



# CONSOLIDATED QUARTERLY REPORT OF THE ECHO INVESTMENT CAPITAL GROUP FOR Q1 2016

**ECHO**  
investment

## CONTENTS

I. Selected consolidated financial data.....	3
II. Consolidated quarterly financial statements of the capital group as of 31.03.2016 and for a 3-month period ended on 31.03.2016.....	4
1. Consolidated quarterly statement of financial position .....	4
2. Consolidated quarterly profit and loss account .....	6
3. Consolidated quarterly statement of comprehensive income .....	7
4. Consolidated statement of changes in equity.....	8
5. Consolidated interim cash flow statement.....	9
6. Notes to the consolidated financial statements .....	11
6.1. General information .....	11
6.2. Accounting principles adopted in drawing up the quarterly report.....	11
6.3. Effects of adopted changes in accounting principles (restatement of financial statements for previous periods) .....	13
6.4. Description of significant achievements and failures of the capital group and indication of major events in q1 2016 .....	13
6.5. Factors and events, especially unusual events, with a significant impact on the generated financial results .....	23
6.6. Information on the capital group's segments .....	24
6.7. Explanations concerning the seasonal and cyclical nature of the capital group's activity in the presented period.....	24
6.8. Information about the issue, redemption and repayment of debt securities and equity securities .....	24
6.9. Information on paid (or declared) dividend .....	25
6.10. Events after the day of drawing up these quarterly financial statements which have not been recognised in the statements and which have a potentially significant effect on the capital group's future financial results.....	25
6.11. Information on changes in contingent liabilities or contingent assets after the end of the last financial year .....	26
6.12. Composition of the echo investment capital group.....	27
6.13. Effects of changes in the structure of the business entity, including business combinations, acquisitions or sale of the capital group's entities, long-term investments, de-mergers, restructuring and discontinuation of activity .....	33
6.14. Management board's position regarding the possibility of fulfilment of previously published result forecasts for a given year in light of the results disclosed in the quarterly report compared to the forecast results .....	38
6.15. Ownership structure of qualifying holdings in echo investment s.a.....	38
6.16. Statement of changes in the holding of shares of echo investment sa or rights to shares (options) by managerial and supervisory staff of the company, according to information available to echo investment sa, since the submission of the previous quarterly report .....	39
6.17. Information on court proceedings .....	39
6.18. Information on transactions with related parties under terms other than market terms.....	39
6.19. Information on sureties granted on loans or borrowings and guarantees with a value equivalent to at least 10% of the company's equity .....	39
6.20. Other information which, in the opinion of the management board of echo investment s.a., is material to assess the company's hr, economic and financial situation, and the financial result, as well as information which is material for the assessment of the echo investment capital group's ability to fulfil its obligations .....	39
6.21. Factors which, in the opinion of the company's management board, will influence the results generated by the capital group in the perspective of at least the following quarter .....	40
III. Condensed separate financial statements as of 31 march 2016 and for a 3-month period ended on 31 march 2016.....	41

## I. SELECTED CONSOLIDATED FINANCIAL DATA

	PLN '000		EUR '000	
	FROM 01.01.2016 TO 31.03.2016	FROM 01.01.2015 TO 31.03.2015	FROM 01.01.2016 TO 31.03.2016	FROM 01.01.2015 TO 31.03.2015
I. Operating revenue	143,207	142,655	32,877	34,089
II. Operating profit (loss)	167,044	(80,863)	38,349	(19,323)
III. Gross profit (loss)	120,975	5,672	27,773	1,355
IV. Net profit (loss)	187,692	7,110	43,089	1,699
V. Net operating cash flow	(3,045)	37,762	(699)	9,024
VI. Net cash flow from investing activities	(75,216)	(114,471)	(17,268)	(27,354)
VII. Net cash flow from financing activities	(332,150)	44,268	(76,253)	10,578
VIII. Total net cash flow	(410,411)	(32,441)	(94,220)	(7,752)
IX. Total assets	8,211,060	6,519,510	1,923,686	1,529,863
X. Equity attributable to shareholders of the parent	3,263,402	3,155,593	764,549	740,489
XI. Long-term liabilities	3,922,540	2,732,778	918,972	641,271
XII. Short-term liabilities	850,859	552,887	199,339	129,740
XIII. Number of shares	412,690,582	412,690,582	412,690,582	412,690,582
XIV. Earnings (loss) per ordinary share (in PLN/EUR)	1.68	0.01	0.39	-
XV. Book value per share (in PLN/EUR)	7.91	7.65	1.85	1.79

## II. Consolidated quarterly financial statements of the Capital Group as of 31.03.2016 and for a 3-month period ended on 31.03.2016

## 1. CONSOLIDATED QUARTERLY STATEMENT OF FINANCIAL POSITION

## CONSOLIDATED QUARTERLY STATEMENT OF FINANCIAL POSITION – ASSETS (PLN '000)

	AS OF 31.03.2016 END OF QUARTER	AS OF 31.12.2015 END OF PREVIOUS YEAR	AS OF 31.03.2015 END OF QUARTER
<b>ASSETS</b>			
<b>1. Non-current assets</b>			
1.1. Intangible assets	113	160	353
1.2. Property, plant and equipment	16,669	17,645	45,430
1.3. Investment property	384,550	63,342	3,991,428
1.4. Investment property under construction	1,286,243	1,398,628	1,269,990
1.5. Interests in companies recognised with the equity method	-	-	5,116
1.6. Long-term financial assets	13,987	14,065	12,929
1.7. Derivative financial instruments	-	-	-
1.8. Deferred income tax assets	68,915	78,682	68,099
	<b>1,770,477</b>	<b>1,572,522</b>	<b>5,393,345</b>
<b>2. Current assets</b>			
2.1. Inventory	619,560	595,460	579,521
2.2. Income tax receivables	7,480	6,391	9,442
2.3. Other tax receivables	36,317	44,664	40,302
2.4. Trade and other receivables	90,220	41,641	61,895
2.5. Short-term financial assets	24,978	23,381	27,279
2.6. Derivative financial instruments	1,225	1,175	24,414
2.7. Restricted cash	81,371	89,447	57,187
2.8. Cash and cash equivalents	413,155	821,305	326,125
	<b>1,274,306</b>	<b>1,623,464</b>	<b>1,126,165</b>
<b>3. Non-current assets held for sale</b>	<b>5,166,277</b>	<b>5,192,965</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>8,211,060</b>	<b>8,388,951</b>	<b>6,519,510</b>

## CONSOLIDATED QUARTERLY STATEMENT OF FINANCIAL POSITION – EQUITY AND LIABILITIES (PLN '000)

	AS OF 31.03.2016 END OF QUARTER	AS OF 31.12.2015 END OF PREVIOUS YEAR	AS OF 31.03.2015 END OF QUARTER
<b>EQUITY AND LIABILITIES</b>			
<b>1. Equity</b>			
1.1. Equity attributable to shareholders of the parent	3,263,402	3,663,596	3,155,593
1.1.1. Share capital	20,635	20,635	20,635
1.1.2. Supplementary capital	2,583,909	3,139,672	2,735,454
1.1.3. Equity shares purchased	-	-	-
1.1.4. Accumulated profit (loss)	667,399	514,091	411,328
1.1.5. Foreign exchange differences on translation of foreign operations	(8,541)	(10,802)	(11,824)
1.2. Equity of non-controlling shareholders	(94)	(93)	(90)
	<b>3,263,308</b>	<b>3,663,503</b>	<b>3,155,503</b>
<b>2. Provisions</b>			
2.1. Long-term provisions	974	4,006	-
2.2. Short-term provisions	12,659	10,592	2,000
2.3. Deferred income tax long-term provision	160,720	245,726	76,342
	<b>174,353</b>	<b>260,324</b>	<b>78,342</b>
<b>3. Long-term liabilities</b>			
3.1. Loans and borrowings	3,854,718	3,707,943	2,681,628
3.2. Derivative financial instruments	1,979	1,580	2,320
3.3. Security deposits and advance payments received	65,843	65,919	48,830
	<b>3,922,540</b>	<b>3,775,442</b>	<b>2,732,778</b>
<b>4. Short-term liabilities</b>			
4.1. Loans and borrowings	188,633	331,822	379,190
4.2. Derivative financial instruments	142,460	129,489	41
4.3. Income tax liabilities	418	3,256	1,502
4.4. Other tax liabilities	17,765	3,372	17,286
4.5. Trade liabilities	84,533	112,643	76,538
4.6. Other liabilities	303,741	37,352	5,451
4.7. Security deposits and advance payments received	113,309	71,748	72,879
	<b>850,857</b>	<b>689,682</b>	<b>552,887</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>8,211,060</b>	<b>8,388,951</b>	<b>651,9510</b>
Book value (PLN '000)	3,263,402	3,663,596	3,155,593
Number of shares	412,690,582	412,690,582	412,690,582
Book value per share (in PLN)	7.91	8.88	7.65
Diluted number of shares	412,690,582	412,690,582	412,690,582
Diluted book value per share (in PLN)	7.91	8.88	7.65

## OFF-BALANCE SHEET ITEMS (PLN '000)

	AS OF 31.03.2016 END OF QUARTER	AS OF 31.12.2015 END OF PREVIOUS YEAR	AS OF 31.03.2015 END OF QUARTER
1. Off-balance sheet receivables	-	-	-
2. Off-balance sheet liabilities	336,413	372,359	74,658

## 2. CONSOLIDATED QUARTERLY PROFIT AND LOSS ACCOUNT

## CONSOLIDATED QUARTERLY PROFIT AND LOSS ACCOUNT (PLN '000)

	Q1 01.01.2016 - 31.03.2016	Q1 01.01.2016 - 31.03.2016	Q1 01.01.2015 - 31.03.2015	Q1 01.01.2015 - 31.03.2015
Revenue	143,207	143,207	142,655	142,655
Prime cost of sale	(68,398)	(68,398)	(76,660)	(76,660)
<b>Gross profit (loss) on sales</b>	<b>74,807</b>	<b>74,809</b>	<b>65,995</b>	<b>65,995</b>
Profit (loss) on investment property	114,070	114,070	(124,664)*	(124,664)*
Selling costs	(7,556)	(7,556)	(6,260)	(6,260)
General administrative expenses	(20,790)	(20,790)	(17,569)	(17,569)
Other operating revenue (expenses)	6511	6511	1,635	1,635
<b>Operating profit</b>	<b>167,044</b>	<b>167,044</b>	<b>(80,863)</b>	<b>(80,863)</b>
Financial revenue	7,906	7,906	4,565	4,565
Financial expenses	(47,157)	(47,157)	(29,593)	(29,593)
Profit (loss) on FX derivatives	848	848	30,122	30,122
Foreign exchange profit (loss)	(7,666)	(7,666)	89,882	89,882
Share of profit (loss) of companies recognised with the equity method	-	-	(8,441)	(8,441)
<b>Gross profit (loss)</b>	<b>120,975</b>	<b>120,975</b>	<b>5,672</b>	<b>5,672</b>
Income tax	66,716	66,716	1,437	1,437
<b>Net profit (loss), including:</b>	<b>187,691</b>	<b>187,691</b>	<b>7,109</b>	<b>7,109</b>
Profit (loss) attributable to non-controlling interest	(1)	(1)	(1)	(1)
Profit (loss) attributable to shareholders of the parent company	187,692	187,692	7,110	7,110
(Annualised) net profit (loss)		694,673		3917
Weighted average ordinary shares		412,690,582		412,690,582
Annualised earnings (loss) per ordinary share (in PLN)		1.68		0.01

\* The negative change in the item "profit (loss) on investment properties" (change of the fair value of the portfolio of real properties for lease) was due to the strengthening of PLN to EUR (from 4.2623 to 4.0890).

## 3. Consolidated quarterly statement of comprehensive income

## CONSOLIDATED QUARTERLY STATEMENT OF COMPREHENSIVE INCOME (PLN '000)

	Q1 01.01.2016 - 31.03.2016	Q1 01.01.2016 - 31.03.2016	Q1 01.01.2015 - 31.03.2015	Q1 01.01.2015 - 31.03.2015
<b>Net profit (loss)</b>	187,691	187,691	7,109	7,109
<b>Other comprehensive income:</b>				
- foreign exchange gains/losses on translation of foreign operations	2,261	2,261	(4,151)	(4,151)
	2,261	2,261	(4,151)	(4,151)
<b>Comprehensive income for the period, including:</b>	<b>189,952</b>	<b>189,952</b>	<b>2,958</b>	<b>2,958</b>
Comprehensive income attributable to shareholders of the parent company	189,953	189,953	2,959	2,959
Minority comprehensive income	(1)	(1)	(1)	(1)

## 4. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (PLN '000)

	SHARE CAPITAL	SUPPLEMENTARY CAPITAL	ACCUMULATED PROFIT (LOSS)	FOREIGN EXCHANGE GAINS/LOSSES ON TRANSLATION	EQUITY ATTRIBUTABLE TO SHAREHOLDERS OF THE PARENT COMPANY	EQUITY OF NON-CONTROLLING SHAREHOLDERS	EQUITY
<b>1 QUARTER, FROM 01.01.2016 TO 31.03.2016 (CURRENT YEAR)</b>							
Opening balance	20,635	3,137,672	514,091	(10,802)	3,663,596	(93)	3,663,503
Allocation of result from previous years	-	-	-	-	-	-	-
Dividend paid	-	(297,137)	-	-	(297,137)	-	(297,137)
Dividend approved (not paid)	-	(258,626)	(34,384)	-	(293,010)	-	(293,010)
Other net comprehensive income	-	-	-	2,261	2,261	-	2,261
Net profit (loss) for the period	-	-	187,692	-	187,692	(1)	187,691
Closing balance	20,635	2,583,909	667,399	(8,541)	3,263,402	(94)	3,263,308
<b>1 QUARTER, FROM 01.01.2015 TO 31.03.2015 (PREVIOUS YEAR)</b>							
Opening balance	20,635	2,735,454	404,218	(7,673)	3,152,634	(89)	3,152,545
Allocation of result from previous years	-	-	-	-	-	-	-
Payment of dividend	-	-	-	-	-	-	-
Other net comprehensive income	-	-	-	(4,151)	(4,151)	-	(4,151)
Net profit (loss) for the period	-	-	7,110	-	7110	(1)	7,109
Closing balance	20,635	2,735,454	411,328	(11,824)	3,155,593	(90)	3,155,503



## 5. Consolidated interim cash flow statement

## CONSOLIDATED QUARTERLY CASH FLOW STATEMENT (PLN '000)

	Q1 01.01.2016-31.03.2016	Q1 01.01.2015-31.03.2015
<b>A. Operating cash flow – indirect method</b>		
<b>1. Gross profit (loss)</b>	<b>120,975</b>	<b>5,672</b>
<b>II. Total adjustments</b>	<b>(70,816)</b>	<b>47,961</b>
1. Share in net profits (losses) of associates	-	8,441
2. Depreciation of PP&E	1,020	1,230
3. Foreign exchange (gains) losses	7,666	(89,882)
4. Interest	22,642	34,290
5. (Profit) loss on revaluation of assets and liabilities	(103,037)	98,564
6. (Profit) loss on settlement of financial instruments	893	(4,682)
<b>III. Movements in working capital:</b>	<b>(40,753)</b>	<b>1,003</b>
1. Movement in provisions	(966)	-
2. Movement in inventory	(23,495)	13,758
3. Movement in receivables	(38,257)	(7,232)
4. Movement in short-term liabilities, except for loans and borrowings	13,889	(2,818)
5. Movement in cash on blocked accounts	8,076	(2,705)
<b>IV. Net operating cash (I-II+III)</b>	<b>9,406</b>	<b>54,636</b>
1. Income tax paid	(12,451)	(16,874)
<b>V. Net operating cash flows</b>	<b>(3,045)</b>	<b>37,762</b>
<b>B. Cash flow from investing activities</b>		
<b>1. Inflows</b>	<b>31,170</b>	<b>1,701</b>
1. Sale of intangible assets and PP&E	120	-
2. Sale of real property investments	15,200	-
3. On financial assets	15,850	1,701
4. Other investment inflows	-	-
<b>II. Expenditures</b>	<b>(106,386)</b>	<b>(116,172)</b>
1. Purchase of intangible assets and PP&E	(117)	(242)
2. Real property investments	(90,717)	(110,673)
3. On financial assets	(15,552)	(5,257)
4. Dividends and other share of profit paid to minority	-	-
5. Other capital expenditures	-	-
<b>III. Net cash flow from investing activities (I-II)</b>	<b>(75,216)</b>	<b>(114,471)</b>

## CONSOLIDATED QUARTERLY CASH FLOW STATEMENT (PLN '000), CONTINUED

	Q1 01.01.2016-31.03.2016	Q1 01.01.2015-31.03.2015
<b>C. Cash flow from financing activities</b>		
<b>I. Inflows</b>	<b>162,157</b>	<b>104,609</b>
1. Net inflows from issue of shares (interests), and other equity instruments and capital contributions	-	-
2. Loans and borrowings	162,157	99,927
3. Issue of debt securities	-	-
4. Dividends received from companies recognised with the equity method	-	-
5. Other financial inflows	-	4,682
<b>II. Expenditures</b>	<b>(494,307)</b>	<b>(60,341)</b>
1. Purchase of equity shares (interests)	-	-
2. Dividends and other payments to equity holders	(297,137)	-
3. Profit share expenses, other than payments to equity holders	-	-
4. Repayment of loans and borrowings	(45,095)	(22,004)
5. Redemption of debt securities	(125,000)	-
6. Due to FX derivatives	(893)	-
7. Payment of liabilities under finance lease agreements	-	(213)
8. Interest	(26,182)	(38,124)
9. Other financial expenditures	-	-
<b>III. Net cash flow from financing activities (I-II)</b>	<b>(332,150)</b>	<b>44,268</b>
<b>D. Total net cash flow (A.III+/-B.III+/-C.III)</b>	<b>(410,411)</b>	<b>(32,441)</b>
<b>E. Movement in cash in the consolidated statement of financial position, including:</b>	<b>(408,150)</b>	<b>(36,593)</b>
- movement in cash due to foreign exchange gains/losses	2,261	(4,152)
<b>F. Cash and cash equivalents at the beginning of the period</b>	<b>821,305</b>	<b>362,718</b>
<b>G. Cash at the end of the period (F+/- D)</b>	<b>413,155</b>	<b>326,125</b>

## 6. Notes to the consolidated financial statements

### 6.1. General information

The Echo Investment Capital Group (Capital Group, Group) has operated on the real property market since 1996. The Group's parent company is Echo Investment S.A. (Echo, Issuer, Company), which is listed on the Warsaw Stock Exchange.

Echo manages the whole investment process of a given project, starting from the purchase of property, through obtaining administrative permits, financing, implementation, and supervision to putting the facility into service. It performs the activities on its own behalf or, more often, by providing services to a special-purpose subsidiary. Implementing construction projects through subsidiaries significantly facilitates the management of the processes and ensures transparency of the Group's structure. These entities mainly rent out commercial space (shopping and entertainment centres, offices), construct and sell apartments and provide property management services. The Company also provides services as a general contractor to foreign investors.

The Capital Group's core business is divided into three segments:

- construction and rent of space in office facilities,
- construction and lease of space in shopping centres, and shopping and entertainment centres,
- construction and sale of residential apartments.

The Capital Group operates in Poland, Hungary, Romania and Ukraine.

As of 31 March 2016 and 31 March 2015, the Capital Group employed 357 and 363 people respectively.

The Company's shares have been listed on Warsaw Stock Exchange since March 1996. The number of shares of the Issuer is 412,690,582 ordinary bearer shares. The total number of votes vested with all of the issued shares is 412,690,582.

### 6.2. Accounting principles adopted in drawing up the quarterly report

The condensed interim consolidated financial statements of the Echo Investment Capital Group have been prepared in accordance with IAS 34 Interim Financial Reporting adopted in the European Union.

The interim condensed consolidated financial statements of the Group include consolidated financial data as of 31 March 2016 and for the 3-month period ended on 31 March 2016 as well as comparative data for the 3-month period ended on 31 March 2015 in relation to the profit and loss account, the statement of changes in equity and the cash flow statement. The comparative data as of 31 December 2015 and 31 March 2015 are provided for the statement of financial position. Unless indicated otherwise, all financial data in the Group's condensed consolidated financial statements have been presented in thousands of PLN.

These financial statements should be analysed together with the annual consolidated financial statements for the FY ended on 31 December 2015, which were prepared according to the IFRS adopted for application in the EU.

The financial statements have been drawn up in accordance with the historical cost principle with the exception of investment property and financial instruments, which were measured at fair value. The statements have been drawn up according to the going concern principle as there are no circumstances indicating a threat to continued activity.

The Company's Management Board used its best judgment in the selection of the applicable standards, as well as measurement methods and principles for the different items of the condensed consolidated financial statements.

The accounting principles applied to these interim condensed financial statements are consistent with the principles applied in the most recent annual financial statements and have been applied on a continuous basis to all periods presented in the consolidated financial statements, except for the following new or amended standards, and new interpretations which are effective for annual periods beginning on or after 1 January 2016:

- Amendments to IAS 19 Defined Benefit Plans: Employee Contributions, issued on 21 November 2013,
- Amendments from the IFRS 2010-2012 review cycle, issued on 12 December 2013,

- Amendments to IFRS 11 Accounting for Acquisitions of Interests in Joint Operations, issued on 6 May 2014,
- Amendments to IAS 16 and IAS 38 Clarification of Acceptable Methods of Depreciation and Amortisation, issued on 12 May 2014,
- Amendments to IAS 16 and IAS 41 Agriculture: Bearer Plants, issued on 30 June 2014,
- Amendments to IAS 27 Equity method in separate financial statements, issued on 12 August 2014,
- Amendments from the IFRS 2012-2014 review cycle, issued on 25 September 2014,
- Amendments to IAS 1 Disclosures, issued on 18 December 2014.

The Group analysed the above amendments and ascertained that they do not have any material impact on the Group's financial situation, results and the scope of disclosures in these interim condensed consolidated financial statements.

The Group did not decide to early adopt any standards, interpretations or revisions which have already been published but are not yet effective.

The following standards, interpretations and amendments have been issued by the International Accounting Standards Committee or the International Financial Reporting Interpretations Committee, but have not yet come into effect:

- IFRS 9 Financial Instruments, issued on 24 July 2014, effective for annual periods beginning on 1 January 2018 or later,
- IFRS 14 Regulatory Deferral Accounts, issued on 30 January 2014, effective for annual periods beginning on or after 1 January 2016,
- IFRS 15 Revenue from Contracts with Customers, issued on 28 May 2014, effective for annual periods beginning on or after 1 January 2017,
- Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures, issued on 11 September 2014, effective for annual periods beginning on or after 1 January 2016: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture,
- Amendments to IFRS 10 Consolidated Financial Statements, IFRS 12 Disclosure of Interests in Other Entities and IAS 28 Investments in Associates and Joint Ventures, issued on 18 December 2014, effective for annual periods beginning on or after 1 January 2016: Investment Entities: Applying the Consolidation Exception,
- IFRS 16 Leases, issued on 13 January 2016, effective for annual periods beginning on or after 1 January 2019,
- Amendments to IAS 12 Recognition of deferred tax assets for unrealised losses, issued on 19 January 2016, effective for annual periods beginning on or after 1 January 2017,
- Amendments to IAS 7 Disclosure Initiative, issued on 29 January 2016, effective for annual periods beginning on or after 1 January 2017,
- Explanations to IFRS 15 Revenue from Contracts with Customers, issued on 12 April 2016, effective for annual periods beginning on or after 1 January 2018,
- Amendments to IAS 16 Property, Plant and Equipment, and IAS 41 Agriculture: Bearer Plants, issued on 30 June 2014, effective for annual periods beginning on or after 1 January 2016.

### 6.3. Effects of adopted changes in accounting principles (restatement of financial statements for previous periods)

In a 3-month period of 2016, the Capital Group did not change its accounting principles.

### 6.4. Description of significant achievements and failures of the Capital Group and indication of major events in Q1 2016

#### 6.4.1. Major events in Q1 2016

##### **Conclusion of a material agreement. Acquisition of new interests in the share capital of the Issuer's subsidiary**

On 22 February 2016, the Issuer received from the attorney signed agreements (hereinafter referred to as the Agreements), dated 17 February 2016, for the transfer by the Issuer to the Issuer's subsidiary, Echo Prime Properties B.V., (besloten vennootschap met beperkte aansprakelijkheid), operating under Dutch law, with its registered office in Amsterdam, the Netherlands, registered address: Prins Bernhardplein 200, 1097 JB Amsterdam, the Netherlands, entered into the business register under no. 64965945 (hereinafter referred to as ECHO BV), of the ownership title to the investment certificates of the Funds:

i) Forum XXIX Fundusz Inwestycyjny Zamknięty, with its registered office in Krakow, entered into the register of investment funds maintained by the District Court in Warsaw, 7<sup>th</sup> Civil Law Register Department, under no. Rfi 536, i.e. 20 series A investment certificates, 559 series D investment certificates and 931 series E investment certificates, i.e. a total of 1,510 investment certificates, and

ii) Forum XXXIV Fundusz Inwestycyjny Zamknięty, with its registered office in Krakow, entered into the register of investment funds maintained by the District Court in Warsaw, 7<sup>th</sup> Civil Law Register Department, under no. Rfi 586, i.e. 20 series A investment certificates, 3,409 series C investment certificates and 3,594 series D investment certificates, i.e. a total of 7,023 investment certificates of the Fund (hereinafter jointly referred to as the Certificates).

The parties to the Agreements decided that, in exchange for the contribution in kind in the form of the above Certificates, the Issuer shall acquire the issued 211,970,402 interests of ECHO BV in the share capital of ECHO BV with a nominal value of EUR 1 each, i.e. with a total nominal value of EUR 211,970,402, which, as of the signing date of the Agreements, amounted to PLN 933,560,044, according to the average exchange rate published by the National Bank of Poland (NBP).

The ownership title to the Certificates and all rights vested with the Certificates were transferred to ECHO BV on 19 February 2016, i.e. on the day when Echo BV was entered into the registers of the fund participants as the buyer of the Certificates.

The book value of the Certificates in the Issuer's books is PLN 929,490,941.

As a result of the above, the Issuer will hold a total of 211,990,402 interests in Echo BV, with a nominal value of EUR 1 each and a total nominal value of EUR 211,990,402. The interests held by the Issuer account for 100% of ECHO BV's share capital and are vested with 100% of votes at the general meeting.

##### **Conclusion of an agreement for the sale and subscription of interests by the Issuer and Echo Prime Properties B.V. with Redefine Properties Limited**

On 1 March 2016, the Issuer and its subsidiary Echo Prime Properties B.V. (Company) concluded with Redefine Properties Limited, with its registered office in Rosebank, Republic of South Africa (Redefine), an agreement for the sale and subscription of interests in the Company (Agreement).

According to the Agreement, the Issuer undertook to sell and Redefine undertook to buy interests in the Company (Interests to be Sold), and Redefine undertook to subscribe for new interests (New Interests) in the Company (jointly referred to as the Interests) (Transaction). The number of Interests to be Sold and the New Interests shall be specified prior to their purchase by Redefine (Conclusion) in such a way that, once they have been purchased, Redefine shall hold 75% plus one interests in the total number of interests in the Company, and the Issuer shall hold 25% minus one interests in the total number of interests in the Company (taking account of the increase by the New Interests).

As of the Conclusion date, the entities controlled by the Companies shall be owners or perpetual usufructuaries of the following real properties (indirectly, through the Company's subsidiaries): A4 Business Park in Katowice (stages I and II), Astra Park in Kielce, Malta Office Park in Poznań, Oxygen in Szczecin, Park Rozwoju in Warsaw (stages I and II), West Gate in Wrocław, Amber in Kalisz, Galaxy in Szczecin, Galeria Echo in Kielce, Galeria Olimpia in Bełchatów, Outlet Park Szczecin in Szczecin, Pasaż Grunwaldzki in Wrocław, Centrum Handlowe Echo in Przemyśl, Galeria Sudecka in Jelenia Góra, Galeria Veneda in Łomża and Centrum Handlowe Echo in Bełchatów (Real Properties).

The agreed transactional value of the Real Properties is EUR 1,188,000,000 (Real Property Value), and the total value of the Real Properties disclosed in the Issuer's periodic report for Q3 2015 was PLN 4,480,705,000.

The price for the New Interests and the Interests to be Sold shall include the following:

Issue price for the New Interests, which shall correspond to the amount which the Company and its subsidiaries (Group) will allocate for decreasing the Group's financial liabilities to banks and entities controlled by the Issuer, as specified in the Agreement (Issue Price); and

Preliminary price for the Interests to be Sold, which shall correspond to an amount equivalent to 75% of the sum of Measurement before Increase (calculated as the Real Property Value, less estimated net debt and plus estimated value of working capital) and the Issue Price, less the Issue Price (Preliminary Sales Price). The Preliminary Sales Price shall be adjusted by the actual net debt and working capital after the Conclusion, according to the provisions of the Agreement.

In addition, upon the Conclusion, a resolution shall be passed on increasing the Company's share capital by EUR 9,775,000, based on which the Issuer and Redefine shall acquire 25% and 75% of the new interests, and shall pay to the Company 25% and 75% of the full issue price respectively. The full amount of EUR 9,775,000 shall be paid immediately (as a preferential dividend payment) by the Company to the Issuer.

The Conclusion depends on the satisfaction of the following conditions precedent:

Approval by the European Commission;

Completion of restructuring, which, among others, involves transferring to the Company all shares/interests in companies which are partners of entities who are owners or perpetual usufructuaries of the Real Properties;

Receipt of the contractually required approvals to conclude the transactions under the Agreement (such approvals may include conditions specified in the Agreement); and

Conclusion by the Company of specific agreements referred to in the Agreement.

The parties undertook to take steps to satisfy the above conditions as soon as possible, but not later than by 31 October 2016. The Conclusion of the Transaction shall be by the date specified in the Agreement, once all of the above conditions are satisfied. If all of the above conditions are not satisfied by the said date, the Agreement shall be terminated, unless the parties agree to extend the deadline for satisfying the conditions. The Agreement also provides for other situations in which a party may terminate it.

In addition, the Agreement provides for the conclusion, on the Conclusion date, of other agreements related to the Transaction, including a partnership agreement between the Issuer, Redefine and the Company (Partnership Agreement), which regulates the rules of partnership between the Issuer and Redefine as part of the Company, consulting agreement, pre-emptive right agreement (PER), agreement for managing the development process involving the expansion of Galaxy and Outlet Park, based on which the Issuer (as a developer) will implement the above projects, agreements for the management of the Real Properties by the Issuer's subsidiary as well as other agreements and documents.

The Partnership Agreements stipulates that Redefine may sell its interests in the future to co-investors, provided that such a sale will not result in a decrease of Redefine's share below 45% of all interests in the Company.

Among others, the consulting agreements stipulate that Griffin Real Estate sp. z o.o. shall be appointed as the Company's lead consultant for managing the Company and assets.

Based on the PER agreement, the Issuer shall grant to the Company's subsidiary a pre-emptive right to the purchase of the following real properties: Gdańsk Tryton, Katowice A4 (stage III), Katowice Kościuszki, Krakow Opolska I, Krakow Opolska II, Krakow Opolska III, Łódź Symetris I, Łódź Symetris II, Wrocław Nobilis and Wrocław Sagitarius (PER Real Properties). At present, the above real properties are owned by the Issuer's 100% subsidiaries. The pre-emptive right, which is to be granted to the Company with regard to the above real properties, shall be exercised according to the provisions of the PER agreement.

Furthermore, the PER agreement stipulates that the entity controlled by the Company shall invest 25% of the already invested capital and of the future capital required to complete the construction and commercial developments on the PER Real Properties. The said development shall be financed by increasing the Company's capital in the amount of EUR 20,646,294 (subject to an upward adjustment on account of capital contributed in 2016 before the Conclusion of the Transaction). The said capital increase shall be financed by the Issuer and Redefine by acquiring 25% and 75% of the new interests, and paying 25% and 75% of the total increase amount respectively.

In connection with the investment, the entity controlled by the Company shall be entitled to a 25% share in the profits from the PER Real Properties, as stipulated in the PER agreement.

To the remaining extent, the Agreement contains typical provisions that are commonly used in this type of agreement.

Neither the Agreement nor any material agreements related to the Transaction provide for liquidated damages.

#### Transfer of assets between members of the Issuer's Capital Group

On 21 March 2016, the Issuer received documents confirming the conclusion of agreements for the transfer of assets between the member entities of the Issuer's Capital Group, as a result of which, on 11 March 2016:

1. FORUM XXXIV Fundusz Inwestycyjny Zamknięty, with its registered office in Krakow, Poland (address: Zabłocie 25/20, 30-701 Krakow), entered into the register of investment funds maintained by the District Court in Warsaw, 7<sup>th</sup> Civil Law Register Department, under no. RFI 586, made the following in-kind contribution to the capital reserve account (account 115) of:
  - (a) SPV Retail - 1 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199482 – a subsidiary of FORUM XXXIV FIZ:
    - i. 15,134,800 shares of Echo – Centrum Przemysł – Projekt Echo – 118 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 361524, with a book value of EUR 725,534;
    - ii. 4,200 interests of Projekt Echo – 103 Spółka z ograniczoną odpowiedzialnością, with its registered office in Warsaw (address: 02-673 Warsaw, ul. Konstruktorska 12), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440687, with a book value of EUR 3,443,978;
    - iii. 10,000 shares of Galaxy – Projekt Echo – 106 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440159, with a book value of EUR 5,127,802;
    - iv. 1,356,100 shares of Veneda – Projekt Echo – 97 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396369, with a book value of EUR 1,478,106;
    - v. 3,600,000 shares of Echo – Galeria Amber Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 434897, with a book value of EUR 1,539,568;
    - vi. 400,000 shares of Vousoka Polska Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 382127, with a book value of EUR 1;
    - vii. 3,264,100 shares of Galeria Olimpia – Projekt Echo – 98 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396402, with a book value of EUR 3,124,828;
    - viii. 14,839,990 shares of Galeria Sudecka – Projekt Echo – 43 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 380072, with a book value of EUR 4,924,884;
    - ix. 10,000 shares of Projekt Echo Pasaż Grunwaldzki – Magellan West Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440165, with a book value of EUR 5,463,164;
  - x. 10,000 shares of Projekt Echo Galeria Kielce – Projekt Echo – 109 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440066, with a book value of EUR 5,576,248;
  - (b) SPV Retail - 2 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199481 – a subsidiary of FORUM XXXIV FIZ:
    - i. 15,134,800 shares of Echo – Centrum Przemysł – Projekt Echo – 118 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 361524, with a book value of EUR 725,534;
    - ii. 4,200 interests of Projekt Echo – 103 Spółka z ograniczoną odpowiedzialnością, with its registered office in Warsaw (address: 02-673 Warsaw, ul. Konstruktorska 12), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440687, with a book value of EUR 3,443,978;

- iii. 10,000 shares of Galaxy – Projekt Echo – 106 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440159, with a book value of 5,127,802;
  - iv. 1,356,100 shares of Veneda – Projekt Echo – 97 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396369, with a book value of EUR 1,478,106;
  - v. 3,600,000 shares of Echo – Galeria Amber Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 434897, with a book value of 1,539,568;
  - vi. 400,000 shares of Vousoka Polska Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 382127, with a book value of EUR 1;
  - vii. 3,264,100 shares of Galeria Olimpia – Projekt Echo – 98 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396402, with a book value of EUR 3,124,828;
  - viii. 14,839,990 shares of Galeria Sudecka – Projekt Echo – 43 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 380072, with a book value of EUR 4,924,884;
  - ix. 10,000 shares of Projekt Echo Pasaż Grunwaldzki – Magellan West Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440165, with a book value of EUR 5,463,164;
  - x. 10,000 shares of Projekt Echo Galeria Kielce – Projekt Echo – 109 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440066, with a book value of EUR 5,576,248;
- (c) SPV Retail - 3 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199480 – a subsidiary of FORUM XXXIV FIZ:
- i. 15,134,800 shares of Echo – Centrum Przemysł – Projekt Echo – 118 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 361524, with a book value of EUR 725,534;
  - ii. 4,200 interests of Projekt Echo – 103 Spółka z ograniczoną odpowiedzialnością, with its registered office in Warsaw (address: 02-673 Warsaw, ul. Konstruktorska 12), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440687, with a book value of EUR 3,443,978;
  - iii. 10,000 shares of Galaxy – Projekt Echo – 106 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440159, with a book value of EUR 5,127,802;
  - iv. 1,356,100 shares of Veneda – Projekt Echo – 97 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396369, with a book value of EUR 1,478,106;
  - v. 3,600,000 shares of Echo – Galeria Amber Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 434897, with a book value of EUR 1,539,568;
  - vi. 400,000 shares of Vousoka Polska Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 382127, with a book value of EUR 1;
  - vii. 3,264,100 shares of Galeria Olimpia – Projekt Echo – 98 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396402, with a book value of EUR 3,124,828;
  - viii. 14,839,990 shares of Galeria Sudecka – Projekt Echo – 43 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 380072, with a book value of EUR 4,924,884;
  - ix. 10,000 shares of Projekt Echo Pasaż Grunwaldzki – Magellan West Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440165, with a book value of EUR 5,463,164;
  - x. 10,000 shares of Projekt Echo Galeria Kielce – Projekt Echo – 109 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440066, with a book value of EUR 5,576,248;
- (d) SPV Retail - 4 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199474 – a subsidiary of FORUM XXXIV FIZ:



- i. 15,134,800 shares of Echo – Centrum Przemysł – Projekt Echo – 118 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 361524, with a book value of EUR 725,534;
- ii. 4,200 interests of Projekt Echo – 103 Spółka z ograniczoną odpowiedzialnością, with its registered office in Warsaw (address: 02-673 Warsaw, ul. Konstruktorska 12), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440687, with a book value of EUR 3,443,978;
- iii. 10,000 shares of Galaxy – Projekt Echo – 106 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440159, with a book value of EUR 5,127,802;
- iv. 1,356,100 shares of Veneda – Projekt Echo – 97 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396369, with a book value of EUR 1,478,106;
- v. 3,600,000 shares of Echo – Galeria Amber Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 434897, with a book value of EUR 1,539,568;
- vi. 400,000 shares of Vousoka Polska Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 382127, with a book value of EUR 1;
- vii. 3,264,100 shares of Galeria Olimpia – Projekt Echo – 98 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396402, with a book value of EUR 3,124,828;
- viii. 14,839,990 shares of Galeria Sudecka – Projekt Echo – 43 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 380072, with a book value of EUR 4,924,884;
- ix. 10,000 shares of Projekt Echo Pasaż Grunwaldzki – Magellan West Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440165, with a book value of EUR 5,463,164;
- x. 10,000 shares of Projekt Echo Galeria Kielce – Projekt Echo – 109 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440066, with a book value of EUR 5,576,248;
- (e) SPV Retail - 5 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199473 – a subsidiary of FORUM XXXIV FIZ:
- i. 15,134,800 shares of Echo – Centrum Przemysł – Projekt Echo – 118 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 361524, with a book value of EUR 725,534;
- ii. 4,199 interests of Projekt Echo – 103 Spółka z ograniczoną odpowiedzialnością, with its registered office in Warsaw (address: 02-673 Warsaw, ul. Konstruktorska 12), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440687, with a book value of EUR 3,443,158;
- iii. 10,000 shares of Galaxy – Projekt Echo – 106 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440159, with a book value of EUR 5,127,802;
- iv. 1,356,100 shares of Veneda – Projekt Echo – 97 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396369, with a book value of EUR 1,478,106;
- v. 3,600,000 shares of Echo – Galeria Amber Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 434897, with a book value of EUR 1,539,568;

- vi. 400,000 shares of Vousoka Polska Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 382127, with a book value of EUR 1;
- vii. 3,264,100 shares of Galeria Olimpia – Projekt Echo – 98 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 396402, with a book value of EUR 3,124,828;
- viii. 14,839,990 shares of Galeria Sudecka – Projekt Echo – 43 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 380072, with a book value of EUR 4,924,884;
- ix. 10,000 shares of Projekt Echo Pasaż Grunwaldzki – Magellan West Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440165, with a book value of EUR 5,463,164;
- x. 10,000 shares of Projekt Echo Galeria Kielce – Projekt Echo – 109 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 440066, with a book value of EUR 5,576,248;
- 2. FORUM XXIX Fundusz Inwestycyjny Zamknięty, with its registered office in Krakow, Poland (address: Zabłocie 25/20, 30-701 Krakow), entered into the register of investment funds maintained by the District Court in Warsaw, 7<sup>th</sup> Civil Law Register Department, under no. RFI 536, made the following in-kind contribution to the capital reserve account (account 115) of:
  - (a) SPV Office - 1 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199486 – a subsidiary of FORUM XXIX FIZ:
  - i. 4,200 shares of Projekt Echo - 105 Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 449045, with a book value of EUR 1;
  - ii. 4,200 interests of Farrina Investments Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 429965, with a book value of EUR 1;
  - iii. 400,000 shares of Echo – West Gate Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 393284, with a book value of EUR 2,215,934;
  - iv. 450,000 shares of A4 Business Park – Iris Capital Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 445973, with a book value of EUR 10,232;
  - v. 7,388,000 shares of Astra Park – Projekt Echo – 69 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 421616, with a book value of EUR 2,910,018;
  - vi. 210,000 shares of Echo – Park Rozwoju Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 397368, with a book value of EUR 3,156,388;
  - (b) SPV Office - -2 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199485 – a subsidiary of FORUM XXIX FIZ:
  - i. 4,200 shares of Projekt Echo - 105 Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 449045, with a book value of EUR 1;
  - ii. 4,200 interests of Farrina Investments Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 429965, with a book value of EUR 1;
  - iii. 400,000 shares of Echo – West Gate Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 393284, with a book value of EUR 2,215,934;
  - iv. 450,000 shares of A4 Business Park – Iris Capital Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 445973, with a book value of EUR 10,232;
  - v. 7,388,000 shares of Astra Park – Projekt Echo – 69 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 421616, with a book value of EUR 2,910,018;
  - vi. 210,000 shares of Echo – Park Rozwoju Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered

office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 397368, with a book value of EUR 3,156,388;

(c) SPV Office - 3 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199484 – a subsidiary of FORUM XXIX FIZ:

i. 4,200 shares of Projekt Echo - 105 Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 449045, with a book value of EUR 1;

ii. 4,200 interests of Farrina Investments Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 429965, with a book value of EUR 1;

iii. 400,000 shares of Echo – West Gate Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 393284, with a book value of EUR 2,215,934;

iv. 450,000 shares of A4 Business Park – Iris Capital Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 445973, with a book value of EUR 10,232;

v. 7,388,000 shares of Astra Park – Projekt Echo – 69 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 421616, with a book value of EUR 2,910,018;

vi. 210,000 shares of Echo – Park Rozwoju Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 397368, with a book value of EUR 3,156,388;

(d) SPV Office - 4 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199475 – a subsidiary of FORUM XXIX FIZ:

i. 4,200 shares of Projekt Echo - 105 Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 449045, with a book value of EUR 1;

ii. 4,200 interests of Farrina Investments Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 429965, with a book value of EUR 1;

iii. 400,000 shares of Echo – West Gate Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 393284, with a book value of EUR 2,215,934;

iv. 450,000 shares of A4 Business Park – Iris Capital Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 445973, with a book value of EUR 10,232;

v. 7,388,000 shares of Astra Park – Projekt Echo – 69 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 421616, with a book value of EUR 2,910,018;

vi. 210,000 shares of Echo – Park Rozwoju Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 397368, with a book value of EUR 3,156,388;

(e) SPV Office - 5 SCSp, a special limited partnership operating under the law of Luxembourg (Société en commandite spéciale), registered address: 5, rue Guillaume Kroll, L – 1882 Luxembourg, Luxembourg, entered into Luxembourg's commercial register under no. B 199483 – a subsidiary of FORUM XXIX FIZ:

i. 4,199 shares of Projekt Echo - 105 Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 449045, with a book value of EUR 1;

ii. 4,199 interests of Farrina Investments Spółka z ograniczoną odpowiedzialnością, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 429965, with a book value of EUR 1;

iii. 400,000 shares of Echo – West Gate Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 393284, with a book value of EUR 2,215,934;

iv. 450,000 shares of A4 Business Park – Iris Capital Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 445973, with a book value of EUR 10,232;

v. 7,388,000 shares of Astra Park – Projekt Echo – 69 Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 421616, with a book value of EUR 2,910,018;

vi. 210,000 shares of Echo – Park Rozwoju Spółka z ograniczoną odpowiedzialnością - Spółka Komandytowo-Akcyjna, with its registered office in Kielce (address: 25-323 Kielce, Al. Solidarności 36), entered into the Register of Entrepreneurs of the National Court Register under no. KRS 397368, with a book value of EUR 3,156,388;

#### 6.4.2. Information on the Capital Group's developments

As of 31 March 2016, the Group's portfolio included developments in use, in progress or in preparation.

#### PORTFOLIO OF PROPERTIES IN USE

As of 31 March 2016, the Group's portfolio included 10 shopping centres and 9 office developments for lease.

#### REAL PROPERTY PORTFOLIO

CITY	LOCATION	NAME	GLA <sup>1</sup> (SQ. M)	NOI <sup>2</sup> (EUR '000,000)
Kielce	ul. Świętokrzyska	Galeria Echo	73,600	12.7
Wrocław	Plac Grunwaldzki	Pasaż Grunwaldzki	51,000	14.4
Szczecin	Al. Wyzwolenia	Galaxy	42,300	12.6
Kalisz	ul. Górnośląska	Amber	35,800	5.3
Jelenia Góra	Al. Jana Pawła II	Galeria Sudecka	31,300	3.9
Bełchatów	ul. Kolejowa	Galeria Olimpia	21,600	2.9
Szczecin	Al. Struga	Outlet Park I	16,700	3.4
Szczecin	Al. Struga	Outlet Park II	4,800	0.8
Łomża	ul. Zawadzka 38	Galeria Veneda	15,100	2.5
Bełchatów	ul. Kolejowa	Galeria Echo	11,600	0.8
Przemyśl	ul. 29 Listopada	Galeria Echo	5,800	0.4
<b>Shopping centres</b>	<b>TOTAL</b>		<b>309,600</b>	<b>59.7</b>
Poznań	ul. Baraniąka	Malta Office Park	29,000	5.3
Gdańsk	ul. Jana z Kolna	Tryton Business House	23,700	3.8
Kraków	ul. Opolska	O3 Business Campus (stage I)	19,100	3.2
Warsaw	ul. Konstruktorska	Park Rozwoju (stage I)	17,800	3.2
Warsaw	ul. Konstruktorska	Park Rozwoju (stage II)	16,000	2.7
Wrocław	ul. Lotnicza	West Gate	16,500	2.8
Szczecin	ul. Malczewskiego	Oxygen	13,900	2.6
Kielce	Al. Solidarności	Astra Park*	11,800	1.8
Katowice	ul. Francuska	A4 Business Park (stage I)	8,900	1.5
Katowice	ul. Francuska	A4 Business Park (stage II)	9,400	1.5
Warsaw	Al. Jana Pawła II	Babka Tower	6,200	1.2
<b>Office developments</b>	<b>TOTAL</b>		<b>172,300</b>	<b>29.6</b>
<b>developments for lease</b>	<b>TOTAL</b>		<b>481,900</b>	<b>89.3</b>

\* GLA does not include the area occupied by the Echo Capital Group.

According to current report no. 7/201, under a preliminary agreement, the Company sold 75% of interests to a holding company owning the companies which execute the above developments, with the exception of: Gdańsk Tryton, Kraków O3 Business Campus and Warsaw Babka Tower.

Tenants in shopping centres and shopping and entertainment centres include domestic and international retail chains and local businesses. The main tenants of shopping space include:

- hypermarkets: Auchan, Tesco and Carrefour,
- specialist retail chains: Empik, RTV Euro AGD and Saturn,
- fashion chains: C&A, H&M, Zara, Reserved and TK Maxx,
- culture and entertainment retail chains: Helios and Multikino,
- health and beauty retail chains: Douglas, Rossmann, Sephora, Super-Pharm and Hebe.

Office space is leased to multinationals as well as domestic and local businesses. The main tenants of office space include: IBM Global Services Delivery Centre, Nokia Solutions Networks, Grant Thornton Frąckowiak, PKP Cargo, Orlen Oil Sp. z o.o., Roche Polska, Ikea Shared Services, McKinsey Emea Shared Services, Nordea Bank Polska, ING Usługi Finansowe S.A., BRIGHTONE SP.Z O.O., PKO Bank Polska, Medicover, Altkom Investments, Mentor Graphics Polska, Kennametal Polska, Samsung Electronics Polska, Ericsson, Provident Polska and Schneider Electric Polska.

<sup>1</sup> GLA – Gross Leasable Area, including storage and common areas

<sup>2</sup> NOI – Net Operating Income, accounting for full lease

## DEVELOPMENTS IN PROGRESS AND PREPARATION

The Management Board closely monitors the situation on the real property market and decides to implement specific projects based on the assessment of the present market situation. All project implementation deadlines are flexible and reasonably adjusted to the actual situation.

## DEVELOPMENTS IN PREPARATION IN THE SHOPPING CENTRE SEGMENT

DEVELOPMENT	GLA (SQ. M)	NOI (EUR '000,000)	COMMENCEMENT	COMPLETION
Szczecin, Galaxy (expansion)*	15,100	3.3	H1 2016	H2 2017
Szczecin, Outlet Park (Fitness & Medical Centre)*	3,200	0.4	H1 2016	H2 2016
<b>under construction</b>	<b>18,300</b>	<b>3.7</b>		
Katowice, Libero	44,700	9.0	H2 2016	H1 2018
Szczecin, Outlet Park (stage III)*	3,800	0.6	H2 2016	H2 2017
<b>developments in preparation</b>	<b>48,500</b>	<b>9.6</b>		
<b>TOTAL SHOPPING CENTRES</b>	<b>66,800</b>	<b>13.3</b>		

\* The developments are a part of a stake sold to Echo Prime Properties B.V.

## DEVELOPMENTS IN PROGRESS AND PREPARATION IN THE OFFICE SEGMENT

DEVELOPMENT	GLA (SQ. M)	NOI (EUR '000,000)	COMMENCEMENT	COMPLETION
Warsaw, Q22	52,500	14.0	H2 2013	H1 2016
Wrocław, Nobilis	16,900	2.9	H2 2014	H2 2016
Katowice, A4 Business Park (stage III)	12,000	2.0	H1 2015	H2 2016
Łódź, Symetris (stage I)	9,400	1.6	H1 2015	H1 2016
Łódź, Symetris (stage II)	9,500	1.6	H1 2016	H2 2017
Krakow, Opolska (stage II)	19,100	3.2	H1 2016	H1 2017
<b>UNDER CONSTRUCTION</b>	<b>119,400</b>	<b>25.3</b>		
Krakow, Opolska (stage III)	19,100	3.2	H1 2017	H2 2018
Wrocław, Sagittarius	24,900	4.4	H1 2016	H2 2017
Wrocław, West Gate (stage II)*	13,900	2.4	H2 2016	H2 2017
Warsaw, Beethovena (stage I)	18,000	3.1	H2 2016	H1 2018
<b>DEVELOPMENTS IN PREPARATION</b>	<b>75,900</b>	<b>13.1</b>		
<b>TOTAL OFFICE DEVELOPMENTS</b>	<b>195,300</b>	<b>38.4</b>		

\* Plot of land purchased in Q1 2016

## DEVELOPMENTS IN PROGRESS AND PREPARATION IN THE SEGMENT OF APARTMENTS FOR SALE

DEVELOPMENT	Usable and residential area (SQ. M)	REVENUE ('000,000)	COMMENCEMENT	COMPLETION
Krakow, Park Avenue Apartments	5,600	81.0	H2 2014	H1 2016
Krakow, Kościuszki Apartments	5,300	62.8	H2 2015	H2 2017
Krakow, Dom pod Wilgą (stage I)	6,500	51.9	H2 2015	H1 2017
Łódź, Osiedle Jarzębinowe (stage III)	6,500	31.8	H2 2015	H2 2017
Poznań, Osiedle Jaśminowe (stage II)	4,600	25.1	H1 2015	H1 2017
Poznań, Sowińskiego (stage I)	7,100	49.7	H1 2014	H1 2016
Poznań, Sowińskiego (stages II-III)	7,700	55.5	H1 2015	H1 2017
Poznań, Jackowskiego	8,100	52.4	H2 2015	H1 2017
Poznań, Pod Klonami, row houses (stage III)	1,900	8.9	H2 2015	H1 2017
Warsaw, Nowy Mokotów (stage II)	11,900	97.9	H1 2014	H1 2016
Warsaw, Nowy Mokotów (stage III)	16,200	133.4	H2 2015	H2 2017
Wrocław, Grota Roweckiego (stage II)	8,000	44.1	H2 2015	H2 2017
<b>DEVELOPMENTS IN PROGRESS</b>	<b>89,400</b>	<b>694.5</b>		
Krakow, Dom pod Wilgą (stage II)	8,800	70.3	H2 2016	H1 2018
Krakow, Dom pod Wilgą (stage III)	4,600	38.7	H1 2018	H2 2019
Krakow, Rakowicka	7,200	62.3	H2 2016	H1 2018
Krakow, Rydla	7,700	58.2	H1 2017	H2 2018
Łódź, Osiedle Jarzębinowe (stage IV)	4,300	21.2	H1 2016	H1 2018
Łódź, Osiedle Jarzębinowe (stage V)	8,600	42.3	H2 2016	H2 2018
Łódź, Wodna (stage I)	5,300	26.7	H2 2016	H2 2018
Łódź, Wodna (stage II)	8,400	43.3	H2 2016	H2 2018
Poznań, Osiedle Jaśminowe (stage III)	4,200	23.1	H2 2016	H1 2018
Poznań, Osiedle Jaśminowe (stage IV)	5,100	27.7	H1 2018	H2 2019
Poznań, Sowińskiego (stage IV)	5,100	35.1	H1 2017	H1 2019
Poznań, 17 MW (stage I)	8,100	45.7	H2 2016	H2 2019
Poznań, 17 MW (stage II)	4,600	25.4	H2 2017	H1 2019
Poznań, 17 MW (stage III)	5,500	30.9	H2 2018	H1 2020
Warsaw, Princess	5,000	51.5	H2 2016	H1 2018
Warsaw, Nowy Mokotów (stage IV)	3,200	27.9	H1 2016	H1 2018
Wrocław, Gdańska	4,000	29.4	H1 2017	H2 2018
Wrocław, Kępa Mieszczańska (stage I)	6,400	39.5	H1 2017	H2 2018
Wrocław, Kępa Mieszczańska (stage II)	4,300	26.6	H1 2017	H1 2019
<b>DEVELOPMENTS IN PREPARATION</b>	<b>110,400</b>	<b>725.8</b>		
<b>TOTAL RESIDENTIAL DEVELOPMENTS</b>	<b>199,800</b>	<b>1,420.3</b>		

## PLOTS FOR SALE

DEVELOPMENT	PLOT AREA (SQ. M)	REVENUE ('000,000)	COMMENCEMENT	COMPLETION
Kielce, Występa	134 500	15.5	H1 2017	H2 2017
Warsaw, Rezydencje Leśne	52 900	26.5	H1 2011	H2 2012
<b>TOTAL LAND</b>	<b>187 400</b>	<b>42.0</b>		

In Q1 2016, the Company signed 145 preliminary agreements on the sale of apartments (without transferring the ownership title to the buyer) and 46 final agreements (transferring the ownership title to the buyer).

## INVESTMENT LAND – DEVELOPMENTS IN THE DESIGN PHASE

DEVELOPMENT	PLOT AREA (SQ. M)	COMMENTARY
Lublin, Poligonowa	1,060,000	sold in Q2 2016
Poznań, Pamiątkowo	870,000	
Poznań, Naramowice	350,000	
Budapest Mundo (Hungary)	67,700	land for sale
Ślupsk	65,700	land for sale
Poznań, Hetmańska	65,300	
Brasov Korona (Romania)	49,700	land for sale
Warsaw, Grzybowska, Brewery	43,700	
Kiev, Dehtiarivska	43,300	
Koszalin	39,300	land for sale
Warsaw, Taśmowa	30,800	
Warsaw, Beethovena	28,900	
Katowice, Jankego	26,200	
Szczecin, Struga	25,800	
Wrocław, Rychalska	22,300	
Krakow, Focha, Cracovia	17,400	
Łódź, Okopowa	12,500	
Warsaw, Woronicza, Park Rozwoju III	9,500	
Zabrze	8,100	
Wrocław, Na Ostatnim Groszu	6,900	
Kielce, Zagnańska	6,900	
Radom	6,300	
Lublin	4,700	
Częstochowa	4,400	
<b>TOTAL INVESTMENT LAND</b>	<b>2,865,400</b>	

## 6.5. Factors and events, especially unusual events, with a significant impact on the generated financial results

## 1. Factors affecting the Capital Group's financial results in Q1 2016:

- posting of revenues from the concluded final agreements for the sale of residential properties:
  - in Krakow: Bronowicka 42, ul. Bronowicka, Hortus Apartments, ul. Korzeniowskiego
  - in Łódź: Osiedle Jarzębinowe in ul. Okopowa
  - in Poznań: Os. Jaśminowe in ul. Karpia, Pod Klonami in ul. Rubież, Kasztanowa Aleja in ul. Wojskowa
  - in Warsaw: Klimt House in ul. Kazimierzowska, Nowy Mokotów in ul. Konstruktorska, Zeusa district in Bemowo
  - in Wrocław: Grota 111, ul. Grota-Roweckiego
- posting of revenues from the concluded final agreements for the sale of plots with house designs:
  - in Dyminy near Kielce (Osiedle Południowe)
- regular revenue generated from the lease of space in offices and shopping centres
- quarterly revaluation of the fair value of property owned by the Group:
  - in use, including:
    - changing exchange rates
    - expenditures incurred on developments
    - initial measurements of developments commissioned to use, using the income method, or developments under construction, using the DCF method:
  - office buildings: O3 Business Campus stage I, Tryton Business House, Q22,
- cost of sales, and general and administrative expenses
- measurement of liabilities due to bonds and borrowings at amortised cost
- measurement of loans and cash due to changing foreign exchange rates

- measurement and settlement of FX and interest rate hedging financial instruments
- interest on deposits and borrowings granted
- interest and commissions on loans, bonds and borrowings.

Unusual events affecting the Company's financial result in Q1 2016:

- the first dividend payout in the Company's history (PLN 0.72 per share). 2. Exchange rate hedging transactions

Exchange rate hedging transactions are concluded as part of the hedging policy in order to ensure future cash flow levels on translating tranches of loans in EUR and one-off material investment cash flows (e.g. from the sale of investment projects).

The weighted average settlement price (strike) for the remaining open forward transactions is EUR/PLN 4.2732. MATURITIES OF OPEN HEDGING TRANSACTIONS AS OF 31 MARCH 2016:

		HEDGE VALUE		MATURITY AT NOMINAL VALUE (EUR '000,000)		
		CARRYING VALUE (PLN '000,000)	NOMINAL VALUE (EUR '000,000)	Q2 2016	Q3 2016	Q4 2016
Options	EUR/PLN	0.9	100.0	-	-	100.0
Forward	EUR/PLN	(0.01)	9.8	9.8	-	-

## 6.6. Information on the Capital Group's segments

The Capital Group generates revenue from the lease of its commercial space, sale of apartments, constructing of facilities and providing property management services. Structure of the generated revenue:

STRUCTURE OF OPERATING REVENUES AND EXPENSES IN Q1 2016:

ITEM	REVENUES (PLN '000,000)	% SHARE	EXPENSES (PLN '000,000)	% SHARE
Shopping centres, and shopping and entertainment centres	90	63%	29	43%
Residential areas	23	16%	20	29%
Office facilities	28	20%	17	25%
Not classified	2	1%	2	3%
<b>Total operating result</b>	<b>143</b>	<b>100%</b>	<b>68</b>	<b>100%</b>

## 6.7. Explanations concerning the seasonal and cyclical nature of the Capital Group's activity in the presented period

The Capital Group's activity covers several segments of the real property market. The asset portfolio held for lease largely ensures comparable revenues in every quarter. The sale of housing developments depends on the commissioned residential buildings and revenue on these operations is generated in every quarter but it varies in terms of stability. By contrast, revenue from general investment contractor services and trade in property may be irregular. The Management Board cannot exclude other one-time events which may influence results generated in a given period.

## 6.8. Information about the issue, redemption and repayment of debt securities and equity securities

In addition to own funds, borrowings and loans, current activities of the Capital Group are also funded through the issue of debt financial instruments.

On 15 April 2004, Echo Investment S.A. and mBank S.A. signed an agency agreement and a dealership agreement on an issue programme for short-term, mid-term and long-term bonds denominated in the Polish zloty, with a maximum nominal value of the programme of PLN 1 billion. Based on those agreements, mBank S.A. undertook to organise and ensure comprehensive issue of the Company's bonds as part of the Bonds Issue Programme. Those agreements and the addenda thereto were concluded for indefinite time and they provide for multiple non-public issues of the bonds by the Company. The maximum total nominal value of all bonds that may be issued is PLN 1 billion. The bonds under the Bonds Issue Programme are issued as unsecured bearer securities. The interest rate on the bonds may be fixed or variable.



The final issue terms and conditions are determined before the issue, during the Bonds Issue Programme.

The cash obtained from the bond issue will supplement currently held loan facilities and will allow the Company to finance the planned investments and to develop its operations on the real property market.

As of 31 March 2016, the Issue Programme allowed for the issue of bonds with a total maximum nominal value of PLN 1 billion.

On 11 February 2016, Echo Investment S.A. redeemed bonds in the total amount of PLN 125 million.

Presented in the table below are Echo Investment S.A.'s liabilities due to the issued bonds as of the date of the report:

#### LIABILITIES DUE TO BONDS ISSUED AS OF 31 MARCH 2016 (PLN '000)

BANK	QUOTATION NUMBER AT BONDSPOT	INSTRUMENT TYPE	AMOUNT USED (PLN '000)	MATURITY	INTEREST RATE TERMS
mBank S.A./KDPW	(ISIN : PLECHPS00118)	Bonds	200 000	28.04.2017	WIBOR6M + margin
mBank S.A./KDPW	(ISIN : PLECHPS00191)	Bonds	230 000	23.04.2018	WIBOR6M + margin
mBank S.A./KDPW	(ISIN : PLECHPS00126)	Bonds	80 000	19.06.2018	WIBOR6M + margin
mBank S.A./KDPW	(ISIN : PLECHPS00134)	Bonds	100 000	19.02.2019	WIBOR6M + margin
mBank S.A./KDPW	(ISIN : PLECHPS00159)	Bonds	70 500	15.05.2019	WIBOR6M + margin
<b>Non-public bonds</b>			<b>680 500</b>		
Series A issue	(ISIN : PLECHPS00142)	Bonds	50 000	26.06.2016	WIBOR6M + margin
Series B issue	(ISIN : PLECHPS00167)	Bonds	25 000	02.07.2016	WIBOR6M + margin
Series C issue	(ISIN : PLECHPS00175)	Bonds	75 000	04.03.2018	WIBOR6M + margin
Series D issue	(ISIN : PLECHPS00183)	Bonds	50 000	20.04.2018	WIBOR6M + margin
<b>Public bonds</b>			<b>200 000</b>		
<b>TOTAL</b>			<b>880 500</b>		

## 6.9. Information on paid (or declared) dividend

### Resolution by the Issuer's Management Board on the contingent payout of an interim dividend

RESOLUTION by the Management Board of Echo Investment S.A. on the contingent payout of an interim dividend for FY 2015

§ 1 Pursuant to Article 349 § 1 of the Commercial Companies Code and § 16 section 3 of the Company's Statute, considering that the approved separate financial statements of the Company for 2014 show a net profit of PLN 26,153,000, the Management Board of Echo Investment S.A. has decided to pay to the Company's shareholders an interim dividend for FY 2015 (hereinafter referred to as the Interim Dividend) according to the following terms:

1. The total amount for the payout of the Interim Dividend shall be PLN 590,147,532.26 (hereinafter referred to as the Total Interim Dividend). The Total Interim Dividend does not exceed one half of the Company's profit generated from the end of the previous financial year, as disclosed in the financial statements as of 30 September 2015, and covering the period 01.01.2015-30.09.2015, audited by the statutory auditor Ernst&Young Audyt Polska Sp. z o.o. Sp.k., with its registered office in Warsaw, plus supplementary capital created for the payout of an outstanding dividend or interim dividend, according to Resolution no. 4 of the Company's Extraordinary General Meeting of 21 December 2015, and less uncovered losses and equity shares.

2. Number of shares covered by the payout of the Interim Dividend as of the date of the Resolution: 412,690,582.

3. The Interim Dividend shall be paid in two instalments:

4.

a) the first instalment in the amount of PLN 0.72 per share, in the total amount of PLN 297,137,219.04: on 10 February 2016 (1<sup>st</sup> Instalment of the Interim Dividend),

b) the second instalment in the amount of PLN 0.71 per share, in the total amount of PLN 293,010,313.22: by 30 December 2016 (2<sup>nd</sup> Instalment of the Interim Dividend).

If the dividend for 2015 is higher than the Total Interim Dividend, the 2<sup>nd</sup> Instalment of the Interim Dividend shall be paid on the payout date of the amount which forms the difference between the dividend for 2015 and the Total Interim Dividend.

4. The entitlement to the Interim Dividend shall rest with shareholders holding the Company's shares on 3 February 2016, i.e. 7 days before the payout of the 1<sup>st</sup> Instalment of the Interim Dividend.

§ 2 The Interim Dividend shall be paid on the condition that it is approved by the Supervisory Board.

§ 3 The Resolution becomes effective on the date of its adoption.

## 6.10. Events after the day of drawing up these quarterly financial statements which have not been recognised in the statements and which have a potentially significant effect on the Capital Group's future financial results

### Resolution by the Issuer's Management Board on the payout of the 2<sup>nd</sup> instalment of an interim dividend

The Management Board of Echo Investment S.A., with its registered office in Kielce (the Company), acting pursuant to § 2 section 1, in connection with § 1 section 3 letter (b) of the Resolution of the Company's Supervisory Board dated 13 January 2016, has decided to pay the

2<sup>nd</sup> instalment of the interim dividend for FY 2015 in the amount of PLN 293,010,313.22 on 22 April 2016.

## 6.11. Information on changes in contingent liabilities or contingent assets after the end of the last financial year

### 6.11.1. Surety agreements

#### CAPITAL GROUP'S SURETY AGREEMENTS IN FORCE AS OF 31 MARCH 2016 (PLN '000)

SURETY TO	VALUE	VALIDITY	DESCRIPTION
BANK POLSKA KASA OPIEKI S.A.	222 680	shall remain in force until the fulfilment of conditions specified in the surety agreement but for a period not exceeding 31.12.2025	Surety of Echo Investment S.A. securing the obligations of Galeria Sudecka - Projekt Echo - 43 spółka z ograniczoną odpowiedzialnością SKA under the loan agreement concluded on 19.12.2013, the master agreement of 19.04.2011 and agreement no. 2013/127/DDF of 17.09.2013. A portion of the surety was granted in EUR.

See also item 6.19 of this Report.

### 6.11.2. Guarantee agreements

#### GUARANTEES IN FORCE AS OF 31 MARCH 2016 (PLN '000)

GUARANTOR	VALUE (PLN '000)	VALIDITY	DESCRIPTION
PKO BP S.A.	2,155	until 17.05.2016	Security for the repair of defects and faults to Orbis S.A. under the General Contractor Agreement dated 4 September 2008
Echo Investment S.A.	21,342	until 02.07.2020	Security for the ill-performance of the final agreement for the sale of the office facility Aquarius Business House in Wrocław, stage I. The guarantee was issued in EUR.
Echo Investment S.A.	27,339	shall remain in force until the project's completion but for a period not exceeding 31 March 2016	Security for exceeded costs and debt service liabilities, and construction management support during the implementation of the development Park Rozwoju in Warsaw, stage I, for Bank Zachodni WBK S.A.
Echo Investment S.A.	38,416	until 30.07.2021	Security for the ill-performance of the final agreement for the sale of the office facility Aquarius Business House in Wrocław, stage II. The guarantee was issued in EUR.
Echo Investment S.A.	13,148	shall remain in force until the Conversion Date but for a period not exceeding 31 December 2025	Security for exceeding the development costs of the expansion of the shopping and entertainment centre Galeria Sudecka in Jelenia Góra and for covering the shortage of own funds for the benefit of Bank Polska Kasa Opieki S.A.
Bank PeKaO S.A.	3,600	until 30.06.2016	Security for the payment of amounts due to the failure to observe the completion deadline for the subject of the understanding concluded on 24 August 2012, for Jelenia Góra Gmina. The guarantee was issued to replace the guarantee referred to in the item above.
PKO BP S.A.	1,230	until 27.12.2017	Security for the payment of due amounts as a result of a failure to observe the terms of the understanding concluded on 26 November 2012 for the City Gmina of Szczecin.
Echo Investment S.A.	256,104	until the Conversion Date but not beyond 06.02.2018	Security for exceeded costs, coverage for the lack of own funds, debt service liabilities and hedging agreements, and support in organising the construction process during implementation of the Q22 office development in Warsaw for Bank Zachodni WBK S.A. and PKO BP S.A.
Echo Investment S.A.	34,974	12 months from the completion of construction	Security for exceeding the implementation costs of the office development Tryton Business House in Gdańsk for HSBC BANK PLC.
Echo Investment S.A.	27,106	12 months from the completion of construction	Security for exceeding the implementation costs of the office development Opolska Business Park, stage I, in Krakow for HSBC BANK plc.
Projekt Echo Galeria Kielce - Magellan West spółka z ograniczoną odpowiedzialnością -SKA	160,663	until the repayment of all amounts due under the loan agreement	Security for a failure to meet the financial obligations under the loan agreement concluded on 22 December 2014 by Projekt Echo – 102 Sp. z o.o. to HSBC Bank plc. A portion of the guarantee was issued in EUR.
Projekt Echo Galeria Kielce - Magellan West spółka z ograniczoną odpowiedzialnością -SKA	130,784	until the repayment of all amounts due under the loan agreement	Security for a failure to meet the financial obligations under the loan agreement concluded on 22 December 2014 by Echo-Opolska Business Park Spółka z ograniczoną odpowiedzialnością SKA to HSBC Bank plc. A portion of the guarantee was issued in EUR.
PZU S.A.	24,600	until 26.02.2017	Security for the non-performance of the agreement concluded on 22 June 2015 by Echo Investment S.A. for FTF Columbus S.A.
PZU S.A.	180,000	until 26.02.2017	Security for the non-performance of agreements concluded on 27 January 2016 by Echo Investment S.A. for FTF Columbus S.A.

GUARANTOR	VALUE (PLN '000)	VALIDITY	DESCRIPTION
BGŻ BNP Paribas S.A.	886	until 30.09.2019	Security for the non-performance of payment obligations on account of the real property tax to Gmina Katowice, pursuant to the decision of 12 May 2015
BGŻ BNP Paribas S.A.	2,104	until 31.08.2020	Security for the non-performance of payment obligations on account of the real property tax to Gmina Katowice, pursuant to the decision of 24 August 2015

On 30 January 2016, the guarantee issued by Echo Investment S.A. to BGŻ BNP Paribas S.A. as a security for exceeding the execution costs of the office development West Gate in Wrocław by the Borrower, Echo - West Gate Spółka z ograniczoną odpowiedzialnością – spółka komandytowa (formerly: Echo - West Gate Spółka z ograniczoną odpowiedzialnością SKA), the Issuer's subsidiary, expired. The guarantee amounts to PLN 11,200,000.00.

On 31 January 2016, the guarantee issued by Echo Investment to BGŻ BNP Paribas S.A. to secure the exceeding of the execution costs of A4 Business Park, stage II, in Katowice by the Borrower, A4 - Business Park - Iris Capital Spółka z ograniczoną odpowiedzialnością - Spółka komandytowa (formerly: A4 Business Park – Iris Capital Spółka z ograniczoną odpowiedzialnością – SKA), the Issuer's subsidiary, expired. The guarantee amounts to EUR 2,943,345.80.

On 26 February 2016, the guarantee issued by Powszechny Zakład Ubezpieczeń S.A. to FTF Columbus S.A., as a security for the ill-performance of the agreement of 22 June 2015 by Echo Investment S.A., expired. The guarantee amounts to PLN 180,000,000.00.

On 26 February 2016, Powszechny Zakład Ubezpieczeń S.A., at the request of Echo Investment S.A., issued a guarantee to FTF Columbus S.A. to secure the ill-performance of the agreements dated 27 January 2016 by Projekt Echo – 70 sp. z o.o. (the Issuer's subsidiary). The guarantee amounts to PLN 180,000,000.00. The Guarantee is valid until 26 February 2017.

On 26 February 2016, an addendum was concluded to the guarantee issued on 6 July 2015 by Powszechny Zakład Ubezpieczeń S.A. to FTF Columbus S.A. as a security for the ill-performance of the agreement of 22 June 2015 by Echo Investment S.A. The guarantee amount was amended to PLN 24,600,000.00 and the validity was amended to 26 February 2017.

On 31 March 2016, the guarantee issued by Echo Investment S.A. to Bank Zachodni WBK S.A. to secure the exceeding of costs, liabilities due to debt service and support in organising the execution of the development Park Rozwoju, stage I, in Warsaw by the Borrower, Echo – Park Rozwoju Spółka z ograniczoną odpowiedzialnością Spółka komandytowa (formerly: Echo - Park Rozwoju spółka z ograniczoną odpowiedzialnością – spółka komandytowo – akcyjna), the Issuer's subsidiary, expired. The guarantee amounts to EUR 6,405,000.00.

#### 6.12. Composition of the Echo Investment Capital Group

Echo Investment S.A. has the key role in the Group's structure; it supervises, co-implements and ensures funding for property developments. The companies which form the Group have been established or purchased in order to perform specific investment tasks and do not conduct any business activities other than those which follow from the process of implementing a particular project and which are related to providing lease services regarding assets linked to completed projects or other services.

As of 31 March 2016, the Capital Group was composed of 181 fully consolidated subsidiaries. SUBSIDIARIES:

No.	COMPANY	REGISTERED OFFICE	% SHARE IN THE SHARE CAPITAL	PARENT COMPANY
1	53 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
2	Astra Park - Projekt Echo - 69 Sp. z o.o. S.k.a.	Kielce	100%	XXIX FIZ Forum (indirectly)
3	Avatar- Projekt Echo - 119 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
4	A4 Business Park - Iris Capital Sp. z o.o. - S.k.a.	Kielce	100%	XXIX FIZ Forum (indirectly)
5	Babka Tower - Projekt Echo - 93 Sp. z o.o. S.k.a.	Kielce	100%	SPV Development SCSp
6	Barconsel Holdings Ltd	Nicosia	100%	Echo-SPV7 Sp. z o.o.
7	Bełchatów- Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
8	Budivelnuy Soyuz Monolit LLC	Kiev	100%	Yevrobudgarant LLC
9	Camas Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
10	Camas Investments Sp. z o.o. Sp. kom.	Warsaw	100%	Echo Investment S.A.
11	Cornwall Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
12	Cornwall Investments Sp. z o.o. Sp. kom.	Warsaw	100%	Echo Investment S.A.
13	Dellia Investments S.A.	Kielce	100%	SPV Development SCSp
14	Doxent Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
15	Duże Naramowice - Projekt Echo - 111 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
16	Echo - Arena Sp. z o.o.	Kielce	100%	Echo Investment S.A.
17	Echo - Aurus Sp. z o.o.	Kielce	100%	Echo Investment S.A.
18	Echo - Babka Tower Sp. z o.o.	Kielce	100%	Echo Investment S.A.
19	Echo - Babka Tower Sp. z o.o. - S.k.a.	Kielce	100%	SPV Development SCSp
20	Echo - Browary Warszawskie Sp. z o.o.	Kielce	100%	Echo Investment S.A.
21	Echo - Browary Warszawskie Sp. z o.o. Sp. k.	Kielce	100%	Echo Investment S.A.
22	Echo - Centrum Przemysł - Projekt Echo - 118 Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
23	Echo - Galaxy Sp. z o.o.	Kielce	100%	Echo Investment S.A.
24	Echo - Galaxy Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
25	Echo - Galeria Amber Sp. z o.o.	Kielce	100%	Echo Investment S.A.
26	Echo - Galeria Amber Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
27	Echo - Galeria Lublin Sp. z o.o.	Kielce	100%	SPV Development SCSp
28	Echo Innovations - Projekt Echo - 99 Sp. z o.o. Sp. K.	Kielce	100%	Echo Investment S.A.
29	Echo - Kasztanowa Aleja Sp. z o.o.	Kielce	100%	Echo Investment S.A.
30	Echo - Kasztanowa Aleja Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
31	Echo - Klimt House Sp. z o.o.	Kielce	100%	Echo Investment S.A.
32	Echo - Klimt House Sp. z o.o. Sp. z kom.	Kielce	100%	Echo Investment S.A.
33	Echo - Nowy Mokotów Sp. z o.o.	Kielce	100%	Echo Investment S.A.
34	Echo - Nowy Mokotów Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
35	Echo - Opolska Business Park Sp. z o.o.	Kielce	100%	Echo Investment S.A.

No.	COMPANY	REGISTERED OFFICE	% SHARE IN THE SHARE CAPITAL	PARENT COMPANY
36	Echo – Opolska Business Park Sp. z o.o. S.k.a.	Kielce	100%	SPV Development SCSp
37	Echo - Park Rozwoju Sp. z o. o.	Kielce	100%	Echo Investment S.A.
38	Echo - Park Rozwoju Sp. z o.o. - S.k.a.	Kielce	100%	XXIX FIZ Forum (indirectly)
39	Echo - Pod Klonami Sp. z o.o.	Kielce	100%	Echo Investment S.A.
40	Echo - Pod Klonami Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
41	Echo Prime Properties B.V.	Amsterdam	100%	Echo Investment S.A.
42	Echo - Project - Management Ingatlanhasznosito Kft.	Budapest	100%	Echo Investment S.A.
43	Echo - Property Poznań 1 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
44	Echo-SPV7 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
45	Echo - West Gate Sp. z o. o.	Kielce	100%	Echo Investment S.A.
46	Echo - West Gate Sp. z o.o. S.k.a.	Kielce	100%	XXIX FIZ Forum (indirectly)
47	Echo Investment ACC - Grupa Echo Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
48	Echo Investment Facility Management - Grupa Echo Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
49	"Echo Investment Hungary Ingatlanhasznosito" Kft.	Budapest	100%	Echo Investment S.A.
50	Echo Investment Project 1 S.R.L.	Brasov	100%	Echo - Aurus Sp. z o.o.
51	Echo Investment Project Management S.R.L.	Brasov	100%	Echo Investment S.A.
52	Echo Investment Property Management - Grupa Echo Sp. z o. o. Sp. kom.	Kielce	100%	Echo Investment S.A.
53	Echo Investment Ukraine LLC	Kiev	100%	Echo Investment S.A.
54	EBR Global Services Sp. z o.o.	Kielce	100%	Echo Investment S.A.
55	Elissea Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
56	Elmira Investments Sp. z o. o.	Kielce	100%	Echo Investment S.A.
57	EI Project Cypr - 1 Ltd	Nicosia	100%	Echo Investment S.A.
58	EI Option S.A.	Krakow	100%	Echo Investment S.A.
59	Farrina Investments Sp. z o. o.	Kielce	100%	XXIX FIZ Forum (indirectly)
60	Fianar Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
61	Galaxy - Projekt Echo - 106 Sp. z o. o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
62	Galeria Katowice - Projekt Echo 120 Sp. z o.o. S.k.a.	Kielce	100%	SPV Development SCSp
63	Galeria Nova- Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
64	Galeria Olimpia - Projekt Echo-98 Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
65	Galeria Sudecka - Projekt Echo-43 Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
66	Galeria Tarnów - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
67	Gosford Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
68	GP Development sarl	Luxemburg	100%	Barconsel Holdings Ltd
69	GP Office Sarl	Luxemburg	100%	Echo Prime Properties B.V.
70	GP Retail Sarl	Luxemburg	100%	Echo Prime Properties B.V.
71	Grupa Echo Sp. z o.o.	Kielce	100%	Echo Investment S.A.

No.	COMPANY	REGISTERED OFFICE	% SHARE IN THE SHARE CAPITAL	PARENT COMPANY
72	Iris Capital Sp. z o. o.	Kielce	100%	Echo Investment S.A.
73	Kielce - Projekt Echo 129 Sp. z o. o. S.k.a.	Kielce	100%	60 FIZ Forum
74	Malta Office Park - Projekt Echo - 96 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
75	Magellan West Sp. z o. o.	Kielce	100%	Echo Investment S.A.
76	Mena Investments Sp. z o. o.	Kielce	100%	Echo Investment S.A.
77	Metropolis - Projekt Echo 121 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
78	Minster Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
79	Minster Investments Sp. z o.o. Sp. kom.	Warsaw	100%	Echo Investment S.A.
80	Oxygen- Projekt Echo-95 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
81	Pamiętkowo Sp. z o.o.	Kielce	100%	Echo Investment S.A.
82	Park Postępu - Projekt Echo - 130 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
83	PHS - Projekt CS Sp. z o.o. S.k.a.	Warsaw	100%	SPV Development SCSp
84	PPR - Projekt Echo - 77 Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
85	Princess Investment Sp. z o.o.	Kielce	100%	Echo Investment S.A.
86	Projekt Beethovena - Projekt Echo - 122 Sp. z o.o. S.k.a.	Kielce	100%	SPV Development SCSp
87	Projekt CS Sp. z o.o.	Kielce	100%	Echo Investment S.A.
88	Projekt Echo - 43 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
89	Projekt Echo - 69 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
90	Projekt Echo - 70 Sp. z o.o.	Kielce	100%	SPV Development SCSp
91	Projekt Echo - 77 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
92	Projekt Echo - 93 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
93	Projekt Echo - 95 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
94	Projekt Echo - 96 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
95	Projekt Echo - 97 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
96	Projekt Echo - 98 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
97	Projekt Echo - 99 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
98	Projekt Echo - 101 Sp. z o.o.	Kielce	100%	SPV Development SCSp
99	Projekt Echo - 102 Sp. z o.o.	Kielce	100%	SPV Development SCSp
100	Projekt Echo - 103 Sp. z o.o.	Warsaw	100%	XXXIV FIZ Forum (indirectly)
101	Projekt Echo - 104 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
102	Projekt Echo - 105 Sp. z o.o.	Kielce	100%	XXIX FIZ Forum (indirectly)
103	Projekt Echo - 106 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
104	Projekt Echo - 107 Sp. z o.o.	Kielce	100%	SPV Development SCSp
105	Projekt Echo - 108 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
106	Projekt Echo - 109 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
107	Projekt Echo -111 Sp. z o.o.	Kielce	100%	Echo Investment S.A.

No.	COMPANY	REGISTERED OFFICE	% SHARE IN THE SHARE CAPITAL	PARENT COMPANY
108	Projekt Echo - 112 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
109	Projekt Echo - 113 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
110	Projekt Echo - 114 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
111	Projekt Echo - 115 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
112	Projekt Echo - 116 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
113	Projekt Echo - 117 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
114	Projekt Echo - 118 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
115	Projekt Echo - 119 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
116	Projekt Echo - 120 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
117	Projekt Echo - 121 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
118	Projekt Echo - 122 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
119	Projekt Echo - 123 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
120	Projekt Echo - 124 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
121	Projekt Echo - 125 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
122	Projekt Echo - 126 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
123	Projekt Echo - 127 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
124	Projekt Echo - 128 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
125	Projekt Echo - 129 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
126	Projekt Echo - 130 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
127	Projekt Echo - 131 Sp. z o.o.	Pamiętkowo	100%	Echo Investment S.A.
128	Projekt Echo - 132 Sp. z o.o.	Pamiętkowo	100%	Echo Investment S.A.
129	Projekt Echo - 135 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
130	Projekt Echo - 136 Sp. z o.o.	Kielce	100%	Echo Investment S.A.
131	Projekt Echo - 137 Sp. z o.o.	Pamiętkowo	100%	Echo Investment S.A.
132	Projekt - 132 - Grupa Echo Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
133	Projekt - 133 - Grupa Echo Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
134	Projekt - 134 - Grupa Echo Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
135	Projekt Echo - 135 Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
136	Projekt Echo - 136 Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
137	Projekt - 137 - Grupa Echo Sp. z o.o. Sp. kom.	Kielce	100%	Echo Investment S.A.
138	Projekt Echo Galeria Kielce - Projekt Echo - 109 Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
139	Projekt Echo Pasaż Grunwaldzki - Magellan West Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
140	Projekt Naramowice - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
141	Projekt - Pamiętkowo Sp. z o.o.	Kielce	100%	Echo Investment S.A.
142	Projekt Saska Sp. z o.o.	Kielce	95%	Echo Investment S.A.
143	Projekt 1 - Grupa Echo Sp. z o.o. - S.k.a.	Kielce	100%	60 FIZ Forum

No.	COMPANY	REGISTERED OFFICE	% SHARE IN THE SHARE CAPITAL	PARENT COMPANY
144	Projekt 4 - Projekt Echo 116 Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
145	Projekt 5 - Grupa Echo Sp. z o.o. S.k.a.	Szczecin	100%	60 FIZ Forum
146	Projekt 11 - Projekt Echo - 131 Sp. z o.o. S.k.a.	Kielce	100%	SPV Development SCSp
147	Projekt 12 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
148	Projekt 13 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
149	Projekt 14 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	60 FIZ Forum
150	Projekt 15 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
151	Projekt 16 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
152	Projekt 17 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
153	Projekt 18 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
154	Projekt 19 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
155	Projekt 20 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
156	Projekt 21 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
157	Projekt 22 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
158	Projekt K-6 - Grupa Echo Sp. z o.o. S.k.a.	Kielce	100%	Echo Investment S.A.
159	Pure Systems Sp. z o.o.	Krakow	100%	Echo Investment S.A.
160	Selmer Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
161	Selmer Investments Sp. z o.o. Sp. kom.	Warsaw	100%	Echo Investment S.A.
162	SPV Development SCSp	Luxemburg	100%	60 FIZ Forum
163	SPV Office - 1 SCSp	Luxemburg	100%	XXIX FIZ Forum
164	SPV Office - 2 SCSp	Luxemburg	100%	XXIX FIZ Forum
165	SPV Office - 3 SCSp	Luxemburg	100%	XXIX FIZ Forum
166	SPV Office - 4 SCSp	Luxemburg	100%	XXIX FIZ Forum
167	SPV Office - 5 SCSp	Luxemburg	100%	XXIX FIZ Forum
168	SPV Retail - 1 SCSp	Luxemburg	100%	XXXIV FIZ Forum
169	SPV Retail - 2 SCSp	Luxemburg	100%	XXXIV FIZ Forum
170	SPV Retail - 3 SCSp	Luxemburg	100%	XXXIV FIZ Forum
171	SPV Retail - 4 SCSp	Luxemburg	100%	XXXIV FIZ Forum
172	SPV Retail - 5 SCSp	Luxemburg	100%	XXXIV FIZ Forum
173	Vasco Investment Sp. z o.o.	Kielce	100%	SPV Development SCSp
174	Veneda - Projekt Echo -97 Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)
175	Verwood Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
176	Villea Investments Sp. z o.o.	Warsaw	100%	Echo Investment S.A.
177	Vousoka Ltd	Nicosia	100%	EI Project Cypr - 1 Ltd
178	Vousoka Polska Sp. z o.o.	Kielce	100%	Echo Investment S.A.
179	Vousoka Polska Sp. z o.o. S.k.a.	Kielce	100%	XXXIV FIZ Forum (indirectly)



No.	COMPANY	REGISTERED OFFICE	% SHARE IN THE SHARE CAPITAL	PARENT COMPANY
180	Yevrobudgarant LLC	Kiev	100%	EI Project Cypr - 1 Ltd
181	Zakład Ogrodniczy Naramowice – Pamiątkowo Sp. z o.o. S.k.a.	Pamiątkowo	100%	60 FIZ Forum

All certificates issued by XXIX FIZ Forum, XXXIV FIZ Forum and 60 FIZ Forum are held by companies from the Echo Investment Capital Group.

### 6.13. Effects of changes in the structure of the business entity, including business combinations, acquisitions or sale of the Capital Group's entities, long-term investments, de-mergers, restructuring and discontinuation of activity

#### I. In Q1 2016, the composition of the Echo Investment S.A. Capital Group expanded by 13 companies as a result of the following:

- On 5 January 2016, the Commercial and Business Register in the Netherlands registered a newly incorporated company, Echo Prime Properties BV, with its registered office in Amsterdam;
- On 26 February 2016, 100% of interests were purchased in Camas Investments Spółka z ograniczoną odpowiedzialnością Sp. kom., with its registered office in Warsaw. The total purchase price was PLN 14,626.50. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Minster Investments Spółka z ograniczoną odpowiedzialnością Sp. kom., with its registered office in Warsaw. The total purchase price was PLN 14,626.50. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Cornwall Investments Spółka z ograniczoną odpowiedzialnością Sp. kom., with its registered office in Warsaw. The total purchase price was PLN 14,626.50. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Selmer Investments Spółka z ograniczoną odpowiedzialnością Sp. kom., with its registered office in Warsaw. The total purchase price was PLN 14,626.50. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Camas Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 11,878.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Minster Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 11,878.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Cornwall Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 11,878.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Selmer Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 11,878.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Doxent Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 13,419.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Elissea Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 13,419.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Fianar Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 13,419.30. The company's share capital is PLN 5 thousand.
- On 26 February 2016, 100% of interests were purchased in Gosford Investments Sp. z o.o., with its registered office in Warsaw. The total purchase price was PLN 13,419.30. The company's share capital is PLN 5 thousand.

#### II. In Q1 2016, the composition of the Echo Investment S.A. Capital Group was reduced by 1 company as a result of the following:

- On 10 March 2016, 100% of interests in Projekt Echo - 133 Sp. z o.o., with its registered office in Pamiątkowo, were sold. The company's share capital was PLN 36,326,400.00.

#### III. Other changes in the companies of the Issuer's Capital Group in Q1 2016:

- Change of the business name of Projekt Echo - 137 Sp. z o.o. Sp. kom to Projekt – 137 – Grupa Echo Sp. z o.o. Sp. kom (date of registration in the National Court Register: 29 January 2016);
- Change of the business name of Projekt Echo - 133 Sp. z o.o. Sp. kom to Projekt – 133 – Grupa Echo Sp. z o.o. Sp. kom (date of registration in the National Court Register: 25 February 2016);
- Change of the business name of Projekt Echo - 134 Sp. z o.o. Sp. kom to Projekt – 134 – Grupa Echo Sp. z o.o. Sp. kom (date of registration in the National Court Register: 26 February 2016);

- Change of the business name of Projekt Echo - 132 Sp. z o.o. Sp. kom to Projekt – 132 – Grupa Echo Sp. z o.o. Sp. kom (date of registration in the National Court Register: 24 March 2016);
- Increase of the share capital in Projekt Echo - 95 Sp. z o.o. by Echo Investment S.A. (date of registration: 5 January 2016);
- Increase of the share capital in Echo – Browary Warszawskie Sp. z o.o. by Echo Investment S.A. (date of registration: 18 January 2016);
- Increase of the share capital in Echo – Kasztanowa Aleja Sp. z o.o. by Echo Investment S.A. (date of registration: 19 January 2016);
- Increase of the share capital in Projekt Echo - 133 Sp. z o.o. by Echo Investment S.A. by creating new interests, which were acquired in exchange for a contribution (date of registration: 21 January 2016);
- Increase of the share capital in Projekt Echo - 121 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 5 February 2016);
- Increase of the share capital in Projekt Echo - 120 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 8 February 2016);
- Increase of the share capital in Projekt Echo - 122 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 8 February 2016);
- Increase of the share capital in Projekt Echo - 123 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 8 February 2016);
- Increase of the share capital in Projekt Echo - 130 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 10 February 2016);
- Increase of the share capital in Projekt Echo - 127 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 10 February 2016);
- Increase of the share capital in Projekt Echo - 128 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 11 February 2016);
- Increase of the share capital in Projekt Echo - 112 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 12 February 2016);
- Increase of the share capital in Projekt Echo - 113 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 12 February 2016);
- Increase of the share capital in Projekt Echo - 114 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 12 February 2016);
- Increase of the share capital in Projekt Echo - 124 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 15 February 2016);
- Increase of the share capital in Projekt Echo - 125 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 15 February 2016);
- Increase of the share capital in Projekt Echo - 126 Sp. z o.o. by Echo Investment S.A. and Grupa Echo Sp. z o.o. (date of registration: 15 February 2016);
- Increase of the share capital in Projekt Echo - 135 Sp. z o.o. by Echo Investment S.A. (date of registration: 24 March 2016);
- Increase of the share capital in Projekt Echo - 136 Sp. z o.o. by Echo Investment S.A. (date of registration: 24 March 2016);
- Decrease of the share capital in Belchatów – Grupa Echo Sp. z o.o. S.k.a. by decreasing the nominal value of shares from PLN 1.00 to PLN 0.01 (date of registration in the National Court Register: 12 January 2016);
- Decrease of the share capital in Kielce - Projekt Echo 129 Sp. z o.o. S.k.a. by decreasing the nominal value of shares from PLN 1.00 to PLN 0.01 (date of registration in the National Court Register: 14 January 2016);
- Decrease of the share capital in Echo - Galaxy Sp. z o.o. S.k.a. by decreasing the nominal value of shares from PLN 1.00 to PLN 0.01 (date of registration in the National Court Register: 25 January 2016);
- Decrease of the share capital in Malta Office Park – Projekt Echo - 96 Sp. z o.o. S.k.a. by decreasing the nominal value of shares from PLN 1.00 to PLN 0.01 (date of registration in the National Court Register: 22 January 2016);
- Change of the general partner: On 18 January 2016, Grupa Echo Sp. z o.o. transferred to EBR Global Services Sp. z o.o., with its registered office in Kielce, the rights and obligations of the general partner in Projekt Naramowice - Grupa Echo Sp. z o.o. S.k.a.;
- As a result of transactions as part of the Capital Group, the following stakes of interests were transferred to Echo Investment S.A.:
  - 46,458,998 interests in Echo Prime Properties B.V.;
  - 165,511,404 interests in Echo Prime Properties B.V.;

- 1 interest in Projekt Echo – 126 Sp. z o.o.;
- 1 interest in Projekt Echo – 124 Sp. z o.o.;
- 1 interest in Projekt Echo – 125 Sp. z o.o.;
- 1 interest in Pamiątkowo Sp. z o.o.;
- 1 interest in Projekt Echo – 128 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares were transferred to Echo Investment S.A.:
  - 156,929,000 series B registered shares in Projekt Naramowice – Grupa Echo Sp. z o.o. S.k.a.;
  - 386,550,000 series B registered shares in Duże Naramowice – Projekt Echo – 111 Sp. z o.o. S.k.a.
- As a result of transactions as part of the Capital Group, the following stakes of shares were transferred to XXXIV FIZ Forum:
  - 1,000 series A registered shares in Echo – Centrum Przemyśl – Projekt Echo – 118 Sp. z o.o. S.k.a.;
  - 2 series A registered shares in Vousoka Polska Sp. z o.o. S.k.a.;
  - 2 series A registered shares in Projekt Echo Pasaż Grunwaldzki – Magellan West Sp. z o.o. S.k.a.;
  - 2 series A registered shares in Projekt Echo Galeria Kielce – Projekt Echo – 109 Sp. z o.o. S.k.a.;
  - 2 series A registered shares in Galaxy – Projekt Echo – 106 Sp. z o.o. S.k.a.;
  - 49,950 series A registered shares in Galeria Sudecka – Projekt Echo – 43 Sp. z o.o. S.k.a.;
  - 500 series A registered shares in Veneda - Projekt Echo - 97 Sp. z o.o. S.k.a.;
  - 49,950 series A registered shares in Echo - Galeria Amber Sp. z o.o. S.k.a.;
  - 500 series A registered shares in Galeria Olimpia – Projekt Echo – 98 Sp. z o.o. S.k.a.
- As a result of transactions as part of the Capital Group, the following stakes of interests were transferred to XXXIV FIZ Forum:
  - 999 interests in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares were transferred to XXIX FIZ Forum:
  - 49,500 series A registered shares in A4 Business Park – Iris Capital Sp. z o.o. - S.k.a.;
  - 2 series A registered shares in Echo - West Gate Sp. z o.o. S.k.a.;
  - 2 series A registered shares in Echo - Park Rozwoju Sp. z o.o. S.k.a.;
  - 40,000 series A registered shares in Astra Park – Projekt Echo – 69 Sp. z o.o. S.k.a.
- As a result of transactions as part of the Capital Group, the following stakes of interests were transferred to XXIX FIZ Forum:
  - 999 interests in Farrina Investments Sp. z o.o.;
  - 999 interests in Projekt Echo – 105 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares were transferred to 60 FIZ Forum:
  - 2 series A registered shares in Projekt 11 – Projekt Echo – 131 Sp. z o.o. S.k.a.;
  - 2 series A registered shares in Echo - Babka Tower Sp. z o.o. S.k.a.;
  - 500 series A registered shares in Galeria Katowice – Projekt Echo – 120 Sp. z o.o. S.k.a.;
  - 100 series A registered shares in PHS - Projekt CS Sp. z o.o. S.k.a.;
  - 1,000 series A registered shares in Avatar - Projekt Echo - 119 Sp. z o.o. S.k.a.;
  - 10,000 series A registered shares in Babka Tower - Projekt Echo - 93 Sp. z o.o. S.k.a.;
  - 450 series A registered shares in Projekt Beethovena - Projekt Echo – 122 Sp. z o.o. S.k.a.;
  - 450 series A registered shares in Echo – Opolska Business Park Sp. z o.o. S.k.a.;
  - 99,998 series A registered shares in Dellia Investments S.A.;
  - 386,550,000 series B registered shares in Duże Naramowice – Projekt Echo – 111 Sp. z o.o. S.k.a.
- As a result of transactions as part of the Capital Group, the following stakes of interests were transferred to 60 FIZ Forum:
  - 19,999 interests in Echo – Galeria Lublin Sp. z o.o.;
  - 15,999 interests in Projekt Echo – 101 Sp. z o.o.;
  - 999 interests in Projekt Echo – 107 Sp. z o.o.;
  - 99 interests in Vasco Investment Sp. z o.o.;
  - 999 interests in Projekt Echo – 70 Sp. z o.o.;
  - 999 interests in Projekt Echo – 102 Sp. z o.o.;

- As a result of transactions as part of the Capital Group, the following stake of interests was transferred to Projekt Echo – 124 Sp. z o.o.:
  - 1 interest in Farrina Investments Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stake of interests was transferred to Projekt Echo – -125 Sp. z o.o.:
  - 1 interest in Projekt Echo – 105 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stake of interests was transferred to Projekt Echo – -126 Sp. z o.o.:
  - 1 interest in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stake of interests was transferred to Projekt Echo – 127 Sp. z o.o.:
  - 1 interest in Projekt Echo – 102 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stake of interests was transferred to Projekt Echo – 128 Sp. z o.o.:
  - 1 interest in Projekt Echo – 70 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Retail – 1 SCSp:
  - 1,000 series A registered shares and 15,133,800 series B registered shares in Echo - Centrum Przemysł - Projekt Echo – 118 Sp. z o.o. S.k.a.;
  - 500 series A registered shares and 1,355,600 series B registered shares in Veneda - Projekt Echo - 97 Sp. z o.o. S.k.a.;
  - 49,500 series A registered shares, 1,950,500 series B registered shares and 1,600,000 series C registered shares in Echo - Galeria Amber Sp. z o.o. S.k.a.;
  - 500 series A registered shares and 3,263,600 series B registered shares in Galeria Olimpia - Projekt Echo - 98 Sp. z o.o. S.k.a.;
  - 49,950 series A registered shares and 14,790,040 series B registered shares in Galeria Sudecka - Projekt Echo - 43 Sp. z o.o. S.k.a.;
  - 2 series A registered shares and 9,998 series B registered shares in Projekt Echo Pasaż Grunwaldzki – Magellan West Sp. z o.o. S.k.a.;
  - 2 series A registered shares and 9,998 series B registered shares in Projekt Echo Galeria Kielce – Projekt Echo – 109 Sp. z o.o. S.k.a.;
  - 2 series A registered shares and 9,998 series B registered shares in Galaxy - Projekt Echo - 106 Sp. z o.o. S.k.a.;
  - 2 series A registered shares, 49,998 series B registered shares and 350,000 series C registered shares in Vousoka Polska Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Retail – 2 SCSp:
  - 15,134,800 series B registered shares in Echo – Centrum Przemysł - Projekt Echo – 118 Sp. z o.o. S.k.a.;
  - 1,356,100 series B registered shares in Veneda - Projekt Echo - 97 Sp. z o.o. S.k.a.;
  - 2,400,000 series C registered shares and 1,200,000 series D registered shares in Echo - Galeria Amber Sp. z o.o. S.k.a.;
  - 3,264,100 series B registered shares in Galeria Olimpia – Projekt Echo – 98 Sp. z o.o. S.k.a.;
  - 14,839,990 series B registered shares in Galeria Sudecka - Projekt Echo – 43 Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Projekt Echo Pasaż Grunwaldzki - Magellan West Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Projekt Echo Galeria Kielce - Projekt Echo - 109 Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Galaxy - Projekt Echo - 106 Sp. z o.o. S.k.a.;
  - 400,000 series C registered shares in Vousoka Polska Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Retail – 3 SCSp:
  - 15,134,800 series B registered shares in Echo – Centrum Przemysł - Projekt Echo – 118 Sp. z o.o. S.k.a.;
  - 1,356,100 series B registered shares in Veneda - Projekt Echo - 97 Sp. z o.o. S.k.a.;
  - 3,600,000 series D registered shares in Echo - Galeria Amber Sp. z o.o. S.k.a.;
  - 3,264,100 series B registered shares in Galeria Olimpia – Projekt Echo – 98 Sp. z o.o. S.k.a.;
  - 14,839,990 series B registered shares in Galeria Sudecka - Projekt Echo – 43 Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Projekt Echo Pasaż Grunwaldzki - Magellan West Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Projekt Echo Galeria Kielce - Projekt Echo - 109 Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Galaxy - Projekt Echo - 106 Sp. z o.o. S.k.a.;
  - 400,000 series C registered shares in Vousoka Polska Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Retail – 4 SCSp:
  - 15,134,800 series B registered shares in Echo – Centrum Przemysł - Projekt Echo – 118 Sp. z o.o. S.k.a.;
  - 1,356,100 series B registered shares in Veneda - Projekt Echo - 97 Sp. z o.o. S.k.a.;
  - 3,600,000 series D registered shares in Echo - Galeria Amber Sp. z o.o. S.k.a.;
  - 3,264,100 series B registered shares in Galeria Olimpia – Projekt Echo – 98 Sp. z o.o. S.k.a.;
  - 14,839,990 series B registered shares in Galeria Sudecka - Projekt Echo – 43 Sp. z o.o. S.k.a.;

- 10,000 series B registered shares in Projekt Echo Pasaż Grunwaldzki - Magellan West Sp. z o.o. S.k.a.;
- 10,000 series B registered shares in Projekt Echo Galeria Kielce - Projekt Echo - 109 Sp. z o.o. S.k.a.;
- 10,000 series B registered shares in Galaxy - Projekt Echo - 106 Sp. z o.o. S.k.a.;
- 400,000 series C registered shares in Vousoka Polska Sp. z o.o. S.k.a.;
- 4,200 interests in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Retail – 5 SCSp:
  - 15,134,800 series B registered shares in Echo – Centrum Przemysł - Projekt Echo – 118 Sp. z o.o. S.k.a.;
  - 1,356,100 series B registered shares in Veneda - Projekt Echo - 97 Sp. z o.o. S.k.a.;
  - 3,600,000 series D registered shares in Echo - Galeria Amber Sp. z o.o. S.k.a.;
  - 3,264,100 series B registered shares in Galeria Olimpia – Projekt Echo – 98 Sp. z o.o. S.k.a.
  - 14,839,990 series B registered shares in Galeria Sudecka - Projekt Echo – 43 Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Projekt Echo Pasaż Grunwaldzki - Magellan West Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Projekt Echo Galeria Kielce - Projekt Echo - 109 Sp. z o.o. S.k.a.;
  - 10,000 series B registered shares in Galaxy - Projekt Echo - 106 Sp. z o.o. S.k.a.;
  - 400,000 series C registered shares in Vousoka Polska Sp. z o.o. S.k.a.;
  - 4,199 interests in Projekt Echo – 103 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Office – 1 SCSp:
  - 49,500 series A registered shares and 400,500 series B registered shares in A4 Business Park – Iris Capital Sp. z o.o. - S.k.a.;
  - 2 series A registered shares, 49,998 series B registered shares, 200,000 series C registered shares and 150,000 series D registered shares in Echo - West Gate Sp. z o.o. S.k.a.;
  - 2 series A registered shares, 49,998 series B registered shares and 160,000 series C registered shares in Echo - Park Rozwoju Sp. z o.o. S.k.a.;
  - 40,000 series A registered shares and 7,348,000 series B shares in Astra Park - Projekt Echo - 69 Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 105 Sp. z o.o.;
  - 4,200 interests in Farrina Investments Sp. z o.o.
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Office – 2 SCSp:
  - 450,000 series B registered shares in A4 Business Park - Iris Capital Sp. z o.o. - S.k.a.;
  - 400,000 series C registered shares in Echo - West Gate Sp. z o.o. S.k.a.;
  - 210,000 series C registered shares in Echo - Park Rozwoju Sp. z o.o. S.k.a.;
  - 7,388,000 series B registered shares in Astra Park - Projekt Echo - 69 Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 105 Sp. z o.o.;
  - 4,200 interests in Farrina Investments Sp. z o.o.
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Office – 3 SCSp:
  - 450,000 series B registered shares in A4 Business Park - Iris Capital Sp. z o.o. - S.k.a.;
  - 400,000 series C registered shares in Echo - West Gate Sp. z o.o. S.k.a.;
  - 210,000 series C registered shares in Echo - Park Rozwoju Sp. z o.o. S.k.a.;
  - 7,388,000 series B registered shares in Astra Park - Projekt Echo - 69 Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 105 Sp. z o.o.;
  - 4,200 interests in Farrina Investments Sp. z o.o.
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Office – 4 SCSp:
  - 450,000 series B registered shares in A4 Business Park - Iris Capital Sp. z o.o. - S.k.a.;
  - 400,000 series C registered shares in Echo - West Gate Sp. z o.o. S.k.a.;
  - 210,000 series C registered shares in Echo - Park Rozwoju Sp. z o.o. S.k.a.;
  - 7,388,000 series B registered shares in Astra Park - Projekt Echo - 69 Sp. z o.o. S.k.a.;
  - 4,200 interests in Projekt Echo – 105 Sp. z o.o.;
  - 4,200 interests in Farrina Investments Sp. z o.o.
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Office – 5 SCSp:
  - 450,000 series B registered shares in A4 Business Park - Iris Capital Sp. z o.o. - S.k.a.;
  - 400,000 series C registered shares in Echo - West Gate Sp. z o.o. S.k.a.;
  - 210,000 series C registered shares in Echo - Park Rozwoju Sp. z o.o. S.k.a.;

- 7,388,000 series B registered shares in Astra Park - Projekt Echo - 69 Sp. z o.o. S.k.a.;
  - 4,199 interests in Projekt Echo – 105 Sp. z o.o.;
  - 4,199 interests in Farrina Investments Sp. z o.o.
- As a result of transactions as part of the Capital Group, the following stakes of shares and interests were transferred to SPV Development SCSp:
- 10,000 series A registered shares and 119,980,000 series B registered shares in Babka Tower - Projekt Echo - 93 Sp. z o.o. S.k.a.;
  - 450 series A registered shares and 49,999,500 series B registered shares in Echo - Opolska Business Park Sp. z o.o. S.k.a.;
  - 450 series A registered shares and 20,049,500 series B registered shares in Projekt Beethovena - Projekt Echo - 122 Sp. z o.o. S.k.a.;
  - 100 series A registered shares and 2,518,400 series B registered shares in PHS - Projekt CS Sp. z o.o. S.k.a.;
  - 500 series A registered shares and 49,500 series B registered shares in Galeria Katowice - Projekt Echo - 120 Sp. z o.o. S.k.a.;
  - 2 series A registered shares, 49,998 series B registered shares and 1,950,000 series C registered shares in Echo - Babka Tower Sp. z o.o. S.k.a.;
  - 2 series A registered shares and 49,998 series B registered shares in Projekt 11 - Projekt Echo – 131 Sp. z o.o. S.k.a.;
  - 99,998 series A registered shares in Dellia Investments S.A.;
  - 19,999 interests in Echo – Galeria Lublin Sp. z o.o.;
  - 99 interests in e Investment Sp. z o.o.;
  - 999 interests in Projekt Echo – 70 Sp. z o.o.;
  - 15,999 interests in Projekt Echo – 101 Sp. z o.o.;
  - 999 interests in Projekt Echo – 102 Sp. z o.o.;
  - 999 interests in Projekt Echo – 107 Sp. z o.o.;
- As a result of transactions as part of the Capital Group, the following investment certificates were transferred to Echo Prime Properties B.V.:
- 20 series A investment certificates of Forum XXXIV Fundusz Inwestycyjny Zamknięty;
  - 3,409 series C investment certificates of Forum XXXIV Fundusz Inwestycyjny Zamknięty;
  - 3,594 series D investment certificates of Forum XXXIV Fundusz Inwestycyjny Zamknięty;
  - 20 series A investment certificates of Forum XXIX Fundusz Inwestycyjny Zamknięty;
  - 559 series D investment certificates of Forum XXXIV Fundusz Inwestycyjny Zamknięty;
  - 931 series E investment certificates of Forum XXXIV Fundusz Inwestycyjny Zamknięty;
- As a result of transactions as part of the Capital Group, the following interests were transferred to Echo Prime Properties B.V.:
- 12,500 interests in GP Office Sarl;
  - 12,500 interests in GP Retail Sarl.

#### 6.14. Management Board's position regarding the possibility of fulfilment of previously published result forecasts for a given year in light of the results disclosed in the quarterly report compared to the forecast results

The Company's Management Board did not publish any financial forecasts.

#### 6.15. Ownership structure of qualifying holdings in Echo Investment S.A.

The total number of votes vested with all of the issued shares is 412,690,582 (in words: four hundred twelve million six hundred ninety thousand five hundred eighty-two) votes.

SHAREHOLDERS HOLDING, DIRECTLY OR INDIRECTLY THROUGH SUBSIDIARIES, AT LEAST 5% OF THE OVERALL NUMBER OF VOTES AT THE GENERAL MEETING OF ECHO INVESTMENT S.A. AS OF 14 MAY 2016

SHAREHOLDER	NUMBER OF SHARES	% OF SHARE CAPITAL OF ECHO INVESTMENT S.A.	NUMBER OF VOTES AT THE GSM OF ECHO INVESTMENT S.A.	% OF TOTAL VOTES AT THE GSM OF ECHO INVESTMENT S.A.
Lisala Sp. z o.o.	272,375,784	65.99%	272,375,784	65.99%
Aviva OFE Aviva BZ WBK	41,269,000	9.99%	41,269,000	9.99%
Nationale-Nederlanden OFE	35,000,000	8.48%	35,000,000	8.48%

In the period between the publication of the last financial report, i.e. 21 March 2016, and the day of publication of this report, the Issuer did not receive any notifications about changes in the holding of shares by major shareholders.

#### 6.16. Statement of changes in the holding of shares of Echo Investment SA or rights to shares (options) by managerial and supervisory staff of the Company, according to information available to Echo Investment SA, since the submission of the previous quarterly report

According to the Company's knowledge, the changes in the holding of shares in Echo Investment S.A. or rights to the shares (options) by the Company's managerial and supervisory staff in the period from the day of submitting the previous quarterly report are presented in the tables below:

##### HOLDING OF THE COMPANY'S SHARES BY MEMBERS OF THE MANAGEMENT BOARD

MANAGERIAL STAFF	21.03.2016	13.05.2016
Nicklas Lindberg – President of the Management Board	not applicable*	no shares
Piotr Gromniak – Vice-President of the Management Board	no shares	no shares
Maciej Drozd – Vice-President of the Management Board	no shares	no shares
Artur Langner – Vice-President of the Management Board	no shares	no shares
Waldemar Lesiak – Vice-President of the Management Board	no shares	no shares

\* Nicklas Lindberg was appointed to sit in the Company's Management Board on 18 April 2016.

##### HOLDING OF THE COMPANY'S SHARES BY MEMBERS OF THE SUPERVISORY BOARD

SUPERVISORY STAFF	21.03.2016	13.05.2016
Karim Khairallah – Chairman of the Supervisory Board	no shares	no shares
Laurent Luccioni – Vice-Chairman of the Supervisory Board	no shares	no shares
Maciej Dyjas – Member of the Supervisory Board	no shares	no shares
Sebastian Zilles – Member of the Supervisory Board	no shares	no shares
Przemysław Krych – Member of the Supervisory Board	no shares	no shares
Nebil Senman – Member of the Supervisory Board	no shares	no shares
Stefan Kawalec – Member of the Supervisory Board	no shares	no shares

In the period between the publication of the last financial report, i.e. 21 March 2016, and the day of publishing this report, the Issuer did not receive any notifications from supervisory staff regarding a change in the holding of the Issuer's shares.

#### 6.17. Information on court proceedings

At the end of Q1 2016, there were neither court nor administrative proceedings regarding liabilities or receivables of the Company or its subsidiaries in the total value of at least 10% of the Company's equity.

#### 6.18. Information on transactions with related parties under terms other than market terms

In Q1 2016, neither the Company nor its subsidiaries entered into transactions with related parties under terms other than market terms.

#### 6.19. Information on sureties granted on loans or borrowings and guarantees with a value equivalent to at least 10% of the Company's equity

In Q1 2016, neither Echo Investment S.A. nor any of its subsidiaries issued any guarantees to third parties whose value exceeds 10% of the Company's equity.

See also item 6.11.

#### 6.20. Other information which, in the opinion of the Management Board of Echo Investment S.A., is material to assess the company's HR, economic and financial situation, and the financial result, as well as information which is material for the assessment of the Echo Investment Capital Group's ability to fulfil its obligations

##### Appointment of a manager

The Management Board of Echo Investment S.A., with its registered office in Kielce (Company), announces that, on 18 April 2016, the Company's Supervisory Board, acting pursuant to § 14 section 1 of the Company's Statute, appointed Nicklas Lindberg as the President of the Company's Management Board (CEO) for the joint term of office of the Management Board.

From 2001, Nicklas Lindberg worked with Skanska Sweden AB. Between 2005 and 2008, he held the functions of the Chief Financial Officer (CFO) and the Chief Executive Officer (CEO) in Skanska Russia. In 2008, he started working with Skanska Property Poland as a managing director (2008-2011), and from 2011 he held the function of the Business Unit President in Skanska Commercial Development Europe.

Nicklas Lindberg graduated from the faculty of economy of Kristianstad University, and also holds an MBA degree of Lund University.

According to the statement submitted by Nicklas Lindberg, he does not run any business competitive to the Company, is not involved in any company that is competitive to the Company as a partner in a general partnership or partnership, or as a member in a corporate body of a corporation or as a member in a corporate body of another competitive legal entity. He has not been entered into the Register of Insolvent Debtors, which is kept according to the Act of 20 August 1997 on the National Court Register (KRS).

In connection with the appointment of Nicklas Lindberg as the President of the Management Board, the Supervisory Board entrusted Piotr Gromniak, the previous President of the Management Board, with the function of a Vice-President of the Management Board (COO).

**6.21. Factors which, in the opinion of the Company's Management Board, will influence the results generated by the Capital Group in the perspective of at least the following quarter**

Factors to influence the result in the coming periods include:

- posting of revenues from the concluded final agreements for the sale of residential properties in:
  - Krakow: Hortus Apartments in ul. Korzeniowskiego, Park Avenue Apartments in ul. Czarodziejska
  - Poznań: in ul. Sowińskiego (stage I),
  - Warsaw: Nowy Mokotów in ul. Konstruktorska (stage II),
  - Wrocław: Przy Słowiańskim Wzgórzu in ul. Jedności Narodowej,
- posting of revenues from the concluded final agreements for the sale of plots with house designs in:
  - Dyminy near Kielce: Osiedle Południowe,
  - Warsaw, Rezydencje Leśne,
- signing of a final agreement on the sale of interests to Redefine,
- regular revenue generated from the lease of space in offices and shopping centres,
- quarterly revaluation of the fair value of property owned by the Group:
  - in use, including:
    - changes of exchange rates,
    - changing levels of net operating revenue,
  - in the course of construction and commercialisation:
    - Symetris office buildings in Łódź, A4 Business Park, stage III, in Katowice, Nobilis in Wrocław, Q22 in Warsaw,
- cost of sales, and general and administrative expenses,
- measurement of liabilities due to bonds and borrowings at amortised cost;
- measurement of loans and cash due to changing foreign exchange rates,
- measurement and settlement of FX and interest rate hedging financial instruments,
- interest on deposits and borrowings granted,
- discounts and interest on loans, bonds and borrowings.



## III. Condensed separate financial statements as of 31 March 2016 and for a 3-month period ended on 31 March 2016

## SEPARATE QUARTERLY STATEMENT OF FINANCIAL POSITION – ASSETS (PLN '000), AS OF:

	31.03.2016	31.12.2015	31.03.2015
<b>ASSETS</b>			
<b>1. Non-current assets</b>			
1.1. Intangible assets	113	160	353
1.2. Property, plant and equipment	6,286	6,945	6,849
1.3. Investment property	6,205	6,285	2,528
1.4. Investments in subsidiaries, jointly-controlled entities and associates	1,437,006	464,167	867,689
1.5. Long-term financial assets	2,783,167	4,082,815	13617
1.6. Borrowings granted	-	21	218013
1.7. Deferred income tax assets	46,893	46,731	23,185
	<b>4,279,670</b>	<b>4,607,124</b>	<b>1,132,234</b>
<b>2. Current assets</b>			
2.1. Inventory	317,585	305,075	354,310
2.2. Income tax receivables	1,094	2,234	372
2.3. Other tax receivables	446	-	-
2.4. Trade and other receivables	63,064	59,374	58,184
2.5. Borrowings granted	285,157	278,731	36,663
2.6. Restricted cash	18,842	16571	5,229
2.7. Cash and cash equivalents	21,099	19,048	11,7,336
	<b>707,287</b>	<b>681,033</b>	<b>572,094</b>
<b>Total assets</b>	<b>4,986,957</b>	<b>5,288,157</b>	<b>1,704,328</b>

## SEPARATE QUARTERLY STATEMENT OF FINANCIAL POSITION – EQUITY AND LIABILITIES (PLN '000), AS OF

	31.03.2016	31.12.2015	31.03.2015
<b>Equity and liabilities</b>			
<b>1. Equity</b>			
1.1. Share capital	20,635	20,635	20,635
1.2. Supplementary capital	105,926	105,926	635,536
1.3. Reserve capital	-	555,763	-
1.4. Accumulated profit (loss)	2,963,714	2,953,433	54,394
	<b>3,090,275</b>	<b>3,635,757</b>	<b>710,565</b>
<b>2. Provisions</b>			
2.1. Provisions for liabilities – short-term	47,718	43,566	2,000
	<b>47,718</b>	<b>43,566</b>	<b>2,000</b>
<b>3. Long-term liabilities</b>			
3.1. Loans, borrowings and bonds	774,868	766,574	624,488
3.2. Security deposits and advance payments received	830	527	628
	<b>775,698</b>	<b>767,101</b>	<b>625,116</b>
<b>4. Short-term liabilities</b>			
4.1. Loans, borrowings and bonds	698,874	760,855	322,808
- from subsidiaries	582,316	501,969	-
4.2. Income tax liabilities	14	188	-
4.3. Other tax liabilities	1,069	1,852	2,131
4.4. Trade liabilities	16,145	25,898	4013
4.5. Security deposits and advance payments received	42,692	30,280	29,962
4.6. Other liabilities	314,472	22,660	7,733
	<b>1,073,266</b>	<b>841,733</b>	<b>366,647</b>
<b>Total equity and liabilities</b>	<b>4,986,957</b>	<b>5,288,157</b>	<b>1,704,328</b>
<b>BOOK VALUE (PLN '000)</b>	<b>31.03.2016</b>	<b>31.12.2015</b>	<b>31.03.2015</b>
Book value	3,090,275	3,635,757	710,565
Number of shares	412,690,582	412,690,582	412,690,582
Book value per share (in PLN)	7,49	8,81	1,72
<b>OFF-BALANCE SHEET LIABILITIES (PLN '000)</b>	<b>31.03.2016</b>	<b>31.12.2014</b>	<b>31.03.2014</b>
1. Off-balance sheet receivables	-	-	-
2. Off-balance sheet liabilities	668,014	698,713	677,077
<b>Total off-balance sheet items</b>	<b>668,014</b>	<b>698,713</b>	<b>677,077</b>

PROFIT AND LOSS ACCOUNT (PLN '000)		
	Q1 01.01.2016 - 31.03.2016	Q1 01.01.2015 - 31.03.2015
Revenue	36,759	30,124
Prime cost of sale	(15,520)	(7,731)
<b>Gross profit (loss) on sales</b>	<b>21,239</b>	<b>22,393</b>
Profit (loss) on investment property	(79)	(375)
Selling costs	(6,342)	(6,218)
General administrative expenses	(13,058)	(12,462)
Other operating revenue	67,197	36,195
Other operating expenses	(1,721)	(161)
<b>Profit before tax and excluding financial revenue / expenses</b>	<b>67,236</b>	<b>39,372</b>
Financial revenue	1,226	2,483
Financial expenses	(19,758)	(13,639)
<b>Gross profit</b>	<b>48,704</b>	<b>28,216</b>
Income tax	(4,039)	25
<b>Net profit</b>	<b>44,665</b>	<b>28,241</b>
<hr/>		
(Annualised) net profit	2,975,014	10,389
Weighted average ordinary shares	412,690,582	412,690,582
Earnings per ordinary share (in PLN)	7.21	0.03
Weighted average diluted ordinary shares	412,690,582	412,690,582
Diluted earnings (loss) per ordinary share (in PLN)	7.21	0.03

STATEMENT OF CHANGES IN EQUITY (PLN '000)	SHARE CAPITAL	SUPPLEMENTARY CAPITAL	RESERVE CAPITAL	ACCUMULATED NET PROFIT (LOSS)	TOTAL EQUITY
<b>For Q1 (current year), from 01.01.2016 to 31.03.2016</b>					
<b>Opening balance after adjustment to comparative data</b>	20,635	105,926	555,763	2,953,433	3,635,757
Changes in the period:					
Allocation of result from previous years	-	-	-	-	-
Dividend paid	-	-	(297,137)	-	(297,137)
Dividend approved (not paid)	-	-	(258,626)	(34,384)	(293,010)
Net profit (loss) for the period	-	-	-	44,665	44,665
Total changes	-	-	(555,763)	10,281	(545,482)
<b>Closing balance</b>	<b>20,635</b>	<b>105,926</b>	<b>-</b>	<b>2,963,714</b>	<b>3,090,275</b>
<b>For previous year, from 01.01.2015 to 31.12.2015</b>					
<b>Opening balance</b>	20,635	635,536	-	26,153	682,324
Adjustments of result from previous years	-	-	-	(5,157)	(5,157)
<b>Opening balance after adjustment to comparative data</b>	20,635	635,536	-	20,996	677,167
Changes in the period:					
Allocation of result from previous years	-	(529,610)	555,763	(26,153)	-
Net profit (loss) for the period	-	-	-	2,958,590	2,958,590
Total changes	-	(529,610)	555,763	2,932,437	2,958,590
<b>Closing balance</b>	<b>20,635</b>	<b>105,926</b>	<b>555,763</b>	<b>2,953,433</b>	<b>3,635,757</b>
<b>For Q1 (of previous year), from 01.01.2015 to 31.03.2015</b>					
<b>Opening balance after adjustment to comparative data</b>	20,635	635,536	-	26,153	682,324
Changes in the period:					
Allocation of result from previous years	-	-	-	-	-
Net profit (loss) for the period	-	-	-	28,241	28,241
Total changes	-	-	-	28,241	28,241
<b>Closing balance</b>	<b>20,635</b>	<b>635,536</b>	<b>-</b>	<b>54,394</b>	<b>710,565</b>

CASH FLOW STATEMENT (PLN '000)	Q1 FROM 01.01.2016 TO 31.03.2016	Q1 FROM 01.01.2015 TO 31.03.2015
<b>A. Operating cash flow – indirect method</b>		
<b>I. Gross profit</b>	<b>48,704</b>	<b>28,216</b>
<b>II. Adjustments:</b>	<b>(26,778)</b>	<b>(24,079)</b>
1. Depreciation/amortisation	497	687
2. Foreign exchange (gains) losses	-	-
3. Interest and profit sharing (dividends)	(27,831)	(24,884)
4. (Profit) loss on revaluation of assets and liabilities	556	118
<b>III. Movements in working capital</b>	<b>(8,889)</b>	<b>7,378</b>
1. Movement in provisions	-	-
2. Movement in inventory	(12,510)	(6,260)
3. Movement in receivables	11,964	16,097
4. Movement in short-term liabilities, excluding loans and borrowings	(8,343)	(2,459)
<b>IV. Net operating cash (I+/-II +/- III)</b>	<b>13,037</b>	<b>11,515</b>
<b>V. Income tax paid</b>	<b>(3,236)</b>	<b>(8,499)</b>
<b>VI. Net operating cash flow (IV+/-V)</b>	<b>9,801</b>	<b>3,016</b>
<b>B. Cash flow from investing activities</b>		
<b>I. Inflows</b>	<b>374,009</b>	<b>365,024</b>
1. Sale of intangible assets, and property, plant and equipment	78	-
2. Sale of real property investments	-	-
3. On financial assets	373,931	365,024
4. Other investment inflows	-	-
<b>II. Expenditures</b>	<b>(9,196)</b>	<b>(293,630)</b>
1. Purchase of intangible assets and PP&E	(164)	(169)
2. Real property investments	-	-
3. On financial assets	(8,983)	(293,326)
4. Other capital expenditures	(49)	(135)
<b>III. Net cash flow from investing activities (I-II)</b>	<b>364,813</b>	<b>71,394</b>

CASH FLOW STATEMENT (PLN '000)	Q1	Q1
	FROM 01.01.2016 TO 31.03.2016	FROM 01.01.2015 TO 31.03.2015
<b>C. Cash flow from financing activities</b>		
<b>I. Inflows</b>	<b>75,500</b>	<b>1</b>
1. Net inflows from issue of shares (interests), and other equity instruments and capital contributions		
2. Loans and borrowings	75,500	1
3. Issue of debt securities	-	-
4. Other financial inflows	-	-
<b>II. Expenditures</b>	<b>(445,792)</b>	<b>(10,928)</b>
1. Purchase of equity shares (interests)	-	-
2. Dividends and other payments to equity holders	(297,137)	-
3. Profit share expenses, other than payments to equity holders	-	-
4. Repayment of loans and borrowings	(15,582)	(31)
5. Redemption of debt securities	(125,000)	-
6. Interest	(8,073)	(10,897)
<b>III. Net cash flow from financing activities (I-II)</b>	<b>(370,292)</b>	<b>(10,927)</b>
<b>D. Total net cash flow (A.VI+/-B.III+/-C.III)</b>	<b>4,322</b>	<b>63,483</b>
E. Movement in cash in the statement of financial position, including:	4,322	63,483
- movement in cash due to foreign exchange gains/losses	-	-
<b>F. Cash and cash equivalents at the beginning of the period</b>	<b>35,619</b>	<b>59,082</b>
<b>G. Cash and cash equivalents at the end of the period (F+/-D)</b>	<b>39,941</b>	<b>122,565</b>
- restricted cash	18,842	5,229

Kielce, 16 May 2016

Nicklas Lindberg


President of the  
Management Board

Piotr Gromniak


Vice-President of the  
Management Board

Maciej Drozd


Vice-President of the  
Management Board

Artur Langner


Vice-President of the  
Management Board

Waldemar Lesiak


Vice-President of the Management  
Board

Signature of the person entrusted with bookkeeping:

Anna Gabryszewska-Wybraniec



Chief Accountant

**ECHO**  
investment

Al. Solidarności 36  
25-323 Kielce

[www.echo.com.pl](http://www.echo.com.pl)