23. Cash and cash equivalents

The balance of cash and cash equivalents shown in the statement of the financial position and in the cash flow statement consisted of the following items:

	31/12/2024	**31/12/2023**
Cash at bank and in hand	12 517	18 081
Cash at bank deposits (without overnight deposits)	-	-
Total cash and cash equivalents	**12 517**	**18 081**

	31/12/2024	**31/12/2023**
Cash in PLN	12 517	18 081
Total cash and cash equivalents	**12 517**	**18 081**

Free cash is accumulated at bank accounts and invested in fixed-time deposits, if any. The Company obtains both variable and fixed interest rates on cash.
The fair value of cash and cash equivalents as at 31 December 2024 is PLN 12,517 k (31 December 2023: PLN 18,081 k).
As at 31 December 2024, the Group had unused credit for property development projects in the amount of PLN 186,469 k including an open credit line for PLN 15,000 k (as at 31 December 2023: PLN 105,954 k, including an open credit line up to PLN 15,000 k). Those funds will be used with the progress of the construction works.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

24. Explanation to the cash flow statement

24.1 Explanation of differences between the balance sheet changes of certain items and changes following from the cash flow statement

		01/01/2024 -31/12/2024
1.	Balance sheet change in provisions	6 544
2.	Change in provisions in the cash flow statement	4 694
3.	Difference	(1 850)
4.	Explanation of the difference:	
-	change in provisions in relation to CIT	(1 850)
1.	Balance sheet change in prepayments	1 328
2.	Change in prepayments in the cash flow statement	(59)
3.	Difference	(1 387)
4.	Explanation of the difference:	
-	change in assets in relation to CIT	(1 387)
1.	Balance sheet change in inventory	19 388
2.	Change in inventory in the cash flow statement	(11 685)
3.	Difference	(31 073)
4.	Explanation of the difference:	
-	inventory classified as investment property	(31 073)
1.	Balance sheet change in net long and short-term receivables	(9 691)
2.	Change in receivables in the cash flow statement	(8 010)
3.	Difference	1 681
4.	Explanation of the difference:	
-	change in receivables in relation to CIT	1 252
-	change in receivables in relation to lease	429
1.	Balance sheet change in deferred liabilities and income	(8 533)
2.	Change in deferred liabilities and income in the cash flow statement	(15 973)
3.	Difference	(7 440)
4.	Explanation of the difference:	
-	change in short and long-term loans and credit	6 223
-	change in liabilities in relation to CIT	101
-	change in liabilities in relation to finance lease	(651)
-	change of advances on separate revenue accounts	(12 446)
-	change in liabilities in relation to the issue of debt securities	(209)
-	margin reconciled over time towards revenues from new lease (Inpro as the lessor)	(161)
-	IFRS 16	(297)
1.	**Balance sheet change in cash**	**(5 564)**
2.	**Change in cash in the cash flow statement**	**(5 564)**
3.	**Difference**	**-**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

25. Share and other capital

25.1 Share capital

As at:	31/12/2024	31/12/2023
Registered share capital	4 004	4 004

SHARE CAPITAL AS AT 31/12/2024 and 31/12/2023						
Series	Kind of shares	Kind of preferential rights on the shares	Kind of restriction of the rights to shares	Number of shares	Nominal value of one share in PLN	Value of the series/issue with reference to the nominal value in PLN
A	ordinary	none	none	30 030 000	0.10	3 003 000
B	ordinary	none	none	10 010 000	0.10	1 001 000
Total				**40 040 000**		**4 004 000**

The shareholding structure was described in detail in note 2 in Additional Information.

Nominal share value
All the issued shares have the nominal value of PLN 0.10 and are fully paid for.

Shareholders' rights
Series A and B shares carry one vote per share. The shares are equally preferred as to the dividend and return from equity.

25.2 Supplementary capital

Supplementary capital was created from profits from previous years in conformity with resolutions adopted by the shareholders and from the issue of shares above their nominal value. Supplementary capital is presented under retained profits. Only share premium is shown under a separate item.

25.3 Other capital

By way of resolution No. 29/2021 of 28/06/2021 of the Ordinary General Meeting of INPRO SA, reserve capital in the amount of PLN 11,000 k was created through the transfer of that amount from the supplementary capital. The reserve capital so created may be used for the acquisition of the Company’s own shares for the purpose of their redemption and financing the costs of these proceedings.

The revaluation reserve from financial assets available for sale is not applicable.
The reserve related to exchange gains/losses from the conversion of subordinate units – not applicable.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

25.4 Retained profits and restrictions on capital

On the basis of § 396 of the Commercial Companies Code, INPRO SA is obliged to maintain retained profit (the so-called supplementary capital) up to 1/3 of the share capital only for the financing of possible financial losses. As at 31/12/2024, retained profit exceeded the value of the share capital many times and amounted to PLN 344,021 k.

26. Provisions

26.1 Change in provisions

01/01/2024 - 31/12/2024	Retirement and other post-employment benefits	Provision for contentious issues, penalties, fines and damages	Provision for guarantees and sureties given	Other provisions	**Total**
Status as at the beginning of the period	**285**	**522**	**510**	**10 067**	**11 384**
Creation (+)	35	1 565	554	5 516	**7 670**
Utilisation (-)	-	(165)	(111)	(2 421)	**(2 697)**
Dissolution (-)	-	-	-	(279)	**(279)**
Status as at the end of the period	**320**	**1 922**	**953**	**12 883**	**16 078**

01/01/2023 - 31/12/2023	Retirement and other post-employment benefits	Provision for contentious issues, penalties, fines and damages	Provision for guarantees and sureties given	Other provisions	**Total**
Status as at the beginning of the period	**213**	**901**	**376**	**13 118**	**14 608**
Creation (+)	72	178	510	2 245	**3 005**
Utilisation (-)	-	(557)	(376)	(4 412)	**(5 345)**
Dissolution (-)	-	-	-	(884)	**(884)**
Status as at the end of the period	**285**	**522**	**510**	**10 067**	**11 384**

Time structure of provisions	**31/12/2024**	**31/12/2023**
Long-term part	320	285
Short-term part	15 758	11 099
Total provisions	**16 078**	**11 384**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

26.2 Retirement severance pay

The Company pays retiring employees retirement severance pay in the amount set out by the Labour Code.
The Company does not separate assets which could be used to settle the retirement severance pay in the future. The Company creates a provision for future retirement severance pay liabilities to allocate the costs to the periods concerned.
The provision is updated twice a year – after six months and at the end of a financial year.
For the purpose of the update of the provision as at the end of the current period, the Company took the available inflation forecasts, the analysis of the increase of the minimum pay ratios and the projected profitability of highly liquid securities.
The main assumptions taken by the Company as at the balance sheet date and for the years ended on 31 December 2024 and 31 December 2023 for the calculation of the liability are as follows:

	31/12/2024	31/12/2023
Discount rate	5.88 %	5.38 %

26.3 Employment termination benefits

In the event of employment termination, the Company's employees are entitled to benefits prescribed by the provisions of labour law in force in Poland, such benefits including the annual leave equivalent and indemnities in relation to the non-competition obligations. The amount of the provision for the unused vacation leave equivalent is revised on the last day of the financial year and on the last day of the half-year of a given financial year.
Provisions for other employment termination benefits are created upon the expiry of the employment relationship.

26.4 Other provisions

As at 31/12/2024, that item comprises, among others, the following provisions titles:

- for unused vacation leave (PLN 522 k),
- for the additional remuneration for 2024 (PLN 1,987 k),
- for construction works to be done (PLN 9,157 k),
- for commissions on the profit on sold projects (PLN 1.146 k),
- for the audit of financial statements (PLN 71 k).

As at 31/12/2023, other reserves comprised the following titles:

- for unused vacation leave (PLN 377 k),
- for the additional remuneration for 2023 (PLN 504 k),
- for construction works to be done (PLN 8,440 k),
- for commissions on the profit on sold projects (PLN 694 k),
- for the audit of financial statements (PLN 52 k).

The most significant provision item is the provision for construction works to be performed. It is created for projects with an occupancy permit, in the amount corresponding to the difference between the total budgeted costs and the costs incurred as at the balance sheet date – proportionally to the number of units handed over within the given project.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

27. Interest-bearing bank credit, loans, issued bonds and liabilities relating to finance lease

Long-term financial liabilities	**31/12/2024**	**31/12/2023***
Lease liabilities	1 214	646
Loans and credit	20 563	6 908
Bonds – the long-term part	-	32 580
Total	**21 777**	**40 134**

Short-term financial liabilities	**31/12/2024**	**31/12/2023***
Lease liabilities	614	525
Loans and credit	17 262	37 140
Bonds – the short-term part	35 594	2 805
Total	**53 470**	**40 470**

*Comparative data for 2023 was restated in relation to the change of presentation referred to in item 7.

There were no cases of violation of credit agreements in the periods covered by these financial statements.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Credit liabilities of INPRO SA as at 31/12/2024

Financing party	Credit currency	Credit/ limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			
					Mortgage	Mortgage object	Location	Other security
SGB-Bank SA	PLN	3 400	944	31/08/2025	mortgage up to PLN 5,100 k	EL1E/00112595/8	Elbląg	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 5,100 k in favour of SGB Bank S.A.
Consortium of SGB-Bank SA, BS in Starogard Gdański, BS in Połczyn Zdrój	PLN	38 100	500	30/06/2027	contractual real estate mortgage up to PLN 48,000 k, PLN 7,500 k, and PLN 1,650 k	GD1W/00010003/1	Rumia	3 blank promissory notes, power of attorney to the current bank account, assignment of rights under insurance policy, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 48,000,000 in favour of SGB Bank S.A., up to PLN 7,500,000 in favour of BS in Starogard Gdański and up to PLN 1,650,000 in favour of BS in Połczyn Zdrój
mBank	PLN	22 600	5 725	30/06/2026	contractual real estate mortgage up to PLN 33,900 k	GD1W/00297633/7	Gdańsk, Jasińskiego Street	assignment of rights under insurance policy, blank promissory note
mBank	PLN	17 400	-	30/10/2026	contractual real estate mortgage up to PLN 26,100 k	EL1E/00109588/2	Elbląg, Malborska/ Mielczarskiego streets	assignment of rights under insurance policy, blank promissory note

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Alior Bank SA	PLN	54 100	6 463	15/03/2025	mortgage up to PLN 81,150 k	OL1M/00037563/3	Mikołajki	blank promissory note, power of attorney to the current bank account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 108,200 k in favour of Alior Bank SA, assignment under the insurance policy, silent assignment in favour of the Bank of the receivables due to INPRO SA from the buyers of the units, court registered and financial pledge for all accounts maintained at Alior Bank SA, notarised power of attorney for the Bank to sell apartments if the credit is not repaid within the deadline (a delay of a minimum of 31 days) on terms and conditions set out in the agreement
Alior Bank SA	PLN	53 324	-	10/06/2027	mortgage up to PLN 79,986 k	GD1G/00036115/3	Gdańsk, Myśliwska Street	blank promissory note, power of attorney to the current bank account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 106,648 k in favour of Alior Bank SA, assignment under the insurance policy, silent assignment in favour of the Bank of the receivables due to INPRO SA from the buyers of the units, court registered and financial pledge for all accounts maintained at Alior Bank SA, notarised power of attorney for the Bank to sell apartments if the credit is not repaid within the deadline (a delay of a minimum of 31 days) on terms and conditions set out in the agreement

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Alior Bank SA	PLN	16 000	16 000	17/07/2026	joint mortgage up to PLN 24,000 k	GD1G/00068140/0 GD1G/00083407/1 GD1G/00281583/6 GD1G/00284240/1 GD1G/00279506/6 GD1G/00300460/8	Gdańsk, ul. Opata Jacka Rybińskiego 8, Gdańsk, Opacka Street	power of attorney to bank accounts, assignment of rights under the insurance policy for real property in Gdańsk, Opata Jacka Rybińskiego Street, blank promissory note
Powiślański Bank Spółdzielczy in Kwidzyn	PLN	5 000	1 452	30/09/2025	contractual real estate mortgage up to PLN 7,500 k	GD1G/00036115/3	Gdańsk, Myśliwska Street	power of attorney to accounts, blank promissory note, statement on submission to enforcement up to PLN 7,500 k (Article 777 of the Civil Procedure Code)
Powiślański Bank Spółdzielczy in Kwidzyn	PLN	3 000	2 229	28/02/2027	contractual real estate mortgage up to PLN 4,500 k	GD1G/00001799/7	Gdańsk, Świętokrzyska Street	blank promissory note, power of attorney to bank accounts, statement on submission to enforcement up to PLN 4,500 k (Article 777 of the Civil Procedure Code)
Consortium of Zjednoczony Bank Spółdzielczy in Rumia and Gospodarczy Bank Spółdzielczy in Gorzów Wielkopolski	PLN	7 000	2 032	30/09/2025	mortgage up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów Wielkopolski	OL1O/00009267/5	Olsztyn, Cicha Street	two blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at ZBS in Rumia in favour of GBS in Gorzów, statement on submission to enforcement up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów (Article 777 of the Civil Procedure Code)
Consortium of Bank Spółdzielczy in Pruszcz Gdański and Bank Spółdzielczy in Pszczółki	PLN	7 500	2 480	31/10/2025	mortgage up to PLN 12,000 k in favour of BS in Pruszcz and up to PLN 3,000 k in favour of BS in Pszczółki	OL1O/00191643/7	Olsztyn, Głowackiego Street	2 blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at BS in Pruszcz in favour of BS in Pszczółki, statement on submission to enforcement up to PLN 12,000 k in favour of BS in Pruszcz and up to PLN 3,000 k in favour of BS in Pszczółki

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

BOŚ Bank SA	PLN	50 000	-	31/12/2026	mortgage up to PLN 75,000 k	GD1G/0094562/5	Rotmanka, Zaczarowana Street	assignment of rights under insurance policy, blank promissory note, power of attorney to bank accounts, financial pledge on accounts at BOŚ Bank, transfer of financial copyright to design documentation, statement on submission to enforcement under Article 777 of the Civil Procedure Code up to PLN 75.000
Total credit liabilities			**37 825**					

Credit liabilities of INPRO SA as at 31/12/2023

Financing party	Credit currency	Credit/ limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			
					Mortgage	Mortgage object	Location	Other security
SGB-Bank SA	PLN	8 000	3 250	31/12/2024	contractual real estate mortgage up to PLN 12,000 k	GD1G/00094328/3	Straszyn, Pruszcz Gdański Commune	power of attorney to the current account, blank promissory note, statement on submission to enforcement up to PLN 12,000 k (Article 777 of the Civil Procedure Code)
SGB-Bank SA	PLN	3 400	2 478	31/08/2025	mortgage up to PLN 5,100 k	EL1E/00112595/8	Elbląg	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 5,100 k in favour of SGB Bank S.A.
mBank SA	PLN	35 940	18 816	31/07/2024	contractual real estate mortgage up to PLN 53,910 k	GD1W/00190254/6	Gdańsk, Mieczysława Słabego Street	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Alior Bank SA	PLN	54 100	5 919	15/03/2025	mortgage up to PLN 81,150 k	OL1M/00037563/3	Mikołajki	blank promissory note, power of attorney to the current bank account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 108,200 k in favour of Alior Bank SA, assignment under the insurance policy, silent assignment in favour of the Bank of the receivables due to INPRO SA from the buyers of the units, court registered and financial pledge for all accounts maintained at Alior Bank SA, notarised power of attorney for the Bank to sell apartments if the credit is not repaid within the deadline on terms and conditions set out in the agreement
Alior Bank SA	PLN	16 000	-	28/06/2024	joint mortgage up to PLN 24,000 k	GD1G/00068140/0 and GD1G/00083407/1, GD1G/00281583/6, GD1G/00279506/6, GD1G/00284240/1, GD1G/00300460/8	Gdańsk, 8 Opata Jacka Rybińskiego Street, Opacka Street	power of attorney to bank accounts, assignment under the insurance policy for real property in Gdańsk, ul. Opata Jacka Rybińskiego 8, Company's submission to enforcement under Article 777 of the Civil Procedure Code, blank promissory note
Powiślański Bank Spółdzielczy in Kwidzyn	PLN	5 000	3 387	30/09/2025	contractual real estate mortgage up to PLN 7,500 k	GD1G/00036115/3	Gdańsk, Myśliwska Street	power of attorney to accounts, blank promissory note, statement on submission to enforcement up to PLN 7,500 k (Article 777 of the Civil Procedure Code)
Consortium of Zjednoczony Bank Spółdzielczy in Rumia and Gospodarczy Bank Spółdzielczy in Gorzów Wielkopolski	PLN	7 000	4 742	30/09/2025	mortgage up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów Wielkopolski	OL1O/00009267/5	Olsztyn, Cicha Street	two blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at ZBS in Rumia in favour of GBS in Gorzów, statement on submission to enforcement up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów (Article 777 of the Civil Procedure Code)

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Consortium of Bank Spółdzielczy in Pruszcz Gdański and Bank Spółdzielczy in Pszczółki	PLN	7 500	5 456	31/10/2025	mortgage up to PLN 12,000 k in favour of BS in Pruszcz and up to PLN 3,000 k in favour of BS in Pszczółki	OL1O/00191643/7	Olsztyn, Głowackiego Street	two blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at BS in Pruszcz in favour of BS in Pszczółki, statement on submission to enforcement up to PLN 12,000 k in favour of BS in Pruszcz and up to PLN 3,000 k in favour of BS in Pszczółki, mortgage up to PLN 12,000 k and PLN 3,000 k respectively on real property in Rumia, Sobieskiego Street – interim security
BOŚ Bank SA	PLN	17 600	-	31/08/2025	contractual real estate mortgage up to PLN 26,400 k	GD1G/0094328/3	Rotmanka, Zaczarowana Street	assignment of rights under insurance policy, blank promissory note, power of attorney to bank accounts, financial pledge on accounts at BOŚ Bank, transfer of financial copyright to design documentation, statement on submission to enforcement under Article 777 of the Civil Procedure Code up to PLN 26,400,000, a guarantee from the portfolio guarantee line (PLG) from the credit guarantee fund (FGK) of BGK in the amount of 20 % of the credit amount, i.e. PLN 3,520,000

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

BOŚ Bank SA	PLN	17 600	-	31/10/2025	contractual real estate mortgage up to PLN 26,400 k	GD1G/0094328/3	Rotmanka, Zaczarowana Street	assignment of rights under insurance policy, blank promissory note, power of attorney to bank accounts, financial pledge on accounts at BOŚ Bank, transfer of financial copyright to design documentation, statement on submission to enforcement under Article 777 of the Civil Procedure Code up to PLN 26,400,000, a guarantee from the portfolio guarantee line (PLG) from the credit guarantee fund (FGK) of BGK in the amount of 20 % of the credit amount, i.e. PLN 3,520,000
Total credit liabilities			**44 048**					

Open credit lines as at 31/12/2024

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			Other security
					Mortgage	Mortgage object	Location	
Alior Bank S.A.	PLN	15 000	-	04/12/2025	-	-	-	power of attorney to bank accounts, blank promissory note, guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k until 04/03/2026
Total			**-**					

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Open credit lines as at 31/12/2023

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			Other security
					Mortgage	Mortgage object	Location	
Alior Bank S.A.	PLN	15 000	-	28/06/2024	-	-	-	power of attorney to bank accounts, blank promissory note, guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k until 04/03/2026
Total			**-**					

Liabilities in relation to bonds issued as at 31/12/2024

Kind of liability	Currency	Issue value	Nominal value of the liability	Balance sheet value of the liability	Repayment deadline	Security			
						Mortgage	Mortgage object	Location	Other
Bearer bonds with coupons issued at the Warsaw Stock Exchange purpose of the issue – to finance current operations and repay the issue of series B bonds	PLN	35 000	35 000	35 594	07/10/2025	Mortgage up to PLN 52,500 k	GD2W/00040638/7	Jastarnia, ul. Kościuszki 2A (the Dom Zdrojowy hotel)	
Total liabilities in relation to bonds			**35 000**	**35 594**					

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Liabilities in relation to bonds issued as at 31/12/2023

Kind of liability	Currency	Issue value	Nominal value of the liability	Balance sheet value of the liability	Repayment deadline	Security			
						Mortgage	Mortgage object	Location	Other
Bearer bonds with coupons issued at the Warsaw Stock Exchange purpose of the issue – to finance current operations and repay the issue of series B bonds	PLN	35 000	35 000	35 385	07/10/2025	Mortgage up to PLN 52,500 k	GD2W/00040638/7	Jastarnia, ul. Kościuszki 2A (the Dom Zdrojowy hotel)	
Total liabilities in relation to bonds			**35 000**	**35 385**					

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

28. Liabilities in relation to lease agreements

Nominal value of minimum lease payments	31/12/2024	31/12/2023
Within 1 year	614	525
Within from 1 to 3 years	866	262
Within from 3 to 5 years	165	191
Over 5 years	183	193
Total liabilities relating to finance lease – minimum total lease payments	**1 828**	**1 171**
Financial costs in relation to finance lease	69	50

Comparative data for 2023 was restated in relation to the change or presentation referred to in item 7.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

As at the balance sheet date, the Company had the following liabilities relating to lease agreements:

Financing party	Object of the agreement	Agreement No.	Initial value	Agreement end date	Liability as at the end of the period	Short-term part	Long-term part
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0634	88	13/02/2025	3	3	
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0633	88	13/02/2025	3	3	
Volkswagen Financial Services	VW T-roc	5230446-1221-28896	121	03/02/2025	5	5	
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	LSTS/2022/6/T12F/0753	106	15/07/2025	19	19	
Toyota Leasing Polska Sp. z o.o.	Toyota Yaris	LSTS/2022/6/T12F/0754	59	15/07/2025	11	11	
Volkswagen Financial Services	VW Crafter delivery van	5230446-0923-00007	163	31/12/2025	55	55	
Santander Consumer Multirent Sp. z o.o.	Hyundai I30	82128/2024/DIGI	119	15/03/2027	83	34	49
Santander Consumer Multirent Sp. z o.o.	Hyundai Kona	82127/2024/DIGI	119	15/03/2027	83	34	49
Santander Consumer Multirent Sp. z o.o.	Hyundai i20	82913/2024/DIGI	73	15/04/2027	53	21	32
Santander Consumer Multirent Sp. z o.o.	Hyundai i20	82914/2024/DIGI	73	15/04/2027	53	21	32
Santander Consumer Multirent Sp. z o.o.	Hyundai i20	82915/2024/DIGI	73	15/05/2027	55	21	34
Santander Consumer Multirent Sp. z o.o.	Hyundai Kona	82911/2024/DIGI	130	28/06/2027	100	37	63
Santander Consumer Multirent Sp. z o.o.	Hyundai I30	87293/2024/DIGI	109	28/07/2027	86	30	56
Santander Consumer Multirent Sp. z o.o.	Hyundai I20	87292/2024/DIGI	74	28/08/2027	60	20	40
Santander Consumer Multirent Sp. z o.o.	Hyundai Tucson	86133/2024/DIGI	161	28/06/2027	124	46	78
Santander Consumer Multirent Sp. z o.o.	Hyundai Tucson	90202/2024/DIGI	159	02/10/2027	134	47	87
Santander Consumer Multirent Sp. z o.o.	Hyundai I30	92126/2024/DIGI	106	28/12/2027	93	29	64

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Gdańsk City Commune	perpetual usufruct right to land in Gdańsk, ul. Opata Jacka Rybińskiego 8	Notarised deed, Register A No. 2038/1995	238	31/03/2094	235	16	219
Inbet Sp. z o.o.	commercial unit - plant depot		424	31/12/2028	357	102	255
PI ISA Sp. z o.o.	unit	Lease agreement No. 15566	242	31/05/2029	216	60	156
TOTAL					**1 828**	**614**	**1 214**

Liabilities of INPRO SA in relation to lease agreements as at 31/12/2023:

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Financing party	Object of the agreement	Agreement number	Initial value	Agreement end date	Liability as at the end of the period	Short-term part	Long-term part
Volkswagen Leasing GmbH	VW T-roc	5230446-1221-03877	108	09/06/2024	13	13	-
Volkswagen Financial Services	Skoda Octavia	5230446-1221-21344	96	30/10/2024	23	23	-
Mercedes-Benz Leasing Polska Sp. z o.o.	Mercedes Vito CDI Mixto	L374292	144	09/12/2024	42	42	-
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0634	88	13/02/2025	31	28	3
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0633	88	13/02/2025	31	28	3
Volkswagen Financial Services	VW T-roc	5230446-1221-28896	121	03/02/2025	43	38	5
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	LSTS/2022/6/T12F/0753	106	15/07/2025	52	33	19
Toyota Leasing Polska Sp. z o.o.	Toyota Yaris	LSTS/2022/6/T12F/0754	59	15/07/2025	29	18	11
Volkswagen Financial Services	VW Crafter delivery van	5230446-0923-00007	163	22/06/2026	105	50	55
Gdańsk City Commune	perpetual usufruct right to land in Gdańsk, ul. Opata Jacka Rybińskiego 8	Notarised deed, Register A No. 2038/1995	238	31/03/2094	235	16	219
Inbet Sp. z o.o.	commercial unit - plant depot		432	31/12/2028	432	101	331
ABA Zakład Usługowo-Handlowy (Adam Barlak)	unit	Lease agreement No. 1764/ 05	377	31/12/2024	135	135	
TOTAL					**1 171**	**525**	**646**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

29. Trade and other liabilities

Long-term liabilities	**31/12/2024**	**31/12/2023 restated**	**31/12/2023 approved**
In relation to related entities	**184**	**184**	**184**
Trade liabilities	184	184	184
In relation to other entities	**4 035**	**3 954**	**3 954**
Trade liabilities	4 035	3 954	3 954
Other liabilities	-	-	-
Total trade and other long-term liabilities	**4 219**	**4 138**	**4 138**

Short-term liabilities	**31/12/2024**	**31/12/2023 restated**	**31/12/2023 approved**
In relation to related entities	**1 974**	**2 303**	**1 935**
Trade liabilities	1 974	2 191	1 823
Advances received	-	112	112
In relation to other entities	**70 903**	**73 585**	**73 953**
Trade liabilities	18 575	15 576	15 944
Payroll payable	257	221	221
State budget liabilities other than current income tax	1 057	820	820
Advances received	50 703	56 501	56 501
Other liabilities	311	467	467
Total trade and other short-term liabilities	**72 877**	**75 888**	**75 888**

Total trade and other liabilities	**77 096**	**80 026**	**80 026**

The conditions of transactions with related entities are presented in item 33 of additional information.
Trade liabilities are not interest-bearing and are usually settled within 30-day periods.
Other liabilities are not interest-bearing and their average payment term is usually 1 month.
The amount following from the difference between value added tax receivable and payable is paid to the competent tax authorities in the required periods.

30. Long-term contracts

The Company did not perform any long-term contracts in the reporting period and in the previous year.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

31. Contingent liabilities and receivables

31.1 Other contingent liabilities

Contingent liabilities	**31/12/2024**	**31/12/2023**
Liabilities in relation to bank guarantees granted mainly as security on the performance of trade agreements	761	761
Other contingent liabilities	-	36 214
Total contingent liabilities	**761**	**36 975**

Contingent liabilities as at 31/12/2024:

1. Bank payment guarantee for PLN 2,537,220.58 issued by mBank SA upon order from INPRO SA in favour of the State Treasury – the General Director of National Roads and Motorways, with the expiry date of 31/12/2027. The guarantee was reduced to PLN 761,166.17 upon receipt by the bank of the final acceptance report for the works and provide security for claims under guarantee and warranty for defects. The guarantee was issued to ensure the correct performance of the agreement which was signed by INPRO and the General Director for National Roads and Motorways (GDDKiA) in relation to the alteration of the road layout of Jana III Sobieskiego and Kombatantów streets in Rumia.

2. In relation to the repayment of credit by Hotel Mikołajki, the securities shown as at the end of 2023 and 31/12/2024 were not in force already.

Contingent liabilities as at 31/12/2023:

1. Unconditional agreement for granting by INPRO SA of subordinate loans to Hotel Mikołajki Sp. z o.o. to cover additional costs, if any, of the project in excess of those specified in the business plan submitted to PKO BP and to repay credit awarded by that Bank. Security for investment credit: agreement No. 59 1020 1811 0000 0796 0048 7611 of 05/09/2011 in the amount of PLN 36,214 k, as amended (credit obtained by Hotel Mikołajki Sp. z o.o.).

2. Joint and severable civil law surety given by INPRO S.A. for the liabilities of Hotel Mikołajki Sp. z o.o. in relation to investment credit agreement No. 59 1020 1811 0000 0796 0048 7611 of 05/09/2011, as amended, such a surety granted on the basis of Annexe No. 4 of 25/06/2015, in the total amount of PLN 28,517,303.81 as at 25/06/2015.

3. Bank payment guarantee for PLN 2,537,220.58 issued by mBank SA upon order from INPRO SA in favour of the State Treasury – the General Director of National Roads and Motorways, with the expiry date of 31/12/2027/. The guarantee will be reduced to PLN 761,166.17 upon receipt by the bank of the final acceptance report for the works and provide security for claims under guarantee and warranty for defects. The guarantee was issued to ensure the correct performance of the agreement to be signed by INPRO and the General Director for National Roads and Motorways (GDDKiA) in relation to the alteration of the road layout of Jana III Sobieskiego and Kombatantów streets in Rumia.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

31.2 Contingent assets

Contingent assets	**31/12/2024**	**31/12/2023**
Guarantees received	13 328	19 972
Total contingent assets	**13 328**	**19 972**

The main contingent asset items as at 31/12/2024 and 31/12/2023 are as follows:

- a guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k with the expiry date of 04/03/2026, established as security for the repayment of the overdraft facility in the amount of PLN 15,000 k granted to INPRO SA by Alior Bank SA.

The guarantees are described in the credit table - note 27.

31.3 Investment liabilities

As at 31/12/2024 and 31/12/2023, the Company did not disclose investment liabilities.

31.4 Significant court cases

As at 31/12/2024, Company was not a party to significant court proceedings.

31.5 Tax settlements

Tax settlements and other areas of activity subject to the regulations (e.g. customs or foreign currency matters) may be inspected by administrative bodies authorised to impose high penalties and other sanctions. The lack of reference to established legal provisions in Poland causes ambiguities and inconsistencies in the binding legal provisions. Frequent differences in opinions about the legal interpretation of tax provisions both within state bodies and between them and enterprises cause the rise of uncertainty and conflict areas. Those phenomena cause the tax risk in Poland to be significantly higher than the risk usually existing in countries with a more developed tax system.
Tax settlements may be the subject to inspection for a five year period from the end of a year in which tax was paid. As a result of inspections, the Company's previous tax settlements may be increased by additional tax liabilities.

32. Security on the Company's assets

Security established on the Company's assets as at 31 December 2024 and 31 December 2023

Securities - the fair value	**31/12/2024**	**31/12/2023**
- on property, plant and equipment	24 000	24 000
- on current assets	264 900	209 160
Total	**288 900**	**233 160**

31/12/2024

Security on non-current assets

1. Joint contractual mortgage up to PLN 24,000 k in favour of Alior Bank SA on the share of INPRO SA in the amount of 5799/10000 parts in the perpetual usufruct right to the real estate situated in Gdańsk, Opata Jacka Rybińskiego Street, land and mortgage register No. GD1G/00068140/0, and on the right to non-residential unit No. 2 in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register No. GD1G/00083407/1 (legal security for the repayment of the overdraft facility in the amount of PLN 15,000 at Alior Bank SA until 05/12/2023, which was transferred on 18 July 2024 as security for the overdraft facility on the credit account in the amount of PLN 16,000 k at Alior Bank SA)

Security on current assets

This concerns legal security established on current assets. The schedule of mortgages established on current assets as at 31/12/2024 in the total amount of PLN 264,900 k is included in note 32.

In addition, the following security was also established on the Company's current assets:

- court registered and financial pledge on all accounts of INPRO SA at Alior Bank SA as security for the repayment of credit No. U0003653077839 of 26/06/2023 signed with Alior Bank SA and designated for the financing of the construction of apartments in Mikołajki,
- financial pledge on accounts at BOŚ Bank SA as security for the repayment of credit No. S/65/02/2024/1098/K/KON of 26/06/2024 designated for financing the construction of the Atut III project.

31/12/2023

Security on non-current assets

Joint contractual mortgage up to PLN 24,000 k in favour of Alior Bank SA on the share of INPRO SA in the amount of 5799/10000 parts in the perpetual usufruct right to the real estate situated in Gdańsk, Opata Jacka Rybińskiego Street, land and mortgage register No. GD1G/00068140/0, and on the right to non-residential unit No. 2 in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register No. GD1G/00083407/1 (legal security for the repayment of the overdraft facility in the amount of PLN 15,000 at Alior Bank SA until 05/12/2023, which will be transferred in 2024 as security for the overdraft facility on the credit account in the amount of PLN 16,000 k at Alior Bank SA)

Security on current assets

This concerns legal security established on current assets. The schedule of mortgages established on current assets as at 31/12/2023 in the total amount of PLN 209,160 k is included in note 27.

In addition, the following security was also established on the Company's current assets:

- court registered and financial pledge on all accounts of INPRO SA at Alior Bank SA as security for the repayment of credit No. U0003653077839 of 26/06/2023 signed with Alior Bank SA and designated for the financing of the construction of apartments in Mikołajki;
- financial pledge on accounts at BOŚ Bank SA as security for the repayment of credit No. S/54/06/2023/1098/K/KON of 29/09/2023 designated for financing the construction of the Atut I project and agreement No. S/31/09/2023/1098/K/KON of 24/11/2023 (financing the construction of the Atut II project).

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

33. Information on related entities

33.1 Transactions with related entities

The following table presents the total amounts of transactions effected with related entities for the financial years 2024 and 2023.

Sales to related entities	**01/01/2024 - 31/12/2024**	**01/01/2023 - 31/12/2023**
Inbet Sp. z o.o.	186	191
Dom Zdrojowy Sp. z o.o.	41	41
Domesta Sp. z o.o.	-	-
Hotel Mikołajki Sp. z o.o.	41	53
PI Isa Sp z o.o.	214	75
SML Sp. z o.o.	81	42
Transactions with the Members of the Management Board and Supervisory Board	-	-
Total	**563**	**402**

Purchase from related entities	**01/01/2024 - 31/12/2024**	**01/01/2023 - 31/12/2023 restated**	**01/01/2023 - 31/12/2023 approved**
Inbet Sp. z o.o.	11 875	8 645	8 645
Dom Zdrojowy Sp. z o.o.	-	-	-
Hotel Mikołajki Sp. z o.o.	-	-	-
PI Isa Sp z o.o.	6 740	4 281	4 281
SML Sp. z o.o.	642	366	366
Hotel Oliwski Sp z o.o.	-	2	2
MS 15 Sp. z o.o.	1 749	1 939	-
Total	**21 006**	**15 233**	**13 294**

Loans granted by Inpro SA to related entities	**31/12/2024**	**31/12/2023**
Hotel Mikołajki Sp. z o.o.	-	1 269
Total loans granted to related entities	**-**	**1 269**

Dividend paid by Inpro SA to personally related entities	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Members of the Management Board of Inpro SA	4 868	4 868
Members of the Supervisory Board	353	353
Total dividend paid by Inpro SA to related entities	**5 221**	**5 221**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Dividend received by Inpro SA from related entities:	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Inbet Sp. z o.o.	2 409	2 811
Domesta Sp. z o.o.	3 850	3 575
Dom Zdrojowy Sp. z o.o.	2 912	1 500
SML Sp. z o.o.	100	-
PI ISA Sp. z o.o.	100	-
Total dividend received by Inpro SA from related entities	**9 371**	**7 886**

Receivables of Inpro SA from related entities

	31/12/2024	**31/12/2023**
Trade receivables – up to 12 months	**117**	**98**
Inbet Sp. z o.o.	17	15
Dom Zdrojowy Sp. z o.o.	4	4
Hotel Mikołajki Sp. z o.o.	4	10
PI Isa Sp. z o.o.	17	3
SML Sp. z o.o.	75	66
Trade receivables – over 12 months	-	-
Other receivables up to 12 months	**148**	**-**
SML Sp. z o.o.	148	-
Other receivables over 12 months	**842**	-
SML Sp. z o.o.	842	-
Total receivables	**1 107**	**98**
Inbet Sp. z o.o.	17	15
Dom Zdrojowy Sp. z o.o.	4	4
Hotel Mikołajki Sp. z o.o.	4	10
PI Isa Sp. z o.o.	17	3
SML Sp. z o.o.	1 065	66

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Liabilities of Inpro SA in relation to related entities

	31/12/2024	31/12/2023 restated	31/12/2023 approved
Trade liabilities – up to 12 months	**1 536**	**2 191**	**1 823**
Inbet Sp. z o.o.	1 011	475	475
SML Sp. z o.o.	34	348	348
PI Isa Sp. z o.o.	491	1 000	1 000
MS 15 Sp. z o.o.	438	368	-
Trade liabilities over 12 months	**184**	**184**	**184**
Inbet Sp. z o.o.		1	1
PI Isa Sp. z o.o.	174	179	179
SML Sp. z o.o.	10	4	4
Other liabilities up to 12 months	**162**	**213**	**213**
Inbet Sp. z o.o.– impact of IFRS 16	162	101	101
SML Sp. z o.o.		112	112
Other liabilities over 12 months	**412**	**330**	**330**
Inbet Sp. z o.o. – impact of IFRS 16	412	330	330
Total liabilities	**2 732**	**2 918**	**2 550**
Inbet Sp. z o.o.	1 585	907	907
SML Sp. z o.o.	44	464	464
PI Isa Sp. z o.o.	665	1 179	1 179
MS 15 Sp. z o.o.	438	368	-

33.2 Conditions of transactions with related entities

Transactions with related entities are effected on terms and conditions equivalent to those binding in transactions with other entities.

33.3 Loan granted to a member of the Management Board

The Company did not give loans to the members of the Management Board.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

34. Remuneration of the Company's senior executives

Remuneration of senior executives	**01/01/2024 -31/12/2024**	**01/01/2023 -31/12/2023**
Management Board	**3 205**	**3 616**
Short-term employee benefits	3 205	3 616
Benefits related to employment relationship termination	-	-
Supervisory Board	**287**	**303**
Short-term employee benefits	287	303
Other senior executives	**1 708**	**1 523**
Short-term employee benefits	1 708	1 523
TOTAL	**5 200**	**5 442**

Participation of the senior executives in the employee share programme

Not applicable.

35. Purposes and rules of financial risk management

The main financial instruments used by the Company include bank credit, loans, finance lease agreements, lease agreements with a purchase option, cash and short-term deposits. The main purpose of those financial instruments is to obtain funds for the Company's activity. The Company also has other financial instruments such as trade receivables and liabilities which arise directly in the course of its activity. The main kinds of risk arising from the Company's financial instruments comprise the interest rate, liquidity, currency and credit risks. The Management Board reviews and agrees the principles of managing each of those kinds of risk. Those principles are briefly discussed below.

35.1 Interest rate risk

The Company has credit liabilities for which interest is computed on the basis of a variable interest rate, in relation to which there is a risk of the increase of those rates against the time when the agreement was entered into. The Company also deposits free cash in variable rate deposits, which results in the reduction of profits when interest rates go down.
Information on assets and liabilities exposed to the interest rate risk is presented below.
In the reporting period, the Company had both assets and liabilities bearing variable interest (a fact which partly balanced the risk, and used no interest rate hedging. The Company does not rule out hedging in the future and keeps monitoring the exposure to the interest rate risk and the relevant current forecasts.

The table below shows the balance sheet value of the Company's financial instruments exposed to the interest rate risk broken down to various age categories.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

01/01/2024-31/12/2024

Fixed interest rate	**<1 year**	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Cash assets – fixed term deposits					-
Lease receivables	641	694	297	248	1 880
Total	**641**	**694**	**297**	**248**	**1 880**

Variable interest rate	**<1 year**	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Cash assets	12 517				12 517
Short-term financial assets – advances on escrow accounts	31 123				31 123
Bank credit	(17 262)	(20 563)			(37 825)
Debt securities issued	(35 594)				(35 594)
Lease liabilities	(614)	(866)	(165)	(183)	(1,828)
Total	**(9 830)**	**(21 429)**	**(165)**	**(183)**	**(31 607)**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

01/01/2023-31/12/2023

Fixed interest rate	**<1 year**	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Cash assets – fixed term deposits					
Lease receivables	561	890			1 451
Total	**561**	**890**			**1 451**

Variable interest rate	**<1 year**	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Cash assets	18 081				18 081
Short-term financial assets – advances on escrow accounts	18 677				18 677
Loans granted		1 269			1 269
Bank credit	(37 140)	(6 908)			(44 048)
Debt securities issued	(2 805)	(32 580)			(35 385)
Lease liabilities*	(525)	(338)	(90)	(218)	(1 171)
Total	**(3 712)**	**(38 557)**	**(90)**	**(218)**	**(42 577)**

*A change of the value against data in the 2023 report result from a change in the presentation of lease liabilities, as described in note 7.

The interest rate on variable interest rate financial instruments is updated in periods below one year. Interest on fixed interest financial instruments is fixed throughout the period to the maturity of those instruments. The Company's other financial instruments not covered in the tables above do not bear interest and are therefore not subject to the interest rate risk.

35.2 Foreign currency risk

The Company is not exposed to the currency conversion rate risk because of insignificant sales of products in a foreign currency and because of the coverage of the majority of the costs of production in the national currency. Moreover, all the Company's credit, loans and deposits are denominated in the national currency. The currency risk is insignificant.

No receivables in foreign currencies occurred as at 31/12/2024 and 31/12/2023.
The Company had no foreign currency liabilities as at 31/12/2024 and 31/12/2023.

35.3 Other price risk

The Company is not exposed to another significant price risk related to financial instruments, there is, however, a price risk related to the prices of both the Company's products and of the materials. The Company's products and raw materials are not commonly offered on commodity exchanges, a fact which prevents the implementation of hedging strategies. The increase of the prices of materials and services is made up for by the increase of the selling price of flats at the property development market.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

35.4 Market risk sensitivity analysis

As at 31 December 2024 and 31 December 2023 the Company does not have receivables and liabilities expressed in a foreign currency.
The potentially possible changes concerning the market risk were assessed by the Company as follows:
1.0 % point change of the PLN interest rate (an increase or decrease of that rate).
The above figures were determined on the annual basis.
The sensitivity analysis conducted by the Company takes the impact of taxation into account.
The influence of potentially possible changes on the Company's profit or loss and capital is presented in the table below:

31/12/2024

Item in the financial statements	value of the item	Interest rate risk			
		Impact on the result		Impact on the capital	
		+ 100 base points	- 100 base points	+ 100 base points	-100 base points
Bank deposits	31 123	311	(311)		
Debt securities issued	35 594	(356)	356		
Credit incurred	37 825	(378)	378		
Other financial liabilities (lease)	1 828	(18)	18		
Total increase / (decrease) before tax		(441)	441		
Income tax		84	(84)		
Total increase / (decrease) after tax		**(357)**	**357**		

31/12/2023

Item in the financial statements	value of the item	Interest rate risk			
		Impact on the result		Impact on the capital	
		+ 100 base points	- 100 base points	+ 100 base points	-100 base points
Bank deposits	18 677	187	(187)		
Debt securities issued	35 385	(354)	354		
Credit incurred	44 048	(440)	440		
Other financial liabilities (lease)*	1 171	(12)	12		
Loans granted	1 269	13	(13)		
Total increase / (decrease) before tax		(606)	606		
Income tax		115	(115)		
Total increase / (decrease) after tax		**(491)**	**491**		

*A change of the value against data in the 2023 report result from a change in the presentation of lease liabilities, as described in note 7.

1. Short-term bank deposits

31/12/2024
These comprise short-term deposits (with a variable interest rate) and interest-bearing deposits on escrow accounts, totalling PLN 31,123 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 31,123 k x 100 base points] = PLN 311 k.

31/12/2023
These comprise short-term deposits (with a variable interest rate) and interest-bearing deposits on escrow accounts, totalling PLN 18,677 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 18,677 k x 100 base points] = PLN 187 k.

2. Bonds

31/12/2024
Variable interest bonds expressed in PLN at 35,594 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN [PLN 35,594 k x 100 base points] = PLN 356 k.

31/12/2023
Variable interest bonds expressed in PLN at 35,385 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN [PLN 35,385 k x 100 base points] = PLN 354 k.

3. Credit

31/12/2024
Variable interest credit expressed in PLN in the amount of PLN 37,825 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 37,825 k x 100 base points] = PLN 378 k.

31/12/2023
Variable interest credit expressed in PLN in the amount of PLN 44,048 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 44,048 k x 100 base points] = PLN 440 k.

4. Other financial liabilities (lease)

31/12/2024
Variable interest lease liabilities expressed in PLN in the amount of PLN 1,828 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 1,828 k x 100 base points] = PLN 18 k.

31/12/2023
Variable interest lease liabilities expressed in PLN in the amount of PLN 1,171 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 1,171 k x 100 base points] = PLN 12 k.

5. Loans

31/12/2024
There were no variable interest loans as at 31/12/2024.

31/12/2023
Variable interest loans expressed in PLN in the amount of PLN 1,269 k. Sensitivity
Sensitivity to change by +/- 100 base points of market interest rates in PLN +/-[PLN 1,269 k x 100 base points] = PLN 13 k.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

35.5 Other price risk

The Company is not exposed to another significant price risk related to financial instruments, there is, however, a price risk related to the prices of both the Company's products and of the materials. The Company's products and raw materials are not commonly offered on commodity exchanges, a fact which prevents the implementation of hedging strategies.

35.6 Credit risk

The Company is exposed to credit risk understood as the risk of the creditors failing to meet their obligations and thus causing the Company to suffer losses. The maximum exposure to credit risk as at the balance sheet date is PLN 12,019 k (as at 31 December 2023: PLN 4,465 k) and was estimated as the balance sheet value of trade and other receivables (without short-term accruals, advances to inventories and state budget liabilities).

01/01/2024-31/12/2024			**Unimpaired overdue receivables**				
Age structure of financial receivables	Nominal value of receivables	Unimpaired non-overdue receivables	<30 days	31-90 days	91-180 days	181-360 days	>365 days
Trade receivables	**12 019**	11 899	86	34			

01/01/2023-31/12/2023			**Unimpaired overdue receivables**				
Age structure of financial receivables	Nominal value of receivables	Unimpaired non-overdue receivables	<30 days	31-90 days	91-180 days	181-360 days	>365 days
Trade receivables	**4 465**	4 454	6	3	1		1

In the opinion of the Company's Management Board, no significant concentration of the credit risk occurs because the Company has many customers. The Company takes steps aiming the limitation of the credit risk, such steps consisting in: checking the customers' credit rating, fixing credit limits, monitoring the customers' situation, sometimes obtaining security (promissory notes, letters of credit, sureties and security on movable property and real estate).

The liabilities related to the Company's basic activity, i.e. the sale of flats, commercial units and garages, are fully secured as the condition for the delivery of the object of sale is the previous payment of the full price under the sale agreement by the buyers.

In the opinion of the Company's Management Board, the credit risk is covered in the financial statements by way of creation of valuation allowances. No new valuation allowances were created in relation to credit losses as at the balance sheet date and 31/12/2023.

Credit risk related to bank deposits, derivative instruments and other investments is considered insignificant because the Company effected transactions with companies with an established financial position.

There is no significant concentration of the credit risk at the Company.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

35.7 Liquidity risk

The Company is exposed to liquidity loss risk understood as the risk of losing the capacity to pay liabilities within the specified time limits. The risk stems from the potential restriction of access to financial markets, which may result in the lack of an opportunity to obtain new finance or to refinance its debt. In the opinion of the Company's Management Board, owing to diversified sources of finance, a safe amount of cash as at the balance sheet date (note 23), and cash deposits at recognised banks, available credit lines (note 27), new credit agreements signed after the balance sheet date (note 40) and the Company's good financial condition, the liquidity loss risk should be assessed as insignificant.

Cash at bank and in hand

Item in the financial statements	31/12/2024	31/12/2023
Cash at bank and in hand	12 517	18 081
Other short-term financial assets (funds at escrow accounts)	31 123	18 677
Total	**43 640**	**36 758**

The analysis of financial liabilities in time intervals was presented below. The figures constitute non-discounted cash flows, which are the Company's maximum risk exposure.

Age structure of financial liabilities:

01/01/2024-31/12/2024		Liabilities maturing in the period			
Age structure of financial liabilities	**Total liabilities**	up to 30 days	from 31 to 90 days	from 91 to 365 days	over 365 days (see the note below)
Trade liabilities	24 768	16 532	2 313	1 704	4 219
Bonds issued	35 594			35 594	
Loans and credit	37 825	2 366	6 621	8 275	20 563
Other financial liabilities (lease)	1 828	66	146	402	1 214
Total	**100 015**	**18 964**	**9 080**	**45 975**	**25 996**

Liabilities matured over 365 days	1-3 years	3-5 years	>5 years	Total
Trade liabilities	2 751	1 468		4 219
Bonds issued				
Loans and credit	20 563			20 563
Other financial liabilities (lease)	866	165	183	1 214
Total	**24 180**	**1 633**	**183**	**25 996**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

01/01/2023-31/12/2023		**Liabilities maturing in the period**			
Age structure of financial liabilities	**Total liabilities**	up to 30 days	from 31 to 90 days	from 91 to 365 days	over 365 days (see the note below)
Trade liabilities	21 905	12 429	4 647	691	4 138
Bonds issued	35 385			2 805	32 580
Loans and credit	44 048	9 293	5 320	22 527	6 908
Other financial liabilities (lease)	1 171	45	91	389	646
Total	**102 509**	**21 767**	**10 058**	**26 412**	**44 272**

Liabilities matured over 365 days	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Trade liabilities	2 400	1 738		4 138
Bonds issued	32 580			32 580
Loans and credit	6 908			6 908
Other financial liabilities (lease)	338	90	218	646
Total	**42 226**	**1 828**	**218**	**44 272**

36. Capital management

The Company manages its capital to retain the capacity to continue as a going concern with the implementation of the planned investments taken into account to be able to generate a return to the shareholders and yield benefits to the other stakeholders.
In accordance with the market practice, the Company monitors capital on the basis of, among other things, the net worth ratio and the credit, loan and other sources of finance to EBITDA ratio.
The ratio concerning the financing of assets with equity is calculated as the equity to total assets ratio. That ratio remained at the level of 71 %, which is similar to that in the previous year.
The debt to equity ratio calculated as the relationship of liabilities with the exception of provisions to equity decreased to 0.36 (this was 0.41 as at 31/12/2023).
The net worth ratio is calculated as the net value of property, plant and equipment (equity less intangibles) to the balance sheet total.
The credit, loans and other sources of finance to EBITDA ratio is calculated as the ratio of credit, loans and other sources of finance to EBITDA. Credit, loans and other sources of finance means the total liability in relation to credit, loans and leases, and EBITDA is the profit from operating activities plus depreciation.
To maintain financial liquidity and credit capacity enabling borrowing at a reasonable cost level, the Company assumes that it will maintain the net worth ratio at the level not lower than 0.4, and of the credit, loans and other sources of finance to EBITDA ratio at the level of up to 10.

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Equity to total assets ratio	**31/12/2024**	**31/12/2023**
Equity	421 793	394 287
Total assets	592 541	567 024
	0.71	**0.70**

Relationship between liabilities and equity	**31/12/2024**	**31/12/2023**
Total liabilities (without provisions)	152 820	161 353
Equity	421 793	394 287
	0.36	**0.41**

Net worth ratio	**31/12/2024**	**31/12/2023**
Total equity less intangibles	421 791	394 280
Balance sheet total	592 541	567 024
	0.71	**0.70**

Ratio: Credit, loans and other sources of finance/EBITDA	**31/12/2024**	**31/12/2023**
Profit from operating activities	39 299	22 328
Plus: depreciation	1 044	708
EBITDA	**40 343**	**23 036**
Credit, loans and other sources of finance	**75 247**	**80 604**
	1.87	**3.50**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

37. Financial instruments

The fair value of the financial instruments held by the Company as at 31 December 2024 and 31 December 2023 did not differ considerably from the figures presented in the financial statements for the particular periods for the following reasons:
• any discounting effect in relation to short-term instruments is not significant;
• those instruments concern the transactions effected on market conditions.

Financial assets	Classification in accordance with IFRS 9	31/12/2024	31/12/2023
Trade receivables	Assets measured at the amortised cost	12 019	4 465
Long-term loans granted	as above	-	1 269
Other short-term financial assets	as above	31 123	18 677
Cash and cash equivalents	as above	12 517	18 081
Other long-term financial receivables (lease)	excluded from the scope of IFRS 9	1 239	890
Other short-term financial receivables (lease)	excluded from the scope of IFRS 9	641	561
		57 539	**43 943**

Financial liabilities	Classification in accordance with IFRS 9	31/12/2024	31/12/2023
Long-term loans and bank credit	Financial liabilities valued as at the amortised cost	20 563	6 908
Short-term loans and bank credit	as above	17 262	37 140
Trade liabilities	as above	24 768	21 905
Debt instrument liabilities	as above	35 594	35 385
Other long-term financial liabilities (lease)	excluded from the scope of IFRS 9	1 214	646
Other short-term financial liabilities (lease)	excluded from the scope of IFRS 9	614	525
		100 015	**102 509**

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Revenue, cost, profit and loss items included in the statement of total income divided into financial instrument categories

01/01/2024-31/12/2024	Financial assets measured at the amortised cost	Financial liabilities valued as at the amortised cost	Total
Interest revenues/costs	618	(1 594)	(976)
Changes in liabilities in relation to the issue of debt securities, due to the time for meeting the liability becoming closer		(3 187)	(3 187)
Total	**618**	**(4 781)**	**(4 163)**

01/01/2023-31/12/2023	Financial assets measured at the amortised cost	Financial liabilities valued as at the amortised cost	Total
Interest revenues/costs	750	(764)	(14)
Changes in liabilities in relation to the issue of debt securities, due to the time for meeting the liability becoming closer	-	(2 718)	(2 718)
Total	**750**	**(3 482)**	**(2 732)**

38. Employment structure

The average employment level at the Company in the period from January to December 2024 and in the comparative period was as follows:

	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023
Management Board	4*	4*
Administration	29	32
Sales Department	11	11
Production Division	71	66
Other	4	3
Total	**119**	**116**

*Including two persons hired on the basis of an employment agreement, one person on the basis of appointment, and one under the management contract

39. Remuneration of the statutory auditor or entity authorised to audit financial statements

1. For 2024:

a) audit of the separate and consolidated annual financial statements of Inpro SA – PLN 66 k,
b) audit of the separate statements of other companies within the Group – PLN 64.5 k,
c) review of the interim separate and consolidated financial statements of Inpro SA – PLN 47 k
d) audit of compliance of the annual consolidated statements with ESEF requirements – PLN 12 k
e) evaluation of the annual report on the remuneration of the Management Board and Supervisory board – PLN 10 k.

2. For 2023:

a) audit of the separate and consolidated annual financial statements of Inpro SA – PLN 50 k,
b) audit of the separate statements of other companies within the Group – PLN 66 k,
c) review of the interim separate and consolidated financial statements of Inpro SA – PLN 34 k
d) audit of compliance of the annual consolidated statements with ESEF requirements – PLN 9 k
e) evaluation of the annual report on the remuneration of the Management Board and Supervisory board – PLN 8.5 k.

40. Significant events affecting the Company's activity in the reporting period

The events significantly affecting the activity of INPRO SA, its financial results as well as development prospects are described in detail in items 10 and 25 of the report of the Management Board of activity in 2024.

Key factors influencing financial performance in 2024:

- INPRO SA sold the total of 381 flats and houses net (in the meaning of concluded preliminary sale agreements net i.e. with the resignations taken into consideration under reservation agreements, agreements with entities other than customers who are natural persons, and agreements concerning commercial units. That result is worse than in the previous year (2023: 540 units – a decline by 29 %). The gross value of flats sold by Inpro SA in the period under review was approximately PLN 237 m, which was lower by 23 % than the value achieved in 2023.
- in relation to the specific nature of the property development cycle, the revenues from operations are posted after approximately 2-3 years from the start of a property development project, following receipt of the occupancy permit and delivery of the units to the buyers. During the entire 2024, INPRO SA placed the following projects in service: 1 multi-family building at the Optima VI estate (32 units), 40 single-family houses at Optima VI, 5 buildings at Optima VII (138 units), 2 buildings at the Koncept III estate (88 units), 1 building at the RYTM estate (107 units), the first two buildings in the ATUT estate (each with 94 units), and apartments in Mikołajki (105 units). In total, Inpro SA completed the construction of 698 units and single-family houses (120 units were completed in 2023). The number of flats delivered to the buyers in the reporting period is higher than in the previous year as 454 units/houses were delivered (a 43 % increase against 2023). In relation to that, the revenues generated in 2024 are higher than those in 2023 (an increase by 59 %).
- The government-subsidised mortgage program (BK2) ended at the close of 2023. Sales recorded in the first quarter of 2024 were largely attributable to property development agreements based on reservations made at the end of the previous year, benefiting from that programme. Sales in the remaining quarters of the year were predominantly to cash buyers. Government plans to introduce a new housing support scheme for first-time buyers

Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

currently limit eligibility to transactions on the secondary market only. As a result, potential buyers on the primary market are awaiting a reduction in interest rates by the National Bank of Poland (NBP).

41. Difference between financial liabilities indicated in the annual report and forecasts for a given year published previously

As a bond issuer, pursuant to the provisions of the Bond Act (Article 35 of the Act of 15 January 2015), INPRO SA publishes information regarding the forecast of its financial liabilities on its website.
The table below presents the forecasts published by the Company on 28 December 2023, in current report No. 27/2023, alongside the actual figures derived from the separate financial statements prepared as at 31 December 2024.

Financial statements as at 31/12/2024	Liability value in conformity with the forecast (PLN m)	Share in the balance sheet total in conformity with the forecast (%)	Actual liability value (PLN m)	Actual share in the balance sheet total (%)
Total financial liabilities INPRO SA	100	18	75	13

The value of the Issuer's financial liabilities was lower than the forecast presented at the end of 2023 by approximately 25 % respectively. The main reason for the deviation was a lower level of debt resulting from bank credit obtained by Inpro SA, which stemmed from a slightly smaller-than-planned scale of project implementation (adjusted to market demand which was lower than expected), as well as the postponement of a land purchase transaction in Reda to the following year.

42. Events after the balance sheet date

a) Inpro SA entered into the following new credit agreements after the balance sheet date:

Bank	Amount in PLN '000	Details: Current report No./object of financing
SGB Bank SA	20 000	Current report No. 6/2025 of 21/03/2025 / the limit for land purchase financing and refinancing
mBank SA	91 000	Current report No. 10/2025 of 14/04/2025 / financing the construction of the City Park estate, buildings G and H
TOTAL	**111 000**	

b) After the balance sheet date, the Company repaid the following credit agreements:

Bank	Date of signing the agreement	Amount in PLN '000	Credit purpose
Alior Bank SA	26/06/2023	54 100	Financing the construction of apartments in Mikołajki
TOTAL		**54 100**	

c) On 13/02/2025, a share sale agreement was executed with natural persons, i.e. the heirs of the late shareholder of Domesta sp. z o.o., Mr Jerzy Ryszard Znaniecki. The acquisition was effected in exercising the pre-emptive rights held by the remaining shareholders of Domesta sp. z o.o. to acquire shares in the company’s share capital, in proportions specified in the share sale agreement. The nominal value of each acquired share was PLN 8,000.00, and the terms of the agreement were consistent with market standards applied in similar transactions. Under the share sale agreement, the shareholders of Domesta sp. z o.o. acquired the shares in the following proportions: Inpro SA – 47 shares, Przemysław Krzysztof Maraszek – 19 shares, Zygmunt Mulewski – 6 shares. Prior to the transaction, INPRO SA held 224 shares in DOMESTA Sp. z o.o. , that is 57.14 % of the share capital. As a result of the agreement, Inpro S.A. currently holds 271 shares in the company’s share capital, with a total nominal value of PLN 2,168,000.00, representing 69.13 % of the share capital and an equivalent percentage of voting rights at the General Meeting.

d) On 07/03/2025, the Extraordinary General Meeting of Hotel Mikołajki sp. z o.o. adopted resolution No. 1/03/2025 regarding the return to the Issuer (the sole shareholder of that company) of a portion of the additional contributions made by the shareholder pursuant to resolution No. 5 of the Extraordinary General Meeting dated 9 July 2015, in the amount of PLN 2,000,000.00. The total value of additional contributions paid under resolution No. 5 of 9 July 2015 of the Company’s Extraordinary General Meeting was PLN 35,149,634.40 and the reimbursement described above is the first partial reimbursement of that contribution. The funds were returned on 18/04/2025.

e) On 17/03/2025, INPRO SA signed with BOŚ Bank an annexe to the credit agreement financing the construction of the Optima III estate. The main amendments introduced by the annexe concern the reduction of the credit amount from PLN 50,000 k to PLN 40,000 k in connection with the allowance for the use of the funds released from the housing escrow account to finance construction costs up to PLN 10,000 k (which, in effect, constitutes merely a change in the sources of financing the construction costs). The reduction in the credit amount necessitated a corresponding adjustment to the value of the mortgage entry serving as legal security for the repayment.

f) On 31/03/2025, INPRO SA signed the organisation agreement for the issue of bearer bonds up to PLN 50,000,000 for 4 years with Michael / Ström Dom Maklerski SA with its registered office in Warsaw. The bonds will not be secured. The issue of the bonds will be effected by way of a public offer, without the need to draw up a prospectus or offering memorandum.

g) On 09/04/2025, the General Meeting of Dom Zdrojowy adopted a resolution on dividend payment for 2024 at PLN 4,481,285.57 (the dividend payment to the sole shareholder, INPRO SA).

h) On 14/04/2025, INPRO SA entered into an agreement for the purchase of the last portion of shares in land located in Rumia. The purchase price does not exceed 10 % of the Issuer's equity.

i) On 16/04/2025, INPRO SA signed preliminary purchase conditional agreements for the next piece of land in Rumia. The purchase price does not exceed 10 % of the Issuer's equity.

Gdańsk, 24/04/2025