

# 2024

## Standalone Annual Report of Echo Investment S.A.



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**ECHO**  
investment

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# Standalone financial statements of Echo Investment S.A. in 2024





# About Echo Investment S.A.

Echo Investment S.A.'s core activity consists in the construction, lease and sale of office and retail buildings, construction and sale of residential buildings as well as trade in real estate. Echo Investment S.A. (later referred to as Echo or the Company), with its registered office in Kielce, al. Solidarności 36, was registered in Kielce on 23 July 1992. Echo is a Joint Stock Company entered into the National Court Register under no. 0000007025 by

the District Court in Kielce, 10th Economic Department of the National Court Register. Since 5 March 1996, the Company's shares are quoted at the Warsaw Stock Exchange on the regulated market. They are included into Warsaw Stock Exchange Index WIG, sWIG80 subindex, as well as sector index WIG-Real Estate. The Company was established for an indefinite period of time.

## Information on the financial statement

The statements of the Echo Investment S.A. present financial data for the 12-month period ending on 31 December 2024 and comparative data for the 12-month period ending on 31 December 2023.

The financial statements have been drawn up in accordance with the historical cost principle with the exception of investment property measured at fair value which was measured at fair value and the equity method. Items included in the Company's financial statements are measured in the currency of the primary economic environment in which the operations are conducted („functional currency”). Financial data are presented in Polish zlotys, which is the functional and presentation currency of the Company, rounded up to the nearest PLN thousand, unless specified otherwise in specific situations.

### Declaration of conformity

The statements have been prepared in compliance with the International Financial Reporting Standards (IFRS), as adopted by the European Commission. To fully understand the financial situation and business results of the Company as the parent company of the Echo Investment Capital Group, these financial statements should be read together with the full consolidated financial statements for the 12-month period ending on 31 December 2024. The consolidated financial statements are available at the Company's website [en.echo.com.pl](https://en.echo.com.pl).

## Assumption of continuity in operations

The statements have been drawn up according to the going concern principle as there are no circumstances indicating a threat to continued activity.

The surplus of short-term liabilities over current assets is PLN 204 million. However, the Company's Management Board, after the analysis, does not see a threat to the continuation of its business, as the Company's stability should be considered taking into account the situation in the Echo Investment Group, i.e. together with its subsidiaries, through which a significant part of the business is carried out, and also taking into consideration the possible distribution of profits from the subsidiaries to Echo Investment S.A.

## Approval of financial statements

The Company drew up the Separate Financial Statement for the year ended 31 December 2024, which was approved for publication on 26 March 2025. The Management Board of the Company has used its best judgment regarding the application of standards and interpretations, as well as the methods and principles of measurement of individual items of separate financial statements.

# CHAPTER 1



# 1.1

# Standalone profit and loss account

## Standalone profit and loss account [PLN '000]

	Note	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023 - transformed
Revenue	1	148 592	128 655
Cost of sales	2	(102 292)	(73 779)
<b>Gross profit</b>		<b>46 300</b>	<b>54 876</b>
Administrative costs associated with project implementation		(17 066)	(15 562)
Selling expenses	2	(16 315)	(12 539)
General and administrative expenses	2	(84 797)	(94 284)
Other operating income	3	201 596	229 099
- including interests and amortised costs (SCN) from borrowings and bond		48 713	45 563
Other operating expenses	3	(40 336)	(9 456)
Share of profits / losses of jointly controlled entities - using the equity method		89 989	99 859
<b>Operating profit</b>		<b>179 371</b>	<b>251 993</b>
Financial income	4	689	226
Financial cost	4	(164 914)	(155 298)
Profit / (loss) from derivative instruments	5	244	14 572
Profit / (loss) from exchange rate differences	5	5 811	24 925
<b>Profit before tax</b>		<b>21 201</b>	<b>136 418</b>
Income tax	6	(19 116)	(9 487)
<b>Net profit</b>		<b>2 085</b>	<b>126 931</b>
Net profit		2 085	126 931
Weighted average number of ordinary shares		412 690 582	412 690 582
Profit per one ordinary share (PLN)		0,01	0,31
Diluted weighted average number of ordinary shares		412 690 582	412 690 582
Diluted profit per one ordinary share (PLN)		0,01	0,31



# 1.2

## Standalone statement of financial result and other comprehensive income

### Standalone statement of financial result and other comprehensive income [PLN '000]

	Note	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023 - transformed
Net profit		2 085	126 931
Other comprehensive income		-	-
Other comprehensive income for the year, net of tax			
Other comprehensive income, net of tax		-	-
<b>Total comprehensive income</b>		<b>2 085</b>	<b>126 931</b>

# 1.3

## Standalone statement of financial position

### Standalone statement of financial position [PLN '000]

	Note	31.12.2024	31.12.2023 - transformed	1.01.2023 - transformed
<b>Assets</b>				
<b>Non-current assets</b>				
Intangible assets	8	14	182	4 807
Tangible non-current assets	9	24 662	20 591	41 952
Investment property		445	445	445
Investments in subsidiaries, jointly controlled entities and associates	10	1 745 169	1 552 382	1 322 602
Investments in jointly controlled entities valued using the equity method	10	733 920	542 115	374 469
Long-term financial assets	11	5 825	11 115	12 409
Loans granted	12	420 456	643 423	502 672
Derivative financial instruments	13	-	-	26 251
Receivables from leasing	14	25 057	31 266	38 546
		<b>2 955 548</b>	<b>2 801 519</b>	<b>2 324 153</b>
<b>Current assets</b>				
Inventory	15	275 808	138 108	119 441
Current tax assets	16	-	3 967	2 154
Other taxes receivable	16	3 981	-	1 183
Trade and other receivables	16	64 859	82 413	69 182
Short-term financial assets	11	-	-	64 157
Loans granted	12	53 881	104 741	567 908
Derivative financial instruments	13	-	9 392	-
Other financial assets	17	28 330	3 534	-
Cash and cash equivalents	17	67 149	101 552	116 073
		<b>494 008</b>	<b>443 707</b>	<b>940 098</b>
<b>Total assets</b>		<b>3 449 556</b>	<b>3 245 226</b>	<b>3 264 251</b>

## Standalone statement of financial position [PLN '000]

	Note	31.12.2024	31.12.2023 - transformed	1.01.2023 - transformed
<b>Equity and liabilities</b>				
<b>Equity</b>				
Share capital	18	20 635	20 635	20 635
Supplementary capital	18	704 295	704 295	704 295
Dividend fund	18	305 843	305 589	296 169
Capital from conversion of foreign units		(219)	-	-
Advance payment on account of dividend		-	(50 000)	(50 000)
Retained earnings		194 942	118 266	118 266
Net profit		2 085	126 931	100 212
		<b>1 227 581</b>	<b>1 225 716</b>	<b>1 189 577</b>
<b>Long-term liabilities</b>				
Loans, borrowings and bonds	19	1 384 869	1 190 051	1 161 537
- including from subsidiaries		153 559	120 591	57 576
Deferred income tax provision	19	68 979	50 353	40 136
Deposits and advances received	20	3 481	2 988	2 737
Lease liabilities	19	46 997	44 895	65 353
Other liabilities	21	19 586	2 176	4 558
		<b>1 523 912</b>	<b>1 290 463</b>	<b>1 274 321</b>
<b>Short-term liabilities</b>				
Loans, borrowings and bonds	19	355 131	589 068	606 851
- including from subsidiaries		14 191	22 394	150 913
Income tax payable	20	421	105	5
Other taxes liabilities	20	1 179	1 220	1 831
Trade payable	20	41 707	36 646	20 137
Deposits and advances received	20	206 055	45 302	9 788
Lease liabilities	19	23 441	23 139	30 793
Short-term provision	21	10 821	9 273	11 928
Other liabilities	20	59 308	24 294	119 020
		<b>698 063</b>	<b>729 047</b>	<b>800 353</b>
<b>Total equity and liabilities</b>				
		<b>3 449 556</b>	<b>3 245 226</b>	<b>3 264 251</b>

## Off-balance sheet items [PLN '000]

	31.12.2024	31.12.2023
Off-balance sheet liabilities	2 639 630	2 588 858
<b>Total equity and liabilities</b>	<b>2 639 630</b>	<b>2 588 858</b>

# 1.4

## Standalone statement of changes in equity

### Standalone statement of changes in equity [PLN '000]

	Note	Share capital	Supplementary capital	Dividend fund	Capital from conversion of foreign units	Advance payment on account of dividend	Profit for the current year	Equity total
<b>1 January 2024 (previously announced)</b>		20 635	704 295	305 589	-	(50 000)	50 254	1 030 773
Changes in adopted accounting policies		-	-	-	-	-	194 943	194 943
<b>1 January 2024 (previously announced)</b>		20 635	704 295	305 589	-	(50 000)	245 197	1 225 716
Changes during the period:								
Distribution of the result from previous years		-	-	254	-	50 000	(50 255)	-
Exchange differences on translation of foreign entities		-	-	-	(219)	-	-	(219)
Net profit for the period		-	-	-	-	-	2 085	2 085
Total changes		-	-	254	(219)	50 000	(48 170)	1 866
<b>Balance at the end of the period (after transformation)</b>		20 635	704 295	305 843	(219)	-	197 027	1 227 581
<b>1 January 2024 (previously announced)</b>		20 635	704 295	296 169	-	(50 000)	100 212	1 071 311
Changes in adopted accounting principles		-	-	-	-	-	118 266	118 266
<b>1 January 2024 (previously announced)</b>		20 635	704 295	296 169	-	(50 000)	218 478	1 189 577
Changes during the period:								
Distribution of the result from previous years		-	-	9 420	-	-	(9 420)	-
Dividend paid		-	-	40 792	-	50 000	(90 792)	-
Dividend approved for payment		-	-	(40 792)	-	(50 000)	-	(90 792)
Net profit:		-	-	-	-	-	126 931	126 931
- previously announced		-	-	-	-	-	50 254	-
- change in adopted accounting principles		-	-	-	-	-	76 677	-
- after transformation		-	-	-	-	-	126 931	-
Changes in total		-	-	9 420	-	-	26 719	36 139
<b>Balance at the end of the period</b>		20 635	704 295	305 589	-	(50 000)	245 197	1 225 716



# Standalone cash flow statement

## Condensed interim standalone cash flow statement [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023 - transformed
<b>Operating cash flow — indirect method</b>		
<b>I. Profit before tax</b>	<b>21 201</b>	<b>136 418</b>
<b>II. Adjustments</b>	<b>(80 901)</b>	<b>(178 959)</b>
Depreciation	5 885	8 112
Foreign exchange gains / (losses)	(2 413)	(21 425)
Interest and profit sharing (dividends)	(18 417)	(66 699)
Profit / (loss) on revaluation of assets and liabilities	25 830	(10 774)
Profit / (loss) from the net share of jointly controlled entities	(89 989)	(94 663)
Profit (loss) on sale of fixed assets and investment properties	714	1 403
Profit / (loss) from the settlement of financial instruments	(2 511)	5 087
<b>III. Changes in working capital</b>	<b>62 642</b>	<b>5 777</b>
Change in provisions	1 548	(2 015)
Change in inventory	(136 604)	(13 384)
Change in receivables	5 686	(13 236)
Change in short—term liabilities, except for loans and borrowings	216 808	34 412
Change in restricted cash	(24 796)	-
<b>IV. Net cash generated from operating activities (I +/- II +/- III)</b>	<b>2 942</b>	<b>(36 764)</b>
<b>V. Income tax paid</b>	<b>4 459</b>	<b>(1 852)</b>
<b>VI. Net cash generated from operating activities (IV+/-V)</b>	<b>7 401</b>	<b>(38 616)</b>
<b>Cash flows from investing activities</b>		
<b>I. Inflows</b>	<b>950 531</b>	<b>1 236 372</b>
Disposal of intangible assets and PP&E	50	-
From financial assets, including:	950 481	1 236 372
a) in affiliated entities	950 481	1 236 372
- disposal of financial assets	190 747	43 480
- dividends and profit sharing	148 048	182 843
- repayment of loans granted	546 557	956 953
- interest	65 129	53 096

## Condensed interim standalone cash flow statement [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023 - transformed
<b>II. Outflows</b>	<b>(793 710)</b>	<b>(919 948)</b>
Purchase of intangible assets and PP&E	(112)	(57)
On financial assets, including:	(446 268)	(648 916)
a) in affiliated entities	(446 268)	(648 916)
-loans granted	(446 268)	(648 916)
Other investment outflows	(347 330)	(270 975)
<b>Net cash flow from investment activities</b>	<b>156 821</b>	<b>316 424</b>
<b>Net cash flow from financing activities (I — II)</b>		
<b>I. Inflows</b>	<b>563 105</b>	<b>301 773</b>
Loans and borrowings	53 469	-
Issue of debt securities	500 000	290 000
Other investment inflows	9 636	11 773
<b>II. Outflows</b>	<b>(761 730)</b>	<b>(590 568)</b>
Dividends and other payments to equity holders	-	(181 584)
Repayment of loans and borrowings	(21 002)	(50 317)
Redemption of debt securities	(562 187)	(180 342)
Payments of liabilities under lease contracts	(12 675)	(10 563)
Interests	(157 257)	(161 403)
Other investment outflows	(8 609)	(6 359)
<b>Net cash flow from financing activities</b>	<b>(198 625)</b>	<b>(288 795)</b>
<b>Total net cash flows</b>	<b>(34 403)</b>	<b>(10 987)</b>
Balance sheet change in cash, including:	(34 403)	(10 987)
- change in cash due to foreign exchange gains/losses		
<b>Cash and cash equivalents at the beginning of the period</b>	<b>101 552</b>	<b>116 073</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>67 149</b>	<b>105 086</b>

# CHAPTER 2

## Explanatory notes



# 2.1

## Explanatory notes to standalone profit and loss account

### NOTE 1A

#### Operating income material structure - types of activity [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Revenues due to contracts with clients</b>	<b>139 697</b>	<b>119 272</b>
<b>Sale of residential and commercial space</b>	<b>-</b>	<b>3 341</b>
<b>Development services</b>	<b>92 198</b>	<b>69 452</b>
- including from related entities	92 197	60 608
from subsidiaries	44 519	29 220
from joint-ventures	47 678	31 388
<b>Sale of plots of land</b>	<b>-</b>	<b>41</b>
<b>Legal, accounting, consulting and IT services</b>	<b>1 017</b>	<b>1 720</b>
- including from related entities	1 009	1 247
from subsidiaries	974	1 200
from joint-ventures	35	47
<b>Financial, marketing, security services and other revenue</b>	<b>46 482</b>	<b>44 718</b>
- including from related entities	42 118	34 008
from subsidiaries	39 148	32 953
from joint-ventures	2 970	1 055
<b>Revenues due to lease contracts</b>	<b>8 895</b>	<b>9 383</b>
<b>Lease services</b>	<b>8 895</b>	<b>9 383</b>
- including from related entities	1 287	614
from subsidiaries	1 287	614
<b>Total operating income</b>	<b>148 592</b>	<b>128 655</b>
- including from related entities	136 611	96 477
from subsidiaries	85 928	63 987
from joint-ventures	50 683	32 490

The Company did not enter into contracts with affiliated entities on terms and conditions other than at arm's length. Contracts relating to significant transactions with the

affiliated entities executed in 2024 are presented by the Company in the additional notes.



## NOTE 1B

Below are the disclosures related to the main revenue groups, which will enable users of the financial statements to understand the nature, amounts, timing of recognition, and uncertainties associated with the revenues and cash flows arising from the contracts.

### Revenues related to development activity - sale of residential and commercial units

The company recognizes revenue when the obligation to perform the service is satisfied. The obligation to perform the service is considered fulfilled when the property is delivered to the buyer, which occurs based on the protocol of acceptance signed by the parties,

and only after the construction process of the property is completed and the occupancy permit is obtained, provided that the buyer has made 100% of the payments towards the property purchase price. The contracts concluded within this revenue group do not include any variable compensation element. Furthermore, in the company's opinion, the concluded contracts do not contain a significant financing component. Due to the nature of these contracts, the company generally does not recognize receivables or other asset balances related to contracts in this revenue group. Liabilities from contracts reflect the short-term deposits made by customers. The table below presents changes in the balance of contract liabilities related to this revenue group.

### Received short-term advances [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Short-term advanced payments received — opening balance	19 888	5
Increase — payments	148 472	22 539
Presented as revenue in the period	-	(2 656)
- including revenue in the period, recognized in received advanced payments balance at the beginning of th	-	(5)
<b>Short-term advanced payments received (note 20A)</b>	<b>168 360</b>	<b>19 888</b>

The total value of revenue to be recognized in the future related to the obligations under sales agreements for residential and commercial properties resulting from contracts signed as of the balance sheet date, 31 December 2024, amounts to PLN 591,284 thous., of which, as of the balance sheet date, the company has

received advances of PLN 168,360 thous. These revenues will be recognized when the properties are delivered to the buyers, after the completion of construction and obtaining the necessary administrative decisions, which typically occurs within approximately 1 to 3 months after the completion of construction.

## Revenue related to development services as at 31 December 2024 [PLN ‘000]

Project	Targeted completion	Total value deferred revenue related to liabilities resulting from concluded agreements	Total value of revenue to be recognized in the future related to the contractual obligations to perform the agreement.	Received advanced payments
Nowa Dzielnica, Łódź	completed	30 434	1 121	112
Empark, Warszawa	under construction	590 163	590 163	168 248
<b>Total</b>		<b>620 597</b>	<b>591 284</b>	<b>168 360</b>

## Revenue from development activities as at 31 December 2024 [PLN ‘000]

Project	Targeted completion	Total value deferred revenue related to liabilities resulting from concluded agreements	Total value of revenue to be recognized in the future related to the contractual obligations to perform the agreement.	Received advanced payments
Nowa Dzielnica, Łódź	completed	30 247	934	-
Apartamenty Esencja, Poznań	completed	117 182	121	-
Empark, Warszawa	under construction	586 131	586 131	19 888
<b>Total</b>		<b>733 560</b>	<b>587 186</b>	<b>19 888</b>

## Revenues on development services

As part of investment implementation services, the Company provides preparation and organization services for the investment process concerning development projects owned by other entities, mostly subsidiaries. In the scope of its duties, the Company undertakes to perform advisory, managerial, legal, and other activities necessary for managing the execution of investments. This process includes investment preparation, organization and management of tenders for construction works, supervision and coordination of construction works, as well as customer service. The Company recognizes revenue when the obligation to perform the service is satisfied, i.e., during the service period. The remuneration from the contracts is fixed and payable to the Company on a monthly basis. Furthermore, in the Company's opinion, the concluded contracts do not contain a significant financing component. Due to the nature of the signed contracts, there are no significant asset or liability balances arising from the contracts, except for trade receivables (see note 16).

## Other revenues of the company

The Management Board conducted an analysis of other service agreements, including services related to real estate brokerage, accounting, legal, consulting, IT, financial, marketing, and other services, most of which are provided to related entities within the holding activities of Echo Investment S.A. The Company recognizes revenue when the obligation to perform the service is satisfied, i.e., for certain contracts — upon completion of a specific service (e.g., signing a property sales agreement as a result of providing real estate brokerage services) or during the period of service provision (e.g., during the provision of accounting, marketing, legal, or property management services). In most cases, services are provided on a monthly basis and are settled accordingly, with remuneration being due to the Company. For some contracts (e.g., real estate brokerage), the remuneration under the concluded agreements includes a variable component, but the nature of these contracts indicates that the Company is entitled to compensation only when the contractual obligation is fulfilled, which means that the variable remuneration is known when the revenue is recognized and its value does not change later. Furthermore, in the Company's opinion, the concluded contracts do not contain a significant financing

component. Due to the nature of the signed contracts, there are no significant asset or liability balances arising

from the contracts, except for trade receivables (see note 16).

## NOTE 1C

### Operating revenue - territorial structure [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Domestic</b>	<b>148 592</b>	<b>128 655</b>
- including from related entities	136 611	96 477
<b>Abroad</b>	<b>-</b>	<b>-</b>
- including from related entities	-	-
<b>Total net revenue from sale of products</b>	<b>148 592</b>	<b>128 655</b>
- including from related entities	136 611	96 477

## NOTE 1D

### Operating income - subleasing [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Lease services	8 692	6 935
<b>Total</b>	<b>8 692</b>	<b>6 935</b>

## NOTE 2

### Operating expenses by type [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Depreciation	5 885	8 112
Consumption of materials and energy	3 748	3 261
Outsourced services, including:	279 712	129 471
- construction services	187 850	53 859
- advisory and legal services	13 237	21 484
- lease services	15 235	7 629
- selling costs	46 208	1 634
Taxes and charges	7 865	5 837
Remuneration	34 205	44 656
Social security and other benefits	6 139	8 173
Other costs by type (due to), including:	12 686	9 993
- business travel	873	-
- other	11 813	9 993
<b>Total</b>	<b>350 240</b>	<b>209 503</b>
Movement in inventory of products	(129 770)	(13 339)
Administrative expenses related to projects*	(17 066)	(15 562)
Selling expenses (negative value)*	(16 315)	(12 539)
General administrative expenses (negative value)*	(84 797)	(94 284)
<b>Manufacturing cost of products sold</b>	<b>102 292</b>	<b>73 779</b>

\*In selling and general administrative costs, the Company reports employee benefit costs and depreciation.



## NOTE 3A

### Other operating revenue [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Released provisions</b>	<b>2 922</b>	<b>1 355</b>
- due to receivables	1 196	-
- for expected costs	1 726	1 355
<b>Other, including:</b>	<b>34</b>	<b>26</b>
- contractual penalties and compensation	34	-
- revenue from sale of non-financial non-current assets	-	26
<b>Interest on borrowings and bonds</b>	<b>48 713</b>	<b>45 563</b>
- from related entities, including:	48 713	45 563
- from subsidiaries	35 331	45 563
- from joint-ventures	13 382	-
<b>Depreciation - reversal</b>	<b>7 654</b>	<b>2 073</b>
- on loans and bonds	7 654	2 073
<b>Other interests</b>	<b>2 854</b>	<b>1 589</b>
from other entities	2 854	1 589
<b>Profit from the sale of shares</b>	<b>2 267</b>	<b>469</b>
<b>Total</b>	<b>64 444</b>	<b>51 075</b>

## NOTE 3B

### Other operating income from dividends and profit shares [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>From related entities including</b>	<b>137 152</b>	<b>178 024</b>
- from subsidiaries	137 152	178 024
<b>From other entities</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>137 152</b>	<b>178 024</b>

## NOTE 3C

### Other operating expenses [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Provisions established</b>	-	1 130
- due to receivables	-	1 130
<b>Other, including:</b>	<b>3 116</b>	<b>8 326</b>
- donations	338	380
- cost of note proceedings sale	714	1 403
- contractual penalties	-	7
other	1 252	6 536
- compensation due to rent guarantee agreements	812	-
<b>Revaluation of investments, including:</b>	<b>37 220</b>	-
- Shares	37 220	-
<b>Other operating expenses in total</b>	<b>40 336</b>	<b>9 456</b>

After reviewing receivables from loans, based on the forecasted and current results and cash flows of the borrowers, the Company has estimated the expected loss amounts for individual loans. In previous periods,

the Company made an impairment write-off as at 31 December 31 in the amount of PLN 16.1 million, while as at 31 December 2024, the amount is PLN 8.9 million (presented in note 12A).

## NOTE 4A

### OTHER FINANCIAL INCOME [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Other	689	226
<b>Other financial income, total</b>	<b>689</b>	<b>226</b>

## NOTE 4B

### Financial costs of interest [PLN' 000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Interests and depreciation of loans, borrowings and bonds</b>		
- for related entities	10 126	12 796
- for subsidiaries	10 126	12 796
- for other entities	140 889	127 450
	<b>151 015</b>	<b>140 246</b>
<b>Other interest</b>		
- for other entities	59	30
	<b>59</b>	<b>30</b>
<b>On lease</b>		
- for other entities	1 736	4 504
	<b>1 736</b>	<b>4 504</b>
<b>Total financial costs on interests</b>	<b>152 810</b>	<b>144 780</b>

The amount of external financing costs capitalized to the value of inventories is PLN 8,377 thous. (capitalization rate 2.75%) as at 31 December 2024, and PLN 4,219 thous. (capitalization rate 2.07%) as at 31 December 2023.

## NOTE 4C

### Other financial costs [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Other, including</b>	<b>12 104</b>	<b>10 518</b>
- commissions	12 114	9 103
- other	(10)	1 415
<b>Total</b>	<b>12 104</b>	<b>10 518</b>

## NOTE 5A

### Other financial costs [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Loos on closing - FX options	9 636	16 555
- IRS	9 636	16 555
Depreciation of investments	(9 392)	(1 983)
- IRS	(9 392)	(1 983)
Total	244	14 572

## NOTE 5B

### Other financial costs [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Foreign exchange losses	5 811	24 925
- executed	2 542	4 807
- non-executed	3 269	20 118
Total	5 811	24 925

## NOTE 6A

### Income tax - effective tax rate [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Profit before tax</b>	<b>21 201</b>	<b>136 418</b>
<b>Income tax according to the national rates 19%</b>	<b>4 028</b>	<b>25 920</b>
Dividends received	(26 059)	(27 796)
Distribution of profit from limited partnerships (Sp.K.)	-	(6 029)
Tax loss	35	(1 078)
Representation costs and other non-deductible costs during the year	35 389	19 956
Provision for expected cost	140	(504)
Measurement of interests of a subsidiary representing a permanent difference	7 030	(89)
Write-downs on loans granted due to which deferred tax was not recognised	(1 465)	(17)
Adjustment from previous years recognized in the result (current year)	18	(863)
Movements in the measurement of other items	-	(13)
<b>Charges on the financial result due to income tax</b>	<b>19 116</b>	<b>9 487</b>

## NOTE 6B

### Deferred tax, term of settlement [PLN '000]

	31.12.2024	31.12.2023
<b>Deferred tax liabilities</b>		
- to be settled within 12 months	(9 640)	(6 946)
- to be settled after 12 months	(3 150)	(3 629)
<b>Deferred tax assets</b>		
- to be settled after 12 months	(56 189)	(39 778)
<b>Total</b>	<b>(68 979)</b>	<b>(50 353)</b>

## NOTE 6C

### Deferred tax, term of settlement [PLN '000]

	31.12.2024	31.12.2023
<b>Deferred tax liabilities</b>		
Financial instruments	-	(1 784)
Investment properties	-	-
Receivables from loans	(18 221)	(20 986)
Liabilities from loans	(1 109)	(513)
Liabilities from credit and bonds	(3 662)	(2 357)
Shares and stocks	(60 918)	(45 726)
Leasing - asset	(9 850)	(11 976)
Other	(677)	(1 346)
<b>Deferred tax assets</b>		
Investment properties	513	513
Tax loss	10 366	15 897
Inventories	3 375	3 362
Shares and stocks	-	1 636
Leasing - liability	11 204	12 927
Other	-	-
<b>Total</b>	<b>(68 979)</b>	<b>(50 353)</b>
Financial instruments	-	(1 784)
Investment properties	513	513
Receivables from loans	(18 221)	(20 986)
Liabilities from loans	(1 109)	(513)
Liabilities from credit and bonds	(3 662)	(2 357)
Tax loss	10 366	15 897
Inventories	3 375	3 362
Shares and stocks	(60 918)	(44 090)
Leasing - asset	(9 850)	(11 976)
Leasing - liability	11 204	12 927
Other	(677)	(1 346)
Asset +, Provision -		

## NOTE 6D

### Tax burden included in profit or loss [PLN '000]

	31.12.2024	31.12.2023
<b>Current income tax</b>		
- current tax burden due to income tax	421	486
- adjustments relative to current income tax result from previous years	70	(745)
<b>Deferred income tax</b>		
- related to arises and changes of temporary differences	18 625	9 746
<b>Total</b>	<b>19 116</b>	<b>9 487</b>



## NOTE 7

### Profit distribution

The net profit of PLN 50,254 thous. earned by “Echo Investment” S.A. in 2023 was, by a resolution dated 26 June 2024, allocated for distribution among the Company’s shareholders.

The Management Board of Echo Investment S.A. will make a decision and recommend the distribution of profit

for 2024 to the Supervisory Board within the required deadline before convening the Annual General Meeting.

The financial statement of “Echo Investment” S.A. for 2023 was approved by the resolution of the General Meeting of Shareholders dated 26 June 2024.

# 2.2

## Explanatory notes to the statement of financial position

### NOTE 8A

#### Intangible assets [PLN ‘000]

	31.12.2024	31.12.2023
Acquired concessions, patents, licenses and similar assets, including:	14	182
- computer software	13	179
<b>Total intangible assets</b>	<b>14</b>	<b>182</b>

he company has not made any impairments for intangible assets during the periods covered by the financial

statements. The company has no contractual liabilities as at 31 December 2024.

## NOTE 8B

### Changes in property, plant, and equipment — by category groups [PLN'000]

For the period from 1.01.2024 — 31.12.2024	Purchased per- mits, patents licences and similar assets	Software	Other	Total intangible assets
Gross value of PP&E at the beginning of the period	534	7 531	3	7 534
Increases	14	14	-	14
- due to purchase	14	14		14
Gross PP&E at the end of the period	7 548	7 545	3	7 548
Accumulated depreciation at the beginning of the period	(7 352)	(7 352)	(1)	(7 352)
Depreciation for the period	(182)	(180)	(2)	(182)
- planned	(182)	(180)	(2)	(182)
Accumulated depreciation at the end of the period	(7 534)	(7 532)	(3)	(7 534)
Net amount of intangible assets at the end of the period	14	13	-	14

All intangible assets held by the entity were acquired.

Depreciation methods applied and useful lives adopted or depreciation rates applied for:

- obtained concessions, patents, licences and similar assets: the straight-line method, 50% depreciation booked to general and administrative costs,
- other intangible assets: not delivered for use, are not depreciated as at 31 December 2024.

### Changes in property, plant, and equipment — by category groups [PLN'000]

For the period from 1.01.2023 - 31.12.2023	Purchased per- mits, patents licences and similar assets	Software	Other	Total intangible assets
Gross value of intangible assets at the beginning of the period	8 754	8 754	-	8 754
Increases:	3	-	3	3
- due to purchase	3	-	3	3
Decreases:	(1 223)	(1 223)	-	(1 223)
- due to contribution in kind	(1 223)	(1 223)	-	(1 223)
Gross value of intangible assets at the end of the period	7 534	7 531	3	7 534
Accumulated depreciation at the beginning of the period	(7 984)	(7 984)	-	(7 984)
Depreciation for the period:	632	632	-	632
- planned	(527)	(527)	-	(527)
- due to contribution in kind	1 159	1 159	-	1 159
Accumulated depreciation (amortization) at the end of the period	(7 352)	(7 352)	-	(7 352)
Net value of intangible assets at the end of the period	182	179	3	182

NOTE 9A

Property, plant and equipment [PLN ‘000]

	31.12.2024	31.12.2023
PP&E, including:	24 662	20 591
- land	-	-
- buildings, premises, civil and water engineering structures	20 686	16 613
- plant and machinery	402	453
- means of transport	3 134	3 008
- other PP&E	440	517
Total property, plant and equipment	24 662	20 591

The Company did not make any impairment losses on property, plant and equipment in the periods covered by these financial statements.

The Company has no collateral established on fixed assets.

## NOTE 9B

### Changes in property, plant, and equipment — by category groups [PLN'000]

For the period from 1.01.2024 — 31.12.2024	Own land	Buildings and structures	Technical equipment and machinery	Means of transport	Other fixed assets	Total
<b>Gross value of PP&amp;E at the beginning of the period</b>	-	28 952	2 130	7 731	3 640	42 453
<b>Increases</b>	-	8 499	-	1 891	127	10 517
- due to purchase	-	-	-	-	127	127
- due to lease	-	8 499	-	1 891	-	10 390
<b>Decreases</b>	-	(1 396)	-	(2 194)	(42)	(3 632)
- due to liquidation	-	(1 396)	-	-	-	(1 396)
- due to lease	-	-	-	(1 937)	-	(1 937)
- due to sale	-	-	-	(257)	(42)	(299)
<b>Gross PP&amp;E at the end of the period</b>	-	36 055	2 130	7 428	3 725	49 338
<b>Accumulated depreciation at the beginning of the period</b>	-	(12 339)	(1 677)	(4 723)	(3 123)	(21 862)
<b>Depreciation for the period</b>	-	(3 030)	(51)	(1 508)	(162)	(4 751)
- due to depreciation	-	(256)	(51)	-	(204)	(511)
- due to sale	-	-	-	257	42	299
- due to lease	-	(3 415)	-	(1 765)	-	(5 180)
- due to liquidation	-	641	-	-	-	641
<b>Decreases</b>	-	-	-	1 937	-	1 937
- due to lease	-	-	-	1 937	-	1 937
<b>Accumulated depreciation at the end of the period</b>	-	(15 369)	(1 728)	(4 294)	(3 285)	(24 676)
<b>Net value of fixed assets at the end of the period.</b>	-	20 686	402	3 134	440	24 662
Including asset on usufruct	-	19 025	-	3 134	-	22 159

The amount of contractual liabilities incurred in connection with the purchase of tangible fixed assets amounts to: PLN 18,000 thous.

## Changes in property, plant, and equipment — by category groups [PLN ‘000]

For the period from 01.01.2023— 31.12.2023	Own land	Buildings and structures	Technical equipment and machinery	Means of transport	Other fixed assets	Total
<b>Gross value of PP&amp;E at the beginning of the period</b>	100	46 239	1 947	12 498	5 349	66 133
<b>Increases</b>	-	2 711	462	495	-	3 668
- due to purchase	-	-	462	-	-	462
- due to lease	-	2 711	-	495	-	3 206
<b>Decreases</b>	(100)	(19 998)	(279)	(5 262)	(1 709)	(27 348)
- due to liquidation	-	(2 421)	-	-	-	(2 421)
- due to apot	(100)	(17 577)	(269)	(3 701)	(1 677)	(23 324)
- due to lease	-	-	-	(1 246)	-	(1 246)
- due to sale	-	-	(10)	(315)	(32)	(357)
<b>Gross PP&amp;E at the end of the period</b>	-	28 952	2 130	7 731	3 640	42 453
<b>Accumulated depreciation at the beginning of the period</b>	(12)	(13 322)	(1 925)	(5 396)	(3 526)	(24 181)
<b>Depreciation for the period</b>	(1)	(4 864)	(21)	(1 254)	(297)	(6 437)
- due to depreciation	(1)	(455)	(27)	-	(330)	(813)
- due to sale	-	-	6	315	33	354
- due to lease	-	(4 409)	-	(1 569)	-	(5 978)
<b>Decreases</b>	13	5 847	269	1 927	700	8 756
- due to liquidation	-	969	-	-	-	969
- due to apot	13	4 878	269	1 927	700	7 787
<b>Accumulated depreciation at the end of the period</b>	-	(12 339)	(1 677)	(4 723)	(3 123)	(21 862)
<b>Net value of fixed assets at the end of the period.</b>	-	16 613	453	3 008	517	20 591
Including asset on usufruct	-	13 941	-	3 008	-	16 949

## NOTE 10A

### Shares and stocks in subsidiaries [PLN'000]

	31.12.2024	31.12.2023
<b>Investments in subsidiaries</b>		
- in subsidiaries	1 745 169	1 552 382
	<b>1 745 169</b>	<b>1 552 382</b>
<b>Total interests and shares</b>	<b>1 745 169</b>	<b>1 552 382</b>



## Change in the balance of shares and stocks in subsidiaries [PLN'000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Opening balance, including:</b>	<b>1 552 382</b>	<b>1 322 602</b>
- shares and interests	1 552 382	1 322 602
<b>Increases</b>	<b>417 822</b>	<b>293 547</b>
- due to purchase of interests	1 769	57
- due to capital increase	202 053	293 490
- due to advanced payments for capital increas	214 000	-
- due to aport	-	-
<b>Decreases</b>	<b>(225 035)</b>	<b>(63 767)</b>
- due to sale of interests	(82 782)	-
- due to capital decrease	-	(32 620)
- due to liquidation of entity	-	(4 071)
- due to aport	-	(2 494)
- due to write—down on assets	(142 253)	(24 582)
<b>Closing balance, including:</b>	<b>1 745 169</b>	<b>1 552 382</b>
- shares and interests	1 962 053	1 627 063
- shares and interests	( 216 884)	(74 681)

## Change in the state of shares and stocks in 2024

Change	Company	Value [PLN '000]
<b>Acquisition of shares</b>		
	Woloska Development Capital Prosta S.A.	1 769
<b>Sale of shares</b>		
	Service Hub Sp. z o. o.	-
	Projekt 140 -Grupa Echo Sp. z o.o. - Sp. K.	15 006
	Archicom S.A.	67 725
	Echo Investment ACC-GE Sp. z o.o. - Sp. K.	51
<b>Capital increase</b>		
	Service Hub Sp. z o. o.	2 053
	FIANAR Investments Sp. z o.o.	93 000
	Strood Sp. z o.o.	95 000
	PROJEKT 17-'Grupa Echo' Sp. z o.o S.K.A.	12 000
<b>Write-downs on interests</b>		
	PHS - Projekt CS Sp. z o.o. - Sp. k.	307
	Echo - Property Poznań 1' Sp. z o.o.	61
	AVATAR - PE-119 Sp. z o.o S.K.A.	7 116
	Projekt Echo - 144 Sp. z o.o.	40
	Projekt Echo - 145 Sp. z o.o.	21

## Change in the state of shares and stocks in 2024

Change	Company	Value [PLN '000]
	Projekt Echo - 115 Sp. z o.o.	(3 370)
	MALTA OFFICE PARK - "GE" Sp. z o.o S.K.A.	7
	Galeria Tarnów-GE Sp. z o.o S.K.A.	29
	ECHO - Arena Sp. z o.o.	40 375
	ECHO-GALAXY' Sp. z o.o S.K.A.	(7 318)
	DKR Echo Investment Sp. z o.o.	104 984
<b>Liquidation</b>		
	ECHO - ARENA Sp. z o.o.	45 000
	DKR ECHO INVESTMENTS Sp. z o.o.	169 000

## Change in the state of shares and stocks in subsidiaries in 2023

Change	Company	Value [PLN '000]
<b>Acquisition of shares</b>		
	DKRA Sp. z o.o.	57
<b>Capital increase</b>		
	Projekt Echo - 116 Sp. z o.o.	430
	Projekt Echo - 141 Sp. z o.o.	90
	Projekt Echo - 136 Sp. z o.o.	650
	Projekt Echo - 135 Sp. z o.o.	120
	Seaford Sp. z o.o.	150
	Grupa Echo Sp. z o.o.	1 650
	City Space Management Sp. z o.o.	19 150
	Echo - Property Poznań 1 Sp. z o.o.	2 750
	Gosford Investments Sp. z o.o.	4 500
	Galeria Nova - Grupa Echo Sp. z o.o S.K.A.	65 000
	Projekt Echo - 139 Sp. z o.o.	2 000
	Perth Sp. z o.o.	97 000
	Projekt Echo - 137 Sp. z o.o.	100 000
<b>Write-downs on interests</b>		
	Projekt Echo - 135 Sp. z o.o.	120
	Seaford Sp. z o.o.	150
	Grupa Echo Sp. z o.o.	1 650
	City Space Management Sp. z o.o.	19 150
	Projekt Echo - 141 Sp. z o.o.	90
	Projekt Echo - 116 Sp. z o.o.	430
	Echo - Property Poznań 1 Sp. z o.o.	2 488
	PHS - Grupa Echo Sp. z o.o. Sp.k.	248
	Projekt Echo - 108 Sp. z o.o.	60
	Projekt Echo - 121 Sp. z o.o.	21
	Projekt Echo - 144 Sp. z o.o.	26
	Projekt Echo - 145 Sp. z o.o.	26

## Change in the state of shares and stocks in subsidiaries in 2023

Change	Company	Value [PLN '000]
	Selmer Investments Sp. z o.o.	21
	Malta Office Park - GE Sp. z o.o. S.K.A.	64
	Galeria Tarnów - Grupa Echo Sp. z o.o. S.K.A.	38
<b>Liquidation</b>		
	Echo - Opolska Business Park Sp. z o.o. w likwidacji	-
	Projekt Echo - 113 Sp. z o.o. w likwidacji	-
	Projekt Echo - 128 Sp. z o.o. w likwidacji	-
	Projekt Echo - 131 Sp. z o.o. w likwidacji	-
	Projekt Echo - 112 Sp. z o.o. w likwidacji	-
	Pure Systems Sp. z o.o. w likwidacji	1
	Projekt 1 - GE Sp. z o.o. S.K.A. w likwidacji	3 928
	Kielce - GE Sp. z o.o. S.K.A. w likwidacji	142
<b>Aport</b>		
	Archicom S.A.	(2 494)
<b>Contribution reduction</b>		
	Projekt Echo - 136 Sp.k.	32 620

## NOTE 10C

### Pledges on shares

Title of pledge	A company whose shares or equity interests have been pledged.	The value of the pledge	
		[mln PLN]	[mln EUR]
Collateral for the loan granted to the subsidiary Echo Arena Sp. z o.o. by Bank Pekao S.A.	Echo Arena Sp. z o.o.		98
Collateral for the loan granted to the subsidiary Echo Arena Sp. z o.o. by Bank Pekao S.A.	Echo Arena Sp. z o.o.	133	
Collateral for the loan granted to the subsidiary Dagnall Sp. z o.o. by Bank Pekao S.A.	Dagnall Sp. z o.o.		27
Collateral for the return of the advance payment towards the price to the subsidiary Villea Investments Sp. z o.o. by SGE Propco 3 S.A. R.L.	Villea Investments Sp. z o.o.	73	
Collateral for the loan granted to the subsidiary R4R Poland sp. z o.o. by the European Bank for Reconstruction and Development	R4R Poland Sp. z o.o.		119

## NOTE 10D

### Shares or stocks in subsidiaries as at 31 December 2024

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
Shares/stocks in subsidiaries											
1	"Echo - Aurus" Sp. z o.o.	Kielce	lease and property management	199 021	-	-	-	199 021	99,99%	99,99%	None
2	"PPR - Grupa Echo" Sp. z o. o. S.K.A.	Kielce	lease and property management	160	(160)		(160)	-	99,95%	99,95%	None
3	"Echo - SPV 7 " Sp. z o. o.	Kielce	lease and property management	189 018	-		-	189 018	100,00%	100,00%	None
4	"Grupa Echo" Sp. z o.o.	Kielce	business and management consultancy activities	1 702	(1 702)		(1 702)	-	100,00%	100,00%	None
5	"Malta Office Park - Grupa Echo Sp. z o.o." S.K.A.	Kielce	lease and property management	2 469	(2 461)	(7)	(2 468)	1	99,95%	99,95%	None
6	"Echo - Arena" Sp. z o.o.	Kielce	execution of construction projects related to buildings	46 008	(1 008)	(40 375)	(41 383)	4 625	99,95%	99,95%	None
7	Projekt Saska Sp. z o.o.	Kielce	real estate brokerage	20 419	(20 419)		(20 419)	-	95,00%	95,00%	None
8	"Echo - Advisory Services" Sp. z o.o.	Kielce	lease and property management	100	(100)		(100)	-	99,00%	99,00%	None
9	Galaxy - Grupa Echo Sp. z o.o. S.K.A.	Kielce	lease and property management	8 611	(8 611)	7 318	(1 293)	7 318	99,95%	99,95%	None
10	"Galeria Tarnów - Grupa Echo Sp. z o.o." S.K.A.	Kielce	lease and property management	576	(154)	(29)	(183)	393	99,95%	99,95%	None
11	"Duże Naramowice - Projekt Echo - 111 Sp. z o.o." S.K.A.	Kielce	lease and property management	130 909	-		-	130 909	100,00%	100,00%	None
12	Avatar - Grupa Echo Sp. z o.o. S.K.A.	Kielce	business and management consultancy activities	17 665	-	(7 116)	(7 116)	10 549	99,95%	99,95%	None
13	Projekt Naramowice - Grupa Echo Sp. z o.o. S.K.A.	Kielce	execution of construction projects related to buildings	63 753	-		-	63 753	100,00%	100,00%	None

## Shares or stocks in subsidiaries as at 31 December 2024

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
14	Metropolis - Grupa Echo Sp. z o.o. S.K.A.	Kielce	lease and property management	18 156	(2 621)		(2 621)	15 535	100,00%	100,00%	None
15	Echo Investment Projekt Management SRL	Brasov	property management	4 129	(4 129)		(4 129)	-	100,00%	100,00%	None
16	"Projekt Echo - 99" Sp. z o. o.	Kielce	buying and selling of property on own account	97	(97)		(97)	-	99,80%	99,80%	None
17	"Taśmowa - Projekt Echo - 116 Sp. z o.o." S.K.A.	Kielce	lease and property management	11	(11)		(11)	-	100,00%	100,00%	None
18	Projekt Echo - 108 Sp. z o. o.	Kielce	lease and property management	125	(125)		(125)	-	100,00%	100,00%	None
19	"Echo - Property Poznan 1" Sp. z o. o.	Kielce	business and management consultancy activities	2 947	(2 685)	(61)	(2 746)	201	99,00%	99,00%	None
20	Projekt 16 - "Grupa Echo" Sp. z o.o - S.K.A.	Kielce	real estate brokerage	50	(50)		(50)	-	100,00%	100,00%	None
21	Projekt 17 - "Grupa Echo" Sp. z o.o - S.K.A.	Kielce	real estate brokerage	58 050	-		-	58 050	100,00%	100,00%	None
22	Cinema Asset Manager - "Grupa Echo" Sp. z o.o - S.K.A.	Kielce	real estate brokerage	50	(30)		(30)	20	100,00%	100,00%	None
23	Face2Face - "Grupa Echo" Sp. z o.o S.K.A.	Kielce	real estate brokerage	50 050	-		-	50 050	100,00%	100,00%	None
24	Midpoint 71-Cornwall Investments Sp. z o.o S.K.A.	Kielce	real estate brokerage	49 050	-		-	49 050	100,00%	100,00%	None
25	Projekt Echo - 111 Sp. z o. o.	Kielce	lease and property management	1 101	(101)		(101)	1 000	99,95%	99,95%	None
26	Projekt Echo - 115 Sp. z o. o.	Kielce	lease and property management	8 031	(8 031)	3 370	(4 661)	3 370	99,83%	99,83%	None
27	Projekt Echo - 120 Sp. z o. o.	Kielce	lease and property management	424	(424)		(424)	-	100,00%	100,00%	None
28	Projekt Echo - 123 Sp. z o. o.	Kielce	lease and property management	5	-		-	5	99,83%	99,83%	None

## Shares or stocks in subsidiaries as at 31 December 2024

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
29	Projekt Echo - 130 Sp. z o. o.	Kielce	lease and property management	41	(31)		(31)	10	100,00%	100,00%	None
30	Villea investments Sp. z o. o.	Warszawa	lease and property management	5	-		-	5	100,00%	100,00%	None
31	Selmer Investments Sp. z o.o.	Warszawa	business and management consultancy activities	162	(162)		(162)	-	100,00%	100,00%	None
32	Selmer Investments Sp. k.	Warszawa	business and management consultancy activities	15	(15)		(15)	-	100,00%	100,00%	None
33	Fianar Investments Sp. z o.o.	Warszawa	business and management consultancy activities	93 006	(6)		(6)	93 000	100,00%	100,00%	None
34	City Space - GP Sp. z o. o.	Warszawa	lease and property management	137	(137)		(137)	-	100,00%	100,00%	None
35	City Space - Management Sp. z o.o.	Warszawa	business and management consultancy activities	20 087	(20 087)		(20 087)	-	100,00%	100,00%	None
36	Pudsey Sp. z o.o.	Warszawa	business and management consultancy activities	82	-		-	82	100,00%	100,00%	None
37	Seaford Sp. z o.o.	Warszawa	business and management consultancy activities	156	(156)		(156)	-	100,00%	100,00%	None
38	Elektrownia RE Sp.z o.o.	Kielce	buying and selling of property on own account	36 286	-		-	36 286	100,00%	100,00%	None
39	Projekt 139 Grupa Echo Sp. z o.o Sp. k.	Kielce	lease and property management	5	-		-	5	99,90%	99,99%	None
40	GRO Nieruchomości Sp. z o.o.	Kielce	lease and property management	10	-		-	10	100,00%	100,00%	None
41	Swanage Sp. z o.o.	Warszawa	lease and property management	10	(10)		(10)	-	100,00%	100,00%	None



## Shares or stocks in subsidiaries as at 31 December 2024

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
42	Dagnall Sp. z o.o.	Warszawa	lease and property management	10	(10)		(10)	-	100,00%	100,00%	None
43	Strood Sp. z o.o.	Warszawa	lease and property management	122 125	-		-	122 125	100,00%	100,00%	None
44	RPGZ Sp. z o.o.	Kielce	execution of construction projects related to buildings	21	-		-	21	100,00%	100,00%	None
45	Projekt Beethovena -Grupa Echo Sp. z o.o. S.K.A.	Kielce	lease and property management	3 430	-		-	3 430	99,95%	99,95%	None
46	Symetris - PE-131 Sp. k.	Warszawa	lease and property management	6	(6)		(6)	-	99,99%	99,99%	None
47	Projekt Echo - 140 Sp. z o.o.	Kielce	buying and selling of property on own account	6	(6)		(6)	-	100,00%	100,00%	None
48	Service Hub Sp. z o.o.	Kielce	buying and selling of property on own account	2 101	(96)	48	(48)	2 053	50,00%	100,00%	None
49	Projekt Echo - 142 Sp. z o.o.	Kielce	buying and selling of property on own account	96	(57)		(57)	39	100,00%	100,00%	None
50	Projekt Echo - 143 Sp. z o.o.	Kielce	buying and selling of property on own account	96	(6)		(6)	90	100,00%	100,00%	None
51	Projekt Echo - 144 Sp. z o.o.	Kielce	buying and selling of property on own account	156	(84)	(40)	(124)	32	100,00%	100,00%	None
52	Projekt Echo - 145 Sp. z o.o.	Kielce	buying and selling of property on own account	106	(83)	(21)	(104)	2	100,00%	100,00%	None
53	DKR Echo Investment Sp. z o.o.	Kielce	activities of central companies and holding companies, excluding financial holding companies	601 954	-	(104 984)	(104 984)	496 970	100,00%	100,00%	None
54	PHS - "Grupa Echo" Sp. z o.o. - Sp. k.	Warszawa	execution of construction projects related to buildings	4 004	(809)	(307)	(1 116)	2 888	99,99%	99,99%	None
55	Wołoska Development Capital Prosta S.A.	Warszawa	buying and selling of property on own account	1 769	-		-	1 769	100,00%	100,00%	None

## Shares or stocks in subsidiaries as at 31 December 2024

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
56	Archicom S.A.	Wrocław	activities of central companies and holding companies, excluding financial holding companies	203 484	-		-	203 484	29,28%	26,47%	None
Shares / interests in joint ventures				1 962 053	(74 680)	(142 204)	(216 884)	1 745 169			

In the table, the Company has presented a revaluation write-down of the Company's interests and shares in subsidiaries, jointly controlled companies and associated entities made during the financial year.

In the event of no write-down, in the Company's opinion, there were no indications at the balance sheet date that adjustments to the write-downs were required.

The change in the value of adjustment provisions for the value of shares has been reported in the current and comparative periods' result under the item "Investment value adjustment" in financial income/expenses.

The costs include the amount of the created impairment write-down due to impairment in the amount of PLN 142,204 thous. as at 31 December 2024 (PLN 24,582 thous. as at 31 December 2023).

On 16 October 2024, Echo Investment S.A. (Echo) entered into a loan agreement for the purchase of shares in the amount of PLN 175 mln with its subsidiary DKR Echo Investment Sp. z o.o. (DKR), bearing an interest rate of WIBOR 3M plus 3.20% per annum.

At the same time, shares of Archicom S.A. with a value of PLN 67.7 mln held by the entity were sold to DKR Echo Investment Sp. z o.o. (a subsidiary of EI) for DKR. The price for one share was determined based on the average market price of Archicom S.A. shares from the last 3 months of trading on the Warsaw Stock Exchange. The total sale price of the shares amounted to PLN 172,710,000, which was paid by DKR Echo Investment with funds received from Echo. As a result of this transaction, the value of the shares held by the Entity in the subsidiary DKR increased by PLN 169 mln. On 21 October 2024, the loan granted, reduced by the previously repaid PLN 6 mln, was converted into capital

in DKR Echo Investment Sp. z o.o. in the amount of PLN 169 mln. After conducting an analysis, the Management Board concluded that this transaction did not have an economic substance and should be recognized at the book value of the directly transferred shares in Archicom S.A., with no resulting profit. As a result of the transaction, Echo's direct shareholding in Archicom S.A. is 29.28%, and indirect shareholding is 44.76%.

The Company has control over the listed subsidiaries through direct equity interests or through shares/stocks held by other subsidiaries of the company, except for Rosehill Investments Sp. z o.o., Projekt Echo - 138 Sp. z o.o., and R4R Poland Sp. z o.o.

## Interests or shares in subsidiaries, joint ventures and associates as at 31 December 2023

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
Shares/stocks in subsidiaries											
1	"Echo - Aurus" Sp. z o.o.	Kielce	lease and property management	199 023	-		-	199 023	99,99%	99,99%	None
2	"Princess Investment" Sp. z o.o.	Kielce	execution of construction projects related to buildings	5 063	(5 063)		(5 063)	-	99,99%	99,99%	None
3	"PPR - Grupa Echo" Sp. z o. o. S.K.A.	Kielce	lease and property management	160	(160)		(160)	-	99,95%	99,95%	None
4	"Echo - SPV 7 " Sp. z o. o.	Kielce	lease and property management	189 018	-		-	189 018	100,00%	100,00%	None
5	"Grupa Echo" Sp. z o.o.	Kielce	business and management consultancy activities	1 702	(52)	(1 650)	(1 702)	-	100,00%	100,00%	None
6	"Echo Investment ACC - Grupa Echo Sp. z o.o." Sp.k.	Kielce	accounting and bookkeeping activities	51	-		-	51	99,00%	99,00%	None
7	"Malta Office Park - Grupa Echo Sp. z o.o." S.K.A.	Kielce	lease and property management	2 469	(2 396)	(65)	(2 461)	8	99,95%	99,95%	None
8	"Echo - Arena" Sp. z o.o.	Kielce	execution of construction projects related to buildings	1 008	(1 008)		(1 008)	-	99,95%	99,95%	None
9	Projekt Saska Sp. z o.o.	Kielce	real estate brokerage	20 419	(20 419)		(20 419)	-	95,00%	95,00%	None
10	"Echo -Advisory Services" Sp. z o.o.	Kielce	lease and property management	100	(100)		(100)	-	99,00%	99,00%	None
11	Galaxy - Grupa Echo Sp. z o.o. S.K.A.	Kielce	lease and property management	8 611	(8 611)		(8 611)	-	99,95%	99,95%	None
12	"Galeria Tarnów - Grupa Echo Sp. z o.o." S.K.A.	Kielce	lease and property management	576	(117)	(37)	(154)	422	99,95%	99,95%	None
13	"Duże Naramowice - Projekt Echo - 111 Sp. z o.o." S.K.A.	Kielce	lease and property management	130 909	-		-	130 909	100,00%	100,00%	None
14	Avatar - Grupa Echo Sp. z o.o. S.K.A.	Kielce	business and management consultancy activities	17 665				17 665	99,95%	99,95%	None

## Interests or shares in subsidiaries, joint ventures and associates as at 31 December 2023

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
15	Projekt Naramowice - Grupa Echo Sp. z o.o. S.K.A.	Kielce	execution of construction projects related to buildings	63 753	-		-	63 753	100,00%	100,00%	None
16	Metropolis - "Grupa Echo 121" Sp. z o. o. S.K.A.	Kielce	lease and property management	18 156	(2 621)		(2 621)	15 535	100,00%	100,00%	None
17	Echo Investment Projekt Management SRL	Brasov	property management	4 129	(4 129)		(4 129)	-	100,00%	100,00%	None
18	"Projekt Echo - 99" Sp. z o. o.	Kielce	buying and selling of property on own account	97	(97)		(97)	-	99,80%	99,80%	None
19	"Taśmowa - Projekt Echo - 116 Sp. z o.o." S.K.A.	Kielce	lease and property management	11	(11)		(11)	-	100,00%	100,00%	None
20	Projekt Echo - 108 Sp. z o. o.	Kielce	lease and property management	125	(65)	(60)	(125)	-	100,00%	100,00%	None
21	"Echo - Property Poznan 1" Sp. z o. o.	Kielce	business and management consultancy activities	2 947	(197)	(2 488)	(2 685)	262	99,00%	99,00%	None
22	Projekt 16 - "Grupa Echo" Sp. z o.o S.K.A.	Kielce	real estate brokerage	50	(50)		(50)	-	100,00%	100,00%	None
23	Projekt 17 - "Grupa Echo" Sp. z o.o S.K.A.	Kielce	real estate brokerage	46 050	-		-	46 050	100,00%	100,00%	None
24	Cinema Asset Manager - "Grupa Echo" Sp. z o.o S.K.A.	Kielce	real estate brokerage	50	(30)		(30)	20	100,00%	100,00%	None
25	Face2Face - Stranraer Sp. z o.o - S.K.A.	Kielce	real estate brokerage	50 050	-		-	50 050	100,00%	100,00%	None
26	Midpoint 71-Cornwall Investments Sp. z o.o S.K.A.	Kielce	real estate brokerage	49 050	-		-	49 050	100,00%	100,00%	None
27	Projekt Echo - 111 Sp. z o. o.	Kielce	lease and property management	1 100	(100)		(100)	1 000	99,95%	99,95%	None
28	Projekt Echo - 115 Sp. z o. o.	Kielce	lease and property management	1 406	(1 406)		(1 406)	-	99,83%	99,83%	None
29	Projekt Echo - 116 Sp. z o. o.	Kielce	lease and property management	461	(31)	(430)	(461)	-	99,83%	99,83%	None
30	Projekt Echo - 120 Sp. z o. o.	Kielce	lease and property management	424	(424)		(424)	-	100,00%	100,00%	None

## Interests or shares in subsidiaries, joint ventures and associates as at 31 December 2023

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
31	Projekt Echo - 121 Sp. z o. o.	Kielce	lease and property management	151	(131)	(21)	(152)	(1)	100,00%	100,00%	None
32	Projekt Echo - 122 Sp. z o. o.	Kielce	lease and property management	779	(779)		(779)	-	100,00%	100,00%	None
33	Projekt Echo - 123 Sp. z o. o.	Kielce	lease and property management	5				5	99,83%	99,83%	None
34	Projekt Echo - 130 Sp. z o. o.	Kielce	lease and property management	41	(31)		(31)	10	100,00%	100,00%	None
35	Projekt Echo - 135 Sp. z o. o.	Kielce	lease and property management	151	(31)	(120)	(151)	-	100,00%	100,00%	None
36	Villea investments Sp. z o. o.	Warszawa	lease and property management	5				5	100,00%	100,00%	None
37	Selmer Investments Sp. z o.o.	Warszawa	business and management consultancy activities	162	(141)	(21)	(162)	-	100,00%	100,00%	None
38	Selmer Investments Sp. k.	Warszawa	business and management consultancy activities	15	(15)		(15)	-	100,00%	100,00%	None
39	Cornwall Investments Sp. z o.o.	Warszawa	business and management consultancy activities	12	(12)		(12)	-	100,00%	100,00%	None
40	Fianar Investments Sp. z o.o.	Warszawa	business and management consultancy activities	6	(6)		(6)	-	100,00%	100,00%	None
41	City Space - GP Sp. z o. o.	Warszawa	lease and property management	137	(137)		(137)	-	100,00%	100,00%	None
42	City Space - Management Sp. z o.o.	Warszawa	business and management consultancy activities	20 087	(937)	(19 150)	(20 087)	-	100,00%	100,00%	None
43	Pudsey Sp. z o.o.	Warszawa	business and management consultancy activities	82				82	100,00%	100,00%	None

## Interests or shares in subsidiaries, joint ventures and associates as at 31 December 2023

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
44	Seaford Sp. z o.o.	Warszawa	business and management consultancy activities	155	(5)	(150)	(155)	-	100,00%	100,00%	None
45	Elektrownia RE Sp. z o.o.	Kielce	buying and selling of property on own account	36 286				36 286	100,00%	100,00%	None
46	Projekt 139 Grupa Echo Sp. z o.o Sp. k.	Kielce	lease and property management	5				5	99,90%	99,99%	None
47	Projekt 140 Grupa Echo Sp. z o.o Sp. k.	Kielce	lease and property management	15 006				15 006	99,99%	99,99%	None
48	GRO Nieruchomości Sp. z o.o.	Kraków	lease and property management	10				10	100,00%	100,00%	None
49	Swanage Sp. z o.o.	Warszawa	lease and property management	10	(10)		(10)	-	100,00%	100,00%	None
50	Stranraer Sp. z o.o.	Warszawa	lease and property management	10	(10)		(10)	-	100,00%	100,00%	None
51	Dagnall Sp. z o.o.	Warszawa	lease and property management	10	(10)		(10)	-	100,00%	100,00%	None
52	Strood Sp. z o.o.	Warszawa	lease and property management	27 125				27 125	100,00%	100,00%	None
53	RPGZ Sp. z o.o.	Kraków	execution of construction projects related to buildings	21				21	100,00%	100,00%	None
54	Projekt Beethovena - Projekt Echo - 122 Sp. z o.o S.K.A.	Kielce	lease and property management	3 430	-		-	3 430	99,95%	99,95%	None
55	Symetris - PE - 131 Sp.k.	Warszawa	lease and property management	6	(6)		(6)	-	99,99%	99,99%	None
56	Projekt Echo - 140 Sp. z o.o.	Kielce	buying and selling of property on own account	6	(6)		(6)	-	100,00%	100,00%	None
57	Projekt Echo - 141 Sp. z o.o.	Kielce	buying and selling of property on own account	96	(6)	(90)	(96)	-	100,00%	100,00%	None
58	Projekt Echo - 142 Sp. z o.o.	Kielce	buying and selling of property on own account	96	(57)		(57)	39	100,00%	100,00%	None



## Interests or shares in subsidiaries, joint ventures and associates as at 31 December 2023

No.	Company name and legal form	Registered office	Business activity	Value of shares/interests according to the purchase price	Revaluation adjustments — opening balance	Revaluation adjustments — movement	Revaluation adjustments — closing balance	Carrying value of interests/shares	% Share capital held	Share in total number of votes at the general meeting	Another basis for control
59	Projekt Echo - 143 Sp. z o.o.	Kielce	buying and selling of property on own account	96	(6)		(6)	90	100,00%	100,00%	None
60	Projekt Echo - 144 Sp. z o.o.	Kielce	buying and selling of property on own account	156	(58)	(26)	(84)	72	100,00%	100,00%	None
61	Projekt Echo - 145 Sp. z o.o.	Kielce	buying and selling of property on own account	106	(57)	(26)	(83)	23	100,00%	100,00%	None
62	DKR Echo Investment Sp. z o.o.	Kielce	activities of central companies and holding companies, excluding financial holding companies	432 954				432 954	100,00%	100,00%	None
63	PHS - Grupa Echo Sp. z o.o. Sp.k.	Warszawa	execution of construction projects related to buildings	4 004	(561)	(248)	(809)	3 195	99,99%	99,99%	None
64	Archicom S.A.	Wrocław	activities of central companies and holding companies, excluding financial holding companies	271 209				271 209	39,02%	35,28%	None
Shares / stocks in subordinated entities, total				1 627 063	(50 099)	(24 582)	(74 681)	1 552 382			

## NOTE 10E

### Condensed financial information relating to jointly controlled entities [PLN '000].

	Rosehill Investments Sp. z o.o., Berea Sp. z o.o. (Galeria Młociny)	SGE JV co S. a r.l. (Student Space)	R4R Poland Sp. z o.o. (Resi4Rent")	Total
<b>As at 1 January 1 2023</b>	<b>205 274</b>	<b>-</b>	<b>169 192</b>	<b>374 466</b>
- Increase in capital	71 331	-	5 625	76 956
- Echo Investment Group's share in the profit/loss of the joint venture	4 698	-	88 286	92 984
- Elimination of transactions between the entity and the Group (revenues, costs, and gains from sales amounting to 30%)	-	-	(3 289)	(3 289)
- Settlement of the withdrawal of contributions from the joint venture	-	-	-	-
<b>As at 31 December 31 2023</b>	<b>281 303</b>	<b>-</b>	<b>259 814</b>	<b>541 117</b>
- Acquisition of shares	-	48	-	48
- Increase in capital	-	100 045	-	100 045
- Echo Investment Group's share of the net profit/loss of the joint venture	(4 086)	18 493	71 172	85 579
- Elimination of transactions between the entity and the Group (revenues, costs, and profits from sales amounting to 30%)	-	(219)	-	(219)
- Settlement of the withdrawal of contributions in the joint venture	-	38	7 432	7 470
- Other	-	(84)	-	(84)
<b>As at 31 December 2024</b>	<b>277 217</b>	<b>118 321</b>	<b>338 418</b>	<b>733 956</b>

The Company's Management Board decided to change the accounting policy regarding the valuation of jointly controlled entities at historical cost to the equity method

in accordance with IAS 28. The change of policy was presented in Part 3, point 3 Basic accounting principles.

# Rosehill Investments Sp. z o.o., Berea Sp. z o.o. (Galeria Młociny)

## Selected financial highlights [PLN '000]

	31.12.2024	31.12.2023
Fixed assets - investment property	1 659 892	1 675 284
Fixed assets - other financial assets	-	20 708
Current assets - others	11 152	13 131
Current assets - cash	30 898	59 987
<b>Total assets</b>	<b>1 701 942</b>	<b>1 769 110</b>
<b>Long-term liabilities</b>	<b>836 572</b>	<b>845 110</b>
Financial liabilities (excluding trade liabilities)	651 950	678 335
Other long-term liabilities	184 622	166 775
<b>Short-term liabilities</b>	<b>14 466</b>	<b>59 475</b>
Financial liabilities (excluding trade liabilities)	5 696	47 739
Other short-term liabilities	8 770	11 736
<b>Total liabilities</b>	<b>851 038</b>	<b>904 585</b>
<b>Equity</b>	<b>850 904</b>	<b>864 525</b>
% share of the Echo Investment Group	30,00%	30,00%
Share of the Echo Investment Group in net assets	255 271	259 357
Goodwill	35 037	35 037
Impairment loss	(13 091)	(13 091)
Carrying amount of the onvestment accounted using the equity method	277 217	281 303

## Selected data from the statement of comprehensive income [PLN '000].

	1.01.2024 - 31.12.2024	1.01.2023 - 31.12.2023
Operating income	110 527	121 071
Operating costs including:	(44 388)	(50 515)
Depreciation	-	-
Gains/losses on value adjustments of properties to fair value	(2 281)	(7 766)
General administrative costs	(2 726)	(2 601)
Selling costs	(822)	(619)
Other operating income/costs	1 472	1 898
Financial income	(69 941)	(44 277)
Finance costs, including:	(67 374)	(44 126)
<b>Gross profit (loss)</b>	<b>(8 159)</b>	<b>17 191</b>
Income tax	(5 462)	(1 532)
<b>Net profit (loss)</b>	<b>(13 621)</b>	<b>15 659</b>
<b>Total comprehensive income</b>	<b>(13 621)</b>	<b>15 659</b>
% share of the Echo Investment Group	30,00%	30,00%
Share of the Echo Investment Group in net profit/loss of the joint venture	(4 086)	4 698
Share of the Echo Investment Group in total comprehensive income of the joint venture	(4 086)	4 698

# SGE JV co S. a r. l. (Student Space)

## Selected financial highlights [PLN '000]

	31.12.2024	31.12.2023
Fixed assets - investment property	290 520	-
Fixed assets - others	1 477	-
Current assets - cash	97 943	-
Current assets	45 767	-
<b>Total assets</b>	<b>435 707</b>	<b>-</b>
		-
<b>Long-term liabilities</b>	<b>16 180</b>	<b>-</b>
Financial liabilities (excluding trade liabilities)	-	-
Other long-term liabilities	16 180	-
<b>Short-term liabilities</b>	<b>25 253</b>	<b>-</b>
Financial liabilities (excluding trade liabilities)	-	-
Other short-term liabilities	25 253	-
<b>Total liabilities</b>	<b>41 433</b>	<b>-</b>
		-
<b>Equity</b>	<b>394 274</b>	<b>-</b>
% share of the Echo Investment Group	30,00%	-
Elimination of transactions between the entity and the Group (income, costs, sales profits amounting to 30%)	38	-
Share of the Echo Investment Group in net assets = carrying amount of the investment accounted for using the equity method	118 321	-

## Selected data from the statement of comprehensive income [PLN '000].

	1.01.2024 - 31.12.2024	1.01.2023 - 31.12.2023
Gains/losses from the revaluation of property to fair value	78 056	-
General administrative expenses, including:	(2 129)	-
Depreciation	3	-
Other operating income / expenses	(171)	-
Financial income and expenses, including:	801	-
<b>Gross profit (loss)</b>	<b>76 557</b>	<b>-</b>
Income tax	(14 914)	-
<b>Net profit (loss)</b>	<b>61 643</b>	<b>-</b>
		-
<b>Total comprehensive income</b>	<b>61 643</b>	<b>-</b>
% share of the Echo Investment Group	30%	-
		-
Share of the Echo Investment Group in net profit/loss of the joint venture	18 493	-
Share of the Echo Investment Group in total comprehensive income of the joint venture	18 493	-

## Selected financial position data [PLN ‘000]

	31.12.2024	31.12.2023
Fixed assets - investment property	2 316 339	2 290 925
Fixed assets - investment property under construction	1 085 650	869 478
Fixed assets - others	28 614	32 644
Current assets - cash	150 874	157 737
Current assets - others	56 982	65 480
Assets held for sale	709 301	-
<b>Total assets</b>	<b>4 347 760</b>	<b>3 416 264</b>
<b>Long-term liabilities</b>	<b>2 706 348</b>	<b>2 363 397</b>
Financial liabilities (excluding trade payables)	2 397 414	2 109 789
Other long-term liabilities	308 934	253 608
<b>Short-term liabilities</b>	<b>494 762</b>	<b>143 457</b>
Financial liabilities (excluding trade payables)	342 717	17 499
Other short-term liabilities	152 045	125 958
<b>Total liabilities</b>	<b>3 201 110</b>	<b>2 506 855</b>
<b>Equity</b>	<b>1 146 650</b>	<b>909 410</b>
% share of the Echo Investment Group	30,00%	30,00%
Elimination of transactions between the entity and the Group (income, costs, sales profits amounting to 30%)	(5 577)	(13 009)
Share of the Echo Investment Group in net assets = carrying amount of the investment accounted for using the equity method	338 418	259 814

## Selected data from the statement of comprehensive income [PLN ‘000].

	1.01.2024 - 31.12.2024	1.01.2023 - 31.12.2023
Operating income	176 730	134 563
Gains/losses on value adjustments of properties to fair value	(47 547)	356 743
Project-related administrative costs	274 244	(35 687)
General administrative costs, including:	(31 423)	(26 153)
Depreciation	(680)	(510)
Other operating income / costs	(15)	3 297
Financial income and costs, including:	(79 148)	(68 195)
Financial interest costs	(78 489)	(60 177)
<b>Gross profit (loss)</b>	<b>292 841</b>	<b>364 568</b>
Income tax	(55 599)	(70 281)
<b>Net profit (loss)</b>	<b>237 242</b>	<b>294 287</b>
<b>Total comprehensive income</b>	<b>237 242</b>	<b>294 287</b>
% share of the Echo Investment Group	30,00%	30,00%
Share of the Echo Investment Group in net profit/loss of the joint venture	71 173	88 286
Share of the Echo Investment Group in total comprehensive income of the joint venture	71 173	88 286

## NOTE 11

### Long-term and short-term financial assets [PLN '000]

	31.12.2024	31.12.2023
In the remaining entities	5 825	7 965
RMK - insurance	820	1 655
D365 program	5 005	6 310
In subsidiaries	-	3 150
receivables for purchase and sale of shares	-	3 150
<b>Total long and short-term financial assets</b>	<b>5 825</b>	<b>11 115</b>
- long-term	5 825	11 115
- short-term	-	-

## NOTE 12

### Loans granted [PLN '000]

	31.12.2024	31.12.2023
<b>Long-term loans granted</b>		
in subsidiaries	108 289	379 923
in joint-ventures	312 167	263 500
<b>Total long-term loans granted</b>	<b>420 456</b>	<b>643 423</b>
<b>Short-term loans granted</b>		
loans granted	53 881	104 741
<b>Total short-term loans granted</b>	<b>53 881</b>	<b>104 741</b>
<b>Loans granted in total</b>	<b>474 337</b>	<b>748 164</b>

The loans meet the SPPI test and are held in accordance with a business model whose objective is to hold financial assets to collect cash flows from contracts in line with IFRS 9, and therefore they are not measured at fair value but at amortized cost. The valuation does not significantly differ from fair value measurement.

The maximum credit risk related to the loans is equal to their carrying amount. The loans granted are unsecured, not overdue, and there has been no significant impairment of their value. The loans were granted to affiliates with good financial condition. Regarding related parties, the credit risk, in the Management Board's opinion, is minimized through ongoing monitoring of operational activities and evaluation of investment projects of those companies.

In the Management Board's assessment, due to the ability to monitor the operations of subsidiaries and periodically confirm the profitability of the projects they run, the Company is able to assess and identify loans for which credit risk has significantly increased. The Company's Management Board has not identified such loans. The Management Board assessed the loans in terms of creating an impairment for expected credit losses based on the evaluation of the reliability of the Echo Investment Capital Group.

In accordance with the requirements of IFRS 9, an impairment for expected credit losses was recognized; as at 31 December 2024, in the amount of PLN 1,614 thous., and as at 31 December 2023, in the amount of PLN 2,097 thous.

## NOTE 12A

### Loans granted — currency structure [PLN '000]

	31.12.2024	31.12.2023
<b>Long-term loans granted</b>		
In Polish currency	420 456	643 423
<b>Total amount of long-term loans granted</b>	<b>420 456</b>	<b>643 423</b>
<b>Short-term loans granted</b>		
In Polish currency	53 881	104 741
<b>Total amount of short-term loans granted</b>	<b>53 881</b>	<b>104 741</b>
<b>Total loans granted</b>	<b>474 337</b>	<b>748 164</b>

## Key figures on long-term borrowings without interest as at 31 December 2022 [PLN '000]

Contractor's name	Amount	Interest	Repayment Term
Galeria Libero Sp. z o.o. Sp. K	77 875	Wibor 3M + margin	10.10. 2026
R4R Poland Sp. z o.o.	61 518	fixed interest	31.03.2029
R4R Poland Sp. z o.o.	49 584	fixed interest	31.03.2030
R4R Poland Sp. z o.o.	116 580	fixed interest	31.03.2031
R4R Poland Sp. z o.o.	35 151	fixed interest	30.09.2026
Elektrownia Sp. z o.o.	355	Wibor 3M + margin	30.06.2026
<b>Loans without interest and write-offs</b>	<b>341 063</b>		
interest	79 393		
<b>Total loans with interest and write-offs</b>	<b>420 456</b>		

## Basic data on major short-term borrowings, without interest, as at 31 December 2024 [PLN '000]

Contractor's name	Amount	Interest	Repayment Term
Projekt Echo- 143 Sp. z o.o.	39 023	Wibor 3M + margin	30.06.2025
City Space Management Sp. z o.o.	2 800	Wibor 3M + margin	30.06.2025
Rondo 1 CitySpace - GP Sp. z o.o. Sp. k.	4 051	Wibor 3M + margin	31.12.2025
<b>Borrowings without interests and write-offs</b>	<b>45 874</b>		
interests	16 921		
write-offs	(8 914)		
<b>Total borrowings with interest and write-offs</b>	<b>53 881</b>		

\* Loans granted in 2024

The maximum credit risk related to the loans is equal to their carrying amount.

The loans granted are unsecured.

The loans granted are not overdue, and there has been no impairment of the granted loans.

The granted loans are presented in accordance with the actual repayment term.



## Basic information about long-term loans as at 31 December 2023 [PLN '000]

Contractor's name	Amount	Interest	Repayment Term
Galeria Libero Sp. z o.o. Sp. K	97 507	Wibor 3M + margin	10.10.2026
R4R Poland Sp. z o.o.	61 518	fixed interest	31.03.2029
R4R Poland Sp. z o.o.	49 584	fixed interest	31.03.2030
R4R Poland Sp. z o.o.	80 580	fixed interest	31.03.2031
R4R Poland Sp. z o.o.	35 151	fixed interest	30.09.2026
DKRA Sp. z o.o.	535	Wibor 3M + margin	22.04.2026
Strood Sp. z o.o. *	58 978	Wibor 3M + margin	31.12.2025
Finar Investments Sp. z o.o. *	6 925	Wibor 3M + margin	30.09.2025
DKRA Echo Sp. z o.o. *	53 450	Wibor 3M + margin	13.04.2026
GRO Nieruchomości Sp. z o.o.	25 390	Wibor 3M + margin	31.12.2025
Villea Investments Sp. z o.o.	74 425	Wibor 3M + margin	31.12.2025
Galaxy - Grupa Echo Sp. z o.o. S.K.A.	8 366	Wibor 3M + margin	31.12.2025
<b>Loans without interest and write-offs</b>	<b>552 409</b>		
interest	100 925		
write-offs	(9 911)		
<b>Total loans with interest and write-offs</b>	<b>643 423</b>		

## Basic data on major short-term borrowings, without interest, as at 31 December 2023 [PLN '000]

Contractor's name	Amount	Interest	Repayment Term
City Space Management Sp. z o.o. *	500	Wibor 3M + margin	30.06.2024
Projekt Echo- 143 Sp. z o.o.*	93 461	Wibor 3M + margin	31.12.2024
Elektrownia Sp. z o.o.*	1 619	Wibor 3M + margin	30.06.2024
Rondo 1 CitySpace - GP Sp. z o.o. Sp. k.	4 050	Wibor 3M + margin	31.12.2024
Projekt 5 - Grupa Echo SP. z o.o. S.K.A	687	Wibor 3M + margin	31.12.2023
<b>Borrowings without interests and write-offs</b>	<b>100 317</b>		
interests	10 598		
write-offs	(6 174)		
<b>Total borrowings with interest and write-offs</b>	<b>104 741</b>		

## NOTE 13

### Derivative financial instruments [PLN '000]

	31.12.2024	31.12.2023
Interest Rate Swap	-	9 392
<b>Total</b>	<b>-</b>	<b>9 392</b>
Long-term	-	-
Short-term	-	9 392

The company classifies derivative financial instruments as Level 2 in the fair value hierarchy defined in accounting standards. The valuation technique for interest rate swaps is based on the discounted cash flow method using observable data such as interest rates (WIBOR, EURIBOR) and interest rate curves.

The company applies a three-level hierarchy:

Level 1 — Fair value is based on unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 — Fair value is determined based on market-observed values, but not direct market quotes (e.g., determined by direct or indirect reference to similar instruments existing in the market).

Level 3 — Fair value is determined based on various valuation techniques that do not rely on any observable market data.

### Basic information about derivative financial instruments [PLN'000]

	Nominal Collateral	Valuation		Interest Rate	Cpnclusion date	Redemption Date
		31.12.2024	31.12.2023			
IRS - 39827	100 000	-	5 552	0,535%	16.09.2020	5.08.2024

## NOTE 14

### Leasing receivables [PLN '000]

	31.12.2024	31.12.2023
up to 1 year	3 177	3 632
1 to 3 years	8 528	8 400
3 to 5 years	9 503	9 230
over 5 years	7 026	13 636
<b>Total</b>	<b>28 234</b>	<b>34 898</b>

The company estimated an ECL copy, due to the intangible amount of the amount, it decided not to enter it into the registers.

Receivables from leasing in the statement of financial position are presented in current assets under trade and other receivables - short-term portion, and in non-current assets under receivables from leasing - long-term portion.

## NOTE 15A

### Inventory [PLN '000]

	31.12.2024	31.12.2023
Semi-finished products and work-in-progress	274 534	136 786
- land usufruct asset	16 532	15 436
Finished products	1 274	1 322
<b>Inventory in total</b>	<b>275 808</b>	<b>138 108</b>

Inventories are valued at cost of production or purchase, but not higher than the net realizable value. This value is determined according to current market prices obtained from the real estate market. Reversal of inventory impairments occurs either in connection with the sale of inventory or due to an increase in the net selling price. The amounts of inventory impairments recognized in the period as expenses and the amounts of reversals of impairments reducing the value of inventories recognized in the period as a reduction of costs are included in the income statement under cost of sales.

The 'Finished Products' category includes completed residential units intended for sale.

The 'Work in Progress and Semi-Finished Products' category mainly includes properties owned by the company and expenditures for housing projects in preparation and under development.

## NOTE 15B

### Inventory — impact on results [PLN '000]

	31.12.2024	31.12.2023
Reversed write-downs on inventory recognised as revenue in the period	750	32
<b>Movement in write-down on inventory</b>	<b>750</b>	<b>32</b>

Inventory write-downs and their reversals apply to residential projects and are intended to write down the value to the level of obtainable price. The value of inventories recognized as income/cost in the period is disclosed in the income statement under "cost of sales".

The change in the inventory write-down in 2023 concerns a discontinued project in Warsaw.

The change in the inventory write-down as at 31 December 2024 amounted to PLN 750 thous., while as at 31 December 2023, it amounted to PLN 32 thous.

## NOTE 16A

### Short-term trade receivables, taxes and other [PLN '000]

	31.12.2024	31.12.2023
<b>Trade and other receivables</b>		
Receivables from subsidiaries	53 772	45 720
Trade, with maturity:	51 652	34 767
- up to 12 months	51 652	34 767
other:	2 120	10 953
- due to profit from limited partnerships	-	10 896
Receivables from other entities	11 087	36 693
Trade, with maturity:	1 871	2 101
- up to 12 months	1 871	2 101
other	9 216	34 592
- security deposits paid	1 017	19 275
- lease receivables	3 177	3 632
- bid bonds paid	4 941	11 350
- advances for deliveries	81	335
	<b>64 859</b>	<b>82 413</b>
<b>Tax receivables, total</b>		
tax receivables	3 981	3 967
	<b>3 981</b>	<b>3 967</b>
<b>Total net short-term trade receivables, taxes and other</b>	<b>68 840</b>	<b>86 380</b>
total write-downs for expected credit losses of receivables	(3 100)	(4 364)
<b>Total gross short-term trade receivables, taxes and other receivables</b>	<b>71 940</b>	<b>90 744</b>

The maximum value of credit risk related to trade receivables does not significantly differ from the carrying amount. The estimated fair value of trade receivables is the current value of future expected discounted cash flows and it does not deviate significantly from the balance sheet value of these receivables.

Receivables from affiliated companies are not secured. In relation to related entities, the credit risk, in the opinion of the Management Board, is minimised through regular monitoring of operating activities and the assessment of investment projects of these companies. In the opinion of the Management Board, through the ability to monitor the operations of subsidiaries and the periodic confirmation of the profitability of their projects, the Company has the option of assessing receivables for which credit risk has increased significantly. The Management Board of

the Company did not find such receivables, even with respect to overdue receivables over 30 days, based on the assessment of investment projects of subsidiaries.

Receivables on account of deliveries and services result from rental of office space and residential premises as well as project implementation services and other services. The company controls the condition and payment capacity of its contractors on an ongoing basis. There is no significant risk concentration in relation to any of the clients of the Company from outside the Echo Investment Group. As at 31 December 2024, the Company estimated the impairment loss on trade receivables by applying a provision matrix based on historical data regarding the repayment of receivables by contractors.

## NOTE 16B

### Changes in write-downs on short-term receivables [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Opening balance	4 364	3 189
<b>Increases</b>	-	1 175
- due to write-down recognition	-	1 175
<b>Decreases</b>	(1 264)	-
- due to repayment	(68)	-
- due to termination	(1 196)	-
<b>Write-downs on expected credit losses on short-term receivables at the end of the period</b>	<b>3 100</b>	<b>4 364</b>

The impairment loss expected credit losses on receivables has been disclosed under 'other operating revenue/ costs' in the profit and loss account of the Company.

## NOTE 16C

### Short-term trade receivables, taxes and other - currency structure [PLN '000]

	31.12.2024	31.12.2023
In the Polish currency (PLN)	71 848	74 452
In other currencies, recalculated into PLN	92	16 292
- unit/currency EUR	22	3 747
- PLN '000	92	16 292
<b>Total gross short-term trade receivables, taxes and other</b>	<b>71 940</b>	<b>90 744</b>

## NOTE 17A

### Cash, cash equivalents and other financial assets [PLN '000]

	31.12.2024	31.12.2023
Restricted cash	28 330	3 534
- inflows from clients buying apartments, blocked on escrow accounts, being released by bank as the investment progresses	28 330	3 534
Cash in hand and in bank accounts	67 149	101 552
<b>Total cash, cash equivalents and other financial assets</b>	<b>95 479</b>	<b>105 086</b>

As at 31 December 2024, the company holds cash in reputable banks, primarily in mBank.

The maximum value of credit risk related to cash equals its balance sheet value.

Cash at bank bears interest at variable rates, which depend on the interest rate on overnight bank deposits. Short-term deposits are arranged for various periods ranging from one day to one month, depending on the Company's current needs for cash and bear interest at the interest rates determined for them.

## NOTE 17B

### Cash, cash equivalents and other financial assets - currency structure [PLN '000]

	31.12.2024	31.12.2023
<b>In the Polish currency (PLN)</b>	<b>94 170</b>	<b>93 625</b>
<b>In other currencies (recalculated into PLN)</b>	<b>1 309</b>	<b>11 461</b>
unit/currency EUR	294	2 628
PLN '000	1 255	11 425
unit/currency HUF	4 798	2 729
PLN '000	50	31
unit/currency USD	1	1
PLN '000	4	5
<b>Total cash, cash equivalents and other financial assets</b>	<b>95 479</b>	<b>105 086</b>

## NOTE 18A

### Share capital

The nominal value of one share = 0.05 PLN

Series / Issue	Type of shares	Type of restriction on share rights	No. of shares	Value of the series / issue based on nominal value [PLN ,000]	Capital payment
A, B, C, D, E, F	bearer shares	none	412 690 582	20 635	cash
<b>Total no. of shares</b>			<b>412 690 582</b>		
<b>Total share capital</b>				<b>20 635</b>	

## NOTE 18B

### Supplementary capital [PLN '000]

	31.12.2024	31.12.2023
Share premium	100 748	100 748
Statutory	6 878	6 878
Created from generated profit according to the statute/articles of associations, over the statutorily required minimum value	596 647	596 647
Other	22	22
<b>Total supplementary capital</b>	<b>704 295</b>	<b>704 295</b>

## NOTE 18C

### Change of dividend fund [PLN '000]

	1.01.2024-31.12.2024	1.01.2023-31.12.2023
<b>Opening balance</b>	<b>305 589</b>	<b>296 169</b>
- dividend fund	-	40 792
- dividend approved for payment*	-	(40 792)
- distribution of the profit from previous years	254	9 420
<b>Closing balance</b>	<b>305 843</b>	<b>305 589</b>

On 26 April 2017, the Management Board of Echo Investment S.A. passed a resolution on the adoption of a dividend policy. The company intends to give shareholders a return on their invested capital in the form of share appreciation, but also dividends paid regularly. According to the adopted dividend policy, from profit for 2018 and subsequent years, the Management Board will recommend the payout of dividends of up to 70 % of the Group's consolidated net profit attributable to shareholders of the parent company.

When recommending the payout of dividends, the Management Board will take into account the Company's and the Group's current and expected financial condition and growth strategy, in particular:

- the Group's safe and most effective level of debt and liquidity management,
- investment plans resulting from the development strategy - in particular land acquisitions.

## Loans, borrowings, and bonds [PLN '000]

	31.12.2024	31.12.2023
<b>Long-term loans, borrowings, and bonds</b>		
<b>Due to subsidiaries</b>		
- credits and loans	153 559	120 591
	<b>153 559</b>	<b>120 591</b>
<b>Towards other entities</b>		
- due to debt security issue	1 231 310	1 069 460
	<b>1 231 310</b>	<b>1 069 460</b>
<b>Short-term loans, borrowings and bonds [PLN '000]</b>		
<b>Due to subsidiaries</b>		
- borrowings	14 191	22 394
	<b>14 191</b>	<b>22 394</b>
<b>Due to other entities</b>		
- loans and borrowings	156 010	152 448
- due to issue of debt securities	184 930	414 226
	<b>340 940</b>	<b>566 674</b>
<b>Total short-term loans, borrowings and bonds</b>	<b>1 740 000</b>	<b>1 779 119</b>
- Long-term	1 384 869	1 190 051
- Short-term	355 131	589 068
Interest rates used to discount expected lease cash flows:	from 2,68% to 12,05%	from 1,77% to 12,05%

According to the best information and data available to the Company during the financial year and up to the date of signing the financial statements, there have been no breaches of the terms of the loan agreements or established collateral levels.

Echo Investment S.A. has concluded loan agreements for current financing and issued bonds that contain requirements for the Company to maintain appropriate levels of financial covenants.

In loan agreements for financing current operations, these are mainly capital and debt ratios. In the case of bonds, these are debt ratios.

These ratios are calculated based on data included in the consolidated financial statements as at a given balance sheet date.

The Company is obliged to maintain the levels of indicators required in the loan agreements and bond issue conditions.

In the event of a breach of covenants, the lenders have the right, in accordance with the provisions of the loan agreements, to call on the borrower to repair the indicator, increase the margins on the loan, and the bondholders have the right to request early redemption of the bonds. The Management Board of the Company monitors compliance with the covenants on an ongoing basis to ensure their fulfillment.

As at the balance sheet date, the Company meets all the required covenant conditions.

As at the balance sheet date and the date of preparation of the financial statements, the Management Board is not aware of any facts or circumstances that would indicate that there would be difficulties in meeting the terms of the covenants.



## NOTE 19B

### Long-term liabilities without income tax provision with remaining maturities from the balance sheet date [PLN '000]

	31.12.2024	31.12.2023
1-3 years	584 776	669 830
3-5 years	856 665	553 683
Over 5 years	13 492	16 597
<b>Total long-term liabilities</b>	<b>1 454 933</b>	<b>1 240 110</b>
Interest rates used to discount expected cash flows:		
	from 2,68% to 12,05%	from 1,77% to 12,05%

Long-term liabilities in nominal value were presented by the Company in note 19F and 19G.

## NOTE 19C

### Long-term liabilities without provision for income tax - currency structure [PLN '000]

	31.12.2024	31.12.2023
In Polish currency (PLN)	1 070 733	887 102
In other currencies (recalculated into PLN)	384 200	353 008
<b>Total long-term liabilities</b>	<b>1 454 933</b>	<b>1 240 110</b>

### Short-term loans, borrowings and bonds - currency structure [PLN '000]

	31.12.2024	31.12.2023
In the Polish currency (PLN)	347 977	528 835
In other currencies (recalculated into PLN)	7 154	60 233
<b>Total short-term loans, borrowings and bonds</b>	<b>355 131</b>	<b>589 068</b>

Financial liabilities arising from debt instruments are valued using the “amortized cost of the liability” method in accordance with IFRS 9. The fair value of long-term

liabilities does not differ significantly from their carrying value.

## NOTE 19D

### Long-term liabilities - change due to leasing [PLN '000]

	31.12.2024	31.12.2023
<b>Opening balance</b>	<b>68 034</b>	<b>96 146</b>
Changes in the period	2 404	(28 112)
- new purchases	18 895	2 711
- financial costs	(3 816)	(3 935)
- payment	(12 675)	(13 093)
- project's completion/sale	-	(13 795)
<b>Closing balance</b>	<b>70 438</b>	<b>68 034</b>
- Long-term	46 997	44 895
- Short-term	23 441	23 139

### Leasing costs [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
Cost related to lease of low assets value	1 180	1 054
Cost related to lease of low assets value	12 675	13 093
<b>Total</b>	<b>13 855</b>	<b>14 147</b>

The total cash outflow due the lease amounted to PLN 13,855 thous. as at 31 December 2024 (including interest in the amount of PLN 3,607 thous.

## NOTE 19E

### Liabilities related to loans, borrowings, issuance of debt securities, and leasing [PLN billion]

	Forecast	Balance sheet	Difference in value
Liabilities related to loans and borrowings	0,3	0,3	-
Liabilities related to the issuance of debt securities	1,4	1,4	-
Liabilities related to leasing	0,1	0,1	-
<b>Total</b>	<b>1,8</b>	<b>1,8</b>	<b>-</b>

The financial liabilities of Echo Investment S.A. presented in the individual statement of financial position as at 31 December 2024 are not significantly different from the

forecasts previously published by the Company for this date.

## Credit lines of Echo Investment S.A. as at 31 December 2023 [PLN'000]

Bank	Contractual amount of loan	Outstanding loan amount	Interest rate	Repayment deadline
PKO BP S.A. *	75 000	62 754	Wibor 1M + margin	31.10.2025
Alior Bank S.A.	30 000	30 000	Wibor 3M + margin	08.09.2025
Santander Bank Polska S.A.**	90 000	63 256	Wibor 1M + margin	31.05.2025
<b>Total</b>	<b>195 000</b>	<b>156 010</b>		

\* The available loan amount as at 31 December 2024 is reduced by the guarantees issued and amounts to PLN 3 million.

\*\* The available loan amount as at 31 December 2024 is reduced by the guarantees issued and amounts to PLN 1,7 million.

Credit lines are secured with standard instruments, such as a power of attorney for the bank account or a statement of submission to enforcement. The value of the credit corresponds to the nominal amount of the utilized credit line.

The value of the loan corresponds to the nominal amount of the utilized credit line.

## Credit lines of Echo Investment S.A. as at 31 December 2023 [PLN '000].

Bank	Contractual amount of loan	Outstanding loan amount	Interest rate	Repayment deadline
PKO BP S.A. *	75 000	61 078	Wibor 1M + margin	31.10.2025
Alior Bank S.A.	30 000	30 000	Wibor 3M + margin	08.09.2025
Santander Bank Polska S.A.**	90 000	61 370	Wibor 1M + margin	31.05.2024
<b>Razem</b>	<b>195 000</b>	<b>152 448</b>		

\* The available credit amount as at 31 December 31 2023, is reduced by the issued guarantees and amounts to PLN 6.3 million.

\*\* The available credit amount as at 31 December 2023, is reduced by the issued guarantees and amounts to PLN 2.9 million.

The value of the loan corresponds to the nominal amount of the utilized credit line.

## Long-term and short-term liabilities from issued debt financial instruments as at 31 December 2024

Series	ISIN Code	Bank / Brokerage House	Nominal Value	Currency	Maturity Date	Interest Rate Terms
6I/2024	PLO017000129	IPOPEMA	200 000	PLN	1.08.2029	Wibor 6M + margin
1I/2022	PLO017000079	IPOPEMA	180 000	PLN	08.12.2027	Wibor 6M + margin
2I/2023	PLO017000087	IPOPEMA	140 000	PLN	24.05.2028	Wibor 6M + margin
4I/2024	PLO017000103	IPOPEMA	100 000	PLN	27.02.2029	Wibor 6M + margin
5I/2024	PLO017000111	IPOPEMA	100 000	PLN	13.05.2029	Wibor 6M + margin
<b>Bonds for institutional investors</b>			<b>720 000</b>			
S Series issue	PLECHPS00399	DM PKO BP S.A.	70 000	PLN	31.01.2028	Wibor 6M + margin
S2 Series issue	PLECHPS00399	DM PKO BP S.A.	70 000	PLN	31.01.2028	Wibor 6M + margin
K Series issue	PLECHPS00324	DM PKO BP S.A.	50 000	PLN	10.01.2025	Wibor 6M + margin
L Series issue	PLECHPS00332	DM PKO BP S.A.	50 000	PLN	22.02.2026	Wibor 6M + margin
M Series issue	PLECHPS00340	DM PKO BP S.A.	40 000	PLN	27.04.2026	Wibor 6M + margin
N Series issue	PLECHPS00357	DM PKO BP S.A.	40 000	PLN	27.06.2026	Wibor 6M + margin
O Series issue	PLECHPS00365	DM PKO BP S.A.	25 000	PLN	6.09.2026	Wibor 6M + margin
P and P2 Series issue	PLECHPS00373	DM PKO BP S.A.	50 000	PLN	28.06.2027	Wibor 6M + margin
R Series issue	PLECHPS00381	DM PKO BP S.A.	50 000	PLN	15.11.2027	Wibor 6M + margin
T Series issue	PLECHPS00415	DM PKO BP S.A.	60 000	PLN	26.04.2028	Wibor 6M + margin
<b>Bonds for individual investors</b>			<b>505 000</b>			
<b>Total</b>			<b>1 225 000</b>			

  

Series	ISIN Code	Bank / Brokerage House	Nominal Value	Currency	Maturity Date	Interest Rate Terms
3I Series issue	PLO017000095	IPOPEMA	43 000	EUR	27.10.2028	Fixed interest rate: 7.4%
<b>Bonds for institutional investors — denominated in EUR</b>			<b>43 000</b>			
<b>Bonds for institutional investors PLN</b>			<b>183 739</b>			

The change in business and economic conditions had no significant impact on the fair value of financial liabilities. The fair value measurement for listed bonds has been

classified at level 1, and for unlisted bonds at level 2 in the fair value hierarchy defined by accounting standards.

## Long-term and short-term liabilities arising from issued debt financial instruments as at 31 December 2023.

Series	ISIN Code	Bank / Brokerage house	Nominal value	Currency	Maturity date	Market quotations
1/2020	PLO017000012	mBank S.A.	70 000	PLN	31.05.2024	Wibor 6M + margin
1/2021	PLO017000046	mBank S.A.	195 000	PLN	17.03.2025	Wibor 6M + margin
2/2021	PLO017000061	mBank S.A.	172 000	PLN	10.11.2025	Wibor 6M + margin
11/2022	PLO017000079	IPOPEMA	180 000	PLN	08.12.2027	Wibor 6M + margin
21/2023	PLO017000087	IPOPEMA	140 000	PLN	24.05.2028	Wibor 6M + margin
<b>Bonds for institutional investors</b>			<b>757 000</b>			
<b>1P/2021 Series issue</b>	PLO017000053	Michael / Ström Dom Maklerski S.A. jako agent	188 000	PLN	22.10.2024	Fixed interest rate 5%
<b>K Series issue</b>	PLECHPS00324	DM PKO BP S.A.	50 000	PLN	10.01.2025	Wibor 6M + margin
<b>L Series issue</b>	PLECHPS00332	DM PKO BP S.A.	50 000	PLN	22.02.2026	Wibor 6M + margin
<b>M Series issue</b>	PLECHPS00340	DM PKO BP S.A.	40 000	PLN	07.04.2026	Wibor 6M + margin
<b>N Series issue</b>	PLECHPS00357	Agent : DM PKO BP	40 000	PLN	27.06.2026	Wibor 6M + margin
<b>O Series issue</b>	PLECHPS00365	Agent : DM PKO BP	25 000	PLN	06.09.2026	Wibor 6M + margin
<b>P2 Series issue</b>	PLECHPS00373	Biuro Maklerskie PKO BP	50 000	PLN	28.06.2027	Wibor 6M + margin
<b>R Series issue</b>	PLECHPS00381	Biuro Maklerskie PKO BP	50 000	PLN	15.11.2027	Wibor 6M + margin
<b>Bonds for individual investors</b>			<b>493 000</b>			
<b>Total</b>			<b>1 250 000</b>			

Series	ISIN Code	Bank / Brokerage House	Nominal value	Currency	Maturity date	Interest rate terms
1E/2020	PLECHPS00316	PEKAO S.A.	8 700	EUR	23.10.2024	Fixed interest rate: 4,5%
3I Series issue	PLO017000095	Biuro Maklerskie PKO BP	43 000	EUR	27.10.2028	Fixed interest rate: 7,4%
<b>Bonds for institutional investors — denominated in EUR</b>			<b>51 700</b>			
<b>Bonds for institutional investors — denominated in PLN</b>			<b>231 874</b>			

## NOTE 19H

### Debt financial instruments [PLN '000]

	31.12.2024	31.12.2023
Carrying value	1 408 739	1 481 874
Fair value	1 427 248	1 499 212

## Movement in deferred tax assets/provision [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Deferred tax asset/provision at the beginning of the period</b>	<b>(50 355)</b>	<b>(40 139)</b>
financial instruments	(1 784)	(2 161)
investment property	513	513
receivables and liabilities due to borrowings	(21 498)	(21 160)
liabilities due to loan and bonds	(2 357)	1 932
tax loss	15 897	3 420
inventory	3 362	4 667
interests and shares	(44 091)	(26 106)
leasing	950	1 622
other	(1347)	(2 866)
<b>Increases</b>	<b>7 359</b>	<b>(1 358)</b>
financial instruments	1 784	377
receivables and liabilities due to borrowings	2 765	2 106
tax loss	-	12 477
inventory	13	-
interests and shares	-	(17 985)
leasing	2 126	148
other	671	1 519
<b>Decreases</b>	<b>(25 983)</b>	<b>(8 858)</b>
receivables and liabilities due to borrowings	(597)	(2 444)
liabilities due to loan and bonds	(1 305)	(4 289)
tax loss	(5 531)	-
inventory	-	(1 305)
interests and shares	(16 827)	-
leasing	(1 723)	(820)
<b>Deferred tax asset/provision at the end of the period</b>	<b>(68 979)</b>	<b>(50 355)</b>
financial instruments	-	(1 784)
investment property	513	513
receivables and liabilities due to borrowings	(19 330))	(21 498)
liabilities due to loan and bonds	(3 662))	(2 357)
tax loss	10 366	15 897
inventory	3375	3 362
interests and shares	(60 918)	(44 091)
leasing	1 353	950
other	(676)	(1347)

The company does not have any tax loss for the years 2020-2024 for which no asset has been recognized. The right to reduce the tax due to the tax loss expires in 2029.

The company plans to offset the tax loss in 2025 and 2026.

## NOTE 20A

### Trade liabilities, taxes, received deposits, received advances, and other — excluding provisions [PLN'000]

	31.12.2024	31.12.2023
<b>Long-term liabilities: received deposits, received advances, and others — without provision for income tax</b>		
<b>Due to other entities</b>		
lease	46 997	44 895
security deposits and advances received	3 481	2 988
bonuses for management	19 586	2 176
	<b>70 064</b>	<b>50 059</b>
<b>Short-term trade liabilities, taxes, security deposits received, advances received and other - without provisions [PLN '000]</b>		
Trade, due to subsidiaries, with maturity:	12 454	13 006
up to 12 months	12 454	13 006
Trade, due to other entities, with maturity:	29 253	23 640
up to 12 months	29 253	23 640
Total short-term trade liabilities	<b>41 707</b>	<b>36 646</b>
<b>Received deposits and received advances</b>		
Advances received (liability related to contract)	201 987	27 306
Security deposits received	4 068	17 996
Total security deposits and advances received	<b>206 055</b>	<b>45 302</b>
<b>Tax liability</b>		
Due to other taxes	1 179	1 220
Due to current portion of income tax	421	105
Total liabilities due to taxes	<b>1 600</b>	<b>1 325</b>
<b>Lease liability</b>		
Liability due to PWUG (Property User's Right)	13 082	13 094
Liability due to car leases	1 372	1 683
Liability due to property leases	8 987	8 362
Total lease liabilities	<b>23 441</b>	<b>23 139</b>
<b>Other short-term liabilities</b>		
Other liabilities	59 308	24 294
payroll	-	(28)
- other (due to)	59 308	24 322
- cash on escrow account	28 330	3 534
- other, including:	30 978	20 788
- bonuses for management and employees	4 088	19 377
	<b>59 308</b>	<b>24 294</b>
<b>Total short-term trade liabilities, taxes, received deposits, received advances and other</b>	<b>402 175</b>	<b>180 765</b>
- Long-term	70 064	50 059
- Short-term	332 111	130 706
Interest rates used to discount expected cash flows for leasing:	from 2,68% to 12,05%	from 1,77% to 12,05%

Fair value of trade and other liabilities does not differ materially from their carrying value.

## NOTE 20B

### Short-term trade liabilities, taxes, security deposits received, advances received and other - without provisions [PLN '000]

	31.12.2024	31.12.2023
In the Polish currency (PLN)	332 022	116 392
In other currencies (recalculated into PLN)	89	14 314
unit/currency EUR	21	3 292
PLN '000	89	14 314
<b>Short-term liabilities: trade payables, taxes, received deposits, received advances, and other liabilities in total</b>	<b>332 111</b>	<b>130 706</b>

## NOTE 21

### Movement in short-term provisions — by types [PLN '000]

	31.12.2024	31.12.2023
<b>Opening balance</b>		
- provisions for guarantees	1 636	2 389
- provisions for repairs	1 238	848
- court proceedings	2 900	2 376
- provision for costs	3 499	6 315
	<b>9 273</b>	<b>11 928</b>
<b>Increases</b>		
- provisions for guarantees	812	-
- provisions for repairs	228	390
- provision for costs	111	3 499
- court proceedings	397	524
	<b>1 548</b>	<b>4 413</b>
<b>Release due to</b>		
- provision for costs	-	(6 315)
- provisions for guarantees	-	(753)
	<b>-</b>	<b>(7 068)</b>
<b>Closing balance</b>		
- provisions for repairs	1 466	1 238
- provisions for guarantees	2 448	1 636
- court proceedings	3 297	2 900
- provision for costs	3 610	3 499
	<b>10 821</b>	<b>9 273</b>



Provision for penalties includes the value of any penalties with which the Company may be charged due to contracts concluded, with a probability of charging that exceeds 50 %. The amount of the provision was estimated based on the best knowledge of the Company and based on its past experience.

The provision for litigation includes litigation against the company where the probability of success is less than 50 %.

The provision for projected costs of warranty repairs includes the value of repairs or compensation for sold premises and projects with a probability of charging that exceeds 50 %. The amount of the provision was estimated

based on the best knowledge of the Company and based on its past experience.

The provision for warranties includes the value of expected losses on guarantees and warranties provided by the Company to its subsidiaries, which are either financial security relating to the execution of projects or after-sales security for new investors. The amount of the provision has been estimated in accordance with the requirements of IFRS 9.

The dates of crystallising of the provisions for penalties and losses, warranty costs and court cases are not possible to be estimated, however, there is a high probability of their implementation within 12 months from the balance sheet date.

## NOTE 22

### Off-balance sheet items [PLN '000]

	31.12.2024	31.12.2023
<b>Contingent liabilities</b>		
To related entities	2 632 772	2 472 844
- due to guarantees and sureties granted	2 632 772	2 472 844
	<b>2 632 772</b>	<b>2 472 844</b>
<b>Other</b>		
- due to court proceedings against Echo Investment	6 858	6 766
	<b>6 858</b>	<b>6 766</b>
<b>Total</b>	<b>2 639 630</b>	<b>2 479 610</b>

Financial guarantee agreements are recognized as financial liabilities at the moment the guarantee is issued. The liability is initially recognized at its fair value.

IFRS 9 introduced a model based on the concept of expected losses, also in case of the issuer of financial guarantees. The Company does not carry out separate activities in this respect, but is only a party to guarantees in relation to office and retail projects carried out by subsidiaries. Such guarantees are either project-related securities or after-sales securities for new investors and are a form of security commonly used in the market. In the opinion of the Management Board, the Company is

fully able to monitor credit risk associated with the issued guarantees as a result of monitoring the activities of its subsidiaries. The entities of the Echo Investment Group are fully capable and prepared to meet their contractual obligations, so the Management Board of the Company has not identified any significant expected losses due to guarantees and sureties issued by the Company.

In accordance with the requirements of IFRS 9, a provision for expected credit losses was created as at 31 December, 2024, amounting to PLN 2,448 thous., compared to PLN 1,636 thous. as at 31 December 2023.

# Guarantees and warranties provided by Echo Investment S.A.:

## Financial surety

### Surety issued by Echo Investment S.A. as at 31 December 2024 [PLN '000]

Issuer	Entity receiving the surety	Beneficiary	Value [PLN '000]	Validity	Description
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	HPO AEP Sp. z o.o. Sp.j.	10 683	7.12.2031	Surety for liabilities of the entity, as a collateral of liabilities resulting from the good neighbourhood agreement of 7.12.2016. Mutual surety issued in EUR.
Echo Investment S.A.	MIDPOINT 71 - CORNWALL INVESTMENTS Sp. z o.o. S.K.A.	ARCHICOM S.A.	4 208	31.01.2030	Joint and several liability of Echo Investment S.A. in connection with the rent guarantee.
Echo Investment S.A.	ECHO - ARENA Sp. z o.o.	VOLVO CAR POLAND Sp. z o.o.	3 687	30.06.2025	Surety for the lessor's obligation to pay contractual penalties specified in the lease agreement.
Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	BLETWOOD INVESTMENTS Sp. z o.o.	2 463	22.11.2029	Surety for liabilities, as a collateral of liabilities resulting from the lease agreement of 6.11.2015. Surety issued in EUR.
Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	SCI Nowo Societe civile Immobiliere a capital variable	2 312	10.02.2032	Surety guarantee for obligations arising from the lease agreement of 10.06.2024 regarding office space in the Nowogrodzka Square building
Echo Investment S.A.	PROJEKT 139 - GRUPA ECHO Sp. z o.o. Sp.k.	KONSORCJUM STALI S.A.	1 800	31.12.2025	Surety for settlements resulting from the steel sales agreement for the construction of the Swobodna Spot project.
Total sureties			25 153		

### Changes in surety agreements issued by Echo Investment S.A. in 2024 [PLN '000]

Change	Issuer	Entity receiving the surety	Beneficiary	Value [PLN '000]	Validity	Description
Issue	Echo Investment S.A.	ECHO - ARENA Sp. z o.o.	VOLVO CAR POLAND Sp. z o.o.	3 722	30.06.2025	Surety for the lessor's obligation to pay contractual penalties specified in the lease agreement.
Extension	Echo Investment S.A.	PROJEKT 139 - GRUPA ECHO Sp. z o.o. Sp.k.	KONSORCJUM STALI S.A.	1 800	31.12.2025	Surety for settlements resulting from the steel sales agreement for the construction of the Swobodna Spot project.
Extension	Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	BLETWOOD INVESTMENTS Sp. z o.o.	2 486	22.11.2029	Surety for liabilities, as a collateral of liabilities resulting from the lease agreement of 6.11.2015. Surety issued in EUR.
Issue	Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	SCI Nowo Societe civile Immobiliere a capital variable	2 312	10.02.2032	Corporate surety for obligations arising from the lease agreement of 10.06.2024 regarding office space in the Nowogrodzka Square building

# Financial guarantees

## Guarantees issued by Echo Investment S.A. as at 31 December 2024 [PLN '000]

Guarantor	Entity receiving the guarantee	Beneficiary	Value [PLN '000]	Validity	Description
Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiara Sp. z o.o.	139 116	17.12.2027	Security for the proper performance of obligations arising from the agreement related to the sale of the React office building.
Echo Investment S.A.	FACE2FACE - STRAN-RAER Sp. z o.o. S.K.A.	HURAMITELL INVESTMENTS Sp. z o.o.	95 480	23.02.2029	Security for the proper performance of obligations arising under the sale agreement of Face2Face office buildings. Issued in EUR.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	LUX EUROPA III S.A.R.L.	47 003	3.03.2027	"Security for the proper performance of the liabilities arising from the sale contract of the Gatehouse Offices building being part of the Warsaw Brewery complex. Guarantee issued in EUR."
Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	Archicom Nierucho- mości 6 Sp. z o.o.	44 280	30.06.2026	The corporate guarantee covers the refund of the advance payment upon the preliminary sales agreement.
Echo Investment S.A.	ECHO - ARENA Sp. z o.o.	POWSZECHNA KASA OSZCZĘDNOŚCI BANK POLSKI S.A.	42 730	28.02.2025	Guarantee to ensure that the debt service ratio is maintained. Guarantee issued in EUR.
Echo Investment S.A.	PROJEKT BEETHOVENA - PROJEKT ECHO-122 Sp. z o.o. S.K.A.	TAL POLAND Sp. z o.o.	34 173	30.04.2029	Security for the proper performance of obligations arising under the sale agreement of the My Place II office building. Issued in EUR.
Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	BARCARROTA Sp. z o.o.	30 236	31.12.2027	"Security for the proper performance of obligations arising under the sale agreement of the building West 4 Business Hub I. Guarantee issued in EUR."
Echo Investment S.A.	MIDPOINT 71 - CORNWALL INVESTMENTS Sp. z o.o. S.K.A.	A19 Sp. z o.o.	25 638	4.07.2038	Guarantee for the obligations arising from the good neighborly agreement concluded on 4.07.2018 with Midpoint 71 project. Guarantee issued in EUR.
Santander Bank Polska S.A. Centrum Obsługi Trade Finance i Kredytów. Zespół Obsługi Gwarancji	Echo Investment S.A.	MIASTO STOŁECZNE WARSZAWA	25 000	30.10.2025	Guarantee securing obligation to performance of the accompanying investment under the special housing act - building a primary school and transferring it to the City of Warsaw.
Echo Investment S.A.	PROJECT TOWAROWA 22 Sp. z o.o.	PROJEKT ECHO - 137 Sp. z o.o.	15 991	8.12.2029	Securing the payment of the price increase resulting from the sales agreement for quarter G at Towarowa 22.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. S.K.A.	WESTINVEST GESELLSCHAFT FÜR INVESTMENTFONDS MBH Sp. z o.o. o/Polska	15 275	5.11.2031	Security for the proper performance of obligations arising under rental guarantee and coverage of service charges related to the office space in the Malthouse Offices (building GH), being a part of the Warsaw Brewery complex. Rent guarantee issued in EUR.
Echo Investment S.A.	Projekt Towarowa 22 Sp. z o.o.	Miasto stołeczne Warszawa	13 500	26.06.2034	Guarantee regarding the waiver of claims related to the planned adoption of the local spatial development plan for the area of Twarda Street.
Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	BARCARROTA Sp. z o.o.	11 038	20.01.2028	"Security for the proper performance of obligations arising under fit-out works agreement re. West 4 Business Hub I. Guarantee issued in EUR."

## Guarantees issued by Echo Investment S.A. as at 31 December 2024 [PLN '000]

Guarantor	Entity receiving the guarantee	Beneficiary	Value [PLN '000]	Validity	Description
Echo Investment S.A.	FACE2FACE - STRAN- RAER Sp. z o.o. S.K.A.	HURAMITELL INVEST- MENTS Sp. z o.o.	9 714	23.02.2030	Security for the proper performance of obligations arising under rental guarantee related to sale of Face2Face office buildings. Issued in EUR. The maximum amount of the liability reduces during given calendar year, as the amount of the liability that is secured by the guarantee decreases.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	WESTINVEST GESELL- SCHAFT FÜR INVEST- MENTFONDS MBH Sp. z o.o. /Polska	7 691	30.11.2026	"Security for the proper performance of obligations arising under the sale agreement of the building ""Villa Schiele"", being part of the Warsaw Brewery complex. Guarantee issued in EUR."
Echo Investment S.A.	ARCHICOM NOWY MOKOTÓW Sp. z o.o. Sp. k.	MIASTO STOŁECZNE WARSZAWA	5 000	30.04.2029	Guarantee of reimbursement of compensation taking into account claims regarding plot 11/19 at ul. Chłodna.
Echo Investment S.A.	PROJEKT BEETHOVE- NA - PROJEKT ECHO- 122 Sp. z o.o. S.K.A.	PORTFEL2 PH5 Sp. z o.o.	3 520	21.11.2026	"Security for the proper performance of obligations arising under fit-out agreement related to sale of Moje Mlejsce I office building. Guarantee issued in EUR."
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp. k.	WESTINVEST GESELL- SCHAFT FÜR INVEST- MENTFONDS MBH Sp. z o.o. /Polska	3 292	5.11.2031	"Security for the proper performance of obligations arising under: (i) fit-out works agreement re. Malthouse Offices (building GH), being a part of the Warsaw Brewery complex, and (ii) rental guarantee related to the retail space in the Malthouse Offices (building GH), being a part of the Warsaw Brewery complex. Issued in EUR. Guarantee issued in EUR."
Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	BARCAROTA Sp. z o.o.	2 446	20.01.2028	"Security for the proper performance of obligations arising under rental guarantee related to the office space and coverage of service charges in the West 4 Business Hub I. Rent guarantee issued in EUR."
Echo Investment S.A.	FIANAR INVESTMENTS Sp. z o.o.	KAUFLAND POLSKA MARKETY Sp. z o.o. Sp.j.	2 500	2.11.2036	Conditional guarantee of the payment of the contractual penalty resulting from the lease agreement for premises at Kapelanka shopping centre in Cracow.
Echo Investment S.A.	ARCHICOM POTTON Sp. z o.o.	KAUFLAND POLSKA MARKETY Sp. z o.o. Sp.k.	2 500	29.03.2036	Conditional guarantee of the payment of the contractual penalty resulting from the lease agreement for premises at Pasaż Opieńskiego shopping centre in Poznań.
Echo Investment S.A.	RONDO 1 CITY SPACE - GP Sp. z o.o. Sp.k.	RONDO 1 UG (HAFTUNGSBE- SCHRANKT) & CO. KG.	1 870	1.03.2031	Corporate guarantee granted to secure the obligations arising from the lease agreement of 24/05/2015 regarding the lease of the office in Rondo 1
Echo Investment S.A.	CITY SPACE MANAGE- MENT Sp. z o.o.	MIDPOINT 71 Sp. z o.o.	1 538	31.12.2025	"Corporate guarantee securing the City Space Management lease agreement. Guarantee issued in EUR."
Echo Investment S.A.	MIDPOINT 71 - CORN- WALL INVESTMENTS Sp. z o.o. S.K.A.	SER POLAND Sp. z o.o.	1 282	30.09.2029	Corporate guarantee securing the rent guarantee and coverage of service charges related to the sale of Midpoint 71 in Wroclaw. The maximum amount of liability will be gradually reduced along with the decrease in the amount of liability secured by the guarantee. Rent guarantee issued in EUR.
Echo Investment S.A.	CITY SPACE MANAGE- MENT Sp. z o.o.	Maggiora Sp. z o.o.	1 185	29.11.2025	Corporate guarantee to secure the liabilities arising from the lease agreement dated 17 September 2024, regarding office space in the React building in Łódź.

## Guarantees issued by Echo Investment S.A. as at 31 December 2024 [PLN '000]

Guarantor	Entity receiving the guarantee	Beneficiary	Value [PLN '000]	Validity	Description
Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	HURAMITELL INVESTMENTS Sp. z o.o.	1 171	30.04.2025	"Security for liabilities resulting from the lease agreement concluded on 30.09.2020. Guarantee issued in EUR."
Echo Investment S.A.	MIDPOINT 71 - CORNWALL INVESTMENTS Sp. z o.o. S.K.A.	SER POLAND Sp. z o.o.	1 026	21.12.2033	"Unconditionally and irrevocably guarantees of full, due and punctual performance of all payment obligations under the lease agreement. Guarantee issued in EUR.""
Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	BARCARROTA Sp. z o.o.	935	31.12.2025	Bank guarantee securing the liabilities under the lease agreement.
Echo Investment S.A.	PROJEKT ECHO - 130 Sp. z o.o.	FARKAS Grundstucksgesellschaft mbH & Co KG	898	30.06.2025	"Corporate guarantee securing the rent guarantee related to the sale of Fuzja CDJ in Lodz (retail part). Guarantee issued in EUR."
PKO BP S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	AQUARIUS SR Sp. z o.o.	738	31.12.2024	Bank guarantee issued securing the liabilities under the lease agreement of 5.09.2018.
Nank PKO S.A. /Departament Bankowości Międzynarodowej i Finansowania Handlu	Echo Investment S.A.	APAK GRUNDSTUCKSGESELLSCHAFT MBH & CO. KG	681	31.08.2025	"Guarantee of proper performance of the terms of the Lease Agreement, which in particular includes the payment of rent, service charges, claims for payment of contractual penalties, payment of a guarantee deposit, possible interest to the space lease agreement"
Echo Investment S.A.	ARCHICOM S.A.	EPP OFFICE - ASTRA PARK Sp. z o.o.	639	26.12.2025	Corporate guarantee to secure the liabilities of Archicom S.A. arising from the lease agreement for the 1st floor of Astra Park in Kielce.
Echo Investment S.A.	NOBILIS-CITY SPACE GP Sp. z o.o. Sp. k.	NOBILIS BUSINESS HOUSE Sp. z o.o.	557	31.10.2027	Guarantee securing liabilities resulting from the annex to leasing agreement. Issued in EUR.
Echo Investment S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	FARKAS Grundstucksgesellschaft mbH & Co KG	555	27.02.2025	Corporate guarantee securing payment of rent and service charges regarding the lease agreement of 17/09/2021. Merger J.
Echo Investment S.A.	PROJEKT ECHO - 130 Sp. z o.o.	FARKAS Grundstucksgesellschaft mbH & Co KG	499	30.06.2031	Corporate guarantee securing the rent guarantee and coverage of service charges related to the sale of Fuzja CDJ in Lodz (office part). Rent guarantee issued in EUR.
Echo Investment S.A.	PROJEKT ECHO - 130 Sp. z o.o.	FARKAS Grundstucksgesellschaft mbH & Co KG	327	30.06.2031	Corporate guarantee securing the rent guarantee related to the sale of Fuzja CDJ in Lodz (office part). Guarantee issued in EUR.
Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	210	7.06.2028	Security for the proper performance of obligations arising from the rent guarantee related to the sale of React.
Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	BARCARROTA Sp. z o.o.	196	20.01.2028	Security for the proper performance of obligations arising under rental guarantee related to the office space and coverage of service charges in the West 4 Business Hub I.

## Guarantees issued by Echo Investment S.A. as at 31 December 2024 [PLN '000]

Guarantor	Entity receiving the guarantee	Beneficiary	Value [PLN '000]	Validity	Description
Echo Investment S.A.	MIDPOINT 71 - CORNWALL INVESTMENTS Sp. z o.o. S.K.A.	SER POLAND Sp. z o.o.	90	30.09.2029	„Corporate guarantee securing the rent guarantee related to the sale of Midpoint 71 in Wrocław. Issued in EUR and PLN. The maximum amount of liability will be successively reduced as the amount of liability secured by the guarantee decreases: (a) until 31 July 2023: EUR 9,612,802.06 and PLN 925,117.13; (b) until 31 July 2024: EUR 8,239,544.62 and PLN 792,957.54; (c) until 31 July 2025: EUR 6,866,287.18 and PLN 660,797.95; (d) until 31 July 2026: EUR 5,493,029.75 and PLN 528,638.36; (e) until 31 July 2027: EUR 4,119,772.31 and PLN 396,478.77; (f) until 31 July 2028: EUR 2,746,514.87 and PLN 264,319.18; (g) until 30 September 2029: EUR 1,373,257.44 and PLN 132,159.59.  Gwarancja bliźniacza do: Z202200178”
Echo Investment S.A.	FACE2FACE - STRANRAER Sp. z o.o. S.K.A.	HURAMITELL INVESTMENTS Sp. z o.o.	26	23.02.2030	Security for the proper performance of obligations arising under rental guarantee related to sale of Face2Face office buildings. Issued in EUR. The maximum amount of the liability reduces during given calendar year, as the amount of the liability that is secured by the guarantee decreases.
Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	53	7.06.2028	Security for the proper performance of obligations arising from the rent guarantee related to the sale of React.
PKO BP S.A.	CITY SPACE MANAGEMENT Sp. z o.o. S.K.A.	AQUARIUS SR Sp. z o.o.	29	31.12.2024	Bank guarantee securing the liabilities under the lease agreement of 5.09.2018.
<b>Razem</b>			<b>590 627</b>		

## Performance and other guarantees

Guarantor	Entity receiving the guarantee	Beneficiary	"Value [PLN '000] "	Validity	Description
Echo Investment S.A.	FACE2FACE - STRAN-RAER Sp. z o.o. S.K.A.	HURAMITELL INVESTMENTS Sp. z o.o.	302 747	22.10.2033	Security for the proper performance of obligations arising under quality guarantee agreement related to sale of Face2Face office buildings. Issued in PLN. The maximum amount of the liability reduces as follows: from 22 December 2025, the Total Limit will be reduced to PLN 201,409,247.00; from 22 December 2026, the Total Limit will be reduced to PLN 123,224,353.00; from 22 December 2028, the Total Limit will be reduced to PLN 98,760,259.00; from 22 December 2030, the Total Limit will be reduced to PLN 78,663,658.00
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	WESTINVEST GESELLSCHAFT FÜR INVESTMENTFONDS MBH Sp. z o.o. Polska	200 486	5.08.2031	Security for the proper performance of obligations arising under quality guarantee agreement regarding to the Malthouse Offices (building GH), being part of the Warsaw Brewery complex.
Echo Investment S.A.	MIDPOINT 71 - CORNWALL INVESTMENTS Sp. z o.o. S.K.A.	SER POLAND Sp. z o.o.	179 242	30.09.2032	Corporate guarantee securing the quality guarantee related to the sale of Midpoint 71 in Wrocław.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	WESTINVEST GESELLSCHAFT FÜR INVESTMENTFONDS MBH Sp. z o.o. /Polska	166 156	5.08.2026	"Security for the proper performance of obligations arising under the sale agreement of the Malthouse Offices (building GH) being part of the Warsaw Brewery complex. Guarantee issued in EUR."
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	LUX EUROPA III S.A.R.L.	163 550	30.06.2030	Security for the proper performance liabilities arising from the quality guarantee agreement related to sale agreement of the Gatehouse Office building in the Warsaw Brewery complex.
Echo Investment S.A.	PROJEKT ECHO - 130 Sp. z o.o.	FARKAS Grundstuckgesellschaft mbH & Co KG	103 221	30.06.2033	Security for the proper performance of obligations arising under quality guarantee agreement related to sale of Fuzja CD office buildings.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	APAK Grundstücks-gesellschaft mbH & Co KG	96 611	11.03.2032	Security for the proper performance of obligations arising under quality guarantee agreement regarding to the Villa Offices (building K), being part of the Warsaw Brewery complex.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	LUX EUROPA III S.A.R.L.	93 750	31.12.2024	Security for the proper performance arising from the sale contract of the Gatehouse Offices building being part of the Warsaw Brewery complex. Guarantee issued in EUR.
Echo Investment S.A.	PROJEKT BEETHOVENA - PROJEKT ECHO-122 Sp. z o.o. S.K.A.	PORTFEL2 PH5 Sp. z o.o.	93 482	28.05.2030	"Security for the proper performance of obligations arising from the quality guarantee agreement, related to sale of Moje Miejsce I office building. The maximum amount of the liability reduces, that is: (i) from 21.10.2023 to PLN 93,482,250, (ii) from 02.01.2026 to PLN 63,321,500, (iii) from 15.03.2028 to PLN 31,160,750."
Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	90 560	30.06.2032	Security for the proper performance of obligations arising from the building quality guarantee related to the sale of the React office building.



## Performance and other guarantees

Guarantor	Entity receiving the guarantee	Beneficiary	"Value [PLN '000] "	Validity	Description
Echo Investment S.A.	PROJEKT BEETHOVENA - PROJEKT ECHO-122 Sp. z o.o. S.K.A.	TAL POLAND Sp. z o.o.	90 353	30.03.2032	Security for the proper performance of obligations arising under quality guarantee agreement regarding to My Place II office building. The maximum amount of the liability reduces, as the amount of the liability that is secured by the guarantee decreases.
Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	BARCARROTA Sp. z o.o.	82 498	20.01.2032	Security for the proper performance of obligations arising under quality guarantee agreement regarding building West 4 Business Hub I.
Echo Investment S.A.	ECHO - ARENA Sp. z o.o. Sp.k.	PKO BP S.A.	49 598	28.02.2025	Securing the coverage of project cost overruns.
Echo Investment S.A.	ZAM ARCHICOM PROJEKT 127 Sp. z o.o. Sp. k.	TRYTON BUSINESS PARK Sp. z o.o.	40 671	21.12.2026	"Corporate guarantee regarding monetary obligations under the construction guarantee. Guarantee issued in EUR."
Echo Investment S.A.	Echo Investment S.A.	NOBILIS BUSINESS HOUSE Sp. z o.o.	40 000	31.10.2026	Quality guarantee for construction work related to the Nobilis office building in Wrocław.
Echo Investment S.A.	OPOLSKA BUSINESS PARK - GRUPA ECHO Sp. z o.o. Sp.k.	EPP OFFICE-O3 BUSINESS CAMPUS Sp. z o.o.	38 989	21.12.2026	"Corporate guarantee regarding monetary obligations arising from the construction guarantee. Guarantee issued in EUR."
Echo Investment S.A.	OPOLSKA BUSINESS PARK - GRUPA ECHO Sp. z o.o. Sp.k.	EPP OFFICE-O3 BUSINESS CAMPUS Sp. z o.o.	37 174	21.12.2027	Construction guarantee related to the sale of the O3 Business Campus II office building in Kraków. The guarantee is secured by a corporate guarantee issued by Echo Investment S.A. Guarantee issued in EUR.
Echo Investment S.A.	OPOLSKA BUSINESS PARK - GRUPA ECHO Sp. z o.o. Sp.k.	EPP OFFICE - O3 BUSINESS CAMPUS III Sp. z o.o.	34 469	9.08.2028	Construction guarantee related to the sale of the O3 Business Campus III office building in Kraków. The guarantee is secured by a corporate guarantee issued by Echo Investment S.A. Guarantee issued in EUR.
Echo Investment S.A.	PROJEKT ECHO - 130 Sp. z o.o.	FARKAS Grundstucksgesellschaft mbH &Co KG	30 332	30.06.2032	Security for the proper performance of obligations arising under fit-out agreement related to sale of Fuzja CDJ office buildings. Guarantee issued in EUR. .
Echo Investment S.A.	PROJEKT ECHO - 135 Sp. z o.o. Sp.k.	A4 BUSINESS PARK Sp. z o.o.	23 502	26.04.2027	Construction guarantee related to the sale of the A4 Business Park III office building in Katowice. The guarantee is secured by a corporate guarantee issued by Echo Investment S.A. Guarantee issued in EUR.
Echo Investment S.A.	SYMETRIS - GRUPA ECHO Sp. z o.o. Sp.k.	EPP OFFICE-SYMETRIS BUSINESS PARK Sp. z o.o.	17 398	21.12.2026	"Corporate guarantee regarding monetary obligations arising from the construction guarantee. Guarantee issued in EUR."
Echo Investment S.A.	MIDPOINT 71 - CORNWALL INVESTMENTS Sp. z o.o. S.K.A.	SER POLAND Sp. z o.o.	14 170	31.03.2030	Corporate guarantee securing the sale agreement of Midpoint 71 in Wrocław. Issued in EUR.
Echo Investment S.A.	PROJEKT ECHO - 130 Sp. z o.o.	FARKAS Grundstucksgesellschaft mbH &Co KG	9 717	30.06.2033	Security for the proper performance of obligations arising under quality guarantee agreement related to sale of Fuzja J office building.
Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	WESTINVEST GESELLSCHAFT FÜR INVESTMENTFONDS MBH Sp. z o.o. o/Polska	9 159	30.11.2031	Security for the proper performance of obligations arising under quality guarantee agreement regarding to the sale of Schiele Willa building, being part of the Warsaw Brewery complex.
SOPOCKIE TOWARZYSTWO UBEZPIECZEŃ ERGO HESTIA S.A.	PROJEKT BEETHOVENA - PROJEKT ECHO-122 Sp. z o.o. S.K.A.	PORTFEL2 PH5 Sp. z o.o.	6 232	6.10.2026	Securing the proper performance of obligations arising from the quality guarantee agreement, related to the sale of Moje Miejsce I office building.

Performance and other guarantees

Guarantor	Entity receiving the guarantee	Beneficiary	"Value [PLN '000] "	Validity	Description
GENERALI TOWARZY-STWO UBEZPIECZEŃ S.A.	Echo Investment S.A.	MIASTO STOŁECZNE WARSZAWA	2 925	31.12.2025	Guarantee of proper performance of the 2KDD road contract.
Total			2 016 992		
Total financial, performance and other guarantees			2 607 619		

## Changes in guarantee agreements issued by Echo Investment S.A. in 2024 [PLN '000]

Change	Guarantor	Entity receiving the guarantee	Beneficiary	Value [PLN '000]	Validity	Description
Extension	SANTANDER BANK POLSKA S.A. CEN-TRUM OBSŁUGI TRADE FINANCE I KREDYTÓW, ZESPÓŁ OBSŁUGI GWARAN-CJI	Echo Investment S.A.	MIASTO STO-ŁECZNE WAR-SZAWA	25 000	30.10.2025	Guarantee securing obligation to perform-ance of the accompanying investment under the special housing act - building a primary school and transferring it to the City of Warsaw.
Extension	Echo Investment S.A.	CITY SPACE MANA-GEMENT Sp. z o.o.	BARCARROTA Sp. z o.o.	880	31.12.2025	Bank guarantee securing the liabilities under the lease agreement.
Extension	BANK POLSKA KASA OPIEKI S.A. /Depar-tament Bankowości Międzynarodowej i Finansowania Handlu	Echo Investment S.A.	APAK GRUND-STUCKSGESELL-SCHAFT MBH & CO. KG	687	31.08.2025	"Guarantee of proper performance of the terms of the Lease Agreement, which in particular includes the payment of rent, service charges, claims for payment of contractual penalties, payment of a guarantee deposit, possible interest to the space lease agreement"
Extension	Echo Investment S.A.	CITY SPACE MANA-GEMENT Sp. z o.o.	FARKAS Grund-stuckgesellschaft mbH &Co KG	560	27.02.2025	Corporate guarantee securing payment of rent and service charges regarding the lease agreement of 17/09/2021. Merger J.
Extension	Echo Investment S.A.	ECHO - ARENA Sp. z o.o. Sp. k.	PKO BP S.A.	49 598	28.02.2025	Securing the coverage of project cost overruns.
Extension	Echo Investment S.A.	ECHO - ARENA Sp. z o.o.	PKO BP S.A.	42 730	28.02.2025	Guarantee to ensure that the debt service ratio is maintained. Guarantee issued in EUR.
Extension	Echo Investment S.A.	CITY SPACE MANA-GEMENT Sp. z o.o.	HURAMITELL INVESTMENTS Sp. z o.o.	1 171	30.04.2025	"Security for liabilities resulting from the lease agreement concluded on 30.09.2020. Guarantee issued in EUR."
Extension	Echo Investment S.A.	CITY SPACE MANA-GEMENT Sp. z o.o.	MIDPOINT 71 Sp. z o.o.	1 538	31.12.2025	"Corporate guarantee securing the City Space Management lease agreement. Guarantee issued in EUR."
Issue	Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	139 116	17.12.2027	Security for the proper performance of obligations arising from the agreement related to the sale of the React office building.
Issue	Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	53	7.06.2028	Security for the proper performance of obligations arising from the rent guaran-tee related to the sale of React.
Issue	Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	210	7.06.2028	Security for the proper performance of obligations arising from the rent guaran-tee related to the sale of React.
Issue	Echo Investment S.A.	CITY SPACE MANA-GEMENT Sp. z o.o.	Maggiora Sp. z o.o.	1 185	29.11.2025	corporate guarantee to secure obliga-tions arising from the lease agreement of 17.09.2024 regarding office space in the React building in Łódź.
Issue	Echo Investment S.A.	PROJEKT 17 - GRUPA ECHO Sp. z o.o. S.K.A.	Archicom Nieru-chomości 6 Sp. z o.o.	44 280	30.06.2026	The corporate guarantee covers the refund of the advance payment upon the preliminary sales agreement.
Issue	Echo Investment S.A.	React - Dagnall Sp. z o.o. S.K.A.	Maggiora Sp. z o.o.	90 560	30.06.2032	Security for the proper performance of obligations arising from the building quality guarantee related to the sale of the React office building.
Issue	Echo Investment S.A.	Projekt Towarowa 22 Sp. z o.o.	Miasto stołeczne Warszawa	13 500	26.06.2034	Guarantee regarding the waiver of claims related to the planned adoption of the local spatial development plan for the area of Twarda Street.
Expiry	Echo Investment S.A.	CITY SPACE MANA-GEMENT Sp. z o.o.	TRYTON BUSI-NESS PARK Sp. z o.o.	1 381	30.09.2024	Security for the liabilities arising from the lease contract concluded on 12.06.2018. Issued in EUR.

# Changes in guarantee agreements issued by Echo Investment S.A. in 2024 [PLN ‘000]

Change	Guarantor	Entity receiving the guarantee	Beneficiary	Value [PLN ‘000]	Validity	Description
Issue	Echo Investment S.A.	REACT - DAGNALL Sp. z o.o. S.K.A.	Bank PKO S.A.	6 859	17.12.2024	Bank guarantee to secure fit-outs in the React project
Expiry	Echo Investment S.A.	DELLIA INVESTMENTS - PROJEKT ECHO - 115 Sp. z o.o. Sp.k.	LUX EUROPA III S.A.R.L.	93 750	31.12.2024	Security for the proper performance arising from the sale contract of the Gatehouse Offices building being part of the Warsaw Brewery complex. Guarantee issued in EUR.
Expiry	PKO BP S.A.	CITY SPACE MANAGEMENT Sp. z o.o. S.K.A.	AQUARIUS SR Sp. z o.o.	29	31.12.2024	Bank guarantee securing the liabilities under the lease agreement of 5.09.2018.
Expiry	PKO BP S.A.	CITY SPACE MANAGEMENT Sp. z o.o.	AQUARIUS SR Sp. z o.o.	738	31.12.2024	Bank guarantee issued securing the liabilities under the lease agreement of 5.09.2018.

# 2.3

## Explanatory notes to cash flow statement

### NOTE 23A

#### Cash included in the cash flow statement [PLN '000]

	1.01.2024- 31.12.2024	1.01.2023- 31.12.2023
<b>Opening balance, including</b>	<b>105 086</b>	<b>116 073</b>
cash in hand and cash equivalents	105 086	116 073
<b>Closing balance</b>	<b>95 479</b>	<b>105 086</b>
cash in hand and cash equivalents	95 479	105 086

#### Additional explanation to cash-flow statement structure

The company reports interest on loans granted in investing activities.

In the statement of cash flows within financing activities, the lessee classifies:

- cash payments of the principal plus interest,

While within operating activities the lessee classifies:

- short-term lease payments,
- payments for leases covering low-value assets, and
- variable lease payments not included in the measurement of the lease liability.

## NOTE 23B

### Change of liabilities arising out of financial activity [PLN '000]

	liabilities due to loans, borrowings and bonds	other liabilities including dividend
<b>As at 1 January 2021</b>	<b>1 847 154</b>	<b>-</b>
Cash flow		
- inflows	563 105	
- expenses	(761 730)	-
Non-monetary changes	161 910	-
- accrued interest	(8 396)	
- loan compensation	145 419	
- valuation of exchange rate differences	2 925	
- valuation at the effective interest rate	6 261	
- due to other financial liabilities	(9 392)	
- due to lease contracts	21 907	
- expenses	3 186	
<b>As at 31 December 2024</b>	<b>1 810 438</b>	<b>-</b>

### Change of liabilities arising out of financial activity [PLN '000]

	liabilities due to loans, borrowings and bonds	other liabilities including dividend
<b>As at 1 January 2023</b>	<b>1 879 410</b>	<b>-</b>
Cash flow		
- inflows	290 000	
- expenses	(408 984)	(181 584)
Non-monetary changes	86 728	181 584
- accrued interest	(4 792)	
- bond compensation	141 332	
- valuation of exchange rate differences	(23 585)	
- valuation at the effective interest rate	(13 112)	
- dividend paid		181 584
- due to other financial liabilities		
- due to lease contracts	(15 537)	
- expenses	2 422	
<b>As at 31 December 2023</b>	<b>1 847 154</b>	<b>-</b>

## NOTE 24

### Information about financial instruments [PLN'000]

				Balance value
Type of instrument	Note	Classification according to IFRS 9	Na 31.12.2024 r.	Na 31.12.2023 r.
Financial assets				
Borrowings and receivables			at 31.12.2024	at 31.12.2023
Long-term borrowings	12	Amortized cost	420 456	643 423
Short-term borrowings	12	Amortized cost	53 881	104 741
Trade payables	16	Amortized cost	53 523	36 868
Leasing	14, 16	Amortized cost	28 234	34 898
Loans granted	13	Fair value	-	9 392
Cash and other monetary assets			95 479	105 086
Other financial assets		Amortized cost	28 330	3 534
Cash and cash equivalents		Amortized cost	67 149	101 552
Financial liabilities				
Other financial liabilities			1 852 144	1 883 799
Liabilities due to issue of debt securities	19	Amortized cost	1 416 240	1 483 686
Trade liabilities	20	Amortized cost	41 707	36 646
Liabilities from loans	19	Amortized cost	167 750	142 985
Liabilities from credit facilities	19		156 010	152 448
Liabilities from leases	19	Amortized cost	70 438	68 034

IFRS 9, which replaced IAS 39, defines three categories of financial assets, depending on the business model in terms of asset management and the characteristics of cash flows resulting from the agreement:

- assets measured after initial recognition at amortized cost — if financial assets are held according to the business model, the purpose of which is to maintain financial assets to obtain cash flows arising from the agreement and the contractual terms relating to those financial assets give rise to cash flows that are only repayment of the principal and the interest,
- assets measured after initial recognition at fair value through other comprehensive income — if financial assets are held according to the business model, the purpose of which is both to maintain financial assets to obtain contractual cash flows and to sell financial assets and the contractual terms relating to those financial assets give rise to cash flows, which are only repayment of the principal and the interest,
- assets measured at fair value through the profit and loss account - all other financial assets. The fair values of financial instruments do not differ significantly from their carrying amounts.

Due to the fact that the interest rate on financial instruments is related to the WIBOR and EURIBOR rates, the Company's Management Board estimates that their fair value is approximately equal to the book value, taking into account accrued interest.

#### Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 in relation to the IBOR reform.

In response to the expected reform of benchmark interest rates (the IBOR reform), the International Accounting Standards Board has published the second part of the amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16. The amendments address accounting issues that will arise when financial instruments based on IBOR will be changed to the new interest rates. The amendments with effect from 1 January 2021 introduced a number of guidelines and exemptions, in particular a practical simplification for modifications to contracts required by the reform, which will be recognised by updating the effective interest rate, an exemption from the obligation to terminate hedge accounting, a temporary exemption from the need to identify a risk component, and the obligation

to include additional disclosures. The aforementioned changes were reviewed by the Company's Management Board and do not have a material impact on the Company's financial position, results of operations or the scope of information presented in these half-year condensed financial statements. The interest rates on which the financial instruments are based are still published and comply with the BMR Regulation. The Company has not decided to early adopt any standard, interpretation or amendment that has been published but is not yet effective.

The National Working Group on the Reform of Reference Rates (NGR), established by the Financial Supervision Authority, is working on the implementation of a new reference rate, RFR-type - WIRON (Warsaw Interest Rate Overnight), which will replace WIBOR and WIBID. The Roadmap published by the NGR explains that the change

is in line with the BMR Regulation as part of the IBOR reform. The completion of the reform is planned by the end of 2024, with market participants expected to launch new financial products based on the WIRON index in 2023 and 2024. The method for replacing the current rates with WIRON will be regulated by a Regulation of the Minister of Finance planned for 2023, which will specify replacement dates and provide a corrective mechanism.

The Roadmap assumptions also indicate that the WIBOR and WIBID reference rates will cease to be published from the beginning of 2025.

The Management Board is monitoring the introduced changes and, as of the preparation date of the individual financial statements, is unable to definitively assess the impact of the reform"

## Structure of financial instruments bearing a variable interest rate [PLN'000]

Variable-rate instruments	at 31.12.2024	at 31.12.2023
Financial assets	569 816	853 250
Financial liabilities	1 739 999	1 779 119
<b>Total net</b>	<b>(1 170 183)</b>	<b>(925 869)</b>



# 2.4

## Explanatory notes regarding the change in accounting policies

### NOTE 25

The business model of the Company and the Capital Group assumes investments in joint ventures (and associates) in special-purpose entities holding a single asset in the form of an investment property measured at fair value, generating rental income, and a financial liability related to the financing of this investment. Due to the emergence of new projects, the Company's Management Board has decided to change the accounting policy regarding the valuation of such investments from historical cost to the equity method in accordance with IAS 28. The Management Board believes that the change in the valuation approach presents the financial position of the Company in a more reliable and transparent manner and ensures consistency with the consolidated financial statements of the Capital Group.

The change in accounting policy was introduced in 2024 and applied retrospectively. The Company disclosed the adjustment for all periods prior to the reporting period as an adjustment to the opening balance of each affected equity item (retained earnings) in the earliest presented period, i.e., as at 31 December 2022. The cumulative adjustment for the years preceding 2023 has been included in retained earnings. Below is the impact of the change in accounting policy on the individual statement of financial position and individual profit and loss account standalone profit and loss account and statement of comprehensive income.

The change in accounting policy have an impact on the individual statement of cash flows was presented in the line "net profit / (loss) of jointly controlled entities". In the case of the individual statement of changes in equity, the change in accounting policy was presented in the individual statement of changes in equity under the line "changes in accounting policies adopted."

As a result of applying the equity method, gains and losses arising from mutual transactions between the Company and the joint venture are recognized in the Company's financial statements only to the extent that reflects the interest of unrelated investors in the joint venture. Accordingly, unrealized gains from mutual transactions with the joint venture were eliminated to the extent that reflects the Company's interest in the joint venture.

The Company discloses the impact on interim results, i.e. for Q1, Q2 and Q3 2024, including the effect of deferred income tax:

- impact on the result of Q1 2024 - PLN 2 million (profit),
- impact on the result of H1 2024 - additional PLN 44 million (profit), adding up to PLN 46 million (profit),
- impact on the result for Q3 2024 - additional PLN 8 million (profit), adding up to PLN 54 million (profit).

The total impact for Q1-Q3 2024 amounted to PLN 54 million (profit), including the effect of deferred income tax.

## Change in the valuation principles of investments in jointly controlled entities accounted for using the equity method

	31.12.2023 published	adjustment	31.12.2023 transformed	01.01.2023 published	adjustment	01.01.2023 transformed
<b>Assets</b>						
Non-current assets						
Intangible assets	182	-	182	4 807	-	4 807
Property, plant, and equipment	20 591	-	20 591	41 952	-	41 952
Investment properties	445	-	445	445	-	445
Investments in subsidiaries, jointly controlled entities	1 853 828	(301 446)	1 552 382	1 551 065	(228 463)	1 322 602
Investments in jointly controlled entities accounted for using the equity method	-	542 115	542 115	-	374 469	374 469
Long-term financial assets	11 115	-	11 115	12 409	-	12 409
Derivative financial instruments	-	-	-	502 672	-	502 672
Loans granted	643 423	-	643 423	26 251	-	26 251
Receivables under leases	31 266	-	31 266	38 546	-	38 546
	<b>2 560 850</b>	<b>240 669</b>	<b>2 801 519</b>	<b>2 178 147</b>	<b>146 006</b>	<b>2 324 153</b>
<b>Current assets</b>		-			-	
Inventories	138 108	-	138 108	119 441	-	119 441
Income tax receivables	3 967	-	3 967	2 154	-	2 154
Receivables from other taxes				1 183	-	1 183
Trade and other receivables	82 413	-	82 413	69 182	-	69 182
Short-term financial assets	-	-	-	64 157	-	64 157
Loans granted	104 741	-	104 741	567 908	-	567 908
Derivative financial instruments	9 392	-	9 392	-	-	-
Other financial assets	3 534	-	3 534	-	-	-
Cash and cash equivalents	101 552	-	101 552	116 073	-	116 073
	<b>443 707</b>	<b>-</b>	<b>443 707</b>	<b>940 098</b>	<b>-</b>	<b>940 098</b>
					-	
<b>Total assets</b>	<b>3 004 557</b>	<b>240 669</b>	<b>3 245 226</b>	<b>3 118 245</b>	<b>146 006</b>	<b>3 264 251</b>
<b>Equity and liabilities</b>						
<b>Equity</b>						
Share capital	20 635	-	20 635	20 635	-	20 635
Reserve capital	704 295	-	704 295	704 295	-	704 295
Dividend fund	305 589	-	305 589	296 169	-	296 169
Revaluation reserve	-	-	-	-	-	-
Advance payment for dividends	(50 000)	-	(50 000)	(50 000)	-	(50 000)
Retained earnings	-	118 266	118 266	-	118 266	118 266
Net profit	50 254	76 677	126 931	100 212	-	100 212
	<b>1 030 773</b>	<b>194 943</b>	<b>1 225 716</b>	<b>1 071 311</b>	<b>118 266</b>	<b>1 189 577</b>
<b>Non-current liabilities</b>					-	
Loans, borrowings, and bonds	1 190 051	-	1 190 051	1 161 537	-	1 161 537
- including from subsidiaries	120 591	-	120 591	57 576	-	57 576
Deferred tax liability	4 627	45 726	50 353	12 396	27 740	40 136
Received deposits and advances	2 988	-	2 988	2 737	-	2 737
Lease liabilities	44 895	-	44 895	65 353	-	65 353
Other liabilities	2 176	-	2 176	4 558	-	4 558

## Change in the valuation principles of investments in jointly controlled entities accounted for using the equity method

	31.12.2023 published	adjustment	31.12.2023 transformed	01.01.2023 published	adjustment	01.01.2023 transformed
	1 244 737	45 726	1 290 463	1 246 581	27 740	1 274 321
<b>Current liabilities</b>						
Loans, borrowings, and bonds	589 068	-	589 068	606 851	-	606 851
- including from subsidiaries	22 394	-	22 394	150 913	-	150 913
Income tax liabilities	105	-	105	5	-	5
Other tax liabilities	1 220	-	1 220	1 831	-	1 831
Trade payables	36 646	-	36 646	20 137	-	20 137
Received deposits and advances	45 302	-	45 302	9 788	-	9 788
Lease liabilities	23 139	-	23 139	30 793	-	30 793
Short-term provisions	9 273	-	9 273	11 928	-	11 928
Other liabilities	24 294	-	24 294	119 020	-	119 020
	<b>729 047</b>	<b>-</b>	<b>729 047</b>	<b>800 353</b>	<b>-</b>	<b>800 353</b>
<b>Total equity and liabilities</b>	<b>3 004 557</b>	<b>240 669</b>	<b>3 245 226</b>	<b>3 118 245</b>	<b>146 006</b>	<b>3 264 251</b>

## Change in the valuation method of investments in jointly controlled entities.

	01.01.2023- 31.12.2023 published	adjustment	01.01.2023- 31.12.2023 transformed
Sales revenue	132 748	(4 093)	128 655
Cost of goods sold	(74 228)	449	(73 779)
<b>Gross profit on sales</b>	<b>58 520</b>	<b>(3 644)</b>	<b>54 876</b>
		-	
Administrative expenses related to project execution	(15 562)	-	(15 562)
Selling expenses	(12 539)	-	(12 539)
General and administrative expenses	(94 284)	-	(94 284)
Other operating income, including:	230 651	(1 552)	229 099
- Interest and fair value adjustments of the acquisition price (SCN) from loans and bonds	47 115	(1 552)	45 563
Other operating expenses	(9 456)	-	(9 456)
Share of profit/loss from JV - equity method	-	99 859	99 859
<b>Operating profit</b>	<b>157 330</b>	<b>94 663</b>	<b>251 993</b>
Financial income	226	-	226
Financial expenses	(155 298)	-	(155 298)
Profit/(loss) from derivative instruments	14 572	-	14 572
Profit/(loss) from foreign exchange differences	24 925	-	24 925
Gross profit	41 755	94 663	136 418
		-	
Income tax	8 499	(17 986)	(9 487)
<b>Net profit</b>	<b>50 254</b>	<b>76 677</b>	<b>126 931</b>
Net profit	50 254	76 677	126 931
Weighted average number of ordinary shares	412 690 582	-	412 690 582
Basic earnings per ordinary share (PLN)	0,12	0,19	0,31
Weighted average diluted number of ordinary shares	412 690 582	-	412 690 582
Diluted earnings per ordinary share (PLN)	0,12	0,19	0,31

	01.01.2023- 31.12.2023 published	01.01.2023- 31.12.2023 transformed	01.01.2023 transformed
<b>Net profit</b>	<b>50 254</b>	<b>126 932</b>	<b>100 212</b>
Other comprehensive income:	-	-	-
- exchange differences on translation of foreign operations			
<b>Other comprehensive income, net of tax</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income</b>	<b>126 931</b>	<b>126 932</b>	<b>100 212</b>

# CHAPTER 3

## Information on financial statement of the Company



# 3.1

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## New standards and interpretations that are effective as at 1 January 2024

The following standards and amendments to standards became effective on 1 January 2024:

### **Amendments to IAS 1 „Presentation of financial statements” — Classification of liabilities as current or non-current**

It is applicable to annual periods beginning on or after 1 January 2024.

### **Amendments to IAS — restatement of financial statements for prior periods.**

### **Amendments to IFRS 16 „Leases” — lease liabilities in sale and leaseback transactions.**

Effective for annual periods beginning on or after 1 January 2024.

### **Amendments to IAS 7 „Statement of Cash Flows” and IFRS 7 „Financial Instruments: Disclosures: Supplier Finance Arrangements”**

(published on 25 May 2023)

These amendments are applicable to annual periods beginning on or after 1 January 2024.

The above amendments did not have a material impact on the Company's of 2024 financial statements.

# 3.2

## Published standards and interpretations which are not effective yet and have not been adopted

### **New standards and amendments to existing standards issued by the IASB but not yet approved for use in the EU**

IFRS as approved by the EU does not currently differ significantly from the regulations issued by the International Accounting Standards Board (IASB), with the exception of the following new standards and amendments to standards that, as at 31 December 2024, have not yet been approved for use in the EU (the effective dates below refer to standards in their full version):

#### **FRS 14 „Deferred balances from regulated activities”**

Effective for annual periods beginning on or after 1 January 2016. The European Commission has decided not to initiate the endorsement process for this temporary

standard for use in the EU until the final version of IFRS 14 is issued.

#### **Amendments to IFRS 10 „Consolidated financial statements” and IAS 28 „Investments in associates and joint ventures” — Sale or contribution of assets between the investor and its associate or joint venture and subsequent amendments.**

The effective date of the amendments has been postponed until the completion of research work on the property rights method.



## **Amendments to IAS 12 „Income taxes: International Tax Reform — Second Pillar Model Rules”**

(issued on 23 May 2023)

Not approved by the EU until the date of approval of these financial statements - applicable to annual periods beginning on or after 1 January 2023.

## **Amendments to IAS 21 „The effects of changes in foreign exchange rates: Lack of exchangeability”**

(published on 15 August 2023)

Not approved by the EU until the date of approval of these financial statements - effective for annual periods beginning on or after 1 January 2025.

## **IFRS 18 Presentation and disclosures in financial statements**

(published on 9 April 2024)

Not approved by the EU as of the date of approval of these financial statements - effective for annual periods beginning on or after 1 January 2027.

## **IFRS 19 Subsidiaries Not Subject to Public Oversight Requirements: Disclosures**

(published on 9 May 2024)

Not approved by the EU by the date of approval of these standalone financial statements — applicable to annual periods beginning on or after 1 January 2027.

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According to the Company's estimates, the aforementioned new standards and amendments to existing standards would not have a material impact on the financial statements if applied by the Company as of the balance sheet date.

## **Amendments to IFRS 9 and IFRS 7: Classification and Measurement of Financial Instruments**

(issued on 30 May 2024)

Not approved by the EU as of the date of approval of these financial statements - effective for annual periods beginning on or after 1 January 2026.

## **Annual Improvements to IFRS**

(published on 18 July 2024)

These amendments apply to the following standards: IFRS 1 „First-time Adoption of International Financial Reporting Standards,” IFRS 7 „Financial Instruments: Disclosures,” IFRS 9 „Financial Instruments,” IFRS 10 „Consolidated Financial Statements,” and IAS 7 „Statement of Cash Flows.”

As of the preparation date of this financial statement, these amendments have not yet been approved by the European Union.

## **Amendments to IFRS 9 and IFRS 7 regarding agreements related to electricity dependent on natural factors**

(published on 18 December 2024)

As of the preparation date of this financial statement, these amendments have not yet been approved by the European Union.

Hedge accounting for a portfolio of financial assets and liabilities, the rules of which have not been approved for use in the EU, continue to be not covered by EU-approved regulations.



# 3.3

## Main accounting principles

### Intangible assets

Intangible assets are recognised, if it is likely that they will result in economic benefits directly attributable to these assets in the future. Intangible assets are initially recognised at the purchase price or the manufacturing cost. After the initial recognition, intangible assets are measured at the purchase price or the manufacturing cost, less amortisation and impairment losses. Records of intangible assets are conducted analytically. The depreciation schedule corresponding to the useful life of the asset is used in the depreciation plan.

Intangible assets are tested for impairment, if certain events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is disclosed in the amount by which the carrying value of an asset exceeds the recoverable value.

### Property, plant and equipment

Property, plant and equipment include the Company's tangible assets. The Company's tangible assets include:

- property (not leased and not intended for trading) used by the Company,
- machinery and equipment,
- means of transport,
- other complete and usable items with an expected useful life of more than one year.

PP&E is measured and presented in the statement at the purchase price or the manufacturing cost, less depreciation and impairment losses.

Fixed assets are booked on summary accounts according to Fixed Assets Classification groups. Fixed assets are

depreciated using the straight-line method with the use of rates corresponding to the period of economic utility of the asset.

Depreciation rates for specific groups of fixed assets are:

- for buildings and structures: from 1.5% to 10 %,
- for means of transport: from 7 % to 20 %,
- for technical devices and machines: from 4.5 % to 25%,
- for other fixed assets: from 10% to 25 % .

Subsequent costs are included in the carrying amount of a given fixed asset or are recognized as a separate fixed asset (where appropriate) only when it is probable that economic benefits will be obtained by the Company in relation to this item, and the cost of the given item can be reliably measured and assessed. All other expenses for repair and maintenance are recognized in the profit and loss account in the financial period in which they were incurred.

PP&E is tested for impairment, if certain events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is disclosed in the amount by which the carrying value of an asset (or a cash-generating item to which an asset is related) exceeds the recoverable value, and is recognised in the profit and loss account. The recoverable value is one of the two amounts, whichever is higher: fair value less selling costs or use value.

Profits and losses on the disposal of PP&E which constitute differences between sales revenue and the carrying value of a sold PP&E item are recognised in the profit and loss account under other operating revenue/ costs.

# Leasing

## The Company as a lessee

In order for a contract to be classified as a leasing agreement, the following conditions must be met:

- the contract must relate to an identified asset for which the supplier does not have a significant converting right,
- the contract should give the beneficiary the right to control the use of the identified asset for a specified period of time. This means that the user has the right to take advantage of the economic benefits of using a given component and the right to decide on its use,
- the contract must be payable.

The company applies the following simplifications, based on not including the lease liability:

- short-term lease: a short-term lease agreement is a contract with no option to purchase an asset, concluded for a period shorter than 12 months from the beginning of the contract,
- low-value lease: the basis for the assessment of the „low” value should be the value of the new asset. The Management Board of the Group has decided that this applies to lease agreements regarding assets whose value did not exceed PLN 15,000 (when new), which can be treated as the upper limit of recognition as a low value item.

The Company recognizes a right of perpetual usufruct of land granted by an administrative decision as a leasing contract. This applies to all land, including those related to development projects presented in stock.

If leasing and non-leasing elements are identified in the contract, the Company chooses a practical solution according to which it recognizes each leasing element and any accompanying non-leasing elements as a single leasing element. In addition, in the case of a portfolio of leases with similar characteristics, the Company applies the standard to the entire portfolio when it reasonably expects that the impact that the application of this standard will have on the financial statements will not be significantly different from the impact of applying it to individual leases under this portfolio.

The duration of the lease agreement is defined as the irrevocable period of the lease agreement including also possible periods of renewal of the lease agreement if the lessee has sufficient certainty that this option will be used and the possible periods of notice for the lease agreement if the lessee has sufficient certainty that this option will be used.

At the time of the first recognition, the Company recognizes the lease liability measured at the current value of lease payments due to the lessor over the lease period discounted at the marginal lending rate typical for a given asset. Lease payments include: – fixed payments less any incentives due,

- variable lease payments, that depend on the index or the rate, initially priced using the index or the rate effective as at the starting date of the contract,
- amounts whose payment by the lessee is expected within the guaranteed residual value,
- the exercise price of the purchase option, if it can be assumed with sufficient certainty that the lessee will use this option,
- penalty payments for termination of the lease, if the lease terms stipulate that the lessee may use the option of termination of the lease.

At the same time, the Group recognises an asset for the right to use in the same amount as a liability, adjusted for all lease payments paid on or before the start date, less any lease incentives received and increased by any initial direct costs incurred by the lessee. After initial recognition, the Group recognises a lease liability by:

- increasing the carrying amount to reflect interest on a lease liability,
- reducing the carrying amount to reflect lease payments paid, and
- updating the valuation of the carrying amount to take account of any reassessment or changes in the leases listed below (changes in the lease contract), or to reflect substantially updated constant lease payments.

Changes to the lease agreement that make it necessary to update the value of the liability include:

- change in the leasing period,
- change in the assessment of the call option of the underlying asset,
- a change in the amount expected to be paid under the guaranteed final value,
- a change in future lease payments resulting from a change in the index or rate used to set those payments, including, for example, a change to take into account changes in rental rates in the free market following a review of those rentals.

For the above changes, the Company applies an unchanged discount rate, unless the change in lease payments results from changes in variable interest rates. In that case, the Company shall use a revised discount rate that reflects changes in the interest rate.

The Company shall recognise the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset. However, if the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability,

the Company recognizes the remaining amount of the revaluation in the result.

After the date of commencement of the lease, the asset under the right of use is measured at cost less total depreciation and amortization (impairment) and total impairment loss and the revised lease liability adjusted for any revaluation. Depreciation is calculated using the straight-line method over the estimated useful life. If the lease agreement transfers to the Company the title of the asset before the end of the lease period or when the cost of the asset due to the right of use reflects the fact that the Company will exercise the option to buy the residual value of the leased asset, the Company depreciates the asset from the right of use from the moment of commencement of the leasing contract until the end of the estimated economic useful life of the asset.

In other cases, the Company depreciates assets due to the right of use from the date of commencement of the contract to the earlier of two dates: the date of the end of the economic life of the asset or the end date of the lease. For lease contracts, the subject of which is an asset which, in accordance with the Company's accounting policies, is measured at fair value, the Company does not depreciate such assets due to the right of use but measures them at fair value.

The Company classifies the right-of-use assets resulting from signed contracts / issued decisions to the following balance sheet items and applies an accounting policy appropriate for a given item:

Contract type and presentation in the balance sheet	Valuation method as at the balance sheet date	Impact on the income statement
Office space lease agreements:		
— investment property, or	Valuation at fair value	Yes
— fixed assets	Depreciation	Yes
Rental agreement on means of transport:		
— fixed assets	Depreciation	Yes
Perpetual usufruct of land:		
— investment property, or	Valuation at fair value	Yes
— investment property under construction, not valued at fair value, or	Depreciation with simultaneous capitalization of depreciation costs in the value of investment property under construction	No
— fixed assets	Depreciation	Yes
inventory	Depreciation with simultaneous capitalization of depreciation costs in inventory	Yes

The Company has decided to include assets due to the right of use in the same line of the statement of financial position, in which the corresponding leased assets are presented when they are the property of the Company. Liabilities are presented appropriately in long-term - when the asset due to the right of use is classified as a fixed asset, investment property or investment property under construction, or shortterm - when perpetual usufruct concerns assets classified as inventory.

Lease liabilities are covered by IFRS 9 with respect to determining when these liabilities meet the criteria for removing them from the balance sheet. A liability in accordance with IFRS 9 par. B.3.31-B.3.34 is removed from the balance sheet once it has been settled, expired

or the debtor has been legally released from debt, e.g. by transferring the debt to another party.

The right of perpetual usufruct of land, in relation to which the Company is legally released from the debt arising from the obligation to pay fees for perpetual usufruct or transformation fees only at the time of legal (notarial) transfer of a share in the land belonging to the premises sold to the buyer, is a special case. Therefore, until the transfer of the above ownership, the liabilities of the lease of land, as well as the corresponding assets due to the right to use the land in perpetual usufruct, remain on the balance sheet, although in accordance with the policies described in section 4 Methods for determining the financial result, revenues from the sale of residential

and service premises are recognized when the property is delivered to the buyer. For this reason, when the premises are transferred to the buyer (which is also the moment when the proceeds from the sale of the premises are recognized), a portion of the related leasing asset is transferred from inventory to receivables from the buyer, in the amount corresponding to the recognized liability for the leasing of the given land. Until the (notarial) transfer of the property to the purchaser, both the receivable and the liability are disclosed as short-term, because they will be settled by transfer to the buyer during the “operating cycle”. On the date of transfer of ownership to the buyer, the liability for land lease and receivables from the purchaser of premises are derecognised through the cost of sales.

### The company as a lessor

In the case of contracts where the Company acts as a lessor, each lease contract is classified as operating or finance lease. Lease agreements under which the lessor retains a significant portion of the risks and rewards of ownership of the leased asset are classified as operating leases. A leasing contract is classified as a financial leasing if, as a result of this contract, substantially all of the risk and rewards of ownership of the leased asset are transferred to the lessee.

In the case of operating lease agreements, the Company recognizes lease revenues on an ongoing basis in the statement of comprehensive income. In the case of finance leases, the Company derecognises the asset that is the subject of the agreement while recognizing the lease receivable.

## Subleasing

Subleasing is a transaction for which an underlying asset is re-leased by a lessee (“intermediate lessor”) to a third party, and the lease (“head lease”) between the head lessor and lessee remains in effect.

The Company subleasing is classified as follows:

- if it was decided to choose a short-term lease exemption for main lease, subleasing is classified as operating lease,
- otherwise, sub-leasing is classified in relation to the asset due to the right to use the principal lease and not the underlying asset.

If the sublease agreement is classified as operating lease, the indirect lessor (the Company) continues to recognize the lease liability and asset due to the right to use of the main lease. At the same time, it recognizes sublease leasing revenues on an ongoing basis.

If the sublease agreement is classified as financial lease, the indirect lessor (the Company):

- ceases to recognize the asset due to the right to use the main lease as at the date of the initial sublease agreement,
- recognizes the net investment from sub-leasing instead and assesses it for impairment (lease receivable),
- continues to recognize the original lease liability

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

Stocks and shares in subsidiaries, presented at purchase price adjusted for subsequent impairment losses. The impairment test is carried out when there are indications that the carrying amount of the investment will not be recovered.

The Company analyzes the net asset value of the subsidiaries companies in which it holds shares due to the fact that the main item of assets of these entities are investment properties, usually measured at fair value, while the largest liability item is special purpose loans and therefore the net asset value reflects fair value of the shares held.

In the event that the net asset value of the subsidiary company in which the Company owns investments does not correspond to fair value of these net assets, the Company determines fair value based on other methods (e.g. independent experts’ valuation of the company’s assets, valuation by discounted cash flow, etc.).

In case of impairment losses, adjustments are made in the income statement and are presented as an expenditure. An impairment loss is recognized for the amount by which the carrying amount exceeds the recoverable amount. If the loss is reversed, its value is recognised under financial income. Subsidiaries are the entities controlled by the Company.

Executing control over subsidiaries occurs in following cases:

- management over indicated entity,
- undergoing exposition for changeable returns or possessing rights to changeable returns due to its involvement in indicated entity,
- possibility to execute power to influence on generated returns.

The Company verifies the fact of exercising control over other entities, if there is a situation indicating a change in one or more of the above-mentioned conditions of exercising control.

Associated companies are the units which the Company has a significant influence on yet are not subsidiaries or shares in joint enterprises of the Company. A significant influence is the ability to participate in decision making regarding financial and operational policies of the business but it does not involve control or co-control of the policy. Jointly controlled entities are those entities in which all strategic financial and operating decisions (including in particular: purchase of a significant asset, conclusion of a lease agreement, etc.) require the unanimous consent of both shareholders.

Investments in jointly controlled (and associated) entities are measured in accordance with IAS 28 using the equity method. Under the equity method, investments are initially recognized at cost and subsequently adjusted to reflect the company's share of the results and changes in other comprehensive income of the investee entity, concerning the period after acquisition. Dividends received or receivable from associates and joint ventures are recognized as a reduction in the carrying amount of the investment.

When the company's share of the losses of an investment accounted for using the equity method equals or exceeds its interest in the entity (including all other unsecured long-term receivables), the company does not recognize additional losses unless it has incurred obligations or made payments on behalf of the entity.

Unrealized gains on transactions between the company and its associates and joint ventures are eliminated to the extent of the group's interest in these entities. Unrealized losses are also eliminated unless the transaction provides evidence of impairment of the transferred asset. Where necessary, the accounting policies for investments accounted for using the equity method have been amended to ensure consistency with the group's accounting policies.

In the case of shares in a joint venture involving the structure with Galeria Młociny, due to the acquisition of shares in a transaction under joint control, the initial recognition was based on the carrying amounts from the predecessor, thus obtaining values from the consolidated financial statements of the Echo Investment S.A. Group..

The Company presents its share of profits/losses of jointly controlled entities in operating activities because it considers the activities of its jointly controlled entities to be an integral part of the Group's operations and the implementation of its strategy.

## Inventories

The following items are recognised under inventories: semi-finished products, work-in-progress, finished

products and goods. Given the specific nature of business, the purchased land or the incurred fees due to perpetual usufruct of land are classified as "work-in-progress" — if the land is intended for development and resale, or as "goods" — if the land is intended for sale. "Work-in-progress" also includes the incurred expenditures related to the process of implementing projects for sale (design services, construction works etc., performed by external contractors). "Finished products" include mainly completed residential and commercial developments sold under final agreements.

Inventories of current assets are measured at the purchase price of land and at the manufacturing costs of products in the property development business, plus capitalised financial costs, but not exceeding the net realisable value. This value is obtained based on information from the active market. An inventory write-off is reversed due to the sale of an inventory item or increase in the net selling price. Inventory write-offs disclosed in the period as cost and reversals of inventory write-downs disclosed in the period as a decrease of costs are presented in the profit and loss account under 'cost of sales'.

The 'finished goods' item includes completed apartments earmarked for sale. The 'intermediates and products in progress' item mostly includes properties held by the Company and the expenditure on residential projects under preparation or constructions. The 'goods' item includes the land earmarked for sale.

## Financial assets

In accordance with IFRS 9, the Company classifies its financial assets into the following categories:

- financial assets measured at amortized cost,
- financial assets measured at fair value through other comprehensive income,
- financial assets at fair value through profit or loss.

The classification of assets takes place at the moment of initial recognition. It depends on the financial instruments management model adopted by the entity and analysis of the characteristics of contractual cash flows from these instruments.

Loans granted, trade and other receivables and restricted cash that do not meet the definition of cash equivalents in accordance with IAS 7 Statement of Cash Flows (i.e. collateral for bank guarantees and funds held in open housing fiduciary accounts) are measured by the Company at amortized cost, as two conditions are met for them: the assets are held in a business model whose intention is to hold the assets to obtain contractual flows and the contractual terms of these financial assets give rise to cash flows at certain times that are only repayments of principal and interest on outstanding capital.



Assets are entered into the books on the trade date and are excluded from the balance sheet when the contractual rights to cash flows from the financial asset expire or when the financial asset is transferred along with all the risks and rewards of ownership of the asset. The company uses a weighted average.

If the renegotiation or other type of modification of the contractual cash flows generated by the financial asset results in its derecognition in accordance with IFRS 9, the modified instrument is treated as new. In the event of a renegotiation or other modification of the contractual cash flows generated by a given asset that does not result in derecognition, the Company revalues the gross carrying amount of that financial asset (ie the amount of its amortized cost before allowance for credit losses). The revaluation is the discounting of new expected contractual cash flows (after modification) using the original effective interest rate. The resulting difference is recognized as profit / loss in profit or loss. From that point on, an entity assesses whether the credit risk of the financial instrument has increased significantly after its initial recognition by comparing the credit risk at the reporting date (under the modified terms) with that at initial recognition (under the pre-modification terms).

## Receivables

Trade and other receivables are recognized in the balance sheet at transaction price and then at amortized cost using the effective interest method, reducing them by impairment losses. When the difference between the value at amortized cost and the value of the amount of the payment required does not have a significant effect on the Company's financial results, such receivables are recognized in the balance sheet as the amount of the payment required. The value of receivables is updated taking into account the degree of probability of their payment by making a write-down. The rules for creating revaluation writeoffs are described below in the section Impairment of financial assets.

Advances for deliveries are valued according to cash disbursed and in accordance with received VAT invoices documenting the granting of advance payments.

## Loans granted

Loans granted are debt instruments held for the purpose of obtaining contractual cash flows that consist solely of principal and interest repayments ("SPPI"). These assets are entered into the books on the transaction date, and excluded from the balance sheet when the contractual rights to cash flows from the financial asset expire or when the financial asset is transferred together with all

the risks and rewards of ownership of the asset. Loans granted are recognized as at the date of entry into the books at fair value increased by transaction costs, and later as at the balance sheet date at amortized cost determined using the effective interest rate method.

The rules for creating impairment losses are described below in the "Impairment of financial assets" section.

## Cash and cash equivalents

Cash at bank and in hand as well as short-term deposits as well as other financial assets that meet the definition of cash equivalents are measured at nominal value. At each balance sheet date, the Company assesses the premises for impairment of cash value, including the need to create a provision for expected credit losses.

Foreign currency cash is measured as of the reporting date. The same definition of cash applies to the cash flow statement. According to the Company, the financial resources of limited disposability mostly include funds constituting security for bank guarantees and funds accumulated on open residential fiduciary accounts.

## Loss of value of financial assets ('ECL')

Pursuant to IFRS 9, as at each reporting day, the Company estimates the amount of the impairment loss equal to the expected credit loss ('ECL'). The Company calculates the write-off as follows for individual asset categories:

### Trade receivables

The Company uses a simplified approach and therefore does not monitor changes in credit risk during its lifetime and measures the impairment loss in the amount equal to the expected credit losses ('ECL') over the life of the debt. To calculate the value of the impairment loss for trade receivables, the Company uses a provision matrix made once a year as at December 31 based on historical data regarding the payment of receivables by contractors. Impairment losses are updated as at each reporting day. The provision matrix is based on the analysis of the payment of receivables in individual past due groups and determining the probability of non-payment of receivables from a given age range based on historical data. For the purposes of the analysis, trade receivables are divided into two groups: receivables from the sale of apartments, the lease and other receivables. The calculated probability of non-payment of receivables in each of the past due groups for specific categories of receivables is applied to the current balance of receivables in each of the past due

groups and the write-off for the expected credit losses of receivables is calculated.

Additionally, the Company analyzes individual trade receivables and other receivables where it is highly probable, they will become uncollectible, in cases justified by the type of business or the client structure - and recognizes the write-off in a reliably estimated value. Classification of an asset to this category is made on the basis of information about the current financial situation of the counterparty and information about other events that may have a significant impact on the recoverability of the asset. Such receivables are excluded from the matrix analysis, and a possible write-off is recognized on the basis of an individual analysis.

### Loans granted and covered bonds

The Company calculates the expected credit losses ('ECL') for loans and bonds as the difference between the cash flows arising from the contracts signed and the cash flows that the entity expects to receive. Loans granted and covered bonds are classified as low risk instruments. Therefore, the write-off for expected credit losses is calculated for a period of 12 months.

The Company calculates the cash flows that it expects to obtain based on the default ratio determined on the basis of the margin on the bonds issued by the Company and adjusted by the recovery ratio. In addition, the Company provides the individual analysis of loans granted and bonds covered with a significant level of probability of default, in cases justified by the type of business or the client structure - and recognizes the write-off in a reliably estimated value. Classification of an asset to this category is made on the basis of information about the current financial situation of the counterparty and information about other events that may have a significant impact on the recoverability of the asset. Such loans and bonds are excluded from the matrix analysis, and a possible write-off is recognized on the basis of an individual analysis.

## Financial guarantee agreements

Financial guarantee contracts are recognized in off-balance sheet liabilities and receivables.

Financial guarantee contracts are recognised as financial liabilities when the guarantee is issued. The liability is initially recognised at fair value and then measured at the higher of the following amounts:

- the amount determined in accordance with the expected credit loss model in compliance with IFRS9 Financial Instruments, or
- the amount initially recognised, reduced (if applicable) by the cumulative amount of proceeds recognised in

compliance with the principles of IFRS 15 Revenue from Contracts with Customers.

### Performance guarantees

Performance guarantees are contracts that provide for compensation if the other party fails to perform a contractual obligation. Such contracts transfer non-financial performance risk in addition to credit risk. At the end of each reporting period, performance guarantee contracts are valued at the best estimate of the expenditures required to settle the contract at the end of each reporting period of the period, discounted to the current value. Where the Company has a contractual right to return to the counterparty amounts paid to settle performance guarantee contracts, these amounts will be recognised as an assets when the compensation is transferred to the beneficiary of the guarantee.

At each balance sheet date, the Company assesses whether there is a likelihood of a need to make a withdrawal and create a provision. The amount of the provision is determined based on estimates of the amount of probable expenditure necessary to settle the liability arising from the guarantee contract.

At the same time, in accordance with the requirements of IFRS 9, the Company creates the provision for expected credit losses ('ECL') due to financial guarantees granted. The Company calculates the expected credit loss ('ECL') regarding the guarantees given as expected payments to compensate the guarantee holder for the incurred credit loss. The Company first determines the value of the Company's exposure due to guarantees granted (the actual total value of the contingent liability as at the balance sheet date). The net exposure resulting from the guarantee thus determined is multiplied by the default ratio (determined on the basis of the margin on bonds issued by the Company and adjusted for the recovery ratio).

## Income tax

Income tax on the profit or loss for the financial year includes current and deferred income tax. Income tax is recognised in the profit and loss account, except for amounts related to items recognised directly in equity or in other comprehensive income; in this case, income tax is disclosed in equity and other comprehensive income respectively

The current portion of income tax is the expected amount of tax on taxable income for a given year, calculated based on the tax rates determined as of the balance sheet date along with any tax adjustments for previous years. Deferred tax is calculated with the balance sheet

method as tax to be paid or reimbursed in the future on the differences between the carrying values of assets and liabilities and the corresponding tax values used to calculate the tax base, except for temporary differences which arise at the time of initial recognition of an asset or liability, and do not affect the accounting or tax result. At the commencement of the lease, the right-of-use asset and the lease liability are equal, so there is no temporary difference and no deferred tax is created. During the lease term, a difference arises between the value of the asset and the lease liability. The company charges deferred income tax on the difference between these values. This approach aims to reflect the relationship between the right-of-use asset and the lease liability, and account for deferred tax based on cumulative temporary differences. This method provides an effective tax rate that better reflects the economics of the entire lease transaction.

Deferred tax is not created for temporary differences on investments in subsidiaries, jointly controlled entities and associates, if the Company controls the reversal of these differences and they will not be reversed in foreseeable future.

Deferred income tax assets due to tax loss are created, if the settlement of the loss in the following years is probable. For the calculation of deferred income tax, a tax rate is used which will apply in the reporting periods in which assets will be settled or liabilities will be released. Deferred income tax is estimated on every balance sheet date by recognising differences in the profit and loss account, other comprehensive income or equity, depending where the temporary difference from which the deferred tax is subtracted was recognised. Assets and provisions on deferred income tax are presented jointly.

## Equity

Share capital is measured at the nominal value disclosed in the National Court Register. Differences between the fair value of a payment and the nominal value of shares are recognised in the share premium.

The issue costs of shares decrease the Company's supplementary capital.

## Provisions

Provisions are established when the Company has a present obligation as a result of past events and when it is probable that the fulfilment of that obligation will involve an outflow of assets representing economic benefits and the amount of such obligation can be credibly estimated.

Provisions are measured at the current value of costs estimated by the Company's management according to its best knowledge which must be incurred to settle a current liability as of the balance sheet date. In accordance with the adopted principle, no provisions are made for retirement benefits. Due to the age of employees and their rotation, potential reserves would not have a significant impact on the presented financial statements. Upon their occurrence, the payment of retirement severance pays will be booked on a cash basis.

## Financial liabilities

Financial liabilities include loans, borrowings, debt securities, not payable interest on bank loans accounted for according to the accrual principle as well as the discount of debt securities to be settled in subsequent accounting periods. Foreign currency loans are measured at the selling rate of the bank serving the Company.

Financial liabilities are initially recognized at fair value less transaction costs, and then measured using the "amortized cost" method. The valuation of liabilities includes all costs of obtaining financing, including directly related to financing costs of bank fees, costs of brokers and agents, legal costs, experts, a bank monitor, and costs related to marketing at obtaining the capital, occurring in the issue of bonds. Trade liabilities are initially measured at fair value, and subsequently, long-term liabilities are measured at amortized cost using the effective interest method. In cases where the difference between the value at amortized cost and the value in the amount of the payment required does not have a significant effect on the financial results of the Company, such liabilities are recognized in the balance sheet in the amount of the payment required.

Trade liabilities are initially measured at fair value, and subsequently, long-term liabilities are measured at amortized cost using the effective interest method. In cases where the difference between the value at amortized cost and the value in the amount of the payment required does not have a significant effect on the financial results of the Company, such liabilities are recognized in the balance sheet in the amount of the payment required.

## Currency transactions

The functional currency of the Company is the Polish Zloty (PLN, zł). Foreign currencies as at the balance sheet day are valued at the NBP exchange rate as at the balance sheet day. Exchange differences arising as at the date of their valuation and when the payment of receivables and liabilities in foreign currencies, are included respectively



in financial income or costs, and in justified cases, the cost of manufacturing products or the purchase price of goods, as well as the purchase price or production cost of fixed assets, fixed assets under construction or intangible assets.

## Cash flow statement

The cash flow statement is prepared using the indirect method. Liabilities due to overdraft facilities are presented as debt due to loan and not as cash equivalents

Segment reporting

The Company does not separate segments according to IFRS 8, paragraph 4. This information is presented in the consolidated financial statements of the Echo Investment.

## Net profit per share

The net profit per share for each period is calculated by dividing the net profit for a given period attributable to ordinary shareholders of the parent entity by the weighted average number of shares issued during the period.

# 3.4

## Methods of determining the financial result

The financial result is determined from the profit and loss account, applying the principles of the accruals concept and the matching principle, the yield and the precautionary principle, upon reducing gross profit by input income tax, write-offs on account of provision for transitional difference due to income tax and other charges of the financial result. The financial result is determined by the calculation method.

### Operating revenue

In accordance with IFRS 15, the Company recognises revenues when the obligation is fulfilled (or in the course of fulfilling) by transferring promised goods or services (i.e. an asset) to a customer. The asset is transferred when the customer obtains control of that asset.

After fulfilling (or in the course of fulfilling) obligations, the entity recognises an amount equal to a transaction price as income, which has been assigned to that performance obligation. To determine the transaction price, the entity shall consider the terms of the contract and its usual commercial practices. The transaction price is the amount of remuneration that the entity expects to be entitled to in exchange for the transfer of promised goods or services to the customer, excluding amounts collected on behalf of third parties (for example, certain sales taxes). The remuneration specified in the contract with the client may include fixed amounts, variable amounts or both.

Revenue from the sale of residential and service premises are recognised on the date of handover of real estate to the buyer. This occurs on the basis of the acceptance protocol signed by the parties providing only after completion of the construction of real estate and receiving the occupancy permit on condition that the buyer will pay 100 % towards the purchase price of real estate.

Paid apartments are also considered to be cases of minor underpayments (up to PLN 500), larger underpayments, which the Company decides not to collect from customers, or in the event of receivables from tenant changes, which, according to arrangements, are payable later than the moment of handover of the premises . Revenues from the rental of residential and commercial space are recognised on a straight-line basis over the term of the contracts concluded. Revenue from other contracts for the provision of services (legal, consulting, IT, financial, marketing, security and other services) is recognised by the Company when the performance obligation is met.

### Cost of sales

Costs of goods, products and services sold consist of costs incurred in respect of revenues of a given financial year and overheads not yet incurred. This item also includes costs that are directly related to revenue from related entities on account of services provided (including investment services, construction and engineering consultancy).

The cost of goods and products sold is measured at the production cost, using the method of detailed identification of the actual cost of assets sold or the percentage share e.g. of the land or shares sold, etc. In particular, the cost of sales of premises and land sold is determined proportionally to their share in the total cost of construction of the facility and the entire land constituting a given project. The detailed identification of the costs associated with employees' salaries as part of the cost of sales, is made on the basis of the employee's working time records, broken down into the individual projects developed.

## Administrative costs associated with projects

Project-related administrative costs include the administrative costs which are indirectly related to the execution of development projects such as:

- perpetual usufruct fees,
- real property taxes,
- operating fees,
- property protection,
- administrative staff's remuneration, employee maintenance costs in the portion attributable to the project, and
- other stock maintenance related costs.

These costs, despite their indirect connection with development projects, are not capitalized in the value of stock / investment property because:

- in the light of IAS 2, they are excluded from the purchase price or cost of stock production as they are not incurred in order to bring the stock to its current status and location;
- IAS 40 in relations to IAS 16, does not allow to capitalize general and administrative costs in the value of investment properties.

## Cost of financing

Financial costs related to the current period are recognized in the profit and loss account, except for costs subject to activation in accordance with the solution included in IAS 23. The Company activates the part of financial expenses which is directly related to the acquisition and production of financial assets recognized as stock and projects commenced. In case of targeted financing, incurred to implement a project, the amount of financial costs, less income from temporary deposits of cash (i.e. amounts of interest on bank deposits, except for deposits resulting from blocking accounts, letters of credit agreement) is activated. In the case of general financing, financing costs subject to the capitalization are determined using the weighted average of all borrowing costs in relation to the expenditure incurred for a given asset. In the case of leasing, interest costs on the leasing obligation related to a specific project are capitalized in the cost of this project (targeted financing).

Pursuant to the requirements of IAS 23, the Company begins to activate financial costs when the Company undertakes actions necessary to prepare an asset for its intended use or sale. These activities involve more than just activities related to its manual construction. They also include technical and administrative work preceding manual construction, such as activities related to obtaining necessary permits, design and preparation works. However, such activities do not include the holding of the asset if it is not accompanied by any processes that change the condition of the asset.

# 3.5

## Estimates of the Company's management board

To prepare the financial statements, the Company's Management Board had to make certain estimates and assumptions, which are reflected in the statements. The actual results may differ from the estimates. Assumptions and estimates are based on management's best knowledge of current and future events and activities, however actual results may differ from expectations.

The estimates and related assumptions are subject to ongoing verification. A change in accounting estimates is recognized in the period in which they were changed, if it concerns this period only, or in the current and future period, if the changes apply to both the current and future periods.

The main areas where the Management Board's estimates materially affect the financial statements:

### Inventory

When estimating the write-down on inventory held by the Company as of the balance sheet date, information from the active market regarding the expected sales prices and current market trends as well as information from preliminary sales agreements concluded by the Company is analysed.

Assumptions used when calculating the write-down mainly relate to market prices of property applicable in a given market segment. According to the Management Board, a change of these assumptions would not materially affect the value of the inventory write-down as of the balance sheet date because the adopted assumptions and information on the value of the write-down were largely based on the concluded sales agreements. In the case of land recognised under inventory, the value of the write-downs results from the usefulness of land for the Company's current and prospective business estimated by the Management Board.

### Leasing

The implementation and application of IFRS 16 required the Company to make various estimates and commit professional judgment. The main area in which it

concerned the assessment of lease periods, in case of contracts for an indefinite period and contracts for which the Company was entitled to extend the contract. When determining the leasing period, the Company had to consider all facts and circumstances, including the existence of economic incentives to use or not to extend the contract and any termination option. The Company also estimated the discount rate used in the calculation of the lease liability - as a risk-free rate increased by the characteristic margin for the given asset component to which the lease relates.

### Impairment of interests in subsidiaries, jointly controlled entities and associates

An impairment test is conducted when there are indications that the carrying value of an investment will not be recovered. The assessment of the impairment of interests in subsidiaries companies is based on an analysis of the fair value of assets and liabilities held by the companies and the expected prospective cash flows from the operations of such companies. In the course of the assessment, the Company also evaluates the duration and extent to which the current value of the shares is lower than its purchase price and a company's perspectives and plans for its investment developments. All material impairment of the fair value of assets in subsidiaries

have been regarded to be longterm by the Management Board and have resulted in impairment losses on interests in subsidiaries. In particular, for material subsidiaries which, as at 31 December 2024, did not run any material operating activity, the value of the recognised write-downs corresponds to the total difference between the net value of the subsidiary's assets and the purchase price of the interests.

The Company has investments in joint ventures, which are accounted for using the equity method. From the perspective of the joint venture, contributions made by investors to cover shares issued by jointly controlled entities were classified as financial liabilities and not as equity instruments according to IFRS. Therefore, the Company analyzed whether it is reasonable to apply the equity method to recognize the shares held in jointly controlled entities despite the fact that from the perspective of the jointly controlled entities as an issue of the instrument, the instrument is a liability instrument. The Company analyzed the contractual provisions, assessed the characteristics of the instrument to determine which standard is more appropriate for accounting for investments: IFRS 9 or IAS 28, because classification of the instrument as a liability from the perspective of the jointly controlled entities does not automatically mean that from the perspective of the investor such an instrument is a financial asset within the scope of IFRS 9. The Company concluded that due to the fact that the instrument provides the investor with: i. voting rights, ii. share in the profits of the jointly controlled entity and iii. variability of returns over the life of the investment, consistent with the typical return on ordinary shares (i.e. proportional

or subordinated rights to the net assets), application of the equity method to the Company's investment in jointly controlled entities in accordance with IAS 28 is appropriate.

## Deferred income tax

The Company's Management Board is obliged to assess the probability of the realisation of deferred income tax assets. When preparing the financial statements, the Company estimates the value of the deferred income tax provision and asset based on, among other things, the value of prospective income tax burden.

The process involves analysing current income tax burden and the value of temporary differences from different treatment of transactions in terms of fiscal and accounting aspects, resulting in the creation of deferred income tax assets and provisions. A number of assumptions are adopted for determining the value of deferred income tax assets and provisions in the assessment process described above. The above estimates take account of fiscal forecasts, historic tax burden, currently available strategies for planning the Company's operating activity and timelines for realising the individual temporary differences. Since the above estimates may change due to external factors, the Company may periodically adjust the deferred income tax assets and provisions, which in turn may affect the Company's financial standing and performance

# 3.6

## Financial risk management

### Price risk

The price risk is not material. The Company does not trade in securities on any active market. The Company may conclude transactions on derivatives to hedge against the FX risk related to the forecast cash flows.

### Risk of changes in cash flows and fair value related to interest rate

The Company's exposure to the interest rate risk is related to financial assets and liabilities, in particular the granted borrowings, cash, the received bank loans and the issued bonds. Borrowings, loans and bonds bearing a variable interest rate expose the Company to the interest rate risk, while borrowings and loans with a fixed interest rate expose the Company to variations of the fair value of financial instruments. In addition, the Company is exposed to the risk of interest rate variations when raising a new loan or refinancing an existing long-term debt.

### Interest rates' risk — liabilities due to loans [PLN '000]

	Value calculated for analysis purposes	
	at 31.12.2024	at 31.12.2023
Balance of borrowings granted	474 337	748 164
Financial income from interests on borrowings granted	48 613	46 409
Estimated change in interest rates	+/- 1 p.p.	+/- 1 p.p.
Financial income from interest on borrowings granted, including changes of interest rates	4 743	7 482
<b>Total impact on gross result in the period</b>	<b>4 743</b>	<b>7 482</b>
Income tax	901	1 422
<b>Total impact on the net result in the period</b>	<b>3 842</b>	<b>6 060</b>

The company has provided loans in PLN, with a variable interest rate dependent on the WIBOR rate plus a margin. If, as at 31 December 2024, the interest rates were 1 percentage point higher or lower than the current rate,

the company's net result would be higher or lower by PLN 3,842 thous. due to higher or lower interest on the loans granted in PLN.

## Interest rates' risk — liabilities due to debt securities issue [PLN '000]

	Value calculated for analysis purposes	
	at 31.12.2024	at 31.12.2023
Balance of liabilities due to issue of debt securities	1 416 240	1 483 686
Financial costs for interest on the issuance of debt securities	(147 468)	(134 828)
Estimated change in interest rates	+/- 1 p.p.	+/- 1 p.p.
Financial costs for interest on the issuance of debt securities including increase / (decrease) in interest rates	14 162	14 837
<b>Total impact on gross result in the period</b>	<b>14 162</b>	<b>14 837</b>
Income tax	2 691	2 819
<b>Total impact on the net result in the period</b>	<b>11 471</b>	<b>12 018</b>

## Interest rates' risk — cash [PLN '000]

	Value calculated for analysis purposes	
	at 31.12.2024	at 31.12.2023
Cash balance	67 149	110 944
Other operating income from interests	2 854	1 589
Estimated change in interest rates	+/- 1 p.p.	+/- 1 p.p.
Other operating income from interest including changes of interest rates	671	1 109
<b>Total impact on gross result in the period</b>	<b>671</b>	<b>1 109</b>
Income tax	128	211
<b>Total impact on the net result in the period</b>	<b>543</b>	<b>898</b>

## Interest rates' risk — loan liabilities [PLN '000]

	Value calculated for analysis purposes	
	at 31.12.2024	at 31.12.2023
Balance of loan liabilities	156 010	152 448
Financial costs for interest on loans	(7 528)	(7 957)
Estimated change in interest rates	+/- 1 p.p.	+/- 1 p.p.
Financial costs for interest on loans including increase / (decrease) in interest rates	1 560	1 524
<b>Total impact on gross result in the period</b>	<b>1 560</b>	<b>1 524</b>
Income tax	296	290
<b>Total impact on the net result in the period</b>	<b>1 264</b>	<b>1 234</b>

## Currency risk

As at the balance sheet date and during the financial year, the Company have balances denominated in a foreign currency. Therefore the sensitivity of other balance sheet items to changes in currency exchange rates was analyzed. Based on the simulations performed, it was

found that impact 10 % change in the EUR/PLN exchange rate on net profit would constitute the maximum increase or decrease, respectively, within individual categories of receivables.

### Currency risk - loans [EUR '000]

	Value calculated for analysis purposes	
	at 31.12.2024	at 31.12.2023
Outstanding loan liabilities	21 194	142 332
Estimated exchange rate change	+/- 10 p.p.	+/- 10 p.p.
Estimated revenue / costs from exchange rate changes	212	1 423
<b>Total impact on gross result for the period</b>	<b>212</b>	<b>1 423</b>
Income tax	40	270
<b>Total impact on net result for the period</b>	<b>171</b>	<b>1 152</b>

### Currency risk - bonds [EUR '000]

	Value calculated for analysis purposes	
	at 31.12.2024	at 31.12.2023
Outstanding bond liabilities	183 739	227 618
Estimated exchange rate change	+/- 10 p.p.	+/- 10 p.p.
Estimated revenue / costs from exchange rate changes	1 837	2 276
<b>Total impact on gross result for the period</b>	<b>1 837</b>	<b>2 276</b>
Income tax	349	432
<b>Total impact on net result for the period</b>	<b>1 487</b>	<b>1 843</b>



## Credit risk

Regarding receivables and loans, the entities with which the Company has these settlements do not have any external ratings published. The Company granted loans to entities accounted for using the equity method: Galeria Młociny, Towarowa 22 and Resi4Rent, therefore there is a concentration risk. All of these items were classified as Level 1 in the ECL model because credit risk has not increased since initial recognition. There were no movements on gross value and write-downs between levels. The borrowers do not have external ratings, the group assessed the borrowers as very good, characterized by a high ability to regulate contractual cash flows. The maximum exposure to credit risk is equal to the carrying amount of loans granted.

The credit risk occurs in cash, borrowings granted, derivatives, deposits in banks and financial institutions

as well as, in relation to the Company's customers and tenants, in the form of unsettled amounts due. The nature of the Company's operations in the area of the sale of residential space, lease and services means that the Company is not exposed to significant credit risk.

As at 31 December 2024, the Company estimated the value of impairment write downs on trade receivables, applying a provision matrix based on historical data regarding the repayment of receivables by counterparties in the division of types of sales revenues. Credit loss ratios were calculated on the basis of a model based on historical repayment of receivables in individual overdue groups. The table below presents data on exposures and the amount of the loss allowance

### Write-downs for expected credit losses as at 31 December 2024 r. [PLN '000]

Period	The weighted average of default rates	The gross value of commercial receivables	The loss allowance
Current	0,52%	52 096	265
01-30	0,49%	1 278	7
31-90	12,45%	292	11
91-360	22,25%	98	23
>361	87,55%	2 859	2 794

### Write-downs for expected credit losses as at 31 December 2023 r. [PLN '000]

Period	The weighted average of default rates	The gross value of commercial receivables	The loss allowance
Current	0,54%	29 463	202
01-30	0,39%	6 142	71
31-90	9,70%	1 654	368
91-360	20,86%	921	860
>361	93,82%	3 052	2 863

As at 31 December 2024, the Company has granted loans with a gross value of PLN 473,984 thous., which have been classified into Category 1 under IFRS 9. As a result of the analysis of expected credit losses, the Company recognized provisions for loans in Category 1 amounting to PLN 1,614 thous. (as at 31 December 2023, PLN 2,097 thous.). Additionally, as at 31 December 2024, the Company has granted loans with a gross value of PLN 8,914 thous., which have been classified into Category 3. Following the analysis of expected credit losses, the Company recognized provisions for loans in Category 3 amounting to PLN 8,914 thous. (as at 31 December 2023, PLN 16,085 thous.).

Additionally, the Company has procedures in place to assess the creditworthiness of customers and tenants, and in the case of tenants, security in the form of deposits and guarantees is also applied. There is no significant concentration of risk with any of the Company's customers. For cash and deposits in financial institutions and banks, as well as residential customer payments in escrow accounts presented as other financial assets, the Company utilizes the services of reputable entities.

In relation to the mentioned categories, there is a concentration risk arising from maintaining more than 50% of funds in mBank S.A.

**Financial institutions used by the Company have external ratings as at 31 December 2024 [PLN ‘000]**

rating wg Fitch Issuer Default Ratings	Amount of cash and other financial assets
A	38 497
BB+	431
BB-	-
BBB	266
BBB-	55 299
BBB+	985
	<b>95 479</b>

**Financial institutions used by the Company have external ratings as at 31 December 2023 [PLN ‘000]**

rating wg Fitch Issuer Default Ratings	Amount of cash and other financial assets
A	34 858
BB+	329
BB-	88
BBB	-
BBB-	69 812
BBB+	-
	<b>105 086</b>

**Loss of liquidity**

The liquidity risk occurs when the Company is unable to settle its financial liabilities in due time. The Company manages the liquidity risk by maintaining an adequate amount of supplementary capital, using bank services and reserve loan facilities, and by constantly monitoring the forecast and actual cash flows. Given the dynamic nature of its business, the Company ensures flexible funding through the availability of cash and by diversifying the sources of funding.

In the opinion of the Management Board, the Company has sufficient cash to settle all liabilities in due time. In the long term, the liquidity risk is minimised by the available bank loans. At any time, the Company may use

sufficient funds from the loan facilities granted by banks. The analyses of the Company's financial liabilities and derivatives settled in the net amount which will be settled at specific maturities, based on the period remaining until the contractual maturity as of the balance sheet date, have been presented in the respective notes: loans, borrowings, debt securities, trade receivables and trade liabilities.

The analysis of the Company's undiscounted financial liabilities which will be settled at specific maturities, based on the period remaining until the contractual maturity as of the balance sheet day 31 December 2024 and 31 December 2023:

## Analysis of undiscounted financial liabilities as at 31 December 2024 [PLN ‘000]

Period	Warranties	Bonds	Trade, lease and other payables	Leasing	Credits	Loans	Derivatives
up to 1 year	2 632 772	307 412	120 601	23 441	162 917	25 470	-
1 to 3 years	-	620 460	-	18 306	-	175 352	-
3 to 5 years	-	916 696	-	18 395	-	-	-
over 5 years	-	-	-	13 417	-	-	-
<b>Total</b>	<b>2 632 772</b>	<b>1 844 568</b>	<b>120 601</b>	<b>73 559</b>	<b>162 917</b>	<b>200 822</b>	<b>-</b>

## Analysis of undiscounted financial liabilities as at 31 December 2023 [PLN ‘000]

Period	Warranties	Bonds	Trade, lease and other payables	Leasing	Credits	Loans	Derivatives
up to 1 year	2 472 844	540 983	63 115	24 452	157 460	23 086	-
1 to 3 years	-	682 264	-	19 070	-	124 828	-
3 to 5 years	-	609 992	-	13 816	-	-	-
over 5 years	-	-	-	15 870	-	-	-
<b>Total</b>	<b>2 472 844</b>	<b>1 833 239</b>	<b>63 115</b>	<b>73 208</b>	<b>157 460</b>	<b>147 914</b>	<b>-</b>

The debt ratio values as at 31 December 2024, and 31 December 2023, were in line with the Company's objectives.

# 3.7

## Capital risk management

The aim of the Company in capital management is to protect the ability to continue as a going concern, so that it is possible to realize a return for shareholders, as well as to maintain an optimal capital structure in order to reduce its cost. Managing this risk, the Company makes decisions regarding the level of financial leverage, dividend policy, the issue of new shares or the purchase and subsequent redemption or resale of previously issued shares and the possible sale of assets in order to reduce debt.

The company monitors capital using debt ratios. This ratio is calculated as the ratio of net debt to total equity. Net debt is calculated as the sum of credits and loans (including current and long-term credits and loans shown in the balance sheet) less cash and cash equivalents. The total value of capital is calculated as equity shown in the balance sheet together with net debt.

### Debt ratio [PLN '000]

	Note	at 31.12.2024	at 31.12.2023
Total loans, borrowings and bonds	19	1 740 000	1 779 119
Lease liabilities	19	70 438	68 034
Cash and cash equivalents	17	(95 479)	(105 086)
Net debt		1 714 959	1 742 067
Total equity		1 227 581	1 030 773
Total capital		2 942 540	2 772 840
Debt ratio		58,28%	62,83%

The debt ratios as at 31 December 2024 and 31 December 2023, respectively, were consistent with the Company's objectives.

# 3.8

## Significant contracts concluded with related entities

According to the Echo Investment S.A. Group's strategy for building shopping centres, office buildings and selected residential buildings through a separate

subsidiary, a large portion of Echo Investment's transactions is concluded with related parties.

### Agreements related to the largest transactions with related entities in 2024 [PLN '000]

Subject of the contract	Counterparty - Investor	Transaction Value
Agreement on the division of investment costs	Archicom Perth Sp. z o.o.	14 280
General investment implementation agreement	R4R Warszawa Opaczewska Sp. z o.o.	10 560
Strategic cooperation agreement	Archicom S.A.	9 254
Development Support Agreement	Hotel Kraków Romanowicza Sp. z o.o.	8 788
Development Support Agreement	R4R Warszawa Opaczewska Sp. z o.o.	7 500
Development Management Agreement	Project Towarowa 22 Sp. z o.o.	5 866
Agreement on supervision of finishing works	City Space Managment Sp. z o.o.	4 766
Investment project management agreement	Projekt 139-"Grupa Echo" Sp. K.	3 954
Development Management Agreement	R4R Gdańsk Stocznia Sp. z o.o.	3 923
Agreement on the division of investment costs	Archicom Loftly Platinum1 Sp. z o.o.	3 422
Development Management Agreement	R4R Poznań Nowe Miasto Sp. z o.o.	3 421
Real estate sales mediation agreement	React - Dagnall Sp. z o.o. - S.K.A.	3 359
Development Management Agreement	PIMECH INVEST Sp. z o.o.	2 999
Development Management Agreement	Hotel Gdańsk Zielony Trójkąt Sp. z o.o.	2 730
Framework services agreement (legal, financial, re-commercialization)	Libero - Projekt Echo 120 Sp. z o. o. Sp.K.	2 530
Development Support Agreement	Elektrownia RE Sp. z o.o.	2 528
Property management services agreement	Libero - Projekt Echo 120 Sp. z o. o. Sp.K.	2 293
Investment project management agreement	Echo Arena Sp. z o.o.	2 226
Investment project management agreement	Elektrownia RE Sp. z o.o.	1 959
Development Management Agreement	Hotel Wrocław Bardzka Sp. z o.o.	1 883
Real estate purchase mediation agreement	Włoska Development Capital Prosta S.A.	1 703
Development Support Agreement	R4R Wrocław Jaworska II Sp. z o.o.	1 410
Agreement on the transfer of rights and obligations and settlement of incurred costs	Sge Propco 7 societe a responsabilite limitee	1 283
Development Support Agreement	Sge Propco 7 societe a responsabilite limitee	1 015

Transactions with related entities detailed in the financial statement pertain to subsidiaries.

## Transactions with related entities as at 31 December 2024 [PLN ‘000]

An affiliated entity	Sale	Purchase	Receivables	Write-downs	Liabilities
Subsidiaries	85 928	45 145	193 017	9 190	180 204
Trade	85 928	45 145	30 847	276	12 454
Loans	-	-	162 170	8 914	167 750
Bonds	-	-	-	-	-
Advances	-	-	-	-	-
Jointly controlled entities	50 683	385	332 972	2 307	1 905
Trade	50 683	385	20 805	2 307	1 905
Loans			312 167	-	-
Owners	-	18 165	-	-	-
Trade	-	18 165	-	-	-
Company Management	-	-	-	-	21 308
Trade	-	-	-	-	-
Incentive program					21 308
<b>Total</b>	<b>136 611</b>	<b>63 695</b>	<b>525 989</b>	<b>11 497</b>	<b>203 417</b>

The impairment allowance on assets arising from transactions with related entities as at 31 December 2024, amounted to PLN 11,497 thous.

## Transactions with related entities as at 31 December 2023 [PLN ‘000]

An affiliated entity	Sale	Purchase	Receivables	Write-downs	Liabilities
Subsidiaries	63 987	29 245	507 388	16 497	154 086
Trade	63 987	29 245	19 574	412	11 101
Loans	-	-	484 664	16 085	142 985
Bonds	-	-	3 150	-	-
Advances	-	-	-	-	-
Reserve for share-based bonus	-	-	-	-	-
Jointly controlled entities	36 583	157	278 693	2 506	1 905
Trade	36 583	157	15 193	2 506	1 905
Loans			263 500	-	-
Owners	-	18 544	-	-	-
Trade	-	18 544	-	-	-
Company Management	-	-	-	-	14 769
Trade	-	-	-	-	-
Incentive program					14 769
<b>Total</b>	<b>100 570</b>	<b>47 946</b>	<b>786 081</b>	<b>19 003</b>	<b>170 760</b>

# 3.9

## Significant events after the balance sheet day

### Full maturity of bonds

Emitent	Series	ISIN code	Maturity date	Nominal value
Echo Investment S.A.	K	PLECHPS00324	10.01.2025	50 000 mln zł

Echo Investment S.A. purchased bonds with a total nominal value of 50 000 000.00 zł, series K (PLECHPS00324), according to the redemption date of January 10, 2025.

### Notification under Article 19 of the MAR Regulation

The company Echo Investment received a notification from a significant shareholder, Lisala sp. z o.o., in accordance with Article 19 of the MAR Regulation, informing the Company that on January 23, 2025, the securities,

including registered and financial pledges, established on 272,375,784 bearer shares held by Lisala sp. z o.o., were released and expired.

# 3.10

## Remuneration of the Management Board and Supervisory Board

### Remuneration of Management Board paid in a given year [PLN]

	2024					2023				
	From Echo Investment S.A.		From subsidiaries, joint-ventures and associates	Other benefits	Total	From Echo Investment S.A.		From subsidiaries, joint-ventures and associates	Other benefits	Total
	Basic remuneration	Bonus				Basic remuneration	Bonus			
Nicklas Lindberg	1 290 385	411 518	3 281 135	50 543	5 033 581	1 363 506	437 495	3 471 149	46 131	5 318 281
Maciej Drozd	495 697	193 481	1 445 015	55 343	2 189 536	508 386	219 260	1 560 049	50 931	2 338 621
Artur Langner	258 000	191 040	925 080	7 310	1 381 430	240 000	172 920	861 840	5 962	1 280 722
Rafał Mazurczak	355 500	225 522	1 092 090	16 449	1 689 561	306 000	255 952	1 059 693	14 424	1 636 069
Małgorzata Turek	325 800	214 200	1 234 000	6 710	1 780 710	306 000	223 380	958 820	6 562	1 494 762
<b>Total</b>	<b>2 725 382</b>	<b>1 235 761</b>	<b>7 977 320</b>	<b>136 355</b>	<b>12 074 818</b>	<b>2 723 888</b>	<b>1 309 007</b>	<b>7 911 551</b>	<b>124 010</b>	<b>12 068 455</b>
<b>Total in year</b>	<b>2 725 382</b>	<b>1 235 761</b>	<b>7 977 320</b>	<b>136 355</b>	<b>12 074 818</b>	<b>2 723 888</b>	<b>1 309 007</b>	<b>7 911 551</b>	<b>124 010</b>	<b>12 068 455</b>

### The long-term incentive program of the CEO and CFO



On 21 July 2021, Echo Investment S.A. entered into contracts with Nicklas Lindberg, the CEO of the Company and Maciej Drozd, the CFO specifying the terms of additional incentive compensation in the form of a long-term bonus. Such additional compensation conforms with the Remuneration Policy.

Nicklas Lindberg and Maciej Drozd obtained the right to a long-term bonus. The amount of it will depend on the growth in the Company's goodwill measured by the

aggregate amount of dividend and the growth in the share price on the Warsaw Stock Exchange in annual evaluation periods.

The contracts define the rules of determining the amount of the long-term bonus based on the growth in the average six-month price of the Company's shares calculated for one-year periods, increased by the dividend disbursed by the Company above the initial value of a Company share determined at PLN 4.34 per share. The



right to the longterm bonus will be acquired in annual periods over the term of the program, i.e., from 1 January 2020 to 31 December 2024, unless a material change in the shareholding structure of the Company occurs earlier. The amount of the longterm bonus depends on the growth in the value of the Company's shares, provided that the amount of the long-term bonus (the "base value") does not exceed EUR 10 million for Nicklas Lindberg and EUR 5 million for Maciej Drozd if at the end of the five-year period the growth in the average six-month price of the Company's shares increased by the dividend disbursed during the term of the program exceeds the amount of the initial quotation of the Company's shares by PLN 5.80, i.e., if the aggregate amount of the disbursed dividend increased by the average six-month price of the Company's shares reaches the amount of PLN 10.14 per share. In case of a material change in the shareholding structure of the Company, in lieu of the average six-month price of the Company's shares, the basis for the calculation of the long-term bonus will be the price received for the Company's shares calculated on the basis of the price indicated in the transaction resulting in such material change in the shareholding structure.

At Echo, the LTI bonus program was extended until the end of 2026 for Maciej Drozd and Nicklas Lindberg (they submitted appropriate declarations to the Company and the Company expressed its consent — in accordance with

the provisions of the program). In such case the maximum amount of the long-term bonus will be 125 % of the base value if the average six-month price of the Company's shares increased by the dividend disbursed during the seven-year evaluation period exceeds the base value by PLN 7.25, i.e., the aggregate amount of the disbursed dividend increased by the average six-month price of the Company's shares reaches the value of PLN 11.59 per share.

The long-term bonus is to be disbursed in the form of the Company's shares (whether existing or of a new issue) annually, at the end of the evaluation period, and should that be impracticable, it will be disbursed as a lump sum in cash at the end of the five-year term (or the seven-year term, should the former be extended) of the program. In case of a material change in the shareholding structure of the Company, the long-term bonus shall be disbursed as a lump sum upon occurrence of such event.

The Contracts also define the detailed terms of the disbursement of the longterm bonus, as well as addressing a situation where a Management Board member forfeits the right to receive the long-term bonus or a part thereof, in particular in the event of causing damage to the Company or of taking actions that breach the relevant provisions of the law or the Company's in-house regulations.

## Extension of the Long-Term Bonus program

On 15 June 2022, Echo Investment S.A. entered into contracts with Rafał Mazurczak and Małgorzata Turek, members of the company's management board and Waldemar Olbryk, president of the management board of Archicom S.A., the subsidiary of the Company specifying the terms of additional incentive compensation in the form of a long-term bonus. Such additional compensation conforms with the Remuneration Policy.

Under the contracts, Rafał Mazurczak, Małgorzata Turek and Waldemar Olbryk obtained the right to a long-term bonus. The amount of it will depend on the growth in the Company's goodwill measured by the aggregate amount of dividend and the growth in the share price on the Warsaw Stock Exchange in annual evaluation periods.

The contracts define the rules of determining the amount of the long-term bonus based on the growth in the average six-month price of the Company's shares calculated for one-year periods, increased by the dividend disbursed by the Company above the initial value of a Company share determined at PLN 4.07 per share. The right to the longterm bonus will be acquired in annual periods over the term of the program, i.e., from 31

December 2022 to 31 December 2025, unless a material change in the shareholding structure of the Company occurs earlier. The maximum amount of the long-term bonus (the "base value") does not exceed EUR 1 million for each of the participants if at the end of the four-year period the growth in the average six-month price of the Company's shares increased by the dividend disbursed during the term of the program exceeds the amount of the initial quotation of the Company's shares by PLN 5.60, i.e., if the aggregate amount of the disbursed dividend increased by the average six-month price of the Company's shares reaches the amount of PLN 9.67 per share. In case of a material change in the shareholding structure of the Company, in lieu of the average six-month price of the Company's shares, the basis for the calculation of the long-term bonus will be the price received for the Company's shares calculated on the basis of the price indicated in the transaction resulting in such material change in the shareholding structure.

The duration of the program may be extended by a further one years (to a five-year total), i.e., until 31 December 2026; in such case the maximum amount of the long-term bonus will be 112.5 % of the base

value if the average six-month price of the Company’s shares increased by the dividend disbursed during the five-year evaluation period exceeds the base value by PLN 6.3, i.e., the aggregate amount of the disbursed dividend increased by the average six-month price of the Company’s shares reaches the value of PLN 10.37 per share.

The other rules regarding the long-term bonus program for Małgorzata Turek, Rafał Mazurczak and Waldemar

Olbryk are the same as in the case of Nicklas Lindberg and Maciej Drozd.

As at 31 December 2024, within the yearly report the Company recognized a provision in the amount of PLN 21,308 thous. for a management bonus based on the share price. The change in the amount of the provision in 2024 increased the financial result of the Company by PLN 6,539 thous. gross. These amounts are not included in the table above.

## Agreements concluded between the company and members of the management

In 2024 and as at the date of publication of the report, there were no agreements concluded between the Company and executives, providing for compensation in case of their resignation or dismissal from their position

without an important reason, or if their dismissal occurs due to a merger of Echo Investment S.A. or due to an acquisition.

## Remuneration of Members of the Supervisory Board paid in a given year [PLN]

	2024			2023		
	From Echo Investment S.A.	From subsidiaries, joint-ventures and associates	Other benefits	From Echo Investment S.A.	From subsidiaries, joint-ventures and associates	Other benefits
Noah M. Steinberg	240 000	-	-	240 000	-	-
Tibor Veres	84 000	-	-	84 000	-	-
Margaret Dezse	180 000	-	-	180 000	-	-
Maciej Dyjas	60 000	-	-	60 000	-	-
Sławomir Jędrzejczyk	180 000	-	-	180 000	-	-
Péter Kocsis	60 000	-	-	60 000	-	-
Bence Sass	60 000	-	-	60 000	-	-
Nebil Senman	60 000	-	-	60 000	-	-
Total	924 000	-	-	924 000	-	-

# 3.11

## Agreements concluded with an auditor

The Supervisory Board of Echo Investment S.A., upon the recommendation of the Audit Committee, has selected Pricewaterhousecoopers Polska Sp. z o.o. Audyt Sp.k. based in Warsaw, ul. Polna 11, registered as number 144 in the list of expert auditors to audit separate financial reports of Echo Investment and consolidated financial reports of the Echo Investment Capital Group for the years 2024-2025. The agreement was concluded by the Management Board, based on the Supervisory Board's authorisation.

The Management Board of Echo Investment S.A. informs that the selection of the auditing company conducting the audit of the annual financial statements was made in accordance with the Polish regulations, including on the basis of the applicable policy and procedure for selection of the auditing company [adopted by the Audit Committee on 15 September 2022].

The auditing company and the members of the team conducting the audit met the conditions for preparing an unbiased and independent report on the audit of

the annual financial statements in accordance with the applicable regulations, professional standards and professional ethics.

Echo Investment S.A. complies with the existing regulations related to rotation of the auditing company and the key statutory auditor, as well as prevailing mandate periods. Echo Investment S.A. has a policy with respect to the selection of the auditing company and a policy with respect to providing services to the issuer by the auditing company, any entity related to the auditing company or a member of its network of additional non-auditing services, including services which are conditionally excluded from the ban on such services by the auditing company. The auditing company selection policy and procedure and the non-auditing services purchase policy are available on the Company's website under Investor relations / Strategy and corporate governance and were adopted by resolutions of the Audit Committee of 15 September 2022 and 2 February 2023, respectively.

### The net remuneration due to the auditor entitled to audit financial reports of the company and the group

Title	Contractual amount [PLN]
Review of the standalone and consolidated financial statements for the 1st half-year 2024	200 000
Additional audit of the standalone financial statement for the 1st half-year 2024	110 000
Audit of the standalone and consolidated financial statements for 2024	765 000
Attestation the consolidated sustainability statements of Echo Investment Group for 2024	200 000
Audit statements of remuneration for 2024	35 000
<b>Total</b>	<b>1 310 000</b>

**Nicklas Lindberg**

President of the Board, CEO

**Maciej Drozd**

Vice-President of the Board, CFO

**Artur Langner**

Vice-President of the Board

**Rafał Mazurczak**

Member of the Board

**Małgorzata Turek**

Member of the Board

**Anna Gabryszewska-Wybraniec**

Chief Accountant



The document  
is signed with  
qualified electronic  
signature

Kielce, 26 March, 2025



# CHAPTER 4

## Statement of the Management Board



The Management Board of Echo Investment S.A. declares that, to the best of its knowledge, the Annual Standalone Financial Statements of Echo Investment S.A. for 2024 and comparative data have been presented in compliance with the applicable accounting principles, and that they reflect in a true, reliable and transparent manner the economic and financial situation of Echo Investment S.A. and its financial result.

The management report on operations of the Echo Investment S.A. provides a true view of the development and achievements and standing, including the description of major threats and risks.

**Nicklas Lindberg**

President of the Board, CEO

**Maciej Drozd**

Vice-President of the Board, CFO

**Artur Langner**

Vice-President of the Board

**Rafał Mazurczak**

Member of the Board

**Małgorzata Turek**

Member of the Board



The document  
is signed with  
qualified electronic  
signature

Kielce, 26 March, 2025

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**ECHO**  
investment