

**ERBUD S.A.**

# **Separate Financial Statement for the accounting year ending 31 December 2025**

**Drawn up in compliance with the  
International Financial Reporting  
Standards (IFRS) endorsed for  
application by the European  
Union**



**SEPARATE STATEMENT OF PROFIT/LOSS AND OTHER COMPREHENSIVE INCOME**

|  | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|--|--|--|
| <b>GOING CONCERN OPERATIONS</b>  |  |  |
| Note 4.2.-4.3. Revenues from sales of products and services                        | 1,505,101  | 1,437,972  |
| Notes 4.2.-4.4 Cost of products and services sold                                  | 1,398,632  | 1,333,548  |
| <b>Gross sales profit/(loss)</b>   | <b>106,469</b>                                     | <b>104,424</b>                                     |
| Note 4.4. Cost of sales  | 12,269   | 11,145   |
| Note 4.4. General and administrative (G&A) costs                                   | 84,596   | 75,731   |
| Note 4.6. Other operating income   | 11,364   | 2,739  |
| Note 4.6. Other operating expenses   | 1,937  | 2,056  |
| Note 4.2. Reversal of losses/Losses on expected credit losses                      | (3,193)  | (7,190)  |
| Note 4.2. <b>Operating profit</b>  | <b>15,838</b>                                      | <b>11,041</b>                                      |
| Note 4.7. Financial income   | 52,499   | 31,604   |
| including: interest on loans granted, calculated using the effective interest rate | 10,948   | 9,758  |
| Note 4.7. Financial expenses   | 19,861   | 17,094   |
| Note 4.2. <b>Gross profit/loss</b>   | <b>48,476</b>                                      | <b>25,551</b>                                      |
| Note 4.8. Corporate income tax   | 8,374  | 8,313  |
| <b>Net profit /(loss) for the accounting period</b>                                | <b>40,102</b>                                      | <b>17,238</b>                                      |
| <b>Other comprehensive income</b>  | <b>40,102</b>                                      | <b>17,238</b>                                      |
| <b>Basic and diluted earnings per share (in PLN)</b>                               | <b>3.36</b>  | <b>1.44</b>  |

**SEPARATE STATEMENT OF FINANCIAL POSITION**

|                               |   | 2025             | 2024             |
|-------------------------------|---|------------------|------------------|
| <b>ASSETS</b>                 |   | <b>1,103,801</b> | <b>1,035,523</b> |
| Note 6.1.                     | Investment properties                                       | 23,150           | 26,772           |
| Note 6.1.                     | Intangible assets   | 4,001            | 2,366            |
| Note 6.1.                     | Tangible fixed assets                                       | 32,353           | 37,413           |
| Note 5.1.1                    | Financial assets  | 237,931          | 152,531          |
| Note 6.10.                    | Investments in subsidiaries and jointly controlled entities | 188,111          | 174,661          |
| Note 4.8.                     | Deferred tax assets   | 42,842           | 47,002           |
| Note 2.2.                     | Receivables under building contracts - bid bonds            | 2,381            | 2,658            |
| <b>Fixed assets</b>           |   | <b>530,769</b>   | <b>443,403</b>   |
| Note 6.3.                     | Inventory   | 2,857            | 2,857            |
| Note 2.2.                     | Receivables under building contracts - bid bonds            | 26,696           | 36,319           |
| Note 2.3.                     | Pricing of building contracts - assets                      | 184,114          | 164,630          |
| Note 6.4.                     | Trade receivables   | 243,015          | 249,041          |
| Note 6.4.                     | Income tax & VAT receivables                                | 5,307            | 6,713            |
| Note 6.4.                     | Other receivables   | 7,544            | 2,067            |
| Note 5.1.1                    | Financial assets  | 18,311           | 10,990           |
| Note 3.8.                     | Cash and cash equivalents                                   | 80,881           | 115,984          |
| Note 6.5.                     | Short-term prepayments                                      | 4,307            | 3,519            |
| <b>Current assets</b>         |   | <b>573,032</b>   | <b>592,120</b>   |
| <b>LIABILITIES</b>            |   | <b>1,103,801</b> | <b>1,035,523</b> |
| Note 3.1.                     | Share capital   | 1,193            | 1,193            |
|                               | Supplementary capital                                       | 284,921          | 287,725          |
|                               | Reserve capital   | 75,323           | 75,323           |
|                               | Retained earnings   | 6,023            | (16,841)         |
| <b>Shareholders' equity</b>   |   | <b>367,460</b>   | <b>347,400</b>   |
| Note 3.2.-3.5                 | Debt  | 104,259          | 38,037           |
| Note 6.6.                     | Provisions  | 898              | 770              |
| <b>Long-term liabilities</b>  |   | <b>105,157</b>   | <b>38,807</b>    |
| Note 3.2.-3.5                 | Debt  | 51,118           | 101,490          |
| Note 6.6.                     | Provisions  | 33,080           | 29,363           |
| Note 2.2.                     | Liabilities vis-à-vis subcontractors - bid bonds            | 116,164          | 112,136          |
| Note 2.3.                     | Pricing of building contracts - liabilities                 | 214,267          | 219,570          |
| Note 6.8.                     | Trade payables  | 196,482          | 163,546          |
| Note 6.8.                     | Other liabilities   | 20,073           | 23,211           |
| <b>Short-term liabilities</b> |   | <b>631,184</b>   | <b>649,316</b>   |

**SEPARATE STATEMENT OF CHANGES IN EQUITY**

For a 12-month-period ended on 31 December 2024 and for a 12-month-period ended on 31 December 2025

|                                       | Share capital | Supplementary capital | Reserve capital | Retained earnings/(losses) | Shareholders' equity |
|---------------------------------------|---------------|-----------------------|-----------------|----------------------------|----------------------|
| <b>As of 1 Jan. 2024</b>              | <b>1,193</b>  | <b>279,420</b>        | <b>75,323</b>   | <b>(5,731)</b>             | <b>350,205</b>       |
| Net result in the accounting period   | -             | -                     | -               | 17,238                     | <b>17,238</b>        |
| <b>Other comprehensive income</b>     | -             | -                     | -               | <b>17,238</b>              | <b>17,238</b>        |
| Dividend                              | -             | -                     | -               | (20,043)                   | <b>(20,043)</b>      |
| Net retained earnings carried forward | -             | 8,305                 | -               | (8 305)                    | -                    |
| <b>As of 31 Dec. 2024</b>             | <b>1,193</b>  | <b>287,725</b>        | <b>75,323</b>   | <b>(16 841)</b>            | <b>347,400</b>       |
| <b>As of 1 Jan. 2025</b>              | <b>1,193</b>  | <b>287,725</b>        | <b>75,323</b>   | <b>(16,841)</b>            | <b>347,400</b>       |
| Net result in the accounting period   | -             | -                     | -               | 40,102                     | 40,102               |
| <b>Other comprehensive income</b>     | -             | -                     | -               | <b>40,102</b>              | <b>40,102</b>        |
| Dividend                              | -             | (2,804)               | -               | (17,238)                   | <b>(20,042)</b>      |
| <b>As of 31 Dec. 2025</b>             | <b>1,193</b>  | <b>284,921</b>        | <b>75,323</b>   | <b>6,023</b>               | <b>367,460</b>       |

**SEPARATE CASH FLOW STATEMENT**

|  | For a 12-month period,<br>ended on 31 Dec. 2025 | For a 12-month<br>period, ended on 31<br>Dec. 2024 |
|--|---|--|
| <b>OPERATIONAL CASH FLOWS</b>  |   |  |
| Gross profit/loss  | 48,476  | 25,551   |
| Note 6.1. Amortization and depreciation  | 12,985  | 11,947   |
| Note 4.7. Foreign exchange gains/losses  | (973)   | 694  |
| Note 4.7. Dividends and interests  | (27,037)  | (12,840)   |
| Note 6.9. Other non-cash adjustments   | (51)  | (1,208)  |
| Income tax paid  | (4,338)   | (16,082)   |
| Note 6.9. Change in balance of working capital                                 | 25,238  | 39,888   |
| <b>Operational cash flows, net</b>   | <b>54,300</b>                                   | <b>47,950</b>                                      |
| <b>INVESTMENT ACTIVITY CASH FLOWS</b>  |   |  |
| Notes 5.1.2 Inflows from credits/loans extended                                | 25,896  | 29,225   |
| Dividend income  | 30,747  | 13,886   |
| Other inflows  | 1,245   | 2,199  |
| Note 6.1. Expenditures on the acquisition of tangible fixed assets             | (2,231)   | (2,438)  |
| Note 5.1.2 Loans extended expense  | (106,903)                                       | (39,368)   |
| Expenditure on capital injections into companies and the acquisition of shares | (13,447)  | (31,252)   |
| <b>Investment activity cash flows, net</b>                                     | <b>(64,693)</b>                                 | <b>(27,748)</b>                                    |
| <b>FINANCIAL ACTIVITY CASH FLOWS</b>   |   |  |
| Note 3.2. Income from credits and loans taken                                  | 52,815  | 31,996   |
| Proceeds from the issue of debt securities                                     | 75,000  | -  |
| Note 3.2. Debt (principal) repayment expense - principal                       | (36,090)  | (40,112)   |
| Note 3.2. Lease debt repayment expense - principal                             | (6,874)   | (5,055)  |
| Note 3.2. Debt (interest) repayment expense                                    | (14,519)  | (12,812)   |
| Dividend payment   | (20,042)  | (20,043)   |
| Note 3.4. Redemption of debt securities  | (75,000)  | -  |
| <b>Financial activity cash flows, net</b>                                      | <b>(24,710)</b>                                 | <b>(46,026)</b>                                    |
| <b>NET CASH FLOWS</b>  | <b>(35,103)</b>                                 | <b>(25,824)</b>                                    |
| <b>Opening cash balance</b>  | <b>115,984</b>                                  | <b>141,808</b>                                     |
| <b>Closing cash balance</b>  | <b>80,881</b>                                   | <b>115,984</b>                                     |

**1. BACKGROUND INFORMATION**

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## 1. BACKGROUND INFORMATION

### 1. BACKGROUND INFORMATION

#### 1.1. INTRODUCTION

Erbud S.A. is a joint-stock company established following the transformation from Erbud limited liability company, registered on 29 November 2006 by the District Court for the Capital City of Warsaw in Warsaw, 13<sup>th</sup> Commercial Division of the National Court Register, under No. 0000268667, with its registered office at ul. Franciszka Klimczaka 1, Warsaw, Poland.

Erbud Spółka z o.o. was established on 28 August 1990 and entered into the National Court Register on 8 August 2001, under entry No. 0000034299.

General civil engineering services concerning buildings (PKD 41.20.Z) delivered to other companies and public institutions are the core business of the Company.

The Company has been established for an indefinite period.

As of 31 December 2025 and as of the date of the Separate Financial Statements the Management Board consisted of:

Dariusz Grzeszczak – President of the Management Board

Agnieszka Głowacka – Vice-President of the Management Board

Jacek Leczkowski – Vice-President of the Management Board

Tomasz Wojak – a Management Board Member.

As of 31 December 2025 and as of the date of the Separate Financial Statements the Supervisory Board consisted of:

Roland Bosch – the Supervisory Board Chairman

Michał Otto – a Deputy Chairman of Supervisory Board

Albert Dürr – a Supervisory Board Member

Janusz Reiter – a Supervisory Board Member

Beata Jarosz – a Supervisory Board Member

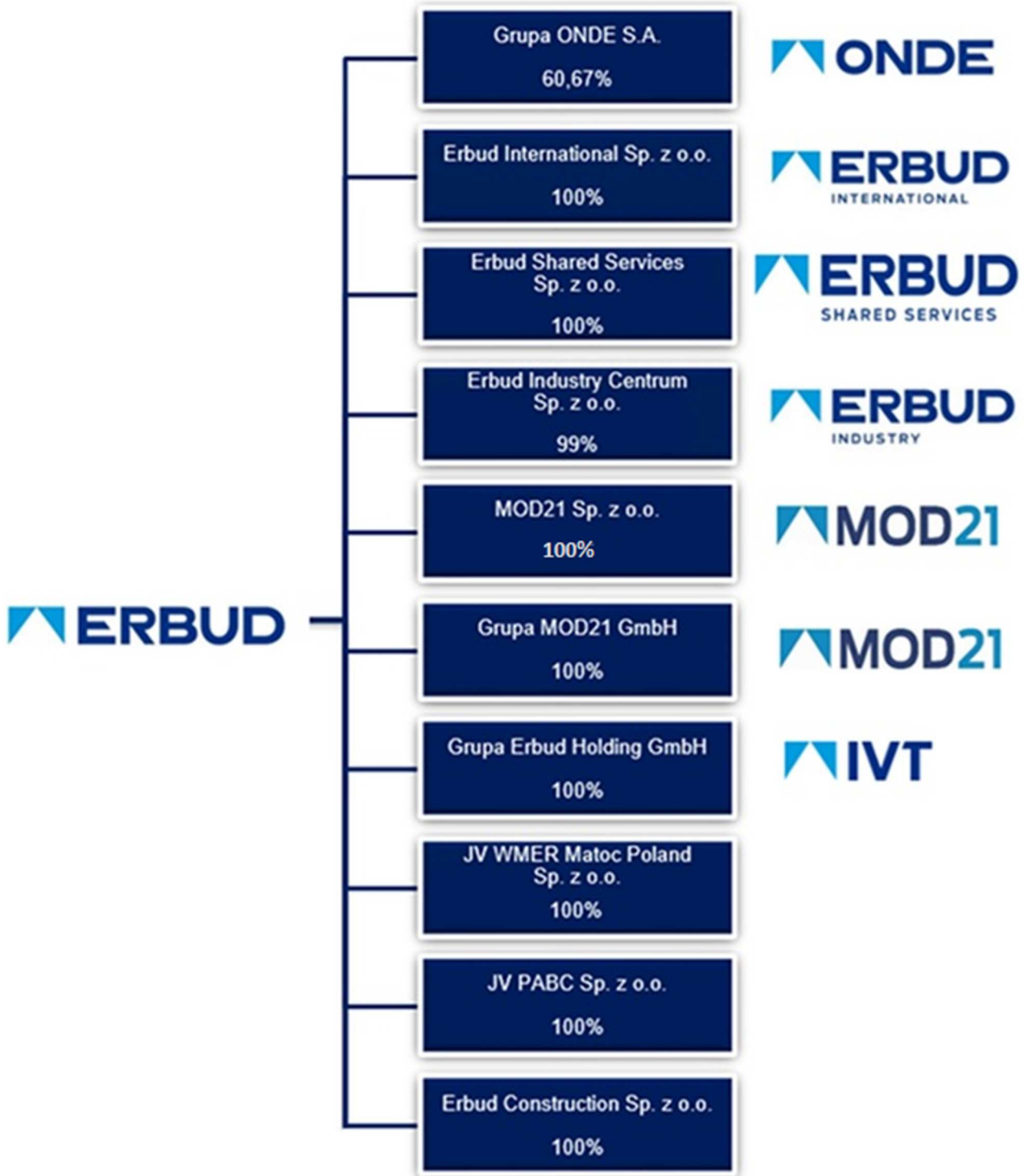
Michał Wosik – a Supervisory Board Member

Sylwia Hałas-Dej – a Supervisory Board Member

Seweryn Kubicki – a Supervisory Board Member

The Company is the parent company of the Erbud S.A. Group and prepares consolidated financial statements of the Erbud S.A. Group published on the Stock Exchange website under ESPI/EBI Company Reports.

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Detailed organisational structure of the Group is presented in the Note 6.10. The above graph shows shareholding of Erbud S.A. held in the individual member companies of the Erbud S.A. Capital Group as of 31 December 2025.

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### 1.2. GROUNDS FOR DRAWING UP THE FINANCIAL STATEMENT

#### IFRS Compliance Statement

The Separate Financial Statements were drawn up as of 31 December 2025 in compliance with the International Financial Reporting Standards (hereinafter referred to as IFRS), endorsed by the European Union.

The Separate Financial Statement is presented in Polish currency (Polish zloty, "PLN"), and all values are specified in thousands of Polish zlotys.

The Separate Financial Statements have been drawn up on the historical cost basis.

These Separate Financial Statements were approved by the Management Board on 30 March 2026.

#### Going concern

These Separate Financial Statements have been drawn up following going concern principle applicable to the Company in the foreseeable future. As of the date of approval of this Condensed Financial Statement, no signs prevailed indicating a risk to the continuation of Company operations following a going concern principle.

At the end of 2025, the Company's net working capital totalled PLN (58,152,000). In the Management Board's view, this situation does not affect the going concern assumption. In addition to its operational activities, Erbud S.A. also acts as a holding company for the entire Erbud S.A. Group. In addition, the Company has made significant investments in its subsidiaries. The Erbud S.A. Group reports a positive net working capital of PLN 290,281,000 at consolidated level.

#### Impact of armed conflict in Ukraine

In 2025, the war in Ukraine had an even smaller impact on economic processes than in previous years. The situation is fairly stable, but still forces the Group to operate in a evolving environment. Among the negative impacts of the war, the most significant for the company are the price hikes of materials and wage costs. This wage cost rise is further driven by the limited availability of workers due to demographic trends, wage pressures, and additional employment costs. The Polish currency has been strengthening, its value returning to the level predominant prior to the outbreak of hostilities in Ukraine.

The Company takes into account the risks of rising material and labour prices as well as foreign exchange volatility in the calculations it makes on an ongoing basis. Management monitors the changing geo-political and economic situation and takes steps to minimise the negative impact of these changes, such as diversifying the business both geographically and by segment, while at the same time negotiating the terms of contracts with principals.

#### Impact of armed conflict in Iran

In light of the ongoing conflict in the Middle East, the Company's Management Board has been closely monitoring the developments there in recent weeks. It seems that the Company will primarily feel the potential consequences through energy price hikes, particularly those of crude oil. Should prices of building materials rise, this would be due to any potential increases in this area. Another significant factor arising from this situation could be supply chain disruptions caused by the war, as well as exchange rate fluctuations triggered by uncertainty in the capital markets. However, in the overall assessment, this conflict does not pose a greater risk to the Group's operations than it does to those of other companies on the Polish market, as the Group does not operate directly in that region and does not have any business partners from countries directly involved in the conflict or directly affected by its consequences.

#### Key accounting estimates

These financial statements reflect the Company's estimates and assumptions regarding the future. Actual performance may differ from the estimates.

The most essential aspect of the company's operations is the valuation of building contracts, given the nature of the company's business. The principles applied during this process are discussed in Note 2. Building Contracts

The Company has made other material estimates relate, inter alia, to:

- set up provisions – see Note 6.6,
- assets write-downs – see Note 2.3,

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- income tax – see Note 4.8,
- depreciation rates applied – see Note 6.1,
- leases – see Note 6.1.

Any other material assumptions that were applied when estimating the above figures and that are not mentioned in this section are set forth in the accounting policies in the relevant notes to the financial statements.

### Pricing at fair value

The measure of fair value of an asset or liability the Company takes into consideration the properties of a certain asset or liability, if the market players take into consideration these characteristics when measuring the assets or liabilities at the measurement date. In accordance with IFRS No. 13, the Company classifies its fair value measurements using a fair value hierarchy that reflects the weight of the inputs used in the fair value measurements. As of the individual balance sheet dates, the Company has no items measured at fair value but discloses fair value for items measured at amortized cost.

### Conversion of items into foreign currencies

The items specified in the Financial Statements are measured in the currency of the core business environment where the entity carries out its operations ("functional currency"). The functional currency of the Company and the currency used for the presentation of the financial statements is the Polish zloty (PLN).

Transactions in foreign currencies are recorded in the books at the time of initial recognition in the value converted into PLN at the average NBP rate prevailing at the transaction date.

At the balance-sheet date cash assets and liabilities denominated in currencies other than Polish zloty are converted into Polish zlotys using the appropriate average exchange rate, effective at the end of the accounting period, determined for a certain currency by the National Bank of Poland (NBP). The foreign exchange gains/losses are posted respectively into the line "financial gains (losses)" or in cases defined by accounting principles (policy), are capitalised in the assets value.

The non-cash assets and liabilities recognised at historic cost expressed in foreign currency are posted at historical exchange rate prevailing at the transaction date. Non-cash assets and liabilities are carried at fair value expressed in foreign currency are converted using the exchange rate prevailing at the date of fair value measurement.

### 1.3. APPLICATION OF NEW AND AMENDED STANDARDS AND INTERPRETATIONS:

#### The application of new and amended standards, and their interpretations

The following new and amended standards, which came into force in 2025, were applied to this Separate Financial Statement:

##### a) Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates"

In August 2023, the IASB published amendments to IAS 21 'The Effects of Changes in Foreign Exchange Rates'. The amendments made are intended to make it easier for entities to determine whether a currency is convertible into another currency and to estimate the immediate exchange rate when a currency is not convertible. Additionally, the amendments to the standard introduce the requirement of additional disclosures when currencies are not convertible on how the alternative exchange rate is determined.

#### Published standards and interpretations, which are not yet effective and have not been applied by the Company before.

In these Separate Financial Statements the Company has not decided to apply the following published standards, interpretations or amendments to existing standards before their effective date:

##### a) Amendments to the classification and measurement of financial instruments - Amendments to IFRS 9 and IFRS 7.

In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7 with the aim to:

- define more precisely the recognition and derecognition dates for certain financial assets and liabilities, with an exemption for certain financial liabilities settled through an electronic funds transfer system;
- clarify and add further guidance on assessing whether a financial asset complies with the SPPI criteria;

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- c) add new disclosures for certain instruments whose contractual terms may alter cash flows; and
- d) update disclosures for equity instruments measured at fair value through other comprehensive income (FVOCI).

The published amendments shall apply to the financial statements for periods beginning on or after 1 January 2026.

### b) Annual Improvements to IFRS Accounting Standards

"Annual Improvements to IFRSs" introduce amendments to following standards: IFRS 1 "First-Time Adoption of International Financial Reporting Standards", IFRS 7 "Financial Instruments: Disclosures", IFRS 9 "Financial Instruments", IFRS 10 "Consolidated Financial Statements" and IAS 7 "Statement of Cash Flows".

The amendments contain clarifications and describe more precisely the guidelines for standards on recognition and measurement.

The published amendments shall apply to the financial statements for periods beginning on or after 1 January 2026.

### c) Natural factor-dependent electricity contracts: Amendments to IFRS 9 and IFRS 7

The amendments are intended to help companies better recognise the financial effects of contracts for electricity that are dependent on nature. These contracts often take the form of power purchase agreements (PPAs). The current guidance may not fully capture the impact of these contracts on the Company's performance. To enable entities to better reflect these contracts in their financial statements, the IASB has amended IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures". The amendments comprise:

- a) clarification of the application of the 'own use' criterion;
- b) allowing hedge accounting where these contracts are used as hedging instruments;
- c) adding new disclosures to enable stakeholders to understand the impact of these contracts on financial performance and cash flows.

The published amendments shall apply to the financial statements for periods beginning on or after 1 January 2026.

### d) IFRS 18 "Presentation and disclosures in financial statements"

In April 2024, the International Accounting Standards Board (IASB) published the new standard IFRS 18 "Presentation and Disclosures in Financial Statements". The new standard is intended to replace IAS 1 - Presentation of Financial Statements and will be effective from 1 January 2027. The changes to the superseded standard mainly relate to three issues: the statement of profit or loss, required disclosures about performance measures and issues related to the aggregation and disaggregation of information contained in financial statements.

The published standard shall apply to financial statements for periods beginning on or after 1 January 2027.

At the date of these separate financial statements, the amendments in question had not yet been endorsed by the European Union. The Company's Management Board is analysing the potential impact of these amendments on Erbud S.A.'s financial statements. At this stage, however, it considers that these changes are unlikely to have a material impact on the Company's revenue or results.

### e) IFRS 19 "Subsidiaries without public accountability: disclosures".

In May 2024, the Board issued a new accounting standard, IFRS 19, which can be adopted by certain subsidiaries applying IFRS accounting standards to improve the effectiveness of disclosures in their financial statements. The new standard introduces simplified and limited disclosure requirements. As a result, the qualifying subsidiary applies the requirements of other IFRS accounting standards with the exception of the disclosure requirements and instead applies the limited disclosure requirements of IFRS 19.

Eligible subsidiaries are entities that are not subject to "public accountability" as defined in the new standard. In addition, IFRS 19 requires the ultimate or intermediate parent of the entity to draw up publicly available consolidated financial statements in compliance with IFRS Accounting Standards.

Eligible entities may choose to apply the guidance of the new IFRS 19 standard for financial statements drawn up for periods beginning on or after 1 January 2027.

Thanks to these amendments, IFRS 19 incorporates all updates to IFRS standards that will be effective from 1 January 2027 i.e. the effective date of IFRS 19.

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At the date of preparation of these separate financial statements, the amendments in question had not yet been endorsed by the European Union.

### **f) IFRS 19 "Subsidiaries without public accountability: disclosures".**

In August 2025, the IASB issued amendments to IFRS 19 to support qualifying subsidiaries by reducing disclosure requirements for standards and amendments to standards issued between February 2021 and May 2024. The amendments apply to the following standards: IFRS 18: Presentation and Disclosures in Financial Statements; Amendments to IAS 7 and IFRS 7 - Supplier Financing Arrangements; Amendments to IAS 12 - International Tax Reform; Amendments to IAS 21 - Non-convertibility of Currencies; Amendments to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments.

Thanks to these amendments, IFRS 19 incorporates all updates to IFRS standards that will be effective from 1 January 2027 i.e. the effective date of IFRS 19.

At the date of preparation of these separate financial statements, the amendments in question had not yet been endorsed by the European Union.

### **g) Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates – Translation to a hyperinflationary presentation currency"**

In November 2025, the International Accounting Standards Board (IASB) announced amendments to clarify how companies should translate financial statements from non-hyperinflationary currencies into hyperinflationary ones.

These minor amendments are intended to make the information provided more useful in a cost-effective manner. These amendments were developed in response to stakeholder feedback and aim to reduce diversity in practices and provide a clearer reporting framework for hyperinflationary currencies.

The amendments to IAS 21, "The Effects of Changes in Foreign Exchange Rates", will apply to financial years starting on or after 1 January 2027. However, the company may choose to apply them earlier.

At the date of preparation of these consolidated financial statements, the amendments in question had not yet been endorsed by the European Union.

### **h) IFRS 14 "Regulatory Deferral Accounts"**

This standard allows entities that drawn up financial statements for the first time (on or after 1 January 2016) pursuant to IFRS to recognize amounts resulting from operations with regulated prices, in compliance with the previously applied accounting principles. To enhance comparability with entities that already apply IFRS and do not post such amounts, under published IFRS 14, amounts resulting from operations with regulated prices should be presented separately in both the statement of financial position, in the profit and loss account and the statement of other comprehensive income.

IFRS 14 will not be endorsed by virtue of the European Union's decision.

### **i) Amendments to IFRS 10 and IAS 28 regarding the sale or contribution of assets between the investor and its associates or joint ventures**

The amendments solve the problem of the current inconsistency between IFRS 10 and IAS 28. Accounting recognition depends on whether non-monetary assets sold or contributed to an associate or joint venture are businesses or not.

Where a non-monetary asset is a 'business', the investor will show a full gain or loss from the transaction. If the assets do not meet the business definition criteria, the investor recognises a gain or loss excluding the portion that represents the interest of other investors.

The amendments were published on 11 September 2014.

As of the date of drawing up these separate financial statements, the endorsement of this amendment is deferred by the European Union.

None of these amendments will have a significant impact on the financial statements of the Erbud S.A. Group, except for the implementation of IFRS 18. The Group has analysed the impact of IFRS 18 on its future financial statements, and intends to start adapting their format to meet the new requirements during the second half of 2026. As IFRS 18 primarily introduces modifications to the presentation and disclosure of information, the Group does not anticipate that its implementation will affect the basic or diluted earnings per share attributable to the shareholders of the Parent Company.

## 2. BUILDING CONTRACTS

### 2. BUILDING CONTRACTS

The Company signs fixed-price contracts for the execution of building contracts, mainly in the areas of housing construction (including entire housing estates), hotels, SPA facilities, shopping malls, wind farms, power plants, production rooms, and highways. Certain contracts with Customers also contain a variable pay in the form of penalties that may be imposed on the Company, for example, in the event of delays in contract performance.

The variable pay component adjusts the transaction price and the amount of revenue recognized. i.e., the Company recognizes some or all of the amount of variable pay in the transaction price only to the extent that it is highly probable that there will be no significant reversal of the cumulative amount of revenue recognized when the uncertainty related to volatility has been resolved. The Company recognises revenue from claims against the Customer only if it has external expert opinions confirming the validity of recognising an additional amount of remuneration under the contract, and to the extent that it is highly probable that these revenue amounts will not be reversed. To estimate the variable pay in value terms, the Company uses the expected value method. Historically, the Company has not suffered penalties incurred by its customers and there was no indication of penalties being recognized on ongoing contracts at any of the balance sheet dates. Any modifications of the contract (changes in contract scope, price, or both) are recognized as a cumulative revenue adjustment.

Due to the specific nature of building contracts and services provided by the Company, in all building contracts the Company identifies only one performance obligation to which the entire value of the compensation is allocated.

Revenues and expenses on account of performed building contracts are recognized by the Company in time as the progress of works is made. The Company measures contract performance progress rate using the performance-based method, i.e. it determines the value of revenues and expenses under the performance of building contracts in the period from the Contract Date to the balancing date proportionally to the progress rate of a certain contract performance by way of evaluation of the achieved results and milestones. From thus determined figures the Company deducts revenues and expenses, which affected the financial result in previous years, generating revenues and costs under building contracts executed in the current period. Any change to the estimated rate at which the contract will be executed is treated as an estimate change and affects the amount of revenue recognised during the period in which the change was made. If it is not possible to determine progress rate of non-finished service (including construction service) or expected total cost of service delivery in a reliable manner, then the revenues are determined at the level of costs born in a certain accounting period, however, not higher than costs, which are expected to be covered by the employer in the future.

Conversely, the results of pricing, i.e. the determination of revenues and expenses using the progress rate method, are recorded as "Pricing of building contracts – assets (or liabilities)". The balances of assets under building contracts resulting from the excess of revenue recognized using the performance-based method over the invoiced revenues are subject to an impairment charge calculated similarly to the non-past due trade receivables. All above mentioned building contract assets at the Level 2 of the impairment model and a simplified matrix approach (similar to trade receivables) are used to calculate the impairment loss on these assets. Due to the manner in which balances on construction contract assets are recognized, they are not subject to aging and are treated entirely as current, not past due.

The works performed under building contracts are invoiced in adherence to the schedule set forth in the contract. The Company recognizes invoiced revenues in the line "Trade and other receivables" (Note 6.4) The Contractors under building contracts signed with the Group retain part of the payments as contract performance bond. These figures are recognised as 'Building contract receivables – bid bonds' and are usually refunded after project completion or the end of the warranty period.

The Company engages subcontractors to carry out work related to the implementation of building contracts. The company acts in the capacity of a general contractor. The invoiced costs related to subcontractors' employment are recognized in the line "Trade payables" (Note 6.8) The Group retains a portion of payments to subcontractors in relation to the performance bond, and recognizes it in the line "Building contract liabilities - bid bonds" (Note 2.2). The breakdown of revenues into revenues recognized in time and items recognized at point of time is presented in Note 4.2.

In connection with the execution of building contracts and the difference in time of revenues and expenses recognition for accounting and tax purposes, the deferred income tax assets and liabilities are recognized in the statement of financial position - see Note 4.8.

The Company sets up provisions for contracts with negative margins when it has found out grounds to claim that a given building contract in progress will end with a loss. Provisions are charged into the costs of a given period at the full value of the expected loss under a certain contract and are disclosed in the balance sheet in the "Provisions" line (Note 6.6.).

The Company provides only basic guarantees to its customers, which do not represent a separate duty to perform obligation. The guarantee period varies depending on the contract under implementation and the components covered.

For certain building contracts executed under joint contractual arrangements in which the Company is the consortium or assignment leader, the Company has assessed that it acts as an intermediary with respect to the work performed by the other partner and which the Company acting as the leader invoices the Employer. The Company defines its role as that of an

## 2. BUILDING CONTRACTS

intermediary under a certain contract where it identifies specific goods and services to be delivered and the Company has no control over them before they have been transferred to the customer. When the Company acts as an intermediary, it recognizes revenue upon the fulfillment of its obligation in the contractual amount of the fee or commission to which it will be entitled, in exchange for being commissioned by another party to provide specific services or goods. Due to the nature of the concluded consortia and orders, in which the Company acts as a leader, there are no fees and commissions as described above, hence no revenues are generated in the Company from commissions for invoicing to a customer work performed by another consortium member. The Company recognizes as revenues only the amount of remuneration due for the execution of its scope of work for the customer in adherence to the policy described above.

Payment date for the services delivered by the Company under building contracts range from 30 to 180 days from the invoice date and for other sales transactions are usually 30 days from the date of invoice. The payment deadline is a maximum of 12 months from the completion date of the work. Accordingly, the contracts under implementation do not contain a significant financing component except for amounts invoiced for building contracts, which are repaid at a later date as they represent deposits retained by the customer. The amounts retained under individual invoices represent a maximum of 10% of the remuneration for executing the contract and can be released at any time within 5 years from the date of purchase order completion. Revenues under the building contracts for the portion that is retained as a bid bond is recognized at a discounted amount. The accounting policy for bid bond receivables is set forth in Note 2.2.

The application of the performance-based method to the recognition of revenue and expenses under building contracts requires estimation of the progress rate of works performed under a certain contract, i.e. the quantity survey of work performed as of the balance sheet date.

The physical quantity survey, used to determine the progress in contract performance, is taken by the construction site personnel. The quantity survey is carried out separately for each scope of work, i.e. each component or phase of the ongoing contract, according to the assigned units of measurement (mainly square metres, kilograms and pieces).

The Company has adequate control processes in place to ensure that the calculation of actual project outcome is based on current and reliable estimates of the quantity survey, subject to verification and approval by designated persons. The quantity survey made by construction site personnel is subject to verification by the branch manager responsible for the construction site, and then additionally by the Company's internal audit department.

The Company keeps track of projects under implementation - building contracts in the internal system used for project management. Information concerning certain contract, its progress rate, is entered into the system by the Contract/Site Manager and then approved by the Branch Manager responsible for the construction site. The budgets of individual contracts are formally updated (revised) during the year based on current information and then they are approved by the Management Board. In the event of developments occurring between official budget reviews that have a material impact on the contract's outcome, the total contract revenue or costs are updated on an ongoing basis; i.e. changes to the scope of the contract or cost increases resulting from various factors are reflected in the Company's internal system immediately after they have been negotiated by the Company with the customer.

## 2. BUILDING CONTRACTS

### 2.1. INCOME AND EXPENSES UNDER BUILDING CONTRACTS

The income and expenses figures under building contracts for the accounting period and on YTD basis are presented in the table below.

|  | For a 12-month<br>period, ended on 31<br>Dec. 2025 | For a 12-month<br>period, ended on 31<br>Dec. 2024 |
|--|--|--|
|  | Contracts in the<br>period                         | Contracts in the<br>period                         |
| <b>Figures recognised in the period</b>  |  |  |
| Income under building contracts  | 1,490,779  | 1,426,157  |
| Costs under building contracts,  | 1,388,133  | 1,328,460  |
| <b>Net income before recognition and settlement of provisions for the contracts generating liabilities</b> | <b>102,646</b>                                     | <b>97,697</b>                                      |
| Setting up provisions for the contracts generating liabilities   | 333  | -  |
| Release /utilisation of provisions set up in the previous periods  | -  | 847  |
| <b>Gross profit/loss</b>   | <b>102,313</b>                                     | <b>98,544</b>                                      |
| <b>Gross profit margin</b>   |  |  |
| excluding provisions for the contracts generating liabilities  | 7%   | 7%   |
| including provisions for the contracts generating liabilities  | 7%   | 7%   |

Gross profit margin is defined as gross profit on sales divided by sales revenues.

### 2.2. RECEIVABLES AND LIABILITIES UNDER BUILDING CONTRACTS - BID BONDS

Receivables under building contracts - bid bonds are held to collect contractual cash flows that comprise solely payment of principal and interest ('SPPI' Solely Payment of Principal and Interest) and are measured at amortized cost subject to impairment allowance, if any.

At initial recognition, these financial assets are recognised at nominal value, i.e. at amounts initially invoiced less the value of discounts. The discount value calculation methods is presented in Note 6.4. The value of bid bonds receivable is updated by the Company with impairment losses recognised in accordance with the accounting policy referred to in Note 6.4. and presented under "Impairment losses on financial assets" in the Statement of profit or loss.

Bid bonds liabilities are measured at initial recognition at fair value (i.e., the amount of payments discounted using the current market interest rate for such liabilities) and the cost of subcontractor services is recognized at that level. In later periods, bid bond liabilities are measured at amortized cost, whereas interest expense is recognized in financial expenses.

Bid bond liabilities are presented as short-term due to the fact that, according to the Company's standard terms and conditions, it is possible to convert bid bonds into bank or insurance guarantees. The Company intends to hold bank guarantees from subcontractors instead of bid bonds, which means that bid bond liabilities can be converted into a guarantee at any time and that these liabilities are presented as current. On a case-by-case basis, some bid bond liabilities may be analysed individually and recognised as long-term ones.

**2. BUILDING CONTRACTS**

|  | 2025                   |                        |                | 2024                   |                        |                |
|--|------------------------|------------------------|----------------|------------------------|------------------------|----------------|
|  | Refund below 12 months | Refund above 12 months | Total          | Refund below 12 months | Refund above 12 months | Total          |
| Receivables under building contracts - bid bonds prior to discounting    | 26,779                 | 4,214                  | 30,993         | 36,424                 | 5,183                  | 41,607         |
| Revaluation write-off for impairment                                     | -                      | (1,306)                | (1,306)        | -                      | -                      | -              |
| Discounted bid bonds   | (83)                   | (527)                  | (610)          | (105)                  | (2,525)                | (2,630)        |
| <b>Receivables under building contracts - bid bonds</b>                  | <b>26,696</b>          | <b>2,381</b>           | <b>29,077</b>  | <b>36,319</b>          | <b>2,658</b>           | <b>38,977</b>  |
| <b>Liabilities vis-à-vis subcontractors - bid bonds in nominal terms</b> | <b>116,164</b>         | <b>-</b>               | <b>116,164</b> | <b>112,136</b>         | <b>-</b>               | <b>112,136</b> |

For all customer bid bond receivables, an impairment write-off was estimated based on a portfolio analysis using an write-off matrix based on historical data adjusted for the impact of future factors. All bid bond receivables are in the range of non-matured receivables for which default rates were applied similarly to the ones used for calculating expected credit losses in relation to assets under contract. The amount of the write-off for expected credit losses and its changes in the presented periods are insignificant and therefore the Company does not present movements on this allowance. No bid bond receivables have been identified for which additional specific allowances would be necessary.

## 2. BUILDING CONTRACTS

### 2.3. RECONCILIATION OF FIGURES RELATED TO NON-COMPLETED BUILDING CONTRACTS

|  | 2025            | 2024            |
|--|-----------------|-----------------|
| Revenues generated under non-completed building contracts YTD  | 2,515,346       | 1,857,067       |
| Invoiced receivables from customers, YTD (excl. advances)  | 2,425,375       | 1,814,118       |
| <b>Balance of payments under non-completed building contracts</b>                                    | <b>89,971</b>   | <b>42,949</b>   |
| of which:  |                 |                 |
| (1) Assets for completed, non-invoiced construction works, gross                                     | 157,252         | 103,893         |
| Asset impairment write-off under building contracts  | (5,444)         | (4,025)         |
| (1a) Assets for completed, non-invoiced construction works, net                                      | 151,808         | 99,868          |
| (2) Payables for non-completed invoiced construction works - liabilities under building contracts    | 67,281          | 56,920          |
| Costs related to building contracts, YTD   | 2,337,166       | 1,691,295       |
| Subcontractor expense and own expenses on a YTD basis.   | 2,240,405       | 1,619,902       |
| <b>Balance of payments under building contracts</b>  | <b>(96,761)</b> | <b>(71,393)</b> |
| of which:  |                 |                 |
| (3) Assets for non-completed, invoiced construction works of the subcontractors                      | 30,076          | 64,761          |
| (4) Liabilities for due and payable non-completed, invoiced construction works of the subcontractors | 126,837         | 136,154         |
| <b>Balance of payments under building contracts</b>  | <b>(6,790)</b>  | <b>(28,444)</b> |
| of which:  |                 |                 |
| Pricing of building contracts - balance settlement (1a+3)  | 181,884         | 164,630         |
| Exclusion regarding advance payments received  | (3,329)         | -               |
| Materials in stock – physical  | 5,559           | -               |
| <b>Pricing of building contracts - assets</b>  | <b>184,114</b>  | <b>164,630</b>  |
| Pricing of building contracts - balance settlement (2)+(4)   | 194,118         | 193,074         |
| Building contract liabilities - advanced paid  | 20,149          | 26,496          |
| <b>Pricing of building contracts - liabilities - TOTAL</b>   | <b>214,267</b>  | <b>219,570</b>  |

The gross contract asset amounts to PLN 129,087,000 for the purposes of IFRS 15, as shown in item (1). The liability under contracts is the amount shown in item (2), namely PLN 71,561,000.

At all dates that are initial dates of the periods indicated in the table above, the total opening balances were recognized as revenues in the period. The remaining portion of changes in the balance of building contract payables is due to the excess of revenue invoiced in a given period over revenue recognized in the statements of profit/loss. Due to the specific nature of its business, i.e., building contracts, the Company is unable to segregate cumulative changes in the amount of revenues recognized that would result from changes in the estimate of the progress rate of works or changes in the estimate of the transaction price to the extent that estimated penalties occur.

Assets under building contracts have the highest internal credit rating.

Impairment losses on contractual assets are calculated using the same write-off matrix as for trade receivables. The entire balance of contract assets in all periods presented is not past due. The write-down ratio calculated according to the ECL method for contractual assets was 4.21% as of 31 December 2025, 4.03% as of 31 December 2024. The write-down amounts and movements on the impairment allowance for building contract assets in the financial statements presented are marginal, hence not presented.

Changes in the value of assets and liabilities arising from contract pricing result from the specific nature of settlement of building contracts and the invoicing schedules under individual contracts, i.e. there are contracts with different payment schedules, hence there is no typical relation between the payment deadline and the service performance obligation.

As of 31 December 2025, only PLN 13.9 million of the PLN 103,893,000 in gross contract assets at the end of 2024 remained uninvoiced.

### 3. CAPITAL AND DEBT MANAGEMENT

#### 3. CAPITAL AND DEBT MANAGEMENT

##### 3.1. CAPITAL MANAGEMENT

Share capital comprises common stock and is carried at the nominal value (in adherence to the Company's Articles of Association and an entry made into the National Court Register).

Other supplementary capitals are set up mainly from retained earnings including amounts obligatorily appropriated to the reserve capital in accordance with the requirements of the Commercial Companies Code.

Reserve capitals are set up from retained earnings for the purposes of Company further development.

The Company's supplementary capital is set up in accordance with the provisions of the Polish Commercial Companies' Code and the decisions of the shareholders. Pursuant to the Commercial Companies Code, a supplementary capital should be set up to cover losses, that should account for at least 8% of the profit for a certain accounting year, until the supplementary capital reaches at least one third of the share capital. the supplementary capital set up in this manner is not subject to distribution. The General Meeting of Shareholders decides on the use of the supplementary and reserve capital, however, a part of the supplementary capital may be used only to cover the loss reported in the financial statements and is not subject to distribution into other purposes (PLN 398 thousand).

The Company manages its capital structure and as a result of changes in economic environment, it modifies its capital structure.

In order to maintain or adjust the capital structure, the Company may manage appropriately the dividend payment to shareholders or issue to new shares.

The main objective of the Company's capital management is to maintain a good credit rating and safe equity ratios in order to support the Company's operations and increase shareholders' value.

##### Return of Equity - ROE

|                             | 2025          | 2024         |
|-----------------------------|---------------|--------------|
| (1) Gross profit / (loss)   | 48,476        | 25,551       |
| (2) Equity                  | 367,460       | 347,400      |
| <b>ROE [(1)/(2) * 100%]</b> | <b>13.19%</b> | <b>7.36%</b> |

##### Debt ratio

|   | 2025          | 2024          |
|---|---------------|---------------|
| (1). Liabilities and provisions for liabilities | 736,341       | 688,123       |
| (2) Total assets                                | 1,103,801     | 1,035,523     |
| <b>Debt ratio [(1)/(2) * 100%]</b>              | <b>66.71%</b> | <b>66.45%</b> |

##### Debt-to-equity ratio

|  | 2025    | 2024    |
|--|---------|---------|
| (1) Liabilities and provisions for liabilities | 736,341 | 688,123 |

### 3. CAPITAL AND DEBT MANAGEMENT

|                                       |                |                |
|---------------------------------------|----------------|----------------|
| (2) Equity                            | 367,460        | 347,400        |
| <b>Debt-to-equity ratio [(1)/(2)]</b> | <b>200.39%</b> | <b>198.08%</b> |

#### Share capital

As of 31 December 2025, the share capital consisted of 11,929, 836 shares with a total value of PLN 1,192,983.60, and the structure of shareholders holding over 5% of the share capital and members of the Management Board, Supervisory Boards or entities controlled by them was as follows:

| Shareholder   | No. of shares     | % shareholding in share capital |
|---|-------------------|---------------------------------|
| Wolff & Muller Baubeteiligungen GmbH & Co.KG, including Wolff & Muller Holging GmbH & Co. KG      | 3,854,837         | 32.31%                          |
| Dariusz Grzeszczak directly and indirectly (Dariusz Grzeszczak, DGI Family Foundation) including: | 2,553,460         | 21.40%                          |
| Dariusz Grzeszczak  | 7,454             | 0.06%                           |
| DGI Family Foundation   | 2,546,006         | 21.34%                          |
| Nationale Nederlanden OFE   | 1,200,000         | 10.06%                          |
| Allianz OFE, Allianz DFE, Second Allianz OFE  | 764,935           | 6.41%                           |
| PKO BP Bank Open-Ended Pension Fund   | 715,279           | 6.00%                           |
| Other shareholders  | 2,841,325         | 23.82%                          |
| <b>Total</b>  | <b>11,929,836</b> | <b>100%</b>                     |

The Company's Articles of Association do not grant the shareholders, referred to hereinabove, any personal rights vis-à-vis Erbud S.A., and in particular do not grant the right to appoint members of neither Company's Management nor Supervisory Boards.

The number of shares making up the approved capital equals to the number of shares issued. The par value per share for all share series is PLN 0.10. No shares were reserved for the purposes of the issue related to the exercise of put options. All issued shares are ordinary non-preference shares. There are no limitations on rights to shares or limitations on share transferability.

As of the Report Date, the Company did not have information about contracts, which could result in future changes in the percentage structure of shares held by the existing shareholders.

Erbud S.A. shares are ordinary bearer shares and are not preference shares. There are no special control rights attached to the Company's shares. Furthermore, the Articles of Association of Erbud S.A. do not impose any restrictions on the transfer of share ownership or the exercise of voting rights. Nor do they contain any provisions whereby the capital rights attached to the securities are separated from holding the securities. The Company is not aware of any restrictions on the exercise of voting rights by holders of a specified proportion or number of votes, or any time limitations on the exercise of voting rights.

As of 31 December 2025 and the publication date of this Financial Statement, the share capital totals PLN 1,192,983.60 and is divided into 11,929,836 A-series ordinary bearer shares, each with a par value of PLN 0.10.

The total number of votes attached to all issued Company shares is 11.929.836.

None of the above-mentioned parties exercises sole control over the Erbud S.A. Group.

Basic earnings per share are calculated by dividing net profit/(loss) for the period, allocated to ordinary shareholders of the Company, by the weighted average number of the issued ordinary shares over the accounting period.

Own shares bought back by the Company for redemption are excluded from the calculation of the weighted average number of shares for the presented periods.

For purposes of calculating diluted earnings per share (EPS), net income/(loss) for the reporting period attributable to ordinary shareholders and the weighted average number of ordinary shares for the accounting period are adjusted for the effect of all diluting potential ordinary shares. Diluted earnings per share is equal to basic earnings per share as the Company has no dilutive instruments.

Stock split effected both during and after the accounting period adjust the weighted average number of ordinary shares for purposes of computing basic and diluted earnings per share for all periods presented.

### 3. CAPITAL AND DEBT MANAGEMENT

Below basic and diluted earnings per share are presented.

|  | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|--|--|--|
| Gross profit/loss                                    | 40,102   | 17,238   |
| Average weighted number of ordinary shares (in pcs.) | 11,929,836   | 11,929,836   |
| <b>Basic and diluted earnings per share (in PLN)</b> | <b>3.36</b>  | <b>1.44</b>  |

### 3.2. NET DEBT

|   | 2025           | 2024           |
|---|----------------|----------------|
| Note 3.8. <b>Cash and cash equivalents (A)</b>            | <b>80,881</b>  | <b>115,984</b> |
| Note 3.3. Credit and loan liabilities                     | 7,803          | 14,802         |
| Note 3.4. Debt related to issued bonds                    | 75,000         | -              |
| Note 3.5. Lease liabilities                               | 21,456         | 23,235         |
| <b>Long-term debt</b>                                     | <b>104,259</b> | <b>38,037</b>  |
| Note 3.3. Credit and loan liabilities                     | 38,875         | 15,301         |
| Note 3.4. Debt related to issued bonds                    | 1,994          | 76,720         |
| Note 3.5. Lease liabilities                               | 10,249         | 9,469          |
| <b>Short-term debt</b>                                    | <b>51,118</b>  | <b>101,490</b> |
| <b>Total debt (B)</b>                                     | <b>155,377</b> | <b>139,527</b> |
| <b>(Net debt)/Net cash and cash equivalents ((A)-(B))</b> | <b>74,496</b>  | <b>23,543</b>  |

The Company defines net debt as the balance of credits and borrowings and leases less cash and cash equivalents (including restricted cash classified as short-term assets). If there is an excess of cash and cash equivalents over debt, the net amount is defined by the Group as 'cash and cash equivalents, net'.

### 3. CAPITAL AND DEBT MANAGEMENT

Changes in debt balance during the accounting periods presented were as follows:

|  | Debt related to: | Loans and borrowings | Bonds issued  | Lease         | Total debt     |
|--|------------------|----------------------|---------------|---------------|----------------|
| <b>Debt balance as of 1 January 2024</b>                 |                  | 40,084               | 76,679        | 29,747        | <b>146,510</b> |
| Income from credits and loans taken - financing granted  |                  | 31,996               | -             | 11,318        | <b>43,314</b>  |
| Accrued interest on debt                                 |                  | 3,671                | 6,325         | 2,227         | <b>12,223</b>  |
| Expenses related to debt taken out - principal repayment |                  | 40,112               | -             | 5,055         | <b>45,167</b>  |
| Expenses related to debt taken out - interest repayment  |                  | 4,791                | 6,284         | 1,737         | <b>12,812</b>  |
| FX differences related to the debt in foreign currencies |                  | (531)                | -             | (110)         | <b>(641)</b>   |
| Other non-cash changes                                   |                  | (214)                | -             | (3,686)       | <b>(3,900)</b> |
| <b>Change of debt balance in the accounting period</b>   |                  | <b>(9,981)</b>       | <b>41</b>     | <b>2,957</b>  | <b>(6,983)</b> |
| <b>Debt balance as of 31 December 2024</b>               |                  | <b>30,103</b>        | <b>76,720</b> | <b>32,704</b> | <b>139,527</b> |
| Income from credits and loans taken - financing granted  |                  | 52,815               | -             | -             | <b>52,815</b>  |
| Bond issue   |                  | -                    | 75,000        | -             | <b>75,000</b>  |
| Entering into lease contracts                            |                  | -                    | -             | 7,806         | <b>7,806</b>   |
| Accrued interest on debt                                 |                  | 5,691                | 6,696         | 2,387         | <b>14,774</b>  |
| Expenses related to debt taken out - principal repayment |                  | 36,090               | -             | 6,874         | <b>42,964</b>  |
| Bond redemption  |                  | -                    | 75,000        | -             | <b>75,000</b>  |
| Expenses related to debt taken out - interest repayment  |                  | 5,709                | 6,423         | 2,387         | <b>14,519</b>  |
| FX differences related to the debt in foreign currencies |                  | (379)                | -             | (80)          | <b>(459)</b>   |
| Other non-cash changes - merger effect                   |                  | 247                  | -             | (1,851)       | <b>(1,604)</b> |
| <b>Change of debt balance in the accounting period</b>   |                  | <b>16,575</b>        | <b>273</b>    | <b>(999)</b>  | <b>15,849</b>  |
| <b>Debt balance as of 31 December 2025</b>               |                  | <b>46,678</b>        | <b>76,993</b> | <b>31,705</b> | <b>155,376</b> |

### 3.3. CREDIT AND LOAN LIABILITIES

Credit and loan liabilities are initially recognized at fair value less transaction costs. At each balancing date, credits and loans are priced at amortized cost using effective interest rate.

Following the entering into force of Regulation (EU) 2016/1011 of the European Parliament and of the Council on benchmarks used in financial instruments and financial contracts (known as the "IBOR Reform") on 1 January 2018, significant changes occurred in the reference rates used by the Company between 2022 and 2025. Some of them have been withdrawn and replaced with new indicators, whilst the method for calculating the remaining ones has been modified. As of the date of this report, the reform process is still ongoing and relates in particular to the WIBOR rate. On 10 December 2024, the Steering Committee of the National Working Group (KS NGR) identified the WIRF index, which is based on unsecured deposit transactions, as the indicator intended to replace the WIBOR index. Subsequently, its official name was announced as POLSTR (Polish Short-Term Rate) in a statement dated 30 January 2025. In accordance with the current assumptions set out in the Roadmap, the process of converting existing contracts and financial instruments is expected to be completed by the end of 2027. However, this timetable may change as work progresses on implementing the new indicator and publishing updated guidelines and standards for its application.

With reference to the accounting implications of IBOR reform, the Group adheres to the following principles:

- Where the terms of financing agreements are amended as a direct result of IBOR reform and the change in basis for determining cash flows results in the application of an economically equivalent rate, the company recognises the change prospectively by revising the effective interest rate. Any other changes to the contract's terms that do not directly result from the reform are accounted for in accordance with the relevant IFRS 9 requirements.
- Where the terms of lease contracts are amended as a result of the IBOR Reform and the new rate used to calculate lease payments is economically equivalent to the previous one, the company re-measures the lease liability, taking into account the revised cash flows and updated discount rate.
- In the event of changes arising from the IBOR Reform relating to hedging instruments, hedged items, or identified hedged risks, the Group will update the hedging relationship documentation while maintaining the economic

### 3. CAPITAL AND DEBT MANAGEMENT

equivalence of the reference rate. The hedging relationship will not be terminated. In accordance with the adopted hedge accounting policy, the valuation effects arising from a change in the discount rate are recognised as market changes. Changes not directly related to the reform are accounted for in accordance with the relevant provisions of IFRS 9.

As the new benchmarks and final regulatory arrangements are still being developed, their impact on future reporting periods may be subject to change.

|  | 2025          | 2024          |
|--|---------------|---------------|
| <b>Long-term</b>                         |               |               |
| Bank loans                               | 6,666         | 11,231        |
| Loans                                    | 1,137         | 3,571         |
|  | <b>7,803</b>  | <b>14,802</b> |
| <b>Short-term</b>                        |               |               |
| Overdraft facilities                     | 30,100        | 10,482        |
| Bank loans                               | 4,444         | 4,494         |
| Loans                                    | 4,331         | 325           |
|  | <b>38,875</b> | <b>15,301</b> |
| <b>Total credit and loan liabilities</b> | <b>46,678</b> | <b>30,103</b> |

|                             | 2025                          |                            | 2024                          |                            |
|-----------------------------|-------------------------------|----------------------------|-------------------------------|----------------------------|
|                             | In the functional<br>currency | In foreign currency<br>EUR | In the functional<br>currency | In foreign currency<br>EUR |
| <b>Loans and borrowings</b> |                               |                            |                               |                            |
| Long-term                   | 1,137                         | 6,666                      | 3,571                         | 11,231                     |
| Short-term                  | 34,431                        | 4,444                      | 10,808                        | 4,493                      |
| <b>Total</b>                | <b>35,568</b>                 | <b>11,110</b>              | <b>14,379</b>                 | <b>15,724</b>              |

The short-term loans bear interest at WIBOR 3M + 2.2% and a fixed rate of 8.76 % per annum.

As of the specified balance sheet dates, the fair value of loans and advances was not materially different from the amortized cost measurement. The fair value of credits and loans is estimated using DCF models based on cash flows reflecting the repayment schedule of loans granted. The discount rate was assumed to be WIBOR 1M per day plus a fixed percentage expressing the risk premium. Long-term credits and loans measured at amortized cost are classified at Level 2 of the fair value hierarchy.

#### Covenants

During the year, as of 31 December 2025 and up to the date of approval of the financial statement, all covenants have been met.

All covenants related to credit debt are based on the same ratios:

- EBITDA margin – not less than 1%
- debt-to-EBITDA ratio – no more than 2
- current ratio – no less than 1.2
- market capitalisation – not less than 20%

The terms used in the list of covenants are defined as follows:

### 3. CAPITAL AND DEBT MANAGEMENT

Net debt means the total amount borrowed from other and related entities in the form of long-term and short-term loans, securities issues and other financial liabilities, excluding:

- liabilities arising from investments in renewable energy sources carried out under a project finance arrangement, for which the Borrower shall not be liable or jointly liable for liabilities arising from investments in renewable energy sources (its own financial liabilities and financial liabilities arising from joint and several liability), and
- lease liabilities as defined in IFRS 16, net of cash and other monetary assets;

EBITDA means, for each Calculation Period, the sum of operating profit and depreciation, excluding non-cash items relating to the revaluation of assets, creation and release of provisions and one-off events relating to the disposal of assets. It also excludes EBITDA generated by investments in renewable energy sources carried out under a project finance arrangement, for which the Borrower shall not be liable for any obligations arising from such investments.

The current ratio refers to the ratio of current assets plus non-current assets to current and long-term liabilities relating to deposits.

The net debt to EBITDA ratio is the ratio of net debt to EBITDA

EBITDA margin – defined as EBITDA divided by sales revenue, less revenue from investments in renewable energy sources.

At the end of each quarter, covenants are tested in accordance with the loan agreements. The covenants are calculated based on the Erbud S.A. Group's consolidated financial data for each loan.. As of 31 December 2025, the following values were recorded under the covenants:

- EBITDA margin – 2.10%
- debt/EBITDA ratio – (0.1)
- current ratio – 1.26
- market capitalisation – 29%

#### 3.4. DEBT RELATED TO ISSUED BONDS

Liabilities related to issued bonds are initially recognized at fair value less transaction costs. At each balancing date, the issued bond liabilities are priced at amortized cost using effective interest rate.

As of balance sheet date, the Company had the following outstanding debt in relation to issued bonds posted into short- and long-term liabilities.

| Issue date  | Type of issued bonds                              | Currency | Interest rate           | Maturity date | Purpose of financing   | Debt related to issued bonds |               |
|---|---|----------|-------------------------|---------------|--|------------------------------|---------------|
|   |   |          |                         |               |  | 2025                         | 2024          |
| 23 Sept. 2021   | D-series bearer shares, dematerialized, unsecured | '000 PLN | WIBOR 6 M + 2.6% margin | 23 Sept. 2025 | for financing of core activity and/or acquisitions from the industrial services sector in Poland and Germany | -                            | 76,720        |
| 27 Feb. 2025  | E-series bearer shares, dematerialized, unsecured | '000 PLN | WIBOR 6M + 3.0%         | 27 Feb. 2029  | refinancing of the debt arising from the Issuer's D-series bonds   | 76,994                       | -             |
| <b>Total bond liability as of 31 Dec. 2025, of which:</b> |   |          |                         |               |  | <b>76,994</b>                | <b>76,720</b> |
|   |   |          |                         |               |  | 75,000                       | -             |
|   |   |          |                         |               |  | 1,994                        | 76,720        |

In Q1 2025, Erbud S.A. issued E-series bonds worth PLN 75 million, the proceeds of which were used to refinance D-series bonds. This new issue enabled the early redemption of D-series bonds, whilst also extending the maturity of the Group's liabilities.

### 3. CAPITAL AND DEBT MANAGEMENT

#### 3.5. LEASE LIABILITIES

| Period                                   |            | 2025                              | 2024                              |
|--|------------|-----------------------------------|-----------------------------------|
|  |            | Nominal value of minimum payments | Nominal value of minimum payments |
| Below 1 year                             | Short-term | 11,962                            | 11,047                            |
| Above 1 year                             | Long-term  | 23,504                            | 24,872                            |
| Nominal value of minimum payments        |            | <b>35,466</b>                     | <b>35,919</b>                     |
| Future lease financial costs             |            | 3,761                             | 3,215                             |
| <b>Present value of minimum payments</b> |            | <b>31,705</b>                     | <b>32,704</b>                     |
| Below 1 year                             | Short-term | 10,249                            | 9,469                             |
| Above 1 year                             | Long-term  | 21,456                            | 23,235                            |

#### 3.6. ASSETS USED AS COLLATERALS FOR DEBT-RELATED LIABILITIES

As of 31 December 2025 and 31 December 2024, there were no liabilities secured with tangible fixed assets.

For information on credit and loan related debt, see Note 3.3.

#### 3.7. CONTINGENT ASSETS AND LIABILITIES

|                         | Contingent assets |               | Contingent liabilities |                |
|-------------------------|-------------------|---------------|------------------------|----------------|
|                         | 2025              | 2024          | 2025                   | 2024           |
| <b>Related entities</b> |                   |               |                        |                |
| Guarantees and sureties | 170,000           | 70,000        | 394,482                | 380,367        |
| <b>Total</b>            | <b>170,000</b>    | <b>70,000</b> | <b>394,482</b>         | <b>380,367</b> |
| <b>Other items</b>      |                   |               |                        |                |
| Guarantees and sureties | 113,635           | 96,362        | 555,383                | 565,718        |
| <b>Total</b>            | <b>113,635</b>    | <b>96,362</b> | <b>555,383</b>         | <b>565,718</b> |

Contingent assets include guarantees and sureties received by the Company from subcontractors under performance bonds and implied warranties.

Contingent liabilities of the Company relate primarily to orders to extend guarantees by the Company and banks to the Company's contractors to secure their claims under building contracts, mainly performance bonds and bid bonds.

#### 3.8. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash at bank and cash in hand as well as short-term deposits with maximum maturity of three months.

The Company has at its disposal cash with restricted availability. This category primarily comprises funds pledged as security for bank guarantees issued in connection with building contracts executed by the Company.

The classification adopted for presentation in the statement of financial position is consistent with the classification of these funds in the Cash Flow Statement.

Cash and cash equivalents and cash in VAT and bank accounts meet the SPPI test and the "held for collection" business model test, and are therefore measured at amortized cost with an impairment charge determined in accordance with the expected loss model (in adherence to the policy referred to in Note 6.4).

**3. CAPITAL AND DEBT MANAGEMENT**

|  | 2025          | 2024           |
|--|---------------|----------------|
| Cash in hand                           | 4             | 4              |
| Cash at bank                           | 80,877        | 115,980        |
| <b>Total cash and cash equivalents</b> | <b>80,881</b> | <b>115,984</b> |

The amount of the impairment loss on cash is immaterial.

Cash on VAT bank accounts as of 31 December 2025 totalled PLN 19,233 thousand. (as of 31 December 2024 they totalled PLN 18,248 thousand)

## 4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

### 4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

#### 4.1. ALTERNATIVE PERFORMANCE MEASURES

The Management Board analyzes the segment results using Key Performance Indicators (KPIs) such as EBIT, EBIT and EBITDA margins. The Company's Management Board considers the aforementioned measures as important additional performance measures and therefore presents them in the report next to the measures defined by IFRS. It should be borne in mind that EBIT, as well as EBIT and EBITDA margins these are not KPIs defined in IFRS and they do not represent standardized measures, therefore their calculation methods may differ from one entity to another in the market. Accordingly, these KPIs should not be analyzed in isolation or as substitutes for measures defined by IFRS.

EBITDA and EBIT are measures showing the results achieved by the Company after eliminating the impact of income tax, financing costs and income and in the case of EBITDA, depreciation and amortization.

EBITDA is defined as profit after tax (net income), plus income tax expense, finance costs and depreciation and amortization, less financial income. The adjusted EBITDA is defined as EBITDA after taking out one-off events.

The Company defines EBIT as profit after tax (net income), plus income tax burdens, finance costs less finance income. Adjusted EBIT is defined as EBIT net of one-off items. These items are usually sudden and incidental in nature. Such events are exemplified by the payment of a substantial amount of compensation or the restructuring of a significant part of the business.

EBIT margin is a measure that shows the Company's profitability ignoring the impact of income taxes and finance costs and revenues. The Company defines EBIT margin as EBIT divided by revenues from the sales of goods and services.

|  | 31 Dec. 2025  | 31 Dec. 2024  |
|--|---------------|---------------|
| <b>Net profit for the accounting period</b>  | <b>40,102</b> | <b>17,238</b> |
| Income tax                                   | 8,374         | 8,313         |
| <b>Gross profit</b>                          | <b>48,476</b> | <b>25,551</b> |
| Financial expenses                           | 19,861        | 17,094        |
| Financial income                             | 52,499        | 31,604        |
| <b>EBIT</b>                                  | <b>15,838</b> | <b>11,041</b> |
| Amortization and depreciation                | 12,985        | 11,947        |
| <b>EBITDA</b>                                | <b>28,823</b> | <b>22,988</b> |
| Revenues from sales of products and services | 1,505,101     | 1,437,972     |
| EBIT margin                                  | 1%            | 1%            |

#### 4.2. ACCOUNTING SEGMENTS

Based on the management reports provided to the person responsible for making operating decisions (i.e. the Management Board), the Company has identified three core operating segments that correspond to the accounting segments:

- residential/commercial buildings at home,
- residential/commercial buildings in foreign countries,
- other segments.

The operations were broken down into individual segments by classifying the significance of operations into the segment. Such a breakdown corresponds to the distribution of the main risks and returns on expenses incurred.

The financial data prepared for the purposes of management reporting, which is the basis for data on reportable segments, follows the same accounting principles as those applied to the preparation of the Group's Separate Financial Statements.

The Company has two counterparties that generates more than 10% of total revenues.

**4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS**
**Key information on segments in the accounting periods January 2025 - December 2025 and January 2024 - December 2024.**

The Company operates in Poland and abroad (in Germany, Belgium). Revenues from external customers and assets in any country other than Poland are not significant, therefore they were aggregated in the total line and disclosed as "Foreign operations".

The Company's operations do not show signs of strong seasonal impact.

|   | For a 12-month period, ended on 31 Dec. 2025 |                 |                  | For a 12-month period, ended on 31 Dec. 2024 |                 |                  |
|---|--|-----------------|------------------|--|-----------------|------------------|
|   | Domestic market (Poland)                     | Foreign markets | Total            | Domestic market (Poland)                     | Foreign markets | Total            |
| Sales to third party customers, of which:                             | 1,488,698                                    | 16,403          | <b>1,505,101</b> | 1,418,375                                    | 19,597          | <b>1,437,972</b> |
| Accrued and deferred income   | 1,474,376                                    | 16,403          | <b>1,490,779</b> | 1,406,560                                    | 19,597          | <b>1,426,157</b> |
| Income recognized at a certain point in time                          | 14,322                                       | -               | <b>14,322</b>    | 11,815                                       | -               | <b>11,815</b>    |
| Fixed assets other than financial instruments and deferred tax assets | 426,995                                      | -               | <b>426,995</b>   | 366,971                                      | -               | <b>366,971</b>   |

The revenue generated abroad shown in the table above relates to the Company's operations in Belgium.

**4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS**

Data concerning revenues and performance as well as assets and liabilities in individual accounting segments are presented in the table below. Costs that are classified by type are not allocated to segments.

and

|  | For a 12-month period, ended on 31 Dec. 2025 |  |                |                            |
|--|--|--|----------------|----------------------------|
|  | Domestic building construction               | Residential/commercial buildings in foreign countries, | Other segments | Total continued activities |
| <b>Total income</b>  |  |  |                |                            |
| Sales to third party customers   | 1,484,263                                    | 16,403   | 4,435          | 1,505,101                  |
| <b>Total sales revenues</b>  | <b>1,484,263</b>                             | <b>16,403</b>  | <b>4,435</b>   | <b>1,505,101</b>           |
| <b>Segments' performance and reconciliation with Company's gross profit</b>      |  |  |                |                            |
| Cost of goods sold (COGS)  | 1,375,871                                    | 16,112   | 6,649          | 1,398,632                  |
| <b>Sales margin</b>  | 108,392                                      | 291  | (2,214)        | 106,469                    |
| Sales margin %   | 7%   | 2%   | (50%)          | 7%                         |
| Other operating profit/loss  | (91,499)                                     | 822  | 46             | (90,631)                   |
| <b>Segment performance – EBIT</b>  | <b>16,893</b>                                | <b>1,113</b>   | <b>(2,168)</b> | <b>15,838</b>              |
| EBIT margin  | 1%   | 7%   | (49%)          | 1%                         |
| Profit (loss) on financial activities (financial income less financial expenses) |  |  |                | 32,638                     |
| <b>Gross profit/loss</b>   |  |  |                | <b>48,476</b>              |
| Corporate income tax   |  |  |                | 8,374                      |
| <b>Net profit/loss</b>   |  |  |                | <b>40,102</b>              |
| Amortization and depreciation  | 9,298  | -  | 3,687          | 12,985                     |
| <b>Segment performance – EBITDA</b>  | <b>26,191</b>                                | <b>1,113</b>   | <b>1,519</b>   | <b>28,823</b>              |
| <b>Assets and liabilities</b>  |  |  |                |                            |
| <b>Pricing of building contracts - assets</b>                                    | <b>184,114</b>                               | -  | -              | <b>184,114</b>             |
| Other assets   |  |  |                | 919,687                    |
| <b>Total assets</b>  |  |  |                | <b>1,103,801</b>           |
| <b>Pricing of building contracts - liabilities</b>                               | <b>214,267</b>                               | -  | -              | <b>214,267</b>             |
| Other liabilities  |  |  |                | 889,534                    |
| <b>Total liabilities</b>   |  |  |                | <b>1,103,801</b>           |
| <b>Other material items</b>  |  |  |                |                            |
| Reversal of losses/Losses on expected credit losses                              | 3,193  | -  | -              | 3,193                      |
| Capital expenditures on tangible fixed and intangible assets                     | 2,231  | -  | -              | 2,231                      |
| Interest income  | 17,763                                       | -  | -              | 17,763                     |
| Interest expenses  | 15,169                                       | -  | -              | 15,169                     |

**4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS**

 For a 12-month  
period, ended on  
31 Dec. 2024

|   | Domestic building<br>construction | Residential/commerci<br>al buildings in foreign<br>countries, | Other<br>segments | Total continued<br>activities |
|---|-----------------------------------|---|-------------------|-------------------------------|
| <b>Total income</b>   |                                   |   |                   |                               |
| Sales to third party customers  | 1,414,000                         | 19,597  | 4,375             | <b>1,437,972</b>              |
| <b>Total sales revenues</b>   | <b>1,414,000</b>                  | <b>19,597</b>   | <b>4,375</b>      | <b>1,437,972</b>              |
| <b>Segments' performance and reconciliation with Company's gross profit</b>         |                                   |   |                   |                               |
| Cost of goods sold (COGS)   | 1,310,472                         | 18,720  | 4,356             | <b>1,333,548</b>              |
| <b>Sales margin</b>   | 103,528                           | 877   | 19                | <b>104,424</b>                |
| Sales margin %  | 7%                                | 4%  | 0%                | <b>7%</b>                     |
| Other operating profit/loss   | (90,993)                          | (84)  | (2,306)           | <b>(93,383)</b>               |
| <b>Segment performance – EBIT</b>   | <b>12,535</b>                     | <b>793</b>  | <b>(2,287)</b>    | <b>11,041</b>                 |
| EBIT margin   | 1%                                | 4%  | (52%)             | <b>1%</b>                     |
| Profit (loss) on financial activities (financial<br>income less financial expenses) |                                   |   |                   | <b>14,510</b>                 |
| <b>Gross profit/loss</b>  |                                   |   |                   | <b>25,551</b>                 |
| Corporate income tax  |                                   |   |                   | <b>8,313</b>                  |
| <b>Net profit/loss</b>  |                                   |   |                   | <b>17,238</b>                 |
| Amortization and depreciation   | 8,260                             | -   | 3,687             | <b>11,947</b>                 |
| <b>Segment performance – EBITDA</b>   | <b>20,795</b>                     | <b>793</b>  | <b>1,400</b>      | <b>22,988</b>                 |
| <b>Assets and liabilities</b>   |                                   |   |                   |                               |
| <b>Pricing of building contracts - assets</b>                                       | <b>164,616</b>                    | <b>14</b>   | -                 | <b>164,630</b>                |
| Other assets  |                                   |   |                   | <b>870,893</b>                |
| <b>Total assets</b>   |                                   |   |                   | <b>1,035,523</b>              |
| <b>Pricing of building contracts - liabilities</b>                                  | <b>219,559</b>                    | <b>11</b>   | -                 | <b>219,570</b>                |
| Other liabilities   |                                   |   |                   | <b>815,953</b>                |
| <b>Total liabilities</b>  |                                   |   |                   | <b>1,035,523</b>              |
| <b>Pricing of building contracts - liabilities</b>                                  |                                   |   |                   |                               |
| <b>Other material items</b>   |                                   |   |                   |                               |
| Reversal of losses/Losses on expected credit<br>losses                              | (7,190)                           | -   | -                 | <b>(7,190)</b>                |
| Capital expenditures on tangible fixed and<br>intangible assets                     | 2,438                             | -   | -                 | <b>2,438</b>                  |
| Interest income   | 14,087                            | -   | -                 | <b>14,087</b>                 |
| Interest expenses   | 12,382                            | -   | -                 | <b>12,382</b>                 |

#### 4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

##### 4.3. SALES REVENUES

The main revenue estimates relate to the recognition of revenues generated by the building contracts. They are referred to in Note 2.1.

Revenue from the sale of goods and services is recognised when the Company has fulfilled its obligation to deliver those goods or services to the customer, in an amount reflecting the consideration to which the Company expects to be entitled in exchange for them. In the case of contracts where the compensation comprises a variable component, the Company applies the same principle: the Company recognises revenue in the amount of the expected compensation provided it is highly probable that this amount will not be reversed in future. The company considers that the transfer of an asset takes place when the customer obtains control of that asset. The following circumstances indicate a transfer of control in accordance with IFRS 15: the seller's current right to payment for the asset, the customer's legal title to the asset, physical possession of the asset, the transfer of risks and rewards, and the customer's acceptance of the asset. Revenue comprises the amounts received or due in respect of products, goods, materials and services supplied, minus discounts, penalties, bonuses, VAT, excise duty and fuel duty. Revenue from the sale of goods and services is adjusted for gains or losses arising from the settlement of cash flow hedging instruments relating to such revenue.

The following table provides information on the aggregate amount of transaction prices allocated to service obligations not performed or not fully performed as of the balance sheet date under building contracts.

|  | 2025      | 2024      |
|--|-----------|-----------|
| Total value of open building contracts   | 3,716,083 | 3,524,367 |
| - the fixed part of the remuneration   | 3,716,083 | 3,524,367 |
| Aggregate revenues in value terms from open contracts recognised up to the accounting date       | 2,482,593 | 1,857,067 |
| The revenues in value terms to be recognized in subsequent periods under open building contracts | 1,233,490 | 1,667,300 |
| Long-term (income to be generated in the period from 1 to 3 years from the balance sheet date)   | 273,201   | 172,461   |
| Short-term (income to be generated below one year from the balance sheet date)                   | 960,289   | 1,494,839 |

Due to the specific nature of long-term contracts in progress, it is not possible to accurately estimate the period over which revenue will be recognised from contracts in progress at a given balance sheet date over a time horizon longer than one year.

Total revenues generated by the Company comes from construction activities run in Poland, Belgium and Germany and from other sales to local customers.

Revenue figures are presented in Note 4.2 Accounting segments.

##### 4.4. COST OF GOODSSOLD (COGS)

|  | For a 12-month period,<br>ended on 31 Dec. 2025 | For a 12-month period,<br>ended on 31 Dec. 2024 |
|--|---|---|
| Third party services                               | 1,133,946                                       | 972,507   |
| including third party services from subcontractors | 945,080   | 779,385   |
| Material and energy consumption                    | 216,494   | 182,106   |
| Employee benefit expenses                          | 140,324   | 136,145   |
| Amortization and depreciation                      | 12,985  | 11,947  |
| Taxes and charges                                  | 7,201   | 6,348   |
| Other cost categories                              | 5,817   | 8,905   |
| Value of commodities and materials sold            | 166   | -   |
| <b>Total costs by type</b>                         | <b>1,516,933</b>                                | <b>1,317,958</b>                                |
| Change in contract pricing balances                | (21,436)  | 102,466   |
| Cost of sale (negative value)                      | (12,269)  | (11,145)  |
| General management costs (negative value)          | (84,596)  | (75,731)  |
| <b>Manufacturing costs of products sold</b>        | <b>1,398,632</b>                                | <b>1,333,548</b>                                |

#### 4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

##### 4.5. EMPLOYEE BENEFIT EXPENSES

|   | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|---|--|--|
| Wages and salaries  | 114,143  | 111,066  |
| Expenses related to post-employment defined benefit plans | 136  | 355  |
| Social insurance and other employee benefits              | 26,045   | 24,724   |
| <b>Total</b>  | <b>140,324</b>                                     | <b>136,145</b>                                     |

##### 4.6. OTHER OPERATING INCOME AND EXPENSES

|   | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|---|--|--|
| <b>Other operating income</b>                         |  |  |
| Proceeds from the sales of non-financial fixed assets | -  | 1,158  |
| Penalties, fines and damages                          | 4,404  | 325  |
| Writing off liabilities                               | 2  | 129  |
| Dissolution of provisions                             | 1,000  | -  |
| Refund of taxes and charges                           | 985  | 823  |
| Income from bank guarantees and insurance             | 831  | -  |
| Revenue from car hire                                 | 1,148  | -  |
| Transfers, redemptions, vehicle returns               | 1,865  | -  |
| Other   | 1,129  | 304  |
|   | <b>11,364</b>                                      | <b>2,739</b>                                       |

|  | For a 12-month<br>period, ended on 31<br>Dec. 2025 | For a 12-month<br>period, ended on 31<br>Dec. 2024 |
|--|--|--|
| <b>Other operating expenses</b>              |  |  |
| Note 6.7. Litigation costs                   | 4  | 107  |
| Penalties, fines and damages                 | 230  | -  |
| Receivables writte-off.                      | -  | 348  |
| Donations                                    | 254  | -  |
| Payments under insurance and bank guarantees | 1,138  | -  |
| Other  | 311  | 1,601  |
|  | <b>1,937</b>                                       | <b>2,056</b>                                       |

#### 4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

##### 4.7. FINANCIAL INCOME AND EXPENSES

|                              | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|------------------------------|--|--|
| <b>Financial income</b>      |  |  |
| Interest expenses            |  |  |
| Loans extended expense       | 10,948   | 9,758  |
| Other                        | 6,815  | 4,329  |
| F/X gains/losses             | -  | 1  |
| Dividend income              | 30,747   | 13,886   |
| Financial transaction income | -  | 3,445  |
| Other                        | 3,989  | 185  |
|                              | <b>52,499</b>                                      | <b>31,604</b>                                      |

|                                     | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|-------------------------------------|--|--|
| <b>Financial expenses</b>           |  |  |
| Interest expenses                   |  |  |
| Note 3.4. Issued bond expense       | 6,696  | 6,325  |
| Note 3.3. List of credits and loans | 5,691  | 3,671  |
| Note 3.5. Lease liabilities         | 2,387  | 2,227  |
| Other                               | 395  | 159  |
| Overdraft facility arrangement fee  | 2,181  | 2,325  |
| F/X gains/losses                    | 1,181  | -  |
| Other                               | 1,330  | 2,387  |
|                                     | <b>19,861</b>                                      | <b>17,094</b>                                      |

##### 4.8. TAXATION

The mandatory burdening of the financial result consists of two elements: current income tax and deferred tax.

Due to temporary differences between the value of assets and liabilities shown in the accounting books and their tax value and the tax loss deductible in the future, the Company, using the balance sheet method, sets up: deferred income tax liabilities concerning positive temporary differences and determines deferred tax assets in respect of foreign exchange losses and tax losses, which is deductible following the prudential principle.

Deferred income tax assets and liabilities are not recognized in the case of temporary differences arising upon initial recognition of an asset or liability in a transaction that is not a business combination and in case of transactions that have no impact on either the accounting or tax result.

Deferred tax assets and liabilities are offset if there is a legal right to set-off tax liabilities and current tax liabilities, and if the deferred tax concerns a tax imposed by the same tax authority on the same taxpayer. It implies that deferred income tax assets and liabilities are compensated in Company financial statements.

The Company only recognises a tax asset when projections of future financial performance indicate that a taxable profit will be gained to allow the asset to be realised in a specified future.

The balance sheet value of an deferred tax asset is verified at each balance-sheet date and is reduced accordingly by as much as its probability dropped to reach taxable income sufficient for partial or total realisation of the deferred tax asset. The judgement regarding the recoverability of deferred tax assets is based on the Company's projected financial performance and its impact on the recoverability of those assets.

As the Company is not subject to Pillar 2 requirements, there is no additional burden arising from the global minimum tax.

**4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS**

The determination of the effective income tax rate is presented in the table below:

|   | For a 12-month<br>period, ended on<br>31 Dec. 2025 | For a 12-month<br>period, ended on<br>31 Dec. 2024 |
|---|--|--|
| <b>Gross profit before taxation</b>                                       | <b>48,476</b>                                      | <b>25,551</b>                                      |
| <b>Tax according to the statutory tax rate applicable in Poland - 19%</b> | <b>9,210</b>                                       | <b>4,855</b>                                       |
| Surplus of non-deductible expenses over non-taxable income                | -  | 3,458  |
| Permanent differences - non-taxed revenues                                | (7,079)  | -  |
| Permanent differences - non-tax deductible costs                          | 6,243  | -  |
| <b>Tax recognized in the financial net profit/loss</b>                    | <b>8,374</b>                                       | <b>8,313</b>                                       |
| Current tax   | 4,214  | 11,465   |
| Deferred tax  | 4,160  | (3,152)  |
| <b>Effective tax rate</b>   | <b>17.28%</b>                                      | <b>32.53%</b>                                      |

The table below presents changes in deferred tax assets and liabilities in the accounting year:

|  | 1 Jan. 2024   | Impact as of    |                            | 31 Dec. 2024  | Impact as of    |                            | 31 Dec. 2025  |
|--|---------------|-----------------|----------------------------|---------------|-----------------|----------------------------|---------------|
|  |               | Net profit/loss | Other comprehensive income |               | Net profit/loss | Other comprehensive income |               |
| <b>Deferred tax assets</b>   |               |                 |                            |               |                 |                            |               |
| Pricing of building contracts - liabilities and taxable work in progress | 48,814        | 7,696           | -                          | 56,510        | 6,934           | -                          | 63,444        |
| Provisions   | 7,908         | 203             | -                          | 8,111         | 632             | -                          | 8,743         |
| Tax loss   | 2,010         | 468             | -                          | 2,478         | (267)           | -                          | 2,211         |
| Profit margin on intra-Group sales                                       | -             | -               | -                          | -             | -               | -                          | -             |
| Accrued wages and salaries, and charges                                  | 71            | 315             | -                          | 386           | (384)           | -                          | 2             |
| Receivables revaluation write-downs                                      | 6,470         | (1,672)         | -                          | 4,798         | (578)           | -                          | 4,220         |
| Other financial liabilities  | 5,871         | 1,760           | -                          | 7,631         | 313             | -                          | 7,944         |
| Deferred expenses  | 485           | 154             | -                          | 639           | (359)           | -                          | 280           |
| Other  | 853           | 636             | -                          | 1,489         | 445             | -                          | 1,934         |
| <b>Total</b>   | <b>72,482</b> | <b>9,560</b>    | <b>-</b>                   | <b>82,042</b> | <b>6,736</b>    | <b>-</b>                   | <b>88,778</b> |
| <b>Deferred tax liabilities</b>  |               |                 |                            |               |                 |                            |               |
| Pricing of building contracts - assets                                   | 26,623        | 1,092           | -                          | 27,715        | 7,306           | -                          | 35,021        |
| Asset revaluation  | -             | -               | -                          | -             | -               | -                          | -             |
| Deferred financial costs   | -             | -               | -                          | -             | -               | -                          | -             |
| Balance sheet pricing and liabilities discount                           | -             | -               | -                          | -             | -               | -                          | -             |
| Accrued interest on debt   | 2,008         | (214)           | -                          | 1,794         | 3,612           | -                          | 5,406         |
| Accrued revenues   | -             | -               | -                          | -             | -               | -                          | -             |
| Other  | 1             | 5,530           | -                          | 5,531         | (22)            | -                          | 5,509         |
| <b>Total</b>   | <b>28,632</b> | <b>6,408</b>    | <b>-</b>                   | <b>35,040</b> | <b>10,896</b>   | <b>-</b>                   | <b>45,936</b> |
| Assets and liabilities set off   | 28,632        | -               | -                          | 35,040        | -               | -                          | 45,936        |
| <b>Post set-off balance</b>  | <b>43,850</b> | <b>-</b>        | <b>-</b>                   | <b>47,002</b> | <b>-</b>        | <b>-</b>                   | <b>42,842</b> |
| Assets   | 43,850        | -               | -                          | 47,002        | -               | -                          | 42,842        |
| Liabilities  | -             | -               | -                          | -             | -               | -                          | -             |
| <b>Net impact of changes in the period</b>                               |               | <b>3,152</b>    | <b>-</b>                   |               | <b>(4,160)</b>  | <b>-</b>                   |               |

**4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS**

Owing to the fact that historically speaking the Company has been able to realize tax losses incurred in the previous periods and is projecting tax gains in the years to come, the recoverability of the deferred tax asset on tax losses is not considered as a part of significant judgment when drawing up the financial statements.

As of 31 December 2025 and 31 December 2024 there were no negative temporary differences on which no deferred tax assets were recognised.

The table below shows the periods of realisation of deferred income tax assets and liabilities.

|              | 2025          |               | 2024          |               |
|--------------|---------------|---------------|---------------|---------------|
|              | Assets        | Liabilities   | Assets        | Liabilities   |
| Short-term   | 67,945        | 40,428        | 62,332        | 29,510        |
| Long-term    | 20,833        | 5,508         | 19,710        | 5,530         |
| <b>Total</b> | <b>88,778</b> | <b>45,936</b> | <b>82,042</b> | <b>35,040</b> |

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

### 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

#### 5.1. FINANCIAL ASSETS AND LIABILITIES

Pursuant to IFRS 9 the Company classifies financial instruments, into the following categories:

- Assets priced at amortized cost;
- Financial assets priced at fair value through financial profit or loss;
- Financial liabilities priced at amortized cost;
- Derivative instruments determined as hedging instruments in hedge accounting.

In the above categories, the Company has only items measured at amortized cost

**Financial assets priced at amortized cost** include primarily:

- Note 5.1.2. Financial Assets - Loans Extended
- Note 2.2. Receivables under building contracts - bid bonds
- Note 6.4. Trade receivables
- Note 6.4. Other receivables
- Note 2.3. Assets under building contracts
- Note 3.8. Cash and cash equivalents
- Note 3.8. Cash assets on the VAT account
- Note 3.8. Cash with restricted availability.
- Note 5.1. Other financial assets (including extended loans)

**Financial liabilities priced at amortized cost** comprise mainly:

- Note 2.2. Liabilities vis-à-vis subcontractors - bid bonds
- Note 2.3. Liabilities under building contracts
- Note 6.8. Trade payables
- Note 6.8. Other liabilities
- Notes 3.2.-3.5. Debt

The table below shows the carrying amount of key groups of financial assets and financial liabilities by category. The balance sheet value of the Group's financial assets and financial liabilities shown in the tables below did not differ significantly from their fair value in all periods presented.

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

| A line in the Statement of financial position              | Financial instrument classes                |  |                   | Total significant categories |
|--|---|--|-------------------|------------------------------|
|  | Financial assets measured at amortized cost | Financial liabilities measured at amortized cost | Lease liabilities |                              |
| <b>2025</b>  |   |  |                   |                              |
| Note 5.1.2 Financial assets - loans extended               | 249,902                                     | -  | -                 | <b>249,902</b>               |
| Financial assets - Other                                   | 1,125                                       | -  | -                 | <b>1,125</b>                 |
| Note 2.2. Receivables under building contracts - bid bonds | 29,077                                      | -  | -                 | <b>29,077</b>                |
| Note 6.4. Trade receivables                                | 243,015                                     | -  | -                 | <b>243,015</b>               |
| Note 6.4. Other receivables                                | 7,544                                       | -  | -                 | <b>7,544</b>                 |
| Note 2.3. Pricing of building contracts - assets           | 184,114                                     | -  | -                 | <b>184,114</b>               |
| Note 3.8. Cash and cash equivalents                        | 80,881                                      | -  | -                 | <b>80,881</b>                |
| Note 2.2. Liabilities vis-à-vis subcontractors - bid bonds | -   | 116,164  | -                 | <b>116,164</b>               |
| Note 2.3. Liabilities vis-à-vis subcontractors - bid bonds | -   | 214,267  | -                 | <b>214,267</b>               |
| Note 6.8. Trade payables                                   | -   | 196,482  | -                 | <b>196,482</b>               |
| Note 6.8. Other liabilities                                | -   | 20,073   | -                 | <b>20,073</b>                |
| Notes 3.2.-3.5. Debt                                       | -   | 123,672  | 31,705            | <b>155,377</b>               |
| <b>Total</b>   | <b>795,658</b>                              | <b>670,658</b>                                   | <b>31,705</b>     | <b>1,498,021</b>             |

**5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT**

| A line in the Statement of financial position |  | Financial instrument classes                |  |                   | Total significant categories |
|---|--|---|--|-------------------|------------------------------|
|   |  | Financial assets measured at amortized cost | Financial liabilities measured at amortized cost | Lease liabilities |                              |
|   |  | <b>2024</b>                                 |  |                   |                              |
| Note 5.1.2                                    | Financial assets - loans extended                | 158,789                                     | -  | -                 | <b>158,789</b>               |
|   | Financial assets - Other                         | 985   | -  | -                 | <b>985</b>                   |
| Note 2.2.                                     | Receivables under building contracts - bid bonds | 38,977                                      | -  | -                 | <b>38,977</b>                |
| Note 6.4.                                     | Trade receivables                                | 249,041                                     | -  | -                 | <b>249,041</b>               |
| Note 6.4.                                     | Other receivables                                | 2,067                                       | -  | -                 | <b>2,067</b>                 |
| Note 2.3.                                     | Pricing of building contracts - assets           | 164,630                                     | -  | -                 | <b>164,630</b>               |
| Note 3.8.                                     | Cash and cash equivalents                        | 115,984                                     | -  | -                 | <b>115,984</b>               |
| Note 2.2.                                     | Liabilities vis-à-vis subcontractors - bid bonds | -   | 112,136  | -                 | <b>112,136</b>               |
| Note 2.3.                                     | Liabilities vis-à-vis subcontractors - bid bonds | -   | 219,570  | -                 | <b>219,570</b>               |
| Note 6.8.                                     | Trade payables                                   | -   | 163,546  | -                 | <b>163,546</b>               |
| Note 6.8.                                     | Other liabilities                                | -   | 23,211   | -                 | <b>23,211</b>                |
| Notes 3.2.-3.5.                               | Debt   | -   | 106,823  | 32,704            | <b>139,527</b>               |
|   | <b>Total</b>                                     | <b>730,473</b>                              | <b>625,286</b>                                   | <b>32,704</b>     | <b>1,388,463</b>             |

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

### Financial instrument classes

|   | Financial assets<br>measured at<br>amortized cost | Financial liabilities<br>measured at<br>amortized cost | Lease liabilities | Total significant<br>categories |
|---|---|--|-------------------|---------------------------------|
| <b>2025</b>   |   |  |                   |                                 |
| <b>Impact on the financial net income</b>                         |   |  |                   |                                 |
| Note 4.7. Financial income /(financial expenses) – interest       | 17,765  | (13,198)   | (1,973)           | <b>2,594</b>                    |
| Note 4.7. Financial income/(financial expenses) - FX gains/losses | -   | (1,181)  | -                 | <b>(1,181)</b>                  |
| Note 4.2. Reversal of losses/Losses on expected credit losses     | 3,193   | -  | -                 | <b>3,193</b>                    |
| <b>Total</b>  | <b>20,958</b>                                     | <b>(14,379)</b>  | <b>(1,973)</b>    | <b>4,606</b>                    |

### Financial instrument classes

|   | Financial assets<br>measured at<br>amortized cost | Financial liabilities<br>measured at<br>amortized cost | Lease liabilities | Total significant<br>categories |
|---|---|--|-------------------|---------------------------------|
| <b>2024</b>   |   |  |                   |                                 |
| <b>Impact on the financial net income</b>                         |   |  |                   |                                 |
| Note 4.7. Financial income /(financial expenses) – interest       | 14,087  | (10,155)   | (2,227)           | <b>1,705</b>                    |
| Note 4.7. Financial income/(financial expenses) - FX gains/losses | 1   | -  | -                 | <b>1</b>                        |
| Note 4.2. Reversal of losses/Losses on expected credit losses     | 7,190   | -  | -                 | <b>7,190</b>                    |
| <b>Total</b>  | <b>21,278</b>                                     | <b>(10,155)</b>  | <b>(2,227)</b>    | <b>8,896</b>                    |

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

### 5.1.1. FINANCIAL ASSETS

As of 31 December 2025 and as of 31 December 2024 the Company was in the possession of the following items recognised in the Statement of Financial Position as financial assets:

|                           | 2025           | 2024           |
|---------------------------|----------------|----------------|
| Note 5.1.2 Loans extended | 249,902        | 158,789        |
| Other                     | 6,340          | 4,732          |
| <b>Total</b>              | <b>256,242</b> | <b>163,521</b> |
| Long-term                 | 237,931        | 152,531        |
| Short-term                | 18,311         | 10,990         |

### 5.1.2. FINANCIAL ASSETS – LOANS EXTENDED

Debt instruments held to collect contractual cash flows that comprise solely payment of principal and interest ('SPPI') are priced at amortized cost. Upon initial recognition, these financial assets are recognized at fair value plus transaction costs. Interest income is measured using the effective interest rate method and disclosed under "Interest income" in the financial income. The impairment losses are presented under "Reversal of impairment/(loss) of value of financial assets and assets from valuation of contracts with customers".

The value of financial assets is updated with an impairment loss calculated using the expected credit loss method. The Company uses a three-step impairment model for financial assets:

- Level 1 - balances for which credit risk has not increased significantly since initial recognition or have low credit risk. Expected credit losses are determined based on the probability of default within 12 months (i.e., the total expected credit loss is multiplied by the probability that the loss will occur within the next 12 months);
- Level 2 - includes balances for which there has been a significant increase in credit risk since initial recognition but no objective evidence of impairment; expected credit losses are determined based on the probability of default over the contractual life of the asset.
- Level 3 includes balances for which there is objective evidence of impairment. This could be a liquidation process that has commenced, for example, or an amount that is the subject of a legal dispute.

If the loans granted have low credit risk, the allowance for expected credit losses recognized during the period is limited to 12 months of expected credit losses.

To the extent that it is necessary to assess whether there has been a significant increase in credit risk under the above model, the Company considers the following considerations in making this assessment:

- the loan is at least 30 days past due,
- legislative, technological or macroeconomic changes have occurred that have a significant negative impact on the debtor,
- there has been information about a significant adverse event relating to a loan or another loan of the same debtor from another lender, e.g. termination of a loan agreement, breach of its terms or renegotiation of its terms due to financial difficulties, etc.,
- the debtor has lost a significant customer or supplier or experienced other adverse changes in its market.

Financial assets are written off, in whole or in part, when the Company has exhausted virtually all collection efforts and determines that the receivable can no longer be reasonably expected to be recovered. This typically occurs when an asset is at least 360 days past due.

As of the specified balance sheet dates, the fair value of loans and advances was not materially different from the amortized cost measurement. The fair value of credits and loans is estimated using DCF models based on cash flows reflecting the repayment schedule of loans granted. The discount rate was assumed at WIBOR rate for PLN-denominated loans and at EURIBOR rate for EUR-denominated loans as of a given date plus a fixed percentage reflecting the risk premium. Loans measured at amortized cost are classified at Level 2 of the fair value hierarchy.

Loans are classified at Level 1 of the impairment model at all balance sheet dates presented. As of each balance sheet date, all loans granted were classified as instruments with the highest internal credit rating (i.e. low credit risk). Consequently, the

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

provision for expected losses was immaterial. The expected credit loss was calculated based on the probability of default, the repayment profile agreed to in the loan agreement and an assessment of recoveries from the collateral.

As of particular balance sheet dates, the amount of impairment loss and its changes in the presented periods were insignificant in terms of amounts, therefore the Company does not present movements on the impairment loss. The increase in the loan balance as a result of new loans granted did not significantly contribute to the change in the impairment allowance.

| Borrower                        | Loan currency | Interest rate         | Maturity date | 2025           | 2024           |
|---------------------------------|---------------|-----------------------|---------------|----------------|----------------|
| Sanssouci                       | PLN           | 10.00%                | 15 Dec. 2025  | 6,774          | 6,318          |
| JV PABC Sp. z o.o.              | PLN           | 3M WIBOR+2.20-3.50%   | 31 Dec. 2026  | 38             | -              |
| JV PABC Sp. z o.o.              | PLN           | 3M WIBOR+2.20-3.50%   | 31 Dec. 2028  | 550            | 460            |
| Erbud Industy Centrum Sp.z o.o. | PLN           | 6M WIBOR+3.00%        | 31 Dec. 2026  | 1,779          | 1,641          |
| Erbud Industy Centrum Sp.z o.o. | '000 PLN      | 6M WIBOR+3.00%        | 31 Dec. 2028  | 3,000          | 4,500          |
| Erbud Holding Deutschland GmbH  | EUR           | 3M EURIBOR+2.20%      | -             | -              | 3,031          |
| MOD21 GmbH                      | PLN           | 3M WIBOR +2.20%       | 31 Dec. 2027  | 3,206          | -              |
| MOD21 GmbH                      | EUR           | 3M EURIBOR+1.35%      | 31 Dec. 2027  | 32,195         | -              |
| MOD21 GmbH                      | EUR           | 3M EURIBOR+1.35%      | 31 Dec. 2027  | 11,683         | -              |
| MOD21 GmbH                      | EUR           | 3M EURIBOR+1.35%      | 31 Dec. 2028  | 8,750          | 8,633          |
| MOD21 Sp. z o.o.                | '000 PLN      | 3M WIBOR +2.20%       | 31 Dec. 2026  | 7,981          | -              |
| MOD21 Sp. z o.o.                | EUR           | 3M EURIBOR+1.35%      | 31 Dec. 2026  | 1,739          | -              |
| MOD21 Sp. z o.o.                | PLN           | 3M WIBOR+1.35-3.00%   | 31 Dec. 2028  | 123,136        | 86,694         |
| MOD21 Sp. z o.o.                | EUR           | 3M EURIBOR+1.35-2.20% | 31 Dec. 2028  | 49,071         | 47,512         |
| <b>Total including:</b>         |               |                       |               | <b>249,902</b> | <b>158,789</b> |
| Long-term                       |               |                       |               | 231,591        | 147,799        |
| Short-term                      |               |                       |               | 18,311         | 10,990         |

At the time this report was approved for publication, the loan from Sanssouci had not yet been repaid. The receivable has not been written off because Erbud S.A.'s claim is secured by a first mortgage and the property's current value exceeds that of the claim.

### 5.2. FINANCIAL RISK MANAGEMENT PRINCIPLES

While running its operations, the Company is exposed to the following significant types of financial risk: market risk (including currency risk, interest rate risk), credit risk and liquidity risk. The Company's Management Board is responsible for defining the rules for the management of such risks and for verifying them.

#### 5.2.1. MARKET RISK – CURRENCY RISK

While performing its core operations, the Company does not enter into building contracts that are denominated in EUR.

No impairment was identified in respect of loans extended. Loans are not past due at the balance sheet date. Loans granted are burdened with credit risk and interest rate risk, which are described respectively.

**5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT**

| 2025  | Currency risk exposure<br>(in '000 PLN) | Impact on the Statement of Profit/Loss PLN |                           |
|---|---|--|---------------------------|
|   |   | exchange rate change +10%                  | exchange rate change -10% |
| <b>Assets</b>   |   |  |                           |
| Note 3.8. Cash and cash equivalents                                   | 13,486                                  | 1,349                                      | (1,349)                   |
| Note 6.4. Trade receivables   | 78,573                                  | 7,857                                      | (7,857)                   |
| Note 6.4. Other receivables   | 3,893                                   | 390  | (390)                     |
| Note 2.2. Receivables under building contracts - bid bonds            | 511                                     | 51   | (51)                      |
| Note 5.1.2 Financial assets - loans extended                          | 98,964                                  | 9,896                                      | (9,896)                   |
| <b>Liabilities</b>  |   |  |                           |
| Notes 3.2.-3.5 Debt   | (11,110)                                | (1,111)                                    | 1,111                     |
| Note 6.8. Trade payables  | (320)                                   | (33)                                       | 33                        |
| Note 6.8. Other liabilities   | (1,622)                                 | (162)                                      | 162                       |
| Note 2.2. Building contract liabilities - bid bonds                   | (568)                                   | (57)                                       | 57                        |
| <b>Impact of exchange rate changes - total assets and liabilities</b> | <b>181,807</b>                          | <b>18,180</b>                              | <b>(18,180)</b>           |

| 2024  | Currency risk exposure<br>(in '000 PLN) | Impact on the Statement of Profit/Loss ('000 PLN) |                           |
|---|---|---|---------------------------|
|   |   | exchange rate change +10%                         | exchange rate change -10% |
| <b>Assets</b>   |   |   |                           |
| Note 3.8. Cash and cash equivalents                                   | 23,435                                  | 2,344   | (2,344)                   |
| Note 6.4. Trade receivables   | 30,593                                  | 3,059   | (3,059)                   |
| Note 6.4. Other receivables   | 855                                     | 86  | (86)                      |
| Note 2.2. Receivables under building contracts - bid bonds            | 14,324                                  | 1,432   | (1,432)                   |
| Note 5.1.2 Financial assets - loans extended                          | 59,176                                  | 5,918   | (5,918)                   |
| <b>Liabilities</b>  |   |   |                           |
| Notes 3.2.-3.5 Debt   | (15,724)                                | (1,572)   | 1,572                     |
| Note 6.8. Trade payables  | (615)                                   | (62)  | 62                        |
| Note 6.8. Other liabilities   | (173)                                   | (17)  | 17                        |
| Note 2.2. Building contract liabilities - bid bonds                   | (110)                                   | (11)  | 11                        |
| <b>Impact of exchange rate changes - total assets and liabilities</b> | <b>111,761</b>                          | <b>11,177</b>                                     | <b>(11,177)</b>           |

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

### 5.2.2. MARKET RISK – INTEREST RATE RISK

The interest rate risk occurs mainly in connection with debt financing, i.e. bank credits and loans (Note 3.3), issued bonds (Note 3.5) and financial lease products (Note 3.4), used by the Company.

In addition, the Company invests idle cash partly into variable interest rate deposits and extends variable interest rate loans.

Assets and liabilities bearing interest at variable interest rates expose the Company to the risk of cash flow volatility. Meanwhile assets and liabilities bearing fixed rate (extended loans - Note 5.1.2.) expose the Company to the risk of fair value volatility, however, owing to the fact that the Company does not measure these items at fair value, this impact is not reflected in the financial statements.

The Company monitors the exposure to interest rate risk and prepares interest rate forecasts.

A sensitivity analysis of variable interest rate items to interest rate volatility is presented in the table below:

|                                   | 2025   |  |              | 2024   |  |              |
|-----------------------------------|--|--|--------------|--|--|--------------|
|                                   | Carrying amount of the item bearing interest at a variable interest rate | Impact on the Statement of Profit/Loss |              | Carrying amount of the item bearing interest at a variable interest rate | Impact on the Statement of Profit/Loss |              |
|                                   |  | +100 bp                                | -100 bp      |  | +100 bp                                | -100 bp      |
| Financial assets - loans extended | 243,128  | 2,431                                  | (2,431)      | 152,471  | 1,525                                  | (1,525)      |
| Credit and loan liabilities       | 46,678   | (467)                                  | 467          | 30,103   | (301)                                  | 301          |
| Debt related to issued bonds      | 76,994   | (770)                                  | 770          | 76,720   | (767)                                  | 767          |
| Lease liabilities                 | 31,705   | (317)                                  | 317          | 32,704   | (327)                                  | 327          |
| <b>Total impact</b>               |  | <b>877</b>                             | <b>(877)</b> |  | <b>130</b>                             | <b>(130)</b> |

The table below presents items bearing fixed interest rate.

|                                   | 2025                | 2024                |
|-----------------------------------|---------------------|---------------------|
|                                   | Balance sheet value | Balance sheet value |
| Cash and cash equivalents         | 80,881              | 115,984             |
| Financial assets - loans extended | 6,774               | 6,318               |
|                                   | <b>87,655</b>       | <b>122,302</b>      |

### 5.2.3. CREDIT RISK

The Group's financial assets, which are exposed to credit risk are mainly items listed in the table below.

|  | Maximum credit risk exposure corresponding to the carrying amount of the balance sheet item |                |
|--|---|----------------|
|  | 2025  | 2024           |
| Note 3.8. Cash and cash equivalents                        | 80,881  | 115,984        |
| Note 5.1.2 Financial Assets - Loans Extended               | 249,902   | 158,789        |
| Note 6.4. Trade receivables                                | 243,015   | 249,041        |
| Note 2.2. Receivables under building contracts - bid bonds | 29,077  | 38,977         |
| Note 2.3. Pricing of building contracts - assets           | 184,114   | 164,630        |
| <b>Total</b>   | <b>786,989</b>  | <b>727,421</b> |

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

### Cash and cash equivalents

The Erbud S.A. Group minimises the credit risk associated with cash and cash equivalents by diversifying the banks used to conclude investment transactions. The Company does business with financial institutions with high credibility, as indicated in the table below. There is a significant credit risk concentration at particular reporting dates - information on the amount of cash balances held with one financial institution is shown below.

The breakdown of cash and cash equivalent balances by credit rating is shown in the table below. AA-, A-, BBB+, BBB according to Euro Rating agency are investment grades. The BB grade is beyond investment grade, but still the amount of cash in these institutions is marginal.

#### According to the Euro Rating agency

|                  | 2025          | 2024          |
|------------------|---------------|---------------|
| Banks rated AA-  | 9.92%         | 13.96%        |
| Banks rated A+   | 10.47%        | 37.44%        |
| Bank rated A-    | 11.32%        | 11.57%        |
| Banks rated BBB+ | 14.83%        | 3.56%         |
| Banks rated BBB  | 48.03%        | 0.0%          |
| Banks rated BBB- | 0.00%         | 33.27%        |
| Banks rated BB+  | 5.43%         | 0.20%         |
|                  | <b>100.0%</b> | <b>100.0%</b> |

As of 31 December 2025, the value of cash assets and cash equivalents placed with a single financial institution accounted for approximately 48% of the total balance (banks rated BBB). The remainder of the funds was deposited with several institutions, which had varying credit ratings. The next largest concentrations amounted to 14.83% (banks rated BBB+) and 11.32% (banks rated A-), respectively.

As of 31 December 2024, the value of cash assets and cash equivalents placed with a single financial institution accounted for approximately 37% of the total balance (banks rated A+). The remainder of the funds was deposited with several institutions, which had varying credit ratings. The next largest concentrations amounted to 33.27% (banks rated BBB-) and 13.96% (banks rated AA-), respectively.

The total balance of cash and cash equivalents as of the respective balance sheet dates is categorised at Level 1 of the impairment model (i.e. balances for which credit risk has not increased significantly since initial recognition).

Impairment losses on cash and cash equivalents were determined individually for each balance related to individual financial institution. External bank rating grades and publicly available information on default rates for a given grade established by Euro Rating agency were used to assess credit risk. The analysis showed that these assets have low credit risk at the accounting date. The Group took advantage of the simplification permitted by the standard and the impairment write-off was determined on the basis of 12-month credit losses. The write-off calculation showed a marginal amount of impairment in all periods presented, hence the Company does not present movements concerning this write-off.

### Trade receivables and building contract assets

The Company has a policy to assess and review the credit risk associated with all contracts, both at the pre-bid stage and during contract execution, in order to hedge against the credit risk arising from building contract receivables (i.e. trade receivables, construction contract receivables - deposits and construction contract valuation). Before signing a contract, each counterparty is evaluated in terms of its ability to meet its financial obligations. In the event of a negative assessment of the counterparty's payment capability, entering into the contract depends on the establishment of adequate financial or asset collaterals. Moreover, contracts with investors contain clauses providing for the right to suspend the execution of works, if there is a delay in the transfer of payments for services rendered. If possible contractual clauses are also developed to condition payments to subcontractors on the receipt of funds from the investor.

The Company has no credit risk concentration in relation to trade receivables and receivables under building contracts - in relation to bid bonds and valuation of building contracts.

Changes in the write-down of receivables and the age structure of past due receivables are presented in Note 6.4.

## 5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

### 5.2.4. LIQUIDITY RISK

In order to reduce the risk of liquidity loss, the Company maintains an appropriate amount of cash and transferable securities as well as enters into credit line agreements, which serve as additional liquidity security. To finance investment purchases, the Company uses own funds or long-term financial lease contracts, ensuring adequate sustainability of the financing structure for this type of assets.

The Company pursues a policy limiting credit exposures to individual financial institutions and issuers of debt securities, which are acquired as part of periodic investments of surplus cash.

Liquidity management is supported by the existing liquidity forecast reporting system by the Company.

The table below shows the Company's financial liabilities as of 31 December 2025 by maturity date based on contractual non-discounted payments.

|  | 2025           |               |                |                            |                      |
|--|----------------|---------------|----------------|----------------------------|----------------------|
|  | Below 3 months | 3-12 months   | 1-5 years      | Total non-discounted flows | Balance-sheet values |
| Credit and loan liabilities                      | 31,665         | 7,655         | 8,043          | 47,363                     | 46,678               |
| Debt related to issued bonds                     | -              | 1,994         | 75,000         | 76,994                     | 76,994               |
| Lease liabilities                                | 2,571          | 9,391         | 23,504         | 35,466                     | 31,705               |
| Liabilities vis-à-vis subcontractors - bid bonds | 88,985         | 31,183        | -              | 120,168                    | 116,164              |
| Trade payables                                   | 196,482        | -             | -              | 196,482                    | 196,482              |
| <b>Total</b>                                     | <b>319,703</b> | <b>50,223</b> | <b>106,547</b> | <b>476,473</b>             | <b>468,023</b>       |

The table below shows the Company's financial liabilities as of 30 December 2024 by maturity date based on contractual non-discounted payments.

|  | 2024           |                |               |                            |                      |
|--|----------------|----------------|---------------|----------------------------|----------------------|
|  | Below 3 months | 3-12 months    | 1-5 years     | Total non-discounted flows | Balance-sheet values |
| Credit and loan liabilities                      | 12,140         | 3,828          | 15,483        | 31,451                     | 30,103               |
| Debt related to issued bonds                     | -              | 76,720         | -             | 76,720                     | 76,720               |
| Lease liabilities                                | 2,762          | 8,286          | 24,871        | 35,919                     | 32,704               |
| Liabilities vis-à-vis subcontractors - bid bonds | 28,920         | 86,758         | -             | 115,678                    | 112,136              |
| Trade payables                                   | 163,546        | -              | -             | 163,546                    | 163,546              |
| <b>Total</b>                                     | <b>207,368</b> | <b>175,592</b> | <b>40,354</b> | <b>423,314</b>             | <b>415,209</b>       |

### 5.2.5. CLIMATE RISK

Sudden changes in weather conditions, such as torrential rain or heatwaves, are already having an impact on the construction industry. The impact of climate change on construction schedules, costs and safety on building sites may be exacerbated by these phenomena, resulting in a growing effect. Climate-related risks can result in work interruptions, schedule delays, and damage to machinery, equipment, and materials. They can also lead to elevated insurance costs. The ERBUD Group analyses these risks and incorporates them into its management strategies and operational activities.

The Group also analyses transition risks by evaluating the potential impact of regulatory, technological, market and reputational changes on its operations, resulting from stricter climate regulations and the transition to a low-carbon economy. It also monitors developments in new technologies and materials that could impact the way the business operates and its competitiveness.

## **5. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT**

At this stage, the Group has not identified any material impact of these risks on its operations. These risks do not affect the financial statements or the key assumptions applied to their drawing up. Further information can be found in the ERBUD Group's Sustainability Report.

## 6. OTHER NOTES

### 6. OTHER NOTES

#### 6.1. TANGIBLE FIXED ASSETS

The most significant items of property, plant and equipment are land, buildings and structures. Fixed assets under construction are also a significant item. In addition, the Company also owns technical appliances and machinery.

Tangible fixed assets are carried at purchasing price /manufacturing cost less depreciation and all impairment write-offs. When the Company identifies indications that the tangible fixed assets may be impaired, it performs an impairment test based on an estimate of the recoverable amount of the property, plant and equipment. The recoverable amount is the higher of an asset's fair value less costs to sell and its value in use, which is determined based on the discounted cash flows expected to be generated by the asset or cash-generating unit, if the asset does not generate cash inflows independently.

The initial value of tangible fixed assets comprises their purchasing price plus all costs connected directly with the purchase and adaptation of the asset to the condition fit for use. The initial value also comprises the cost of spare parts of machinery and equipment when incurred, if the recognition criteria are met, i.e. Company expects that spare parts will be used for more than one year and it is possible to assign them to a specific item of tangible fixed assets.

Costs incurred after the date of commissioning of a fixed asset such as maintenance and repair costs, are recognized in the net financial income when incurred.

The Company annually verifies the residual value, useful life and depreciation methods of tangible fixed assets. There were no changes in the remaining estimated useful lives, depreciation methods or residual values of fixed assets as a result of the reviews carried out on 31 December 2025 and on 31 December 2024.

Depreciation rates are by class of fixed assets (including the right to use assets that belong to a particular category):

- Buildings and structures – 2% - 4,5%
- Technical appliances and machinery – 6% - 30%
- Means of transport – 12,5% - 20%
- Other – 10% - 33%
- Lands are not depreciated.

The rights to use the assets are amortized over a period that reflects the effective term for which contracts have been signed.

For leased assets of the Company, depreciation rates coincide with depreciation rates for its own assets belonging to the same category because the lease term corresponds to the economic useful life of the asset (including renewal options) or the contract includes an option to purchase the asset and it is reasonably certain that the Company will exercise the option.

Fixed assets under construction are valued at the cost directly attributable to the acquisition or production of the asset, including financing costs, less any write-downs for impairment. Fixed assets under construction are not depreciated until their construction has been completed.

Leases are recognized as right-of-use assets and obligations to pay for those rights at the date the leased assets are available for use by the Company. Right-of-use assets are presented in Note 6.1.

At the lease start date, the lease obligations are measured at an amount equal to the present value of the following lease payments for the right to use the underlying asset during the lease term:

- fixed lease payments (including substantially fixed payments), less any lease incentives payable,
- variable lease payments that depend on an index or rate;
- amounts expected to be paid by the Lessee under the guaranteed residual value,
- the exercised price of a call option, if it can be assumed with reasonable certainty that the lessee will exercise the option,
- financial penalties for lease termination, if the lease terms and conditions provide that the Lessee may exercise the lease termination option

Lease payments are discounted using the lease interest rate, if that rate can be readily determined, or the lessee's incremental debt rate.

Each lease payment is allocated between a liability and a finance expense. After initial recognition, lease liabilities are measured using the effective interest rate. The carrying amounts of the liabilities are updated to reflect the change in estimated lease term, option to redeem, change in lease payments and guaranteed residual value and lease contract modifications.

## 6. OTHER NOTES

The lease term is a non-cancellable lease term; periods covered by renewal and early termination options are included in the lease term if there is a reasonable certainty that the lease will be renewed or the lease will not be terminated early.

As of 31 December 2025 the Company held the following categories of tangible fixed assets with underlying right to use them:

| Tangible fixed assets category     | 2025          |                             |               | 2024          |                             |               |
|------------------------------------|---------------|-----------------------------|---------------|---------------|-----------------------------|---------------|
|                                    | Gross value   | Write-offs and revaluations | Net value     | Gross value   | Write-offs and revaluations | Net value     |
| Buildings and structures           | 30,269        | 17,793                      | 12,476        | 30,269        | 15,112                      | 15,157        |
| including lease                    | 26,047        | 16,858                      | 9,189         | 26,047        | 14,352                      | 11,695        |
| Technical appliances and machinery | 5,023         | 4,758                       | 265           | 4,904         | 4,571                       | 333           |
| Means of transport                 | 31,370        | 13,398                      | 17,972        | 29,452        | 11,799                      | 17,653        |
| including lease                    | 29,234        | 11,349                      | 17,885        | 26,816        | 9,408                       | 17,408        |
| Other fixed assets                 | 1,653         | 1,429                       | 224           | 1,539         | 1,449                       | 90            |
| Fixed assets under construction    | 1,416         | -                           | 1,416         | 4,180         | -                           | 4,180         |
| <b>Total</b>                       | <b>69,731</b> | <b>37,378</b>               | <b>32,353</b> | <b>70,344</b> | <b>32,931</b>               | <b>37,413</b> |

|  | Buildings and structures | Technical appliances and machinery | Means of transport | Other fixed assets | Fixed assets under construction | Intangible assets | Total         |
|--|--------------------------|------------------------------------|--------------------|--------------------|---------------------------------|-------------------|---------------|
| <b>Net value as of 1 January 2024</b>            | <b>15,629</b>            | <b>364</b>                         | <b>14,399</b>      | <b>110</b>         | <b>2,370</b>                    | <b>2,724</b>      | <b>35,596</b> |
| <b>Increases:</b>                                |                          |                                    |                    |                    |                                 |                   |               |
| Acquisition                                      | -                        | 534                                | -                  | -                  | 1,810                           | 94                | <b>2,438</b>  |
| Lease  | 2,016                    | -                                  | 9,302              | -                  | -                               | -                 | <b>11,318</b> |
| <b>Decreases:</b>                                |                          |                                    |                    |                    |                                 |                   |               |
| Amortization and depreciation                    | 2,488                    | 565                                | 4,800              | 20                 | -                               | 452               | <b>8,325</b>  |
| Disposal and liquidation                         | -                        | -                                  | 1,248              | -                  | -                               | -                 | <b>1,248</b>  |
| <b>Net value as of 31 December 2024</b>          | <b>15,157</b>            | <b>333</b>                         | <b>17,653</b>      | <b>90</b>          | <b>4,180</b>                    | <b>2,366</b>      | <b>39,779</b> |
| <b>Net value as of 31 December 2025</b>          | <b>15,157</b>            | <b>333</b>                         | <b>17,653</b>      | <b>90</b>          | <b>4,180</b>                    | <b>2,366</b>      | <b>39,779</b> |
| <b>Increases:</b>                                |                          |                                    |                    |                    |                                 |                   |               |
| Acquisition                                      | -                        | 457                                | 15                 | 153                | 1,592                           | 14                | <b>2,231</b>  |
| Lease  | -                        | -                                  | 7,806              | -                  | -                               | -                 | <b>7,806</b>  |
| Acceptance of fixed assets                       | -                        | -                                  | -                  | -                  | -                               | 2,139             | <b>2,139</b>  |
| <b>Decreases:</b>                                |                          |                                    |                    |                    |                                 |                   |               |
| Amortization and depreciation                    | 2,682                    | 520                                | 5,622              | 19                 | -                               | 518               | <b>9,361</b>  |
| Disposal and liquidation                         | -                        | -                                  | 1,879              | -                  | -                               | -                 | <b>1,879</b>  |
| Commissioning of fixed assets under construction | -                        | -                                  | -                  | -                  | 2,139                           | -                 | <b>2,139</b>  |
| Other  | -                        | 5                                  | -                  | -                  | 2,217                           | -                 | <b>2,222</b>  |
| <b>Net value as of 31 December 2025</b>          | <b>12,475</b>            | <b>265</b>                         | <b>17,973</b>      | <b>224</b>         | <b>1,416</b>                    | <b>4,001</b>      | <b>36,354</b> |

In 2022, MOD21 Sp. z o.o., that leases manufacturing and other infrastructure facilities from ERBUD S.A., to carry out its operations, started its statutory activities. The value of these investment properties is presented below.

Investment property is property treated as a source of rental income or held for capital appreciation, or both, and not used in the ordinary course of business or held for sale.

Investment properties are initially recognised at cost of acquisition plus transaction costs. After initial recognition, they are carried at cost of acquisition (cost of production) less depreciation or amortisation allowances and write-offs for impairment

## 6. OTHER NOTES

losses. If reasons causing permanent impairment of the above-mentioned investments have occurred, an appropriate write-down is made. This write-off is posted into Other operating expenses. If the reason for the impairment loss ceases to exist, the equivalent of all or an appropriate part of the previously recognised impairment loss boosts the value of the investment and is included in Other operating income

### Investment properties

|                               | 2025   | 2024   |
|-------------------------------|--------|--------|
| Opening balance, net value    | 26,772 | 30,394 |
| Amortization and depreciation | 3,622  | 3,622  |
| Closing balance, net value    | 23,150 | 26,772 |

Investment properties are buildings and structures that ERBUD SA leases out to MOD21 Sp. z o.o. to enable it to run its statutory activities.

### Amortization and depreciation

|  | For a 12-month period, ended on 31 Dec. 2025 | For a 12-month period, ended on 31 Dec. 2024 |
|--|--|--|
| General and administrative (G&A) costs | 9,193  | 8,604  |
| Costs of products and services sold    | 3,792  | 3,343  |
| <b>Total</b>                           | <b>12,985</b>                                | <b>11,947</b>                                |

### Right to use assets under lease, lease liabilities

The following simplifications permitted by IFRS16 have been adopted:

- no lease contracts for low-value assets (below PLN 15 thousand) are activated,
- contracts that will be terminated during the current year are omitted,

During the periods covered by these financial statements, the Company did not enter into any lease contracts for a period shorter than 12 months.

## 6. OTHER NOTES

Data regarding the first-time adoption of IFRS 16 is presented in the tables below.

|   | Buildings and structures | Means of transport | Total         |
|---|--------------------------|--------------------|---------------|
| <b>Net value as of 1 Jan. 2024</b>  | <b>11,991</b>            | <b>14,353</b>      | <b>26,344</b> |
| Increase due to opened lease contracts  | -                        | 9,302              | 9,302         |
| Increase due to capex on tangible fixed assets under construction and advances on tangible fixed assets                 | 2,016                    | -                  | 2,016         |
| Decrease due to reclassification - from right-to-use leased assets to tangible fixed assets                             | -                        | (4,598)            | (4,598)       |
| Amortization and depreciation   | (2,312)                  | (4,679)            | (6,990)       |
| Decrease of the depreciation to date due to reclassification - from right-to-use leased assets to tangible fixed assets | -                        | 3,349              | 3,349         |
| Other   | -                        | (319)              | (319)         |
| <b>Net value as of 31 Dec. 2024</b>   | <b>11,695</b>            | <b>17,408</b>      | <b>29,103</b> |
| <b>Net value as of 1 Jan. 2025</b>  | <b>11,695</b>            | <b>17,408</b>      | <b>29,103</b> |
| Increase due to opened lease contracts  | -                        | 7,806              | 7,806         |
| Decrease due to reclassification - from right-to-use leased assets to tangible fixed assets                             | -                        | (2,988)            | (2,988)       |
| Amortization and depreciation   | (2,506)                  | (5,434)            | (7,940)       |
| Decrease of the depreciation to date due to reclassification - from right-to-use leased assets to tangible fixed assets | -                        | 2,214              | 2,214         |
| Other   | -                        | (1,121)            | (1,121)       |
| <b>Net value as of 31 Dec. 2025</b>   | <b>9,189</b>             | <b>17,885</b>      | <b>27,074</b> |

|                          | Net value     |               |
|--------------------------|---------------|---------------|
|                          | 2025          | 2024          |
| Buildings and structures | 9,189         | 11,695        |
| Means of transport       | 17,885        | 17,408        |
| <b>Total</b>             | <b>27,074</b> | <b>29,103</b> |

### 6.1.1. AMOUNTS OF CONTRACTUAL OBLIGATIONS TAKEN TO ACQUIRE TANGIBLE FIXED ASSETS

As of 31 December 2025 and 31 December 2024, the Company had no contractual obligations related to fixed asset purchase agreements and concluded lease contracts for which the lease term had not yet commenced and were not shown in the lease liabilities to this extent.

## 6.2. FIXED ASSETS IMPAIRMENT

### Fixed assets impairment

The Company did not identify any factors that could indicate grounds for impairment of fixed assets, therefore no impairment test was performed as of 31 December 2025.

## 6. OTHER NOTES

### 6.3. INVENTORY

|                               | 2025         | 2024         |
|-------------------------------|--------------|--------------|
| Merchandise                   | 2,857        | 2,857        |
| <b>Net value of inventory</b> | <b>2,857</b> | <b>2,857</b> |

### 6.4. TRADE RECEIVABLES AND OTHER RECEIVABLES

In the trade receivables as well as other receivables category ERBUD recognised mainly trade receivables from non-related entities (mainly due to issued invoices in relation to the building contracts executed by the Company) and budget receivables, including corporate income tax receivables and tax on goods and services receivables.

**Trade receivables**, with maturity typically from 30 to 180 days, are recognized at their nominal value, i.e. according to the amounts originally invoiced. Trade receivables are held for collection and meet the SPPI test, therefore, as of the balance sheet date, these items are measured at amortized cost, including a contingent impairment loss calculated using the expected loss model.

**Receivables from the State budget** are recognised at the amount due to the Company in accordance with applicable laws and regulations.

|                                       | 2025           |               |                | 2024           |               |                |
|---------------------------------------|----------------|---------------|----------------|----------------|---------------|----------------|
|                                       | Gross value    | Write-down    | Net value      | Gross value    | Write-down    | Net value      |
| Trade receivables                     | 266,998        | 23,983        | 243,015        | 274,299        | 25,258        | 249,041        |
| Receivables from corporate income tax | 1,407          | -             | 1,407          | 1,283          | -             | 1,283          |
| VAT tax receivables                   | 3,901          | -             | 3,901          | 5,430          | -             | 5,430          |
| Other budget receivables              | 697            | -             | 697            | -              | -             | -              |
| Other receivables                     | 6,847          | -             | 6,847          | 2,067          | -             | 2,067          |
| <b>Total</b>                          | <b>279,850</b> | <b>23,983</b> | <b>255,867</b> | <b>283,079</b> | <b>25,258</b> | <b>257,821</b> |

Modifications of the write-off for trade receivables are presented in the table below.

|   | For a 12-month period, ended on 31 Dec. 2025 | For a 12-month period, ended on 31 Dec. 2024 |
|---|--|--|
| <b>Opening balance of write-downs</b>                             | <b>25,259</b>                                | <b>35,042</b>                                |
| Setting up/(reversal) of individual write-offs                    | 3,816  | 2,030  |
| Setting up/(reversal) of write-offs according to write-off matrix | (4,348)                                      | 3,625  |
| Use of individual write-offs                                      | (744)  | (15,439)                                     |
| <b>Closing write-offs, of which:</b>                              | <b>23,983</b>                                | <b>25,258</b>                                |
| Matrix-based calculated write-off                                 | 15,870                                       | 20,217                                       |
| Individual write-off  | 8,113  | 5,041  |

For the remaining disputable receivables write-offs were set up based on estimated Discounted Cash Flows.

The Company is exposed to credit risk and foreign currency risk arising from trade receivables. However, there is no concentration of currency risk related to trade receivables since the Company has a large number of domestic customers. All receivables, except for those individually written off, are rated by the Company as having the highest internal credit rating

## 6. OTHER NOTES

grade. The Company estimates an allowance for expected credit losses in an amount equal to the expected credit losses over the entire life of all receivables, except those subject to an individual impairment write-down.

|                                     | 2025           | 2024           |
|-------------------------------------|----------------|----------------|
| <b>Non-past due receivables:</b>    | 224,041        | 181,461        |
| <b>Past due receivables:</b>        | <b>18,974</b>  | <b>67,580</b>  |
| Below 1 month                       | 4,001          | 27,368         |
| 1-3 months                          | 3,178          | 6,475          |
| 3-6 months                          | 2,379          | 320            |
| 6 months - 1 year                   | 3,896          | 7,655          |
| Above 1 year                        | 5,520          | 25,762         |
| <b>Total trade receivables, net</b> | <b>243,015</b> | <b>249,041</b> |

### 6.5. OTHER ASSETS

The **Insurance** line comprises prepayments made by the Company under insurance contracts concerning future reporting periods. They are recognized in the income statement proportionally to the time expired.

|              | 2025         | 2024         |
|--------------|--------------|--------------|
| Insurance    | 2,703        | 2,553        |
| Licenses     | 932          | 14           |
| Other        | 672          | 952          |
| <b>Total</b> | <b>4,307</b> | <b>3,519</b> |

### 6.6. PROVISIONS

The Provisions category mainly comprises provisions for warranty repairs, provisions for employee benefits and post-employment benefits, and provisions for litigations and disputes.

#### Provisions for warranty repairs

Provisions for warranty repair costs result from the Company's warranty extended for construction services. Provisions are set up in the amount determined with percentage rate, which is a quotient of historically incurred costs for warranty repairs and historically posted revenues generated by the execution of building contracts. The costs of provision for warranty repairs are posted into costs of services sold. In the case of non-construction services, mainly maintenance services, the provision for the costs of warranty repairs is set up on the basis of historical data and a reliable estimate of the amount of the related obligation. The assumptions used to calculate the provision for warranty repairs as of 31 December 2025 were based on the records of warranty repairs between 2021 and 2025 and as of 31 December 2024 - between 2020 and 2024 respectively.

#### Provision for benefits in the post-employment period

This category comprises provisions for retirement and pension severance pays, to be paid by the Company under the effective law and the remuneration rules and regulations. The amount of the provision is determined at the present value using actuarial techniques requiring the adoption of certain assumptions. Assumptions vital to pricing include the levels of discount rates, projected rates of return on assets (ROA), forecast wage increases. Due to pricing complexity, the assumptions made, its long-term nature, the liabilities related to the above mentioned benefits are very sensitive to assumption changes. All the above assumptions are verified and updated at the end of each reporting period.

#### Provisions for litigation and disputes

Detailed analysis of potential risks related to litigation, making decisions about a need to reflect the impact of such litigation in the Company's financial statements and the amount of the provision are made by the legal departments and the Management Board.

## 6. OTHER NOTES

Categorized provisions are presented in table below:

|                           | Provisions for warranty repairs | Provision for employee benefits in the post-employment period | Provisions for litigations and disputes | Other      | Total         |
|---------------------------|---------------------------------|---|---|------------|---------------|
| <b>As of 1 Jan. 2024</b>  | <b>27,046</b>                   | <b>796</b>  | <b>896</b>                              | <b>946</b> | <b>29,684</b> |
| Increase                  | 9,679                           | -   | -                                       | -          | 9,679         |
| Dissolution               | -                               | 26  | -                                       | 847        | 873           |
| Utilisation               | 8,357                           | -   | -                                       | -          | 8,357         |
| <b>As of 31 Dec. 2024</b> | <b>28,368</b>                   | <b>770</b>  | <b>896</b>                              | <b>99</b>  | <b>30,133</b> |
| short-term                | 28,368                          | -   | 896                                     | 99         | 29,363        |
| long-term                 | -                               | 770   | -                                       | -          | 770           |
| <b>As of 1 Jan. 2025</b>  | <b>28,368</b>                   | <b>770</b>  | <b>896</b>                              | <b>99</b>  | <b>30,133</b> |
| Increase                  | 12,602                          | 128   | -                                       | 234        | 12,964        |
| Dissolution               | -                               | -   | -                                       | -          | -             |
| Utilisation               | 9,119                           | -   | -                                       | -          | 9,119         |
| <b>As of 31 Dec. 2025</b> | <b>31,851</b>                   | <b>898</b>  | <b>896</b>                              | <b>333</b> | <b>33,978</b> |
| short-term                | 31,851                          | -   | 896                                     | 333        | 33,080        |
| long-term                 | -                               | 898   | -                                       | -          | 898           |

### 6.7. DISPUTES

Both in cases where Erbud S.A. is the plaintiff (lawsuits concerning receivables) and in cases where Erbud S.A. is the defendant (lawsuits concerning liabilities) the position of Erbud S.A. and Erbud S.A.'s legal advisors testifies that the cases will be resolved in favor of Erbud S.A.

#### Material proceedings to which the Erbud S.A. is the plaintiff:

| Party to the Dispute   | Description of the Subject Matter of the Dispute   |
|--|--|
| Defendant: BEST Deweloper Sp. z o.o.<br><br>Court: District Court in Szczecin<br><br>Date of filing a lawsuit: 6 February 2023<br><br>Value of the dispute: PLN 5,171,896.17 | <p>Dispute status: The Plaintiff claims amounts due for work performed as part of the construction of multi-family apartment buildings in Chrzanowskiego Street in Szczecin. The amounts claimed in the lawsuit are covered by VAT invoices issued on the basis of inventory reports accepted and signed by the Defendant. They relate to works completed and accepted by the Defendant. The demand for a lawsuit includes the issuance of writ of payment and a request to secure claims. District Court ordered exchange of pleadings, without establishing the date for first hearing. Upon the amicable request of the Parties, the Court, by virtue of order of 15 July 2024, referred the Parties to mediation. During the mediation process, the parties reached a partial settlement under which Best Developer paid PLN 739,152 plus interest of PLN 219,943.30.</p> <p>An agreement was reached with the project contractor to sell the building materials to them for PLN 139,289.20. In view of the above, the value of the subject matter under dispute totals PLN 5,171,896.17. No date for the first hearing.</p> <p>The Management Board expects a positive outcome. The receivable (PLN 4.892.278,61) has been written off in accordance with the write-off matrix.</p> |
| Defendant: Independent Public Clinical Hospital No. 2  | ERBUD S.A. demands that the Independent Public Clinical Hospital No. 2 of the Pomeranian Medical University in Szczecin should amend the contract of June 2021 for   |

## 6. OTHER NOTES

| Party to the Dispute   | Description of the Subject Matter of the Dispute  |
|--|---|
| of the Pomeranian Medical University in Szczecin<br><br>Court: District Court in Szczecin, 8 <sup>th</sup> Commercial Division<br><br>Date of filing a lawsuit: 7 November 2022<br><br>Value of the dispute: PLN 14,435,306.59 | the execution of the project called "Construction of the A2 building and its connector", as well as land development, as part of the conversion and extension of A building at the Independent Public Clinical Hospital No. 2 of the Pomeranian Medical University in Szczecin, with an increase in the contractor's remuneration of PLN 14,435,306.59 (gross amount including VAT) and adjudication of this amount. The Defendant filed a response to the lawsuit.<br><br>The first hearing was scheduled for 24 October 2024. However, the case was adjourned without a new date being set, and the court suspended the proceedings following the joint request of the parties involved. A meeting with the parties has been scheduled for 14 March 2025 to discuss the terms of the settlement.<br><br>The parties had not reached a consensus, so ERBUD S.A. asked for the suspended proceedings to be resumed. The District Court approved the motion. The parties have drawn up a trial schedule. The next hearing dates have been set for April and May 2026.<br><br>The date on which the Court of First Instance is expected to reach a conclusion on the dispute: 2029.<br><br>The Management Board expects a positive outcome. |
|  | <b>The value of other litigations where ERBUD S.A. is the Plaintiff totals PLN 25,526,227.78.</b>   |

### Material proceedings to which Erbud S.A. is the Defendant

| Party to the Dispute   | Description of the Subject of the Dispute  |
|--|--|
| Defendant: Platinum Resort Sp. z o.o.<br>Date of filing a lawsuit: 3 December 2018<br>Value of the dispute: PLN 16,301,236.97<br><br>Counterclaim:<br>Defendant: ERBUD S.A.<br>Date of filing a lawsuit: 27 April 2019<br>Value of the litigation: PLN 13,516,629.86 | ERBUD filed a request with the District Court in Szczecin to secure a cash claim in the amount of PLN 5,455,851.09 in relation to the contractual penalty for withdrawal from the Construction Works Contract of 26 January 2017 for the execution of the project titled "Construction of a four-star hotel complex consisting of: Three hotel buildings with land development in Żeromskiego Street in the City of Świnoujście" by encumbering the properties belonging to Platinum Resort Sp. z o.o. with a joint compulsory mortgage. By virtue of Decision of 19 November 2018, the court granted security through the registration of a tacit mortgage in the land and mortgage registers of the aforementioned property.<br><br>The court heard the oral evidence provided by the witnesses. Expert evidence concerning this case will be heard by the court. The court decided to admit expert evidence involving his opinion. The content of expert's opinion is advantageous for the Company.<br><br>On 17 April 2024, the Court awarded Erbud S.A. with the following: <ul style="list-style-type: none"> <li>• PLN 14,600,577.00 with statutory default interest charged on the amounts of PLN 5,455,851.09 from 1 June 2018 and on the amount of PLN 9,144,725.89 from 25 October 2018 the amount of PLN 19,311,00 for the costs of the security proceedings;</li> <li>• dismissed the remaining scope of the claim.</li> <li>• dismissed the counterclaim of the Platinum Resort.</li> </ul> An appeal hearing was held.<br><br>The Court of Appeal in Szczecin upheld Erbud's claim for payment, awarding PLN 9,144,725.89 from Platinum Resort together with statutory interest for delay. The court also dismissed all other claims. The court enforcement officer collected the total amount owed to Erbud under the Court of Appeal's judgment, concluding the enforcement proceedings.<br><br>Erbud S.A. lodged a cassation appeal with the Supreme Court, challenging the Court of Appeal's judgment concerning the sum of PLN 5,455,851.09. Platinum filed a response to the cassation appeal. The case was referred to the Supreme Court.<br><br>The Management Board believes that the Company's position is justified. |
| Plaintiff: Silesia Property sp. z o.o.   | By statement of claim dated 23 December 2024, Silesia Property Sp. z o.o. claims payment of PLN 52,686,247.51 from Erbud S.A. for reimbursement of the costs of roof   |

## 6. OTHER NOTES

| Party to the Dispute   | Description of the Subject of the Dispute   |
|--|---|
| <p>Date of filing a lawsuit: 23 December 2024</p> <p>Value of the dispute: PLN 52,686,247.51</p>   | <p>replacement (under warranty repair) performed by Erbud S.A. in connection with the performance of the contract dated 25 August 2010 for the design and construction of the Silesia City Center shopping centre at dated 25 August 2010.</p> <p>On 25 February 2025 Erbud S.A. filed a response to the lawsuit requesting that the lawsuit be dismissed in its entirety. In the opinion of Erbud S.A., the Arbitration Court should not admit Silesia Property Sp. z o.o.'s claims in full due to the absence of an effective arbitration clause, the nature of the claims (legal grounds) and the facts of the case, or finally, the limitation plea.</p> <p>An adjudication panel of three arbitrators was constituted for the case. During the first phase of the arbitration proceedings, during which the Adjudication Panel was to decide whether it had jurisdiction to settle the dispute, the parties exchanged pleadings, after which a hearing was held. The first phase concluded with the Adjudication Panel delivering a ruling, determining the following:</p> <p>(1) dismiss Erbud's request for the Adjudication Panel to declare that it lacks jurisdiction to hear the case.</p> <p>(2) the remaining claims and motions of the parties will be decided at a later point in the proceedings.</p> <p>Now that the motion to declare the Adjudication Panel's lack of jurisdiction has been dismissed, the substantive phase of the proceedings will commence. Silesia Property filed a response that reiterated their position. Deadlines have been set for the exchange of further pleadings. A preparatory organisational meeting for the hearing is scheduled for 1 December 2026. The arbitration hearing is set to take place from 7–11 December and 14–15 December 2026.</p> <p>No settlement negotiations are currently taking place in this case.</p> <p>Estimated date for settlement of the dispute in front of the Arbitration Court: 2027</p> <p>The Management Board believes that the Company's position is justified. No provision has been made for the dispute because the Management Board believes that the Company will win the case.</p> |
| <p>Plaintiff: The Wielkopolskie Province</p> <p>Date of filing a lawsuit: 15 October 2024</p> <p>Value of the dispute: PLN 7.700.000</p> | <p>The Wielkopolskie Province with the seat of the Marshal's Office of the Wielkopolskie Province in Poznań, by action of 15 October 2024, claims that ERBUD S.A. to pay in its favour the sum of PLN 7,700,000, together with statutory default interest calculated on the amount of PLN 5,790,000 for the period from 5 December 2023 to the date of payment and on the amount of PLN 1,980,000 for the period from 5 December 2023 to the date of payment and PLN 1,980,000 for the period from the day following the delivery of the statement of claim to the date of payment) for a contractual penalty for delay in the removal of ceiling defects discovered during the warranty period under the contract for the construction of an office building for the Marshal of the Wielkopolskie Province in Poznań at Al. Niepodległości 34.</p> <p>On 4 December 2024 Erbud S.A. filed a response to the lawsuit requesting that the lawsuit be dismissed in its entirety. In the opinion of Erbud S.A., the nature of the claims asserted (legal grounds) and the factual circumstances of the case do not provide grounds for accepting the claims of the Wielkopolskie Province in their entirety. Between March and May 2025, there were three hearings at which witnesses were examined. At present, the Court has concluded the hearing of witness evidence. The District Court ordered that evidence be submitted in the form of an expert opinion. The date on which the Court of First Instance is expected to reach a conclusion on the dispute: 2028</p> <p>The Management Board believes that the Company's position is justified.</p> <p>No provision has been made for the dispute because the Management Board believes that the Company will win the case.</p>  |
| <p>Plaintiff: The Wielkopolskie</p>  | <p>The Wielkopolskie Province with the registered office of the Office of the Marshal of the</p>  |

## 6. OTHER NOTES

| Party to the Dispute   | Description of the Subject of the Dispute  |
|--|--|
| <p>Province</p> <p>Date of filing a lawsuit:<br/>11 December 2024</p> <p>Value of the dispute:<br/>PLN 12.670.000</p>  | <p>Wielkopolskie Province in Poznań requests that the Court authorise Erbud S.A. to carry out, at the expense of Erbud S.A., a repair project and replacement of the defective façade in the building which is the registered office of the Office in Poznań, located at Al. Niepodległości 34 in Poznań, on the K-0 storey, i.e. in the main lobby, as part of performance bond.</p> <p>Erbud S.A. is currently preparing a defence strategy and a response to the lawsuit, which must be submitted by 31 March 2025. In the opinion of Erbud S.A., the nature of the claims asserted (legal grounds) as well as the factual circumstances of the case do not provide grounds for accepting the claims of the Wielkopolskie Province in their entirety. Proceedings for the taking of evidence are underway - expert opinion is being prepared. The first hearing in the case is yet to be scheduled.</p> <p>The date on which the Court of First Instance is expected to reach a conclusion on the dispute: 2029</p> <p>The Management Board believes that the Company's position is justified.</p> <p>No provision has been made for the dispute because the Management Board believes that the Company will win the case.</p>  |
| <p>Plaintiff – Puławy S.A.<br/>Nitrogen Fertilizer Plant</p> <p>Date of filing a lawsuit:<br/>9 October 2024</p> <p>Value of the dispute:<br/>PLN 18.132.376,00</p>  | <p>Case status: the court refused to issue an order for payment and referred the case for judicial review during trial. The claim includes the Plaintiff's contractual penalty for failing to complete the stage of works on time. This stage involved signing the Boiler Hand-Over Certificate. The defendants (along with Sefako) were obliged, as turnkey contractors, to perform all deliveries, civil works and services necessary for designing, constructing, commissioning and handing over the K2 Steam Boiler for operation and use. The Defendants filed a response to the lawsuit. The Management Board's position on the matter is that there is scope for an amicable resolution of the case. The outcome depends on the validity of the defendant's calculation of contractual penalties against ERBUD S.A. This will be confirmed or refuted by the expert opinion commissioned for the case, which will assess ERBUD S.A.'s timely performance of the aforementioned contract;</p> <p>The date on which the Court of First Instance is expected to reach a conclusion on the dispute: 2027</p> <p>The Management Board believes that the Company's position is justified.</p> <p>No provision has been made for the dispute because the Management Board believes that the Company will win the case.</p> |
| <p>The Plaintiff – University<br/>Clinical Hospital No. 2 of the<br/>Pomeranian Medical<br/>University in Szczecin<br/>(formerly: Independent<br/>Public Clinical Hospital No. 2<br/>of the Pomeranian Medical<br/>University in Szczecin</p> <p>Date of filing a lawsuit:<br/>18 September 2025</p> <p>Value of the dispute:<br/>PLN 8,365,943.08</p> | <p>The University Clinical Hospital No. 2 of the Pomeranian Medical University in Szczecin is seeking an order requiring ERBUD S.A. to pay the sum of 8,365. 943.08 PLN as a contractual penalty for the late completion of the project entitled "Construction of Building "A2" together with a connecting passage and site development as part of the reconstruction and extension of Building "A" of the Independent Public Clinical Hospital No. 2 of the Pomeranian Medical University in Szczecin".</p> <p>Erbud S.A. filed a statement of defence seeking dismissal of the claim in its entirety. The Company contested both the amount and the grounds of the claim. In particular, it argued that there had been no culpable delay in performing the contract and that the Employer had not suffered any loss.</p> <p>The parties are currently engaged in mediation proceedings, seeking to amicably resolve all outstanding disputes between them.</p> <p>Expected date of conclusion of the proceedings before the Court of First Instance (if the</p>  |

## 6. OTHER NOTES

| Party to the Dispute | Description of the Subject of the Dispute   |
|----------------------|---|
|                      | case is not settled): 2029<br>The Management Board believes that the Company's position is justified.<br><br>No provision has been made for the dispute because the Management Board believes that the Company will win the case. |
|                      | <b>Total value of other proceedings where ERBUD S.A. is the defendant: PLN 16,310,810.00</b>  |

### 6.8. TRADE PAYABLES, OTHER LIABILITIES

Trade payables and other liabilities include primarily trade payables to non-related parties, advances received, payroll liabilities and tax liabilities.

**Trade payables** are initially carried at fair value (corresponding to the nominal value) and as of the balance sheet date they are priced at amortized cost.

**The received advance payments** refer mainly to payments from contractors for the performance of building contracts and are recognized at the nominal value of the payment received.

**Wage and salary payables** are recognized at the value due for the work performed, calculated in accordance with the concluded contracts.

**Tax liabilities** (including tax on goods and services, corporate income tax, personal income tax) are recognized at the amount requiring payment by the Company in compliance with the effective and applicable legislation.

#### Short-term employee benefit liabilities

This category comprises provisions for non-utilized holidays. The basis for calculation of provision for non-utilized leave is the specification of non-utilized leave days at a certain balancing date broken down by employees and their daily gross salary plus social contribution surcharges paid by the Employer.

|   | 2025           | 2024           |
|---|----------------|----------------|
| Trade payables                          | <b>196,482</b> | <b>163,546</b> |
| including to related entities           | 8,055          | 10,172         |
| Other liabilities                       | <b>20,073</b>  | <b>23,211</b>  |
| wages and salaries                      | 1,268          | 1,506          |
| short-term employee benefit liabilities | 9,495          | 9,564          |
| other                                   | 9,310          | 12,141         |
| <b>Total</b>                            | <b>216,555</b> | <b>186,757</b> |

### 6.9. EXPLANATORY NOTES TO THE CASH FLOW STATEMENT

Reconciliation of the change in working capital balance for the period from 31 January to 31 December 2025 and for the period from 1 January to 31 December 2024.

|                               | Change in balance of Cash Flow Statement in the period from Jan. 2025 to Dec. 2025 | Change in balance of Cash Flow Statement in the period from Jan. 2024 to Dec. 2024 |
|-------------------------------|--|--|
| Change in provision balance   | (5,720)  | 449  |
| Change in inventory balance   | -  | (1,442)  |
| Change of receivables balance | 11,977   | 15,551   |

## 6. OTHER NOTES

|   |               |               |
|---|---------------|---------------|
| Change in balances of short-term liabilities, excluding credits and loans | 40,098        | 11,847        |
| Change in settlement of assets and liabilities under building contracts   | (24,787)      | 13,591        |
| Change in balance of prepayments and accruals                             | 3,669         | (108)         |
| <b>Change in balance of working capital</b>                               | <b>25,238</b> | <b>39,888</b> |

### 6.10. GROUP STRUCTURE

#### Interests and shares in subsidiaries and jointly controlled entities

Shares, interests in subsidiaries and jointly-controlled entities are carried at historical cost less any impairment losses recognised.

#### Non-financial fixed assets impairment

At the end of each reporting period, the Company assesses whether any assets may have been impaired. When such circumstances have been identified or when an annual impairment test needs to be carried out, the Company's estimates the recoverable value of a given asset.

The recoverable amount of an asset corresponds to the fair value of the asset or cash centre less costs to sell or value in use, whichever is higher. This value is determined for individual assets, unless a certain asset does not generate cash inflows on its own, which are mostly independent from those generated by other assets or asset categories. If the carrying amount of an asset in the balance sheet is higher than its recoverable amount, impairment occurs and a write-down it made up to the determined recoverable amount.

For the estimation of the value in use, the projected cash flows are discounted to their present value using a discount rate before taxation that reflects current market estimation of the time value of money and the risk typical for a given asset. Impairment losses on non-financial assets used in operations are recognised as Other Expenses.

#### Group Structure

As of 31 December 2025, the Group comprised the Parent Company Erbud S.A. and fully consolidated subsidiaries and subsidiaries consolidated on the equity basis.

| Item                        | Name of entity                    | Registered office   | Scope of activities                            | % share in share capital |                | balance sheet value of interests/s hare |                |
|-----------------------------|-----------------------------------|---------------------|--|--------------------------|----------------|---|----------------|
|                             |                                   |                     |  | 2025                     | 2025           | 2024                                    | 2024           |
| <b>Shares held directly</b> |                                   |                     |  |                          |                |   |                |
| 1                           | ONDE S.A.                         | Toruń               | Road engineering and renewable energy sources  | 60.67%                   | PLN 39,871     | 60.67%                                  | PLN 39,871     |
| 2                           | Erbud International Sp. z o.o.    | Rzeszów             | Construction services                          | 100.00%                  | 431            | 100.00%                                 | 431            |
| 3                           | Erbud Construction Sp. z o.o.     | Toruń               | Construction services                          | 100.00%                  | -              | 100.00%                                 | -              |
| 4                           | MOD21 GmbH                        | Düsseldorf, Germany | Construction services                          | 100.00%                  | 88,198         | 100.00%                                 | 75,657         |
| 5                           | Erbud Shared Services Sp. z o.o.  | Warsaw              | Support services                               | 100.00%                  | 12,000         | 100.00%                                 | 12,000         |
| 6                           | Erbud Holding Deutschland GmbH    | Düsseldorf, Germany | Management services                            | 100.00%                  | 21,162         | 100.00%                                 | 21,162         |
| 7                           | Hebud Sp. z o.o. in liquidation   | Minsk, Belarus      | Construction services                          | 100.00%                  | -              | 100.00%                                 | -              |
| 8                           | JV WMER Matoc Poland Sp.z o.o     | Warsaw              | Construction services                          | 100.00%                  | 269            | 100.00%                                 | 5              |
| 9                           | JV PABC Sp. z o.o.                | Warsaw              | Construction services                          | 100.00%                  | 5              | 100.00%                                 | 5              |
| 10                          | MOD21 Sp. z o.o.                  | Ostaszewo           | Modular timber construction                    | 100.00%                  | 650            | 98.00%                                  | 5              |
| 11                          | Erbud Industry Centrum Sp. z o.o. | The City of Łódź    | Maintenance services in the industrial segment | 99.00%                   | 25,035         | 99.00%                                  | 25,035         |
| 12                          | Tauron Serwis Sp. z o.o.          | Jaworzno            | Maintenance services in the industrial segment | 4.14%                    | 490            | 4.14%                                   | 490            |
| <b>TOTAL</b>                |                                   |                     |  |                          | <b>188,111</b> |   | <b>174,661</b> |

## 6. OTHER NOTES

As of 31 December 2025, there were no grounds for impairment. All the companies listed in the table above (except for Tauron Serwis Sp. z o.o.) are subsidiaries of Erbud S.A.

### Shares held indirectly by the Parent Company (corresponding to the voting rights held)

| Item                          | Name of entity                      | Registered office   | Scope of activities                            | 2025    | 2024    |
|-------------------------------|-------------------------------------|---------------------|--|---------|---------|
| <b>Shares held indirectly</b> |                                     |                     |  |         |         |
| 1                             | IVT Beteiligungs GmbH               | Düsseldorf, Germany | SPV  | 100.00% | 100.00% |
| 2                             | IVT Weiner + Reimann GmbH           | Oberhausen, Germany | Maintenance services in the industrial segment | 100.00% | 100.00% |
| 3                             | IVT Menzenbach GmbH                 | Oberhausen, Germany | Maintenance services in the industrial segment | 100.00% | 100.00% |
| 4                             | WTL20 Sp. z o.o.                    | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 5                             | WTL40 Sp. z o.o.                    | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 6                             | WTL80 Sp. z o.o.                    | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 7                             | WTL100 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 8                             | WTL120 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 9                             | WTL130 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 10                            | WTL140 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 11                            | WTL150 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 12                            | WTL160 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 13                            | WTL170 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 14                            | IDE Projekt Sp. z o.o.              | Toruń               | Design services in the RES segment             | 100.00% | 100.00% |
| 15                            | Satchwell Polska Toruń Sp. z o.o.   | Toruń               | Maintenance services in the industrial segment | 100.00% | 100.00% |
| 16                            | Solar Serby Sp. z o.o.              | Warsaw              | Renewable energy sources                       | 0.00%   | 50.00%  |
| 17                            | DEPVPL 22 Sp. z o.o. Power Plant    | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 18                            | KWE Sp. z o.o.                      | Warsaw              | Renewable energy sources                       | 50.00%  | 50.00%  |
| 19                            | IKR GmbH                            | Bitterfeld - Wolfen | Maintenance services in the industrial segment | 100.00% | 100.00% |
| 20                            | WTL270 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 21                            | WTL210 Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 22                            | WTL50 Sp. z o.o.                    | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 23                            | Park Słoneczny Ciechanów Sp. z o.o. | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 24                            | Park Lewańd Sp. z o.o.              | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 25                            | FW Gumienice Sp. z o.o. (wind farm) | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 26                            | DEVOZE Sp. z o.o.                   | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 27                            | Solar Kazimierz Biskupi Sp. z o.o.  | Warsaw              | Renewable energy sources                       | 50.00%  | 50.00%  |
| 28                            | PV KADŁUBIA 2 Sp. z o.o.            | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |
| 29                            | PV SZCZEPANÓW Sp. z o.o.            | Toruń               | Renewable energy sources                       | 100.00% | 100.00% |

## 6. OTHER NOTES

|    |                                       |                        |   |                |         |
|----|---------------------------------------|------------------------|---|----------------|---------|
| 30 | ONDE GmbH                             | Düsseldorf,<br>Germany | Development of<br>contracting activities in the<br>RES business segment | <b>100.00%</b> | 100.00% |
| 31 | ONDE DEV 1 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 32 | ONDE DEV 2 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>50.00%</b>  | 100.00% |
| 33 | ONDE DEV 3 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 34 | ONDE DEV 4 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 35 | ONDE DEV 5 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 36 | ONDE DEV 6 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 37 | ONDE Energy Sp.z.o.o                  | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 38 | ONDE DEV 8 Sp. z o.o.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 39 | Żabów Photovoltaic Farm Sp. z<br>o.o. | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 100.00% |
| 40 | CKTIS Sp. z o.o.                      | Biała                  | Maintenance services in<br>the industrial segment                       | <b>100.00%</b> | 100.00% |
| 41 | WINDIFY SP. Z O.O.                    | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 42 | ONDE DEV 9 SP. Z O.O.                 | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 43 | ONDE DEV 10 SP. Z O.O.                | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 44 | ONDE DEV 11 SP. Z O.O.                | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 45 | ONDE DEV 12 SP. Z O.O.                | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 46 | ONDE DEV 13 SP. Z O.O.                | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 47 | ONDE DEV 14 SP. Z O.O.                | Toruń                  | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |
| 48 | ONDE ROMANIA S.R.L.                   | Bucharest              | Renewable energy<br>sources   | <b>100.00%</b> | 0.00%   |

As of 31 December 2025, there were no grounds for impairment recognition of shares in subsidiaries and associated companies. All of the companies listed in the above table are indirect subsidiaries of Erbud S.A., with the exception of Tauron Serwis Sp. z o.o. Those entities in which Erbud S.A. holds a 50% voting interest are jointly controlled with other entities.

## 6. OTHER NOTES

### 6.11. Transactions with related entities

The following tables show the totals of transactions made by the Company with the Erbud S.A. Group member companies in the period ended on 31 December 2025 and in the period ended on 31 December 2024.

|                                   | 2025                                 |                |         | 2024                                 |                |         |
|-----------------------------------|--------------------------------------|----------------|---------|--------------------------------------|----------------|---------|
|                                   | Related companies in the Erbud Group | Other relation | Total   | Related companies in the Erbud Group | Other relation | Total   |
| Trade receivables                 | 19,932                               | 1,085          | 21,017  | 28,102                               | 36             | 28,138  |
| Loans extended                    | 242,540                              | 588            | 243,128 | 152,011                              | 6,778          | 158,789 |
| Trade payables                    | 8,055                                | -              | 8,055   | 10,148                               | 24             | 10,172  |
| Sales revenues                    | 26,973                               | 106            | 27,079  | 22,609                               | 65             | 22,674  |
| Interest income on loans extended | 10,459                               | 32             | 10,491  | 8,815                                | 485            | 9,300   |
| Purchase of goods and services    | 52,068                               | -              | 52,068  | 37,881                               | -              | 37,881  |

### Transactions with key members of management staff

The remuneration accrued for the financial year for the members of the Management Board and members of the Supervisory Board received from ERBUD S.A. is presented in the table below:

|   | 2025         | 2024         |
|---|--------------|--------------|
| <b>Management Board</b>                         |              |              |
| Short-term employee benefits (wages & salaries) | 5,260        | 5,926        |
| <b>Supervisory Board</b>                        |              |              |
| Short-term employee benefits (wages & salaries) | 1,140        | 1,083        |
| <b>Total</b>                                    | <b>6,400</b> | <b>7,009</b> |

At individual balance sheet dates the managing persons (members of the Management and Supervisory Boards) held the following number of shares (all shares are ordinary shares):

| Shareholder   | 2025                 |  | 2024                 |  |
|---|----------------------|--|----------------------|--|
|   | No. of shares /votes | % of shareholding in the share capital counted in votes at the General Meeting of Shareholders | No. of shares /votes | % of shareholding in the share capital counted in votes at the General Meeting of Shareholders |
| Dariusz Grzeszczak directly and indirectly (Dariusz Grzeszczak, DGI Family Foundation) including: | 2,553,460            | 21.40%   | 2,553,460            | 21.40%   |
| Jacek Leczkowski  | 5,112                | 0.04%  | 5,112                | 0.04%  |
| Agnieszka Głowacka  | 3,938                | 0.03%  | 3,938                | 0.03%  |
| Albert Dürr   | 39,872               | 0.33%  | 26,354               | 0.22%  |
| Roland Bosch  | 10,000               | 0.08%  | 10,000               | 0.08%  |
| <b>Total</b>  | <b>2,612,382</b>     | <b>21.88%</b>  | <b>2,598,864</b>     | <b>21.77%</b>  |

There were no significant transactions with members of the Management Board or supervisors.

## 6. OTHER NOTES

### 6.12. EMPLOYMENT STRUCTURE

|                      | 2025       | 2024       |
|----------------------|------------|------------|
| Blue-collar workers  | 149        | 171        |
| White-collar workers | 505        | 513        |
| <b>All workers</b>   | <b>654</b> | <b>684</b> |

### 6.13. POST-ACCOUNTING PERIOD EVENTS

On 26 January 2026, Erbud S.A. received Annex No. 31 to the Loan Agreement dated 6 July 2010, which was signed by all parties and entered into with ING Bank Śląski S.A.

Under this Appendix, the Issuer, together with its subsidiaries (Onde S.A., Erbud Industry Centrum sp. z o.o.; Erbud International sp. z o.o.), may use a multi-purpose line of maximum PLN 175 million, split into an overdraft limit of PLN 64 million and a guarantee limit of PLN 175 million.

- the sub-limit for Erbud S.A. is PLN 175 million with an option of drawing a debt of maximum PLN 64 million;
- the sub-limit for Onde S.A. is PLN 50 million with an option of drawing a debt of maximum PLN 20 million;
- the sub-limit for Erbud Industry Centrum Sp. z o.o. is PLN 10 million with an option of drawing a debt of maximum PLN 4 million;
- the sub-limit for Erbud International Sp. z o.o. is PLN 15 million with an option of drawing a debt of maximum PLN 5 million).

The line's maturity date is 29 January 2027.

All other terms and conditions related to this multi-purpose line remain unchanged.

Furthermore, on 30 January 2026, Erbud S.A. received addenda to significant financial agreements with mBank S.A., signed by all parties. - Appendix No. 29 to Framework Agreement No. 38/003/10/Z/GX and Appendix No. 18 to Umbrella Multi-product Framework Agreement No. 38/035/20/Z/UX with mBank S.A..

Under Appendix No. 29 to the Framework Agreement No. 38/003/10/Z/GX, ERBUD S.A. may take advantage of a guarantee line of PLN 85 million. The line's maturity date is 25 February 2027. The other conditions remained unchanged.

Pursuant to the Appendix No. 18 to the Multi-Product Umbrella Master Agreement No. 38/035/20/Z/UX, the Issuer, acting jointly with its subsidiary Onde SA, may take advantage of an overdraft limit, working capital loan and guarantee limit totalling PLN 112 million. The line's maturity date is 25 February 2027. The other conditions remained unchanged.

On 27 February 2026, Erbud Shared Services Sp. z o.o., a company belonging to the Erbud S.A. Group, sold a property located in Toruń at 40 Wapienna Street (land and buildings) for EUR 3,234,000, which had previously been used for its core business activities. On the same day and at the same time, the party acquiring the property entered into a 125-month lease agreement with Erbud S.A. for that property, which Erbud S.A. will then sublease to Erbud Shared Services Sp. z o.o. and other member companies of the Group.

**Signatures of all Management Board members:**

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Dariusz Grzeszczak  
/President of the Management Board/

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Jacek Leczkowski  
/Vice-President of the Management Board/

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Agnieszka Głowacka  
/Vice-President of the Management Board/

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Tomasz Wojak  
/A Management Board member/

Warsaw, 30 March 2026