



**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
OF THE INPRO SA CORPORATE GROUP
for six months ended on 30 June 2022**

prepared in conformity with International Accounting Standard 34



**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

SELECTED FINANCIAL DATA – INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Selected data concerning the interim condensed consolidated financial statements of the INPRO SA Corporate Group				
	01/01/2022	01/01/2021	01/01/2022	01/01/2021
	-	-	-	-
	30/06/2022	30/06/2021	30/06/2022	30/06/2021
	PLN '000		EUR '000	
Net sales revenues	106 673	113 135	22 977	24 880
Gross profit (loss) on sales	40 874	35 934	8 804	7 902
Profit (loss) on operating activities	20 323	20 075	4 377	4 415
Gross profit (loss)	16 668	18 309	3 590	4 026
Net profit (loss)	13 306	14 889	2 866	3 274
– including attributable to non-controlling shareholders	4 796	3 170	1 033	697
Earnings (loss) per share in the Parent Entity	0.2125	0.2927	0.0458	0.0644
Net cash flows from operating activities	(13 456)	(10 232)	(2 898)	(2 250)
Net cash flows from investing activities	(3 483)	(370)	(750)	(81)
Net cash flows from financing activities	3 423	10 104	737	2 222
Net cash flows	(13 516)	(498)	(2 911)	(110)
	30/06/2022	31/12/2021	30/06/2022	31/12/2021
	PLN '000		EUR '000	
Total assets	795 491	722 943	169 955	157 182
Liabilities and provisions for liabilities	381 157	309 595	81 433	67 312
Provisions for liabilities	17 446	22 397	3 727	4 870
Long-term liabilities	101 579	96 355	21 702	20 950
Short-term liabilities	262 132	190 843	56 004	41 493
Equity	414 334	413 348	88 522	89 870
– including attributable to non-controlling shareholders	29 571	27 086	6 318	5 889
Number of shares (pcs)	40 040 000	40 040 000	40 040 000	40 040 000
Book value per share	10.3480	10.3234	2.2108	2.2445
ZLOTY TO EURO CONVERSION RATES	average EUR rate in the period 01/01/2022-30/06/2022		average EUR rate as at 30/06/2022	
	4.6427		4.6806	
	average EUR rate in the period 01/01/2021 -30/06/2021		average EUR rate as at 31/12/2021	
	4.5472		4.5994	

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SELECTED FINANCIAL DATA – INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS

Selected data concerning the interim separate financial statements of INPRO SA				
	01/01/2022	01/01/2021	01/01/2022	01/01/2021
	30/06/2022	30/06/2021	30/06/2022	30/06/2021
	PLN '000		EUR '000	
Net sales revenues	26 160	47 071	5 635	10 352
Gross profit (loss) on sales	8 594	13 407	1 851	2 948
Profit (loss) on operating activities	(565)	6 740	(122)	1 482
Gross profit (loss)	6 455	9 710	1 390	2 135
Net profit (loss)	6 721	8 562	1 448	1 883
Profit (loss) per share	0.1679	0.2138	0.0362	0.0470
Net cash flows from operating activities	(33 659)	(8 198)	(7 250)	(1 803)
Net cash flows from investing activities	5 851	1 702	1 260	374
Net cash flows from financing activities	16 020	(8 124)	3 451	(1 787)
Net cash flows	(11 788)	(14 620)	(2 539)	(3 215)
	30/06/2022	31/12/2021	30/06/2022	31/12/2021
	PLN '000		EUR '000	
Total assets	576 991	488 166	123 273	106 137
Liabilities and provisions for liabilities	233 439	141 325	49 874	30 727
Provisions for liabilities	12 525	16 603	2 676	3 610
Long-term liabilities	50 237	48 789	10 733	10 608
Short-term liabilities	170 677	75 933	36 465	16 509
Equity	343 552	346 841	73 399	75 410
Number of shares (pcs)	40 040 000	40 040 000	40 040 000	40 040 000
Book value per share	8.5802	8.6624	1.8331	1.8834
ZLOTY TO EURO CONVERSION RATES	average zloty rate in the period		average zloty rate as at	
	01/01/2022		30/06/2022	
	-30/06/2022			
	4.6427		4.6806	
average zloty rate in the period		average zloty rate as at		
01/01/2021		31/12/2021		
-30/06/2021				
4.5472		4.5994		

**REPORT OF THE MANAGEMENT BOARD
ON THE ACTIVITY OF THE INPRO SA
CORPORATE GROUP
IN THE FIRST SIX MONTHS OF 2022**

Gdańsk, 13 September 2022

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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**Interim condensed consolidated financial statements of the INPRO SA Group
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Information below contains both the consolidated financial data of INPRO SA and the separate results of INPRO SA

1. Commentary of the Management Board on the activity of the INPRO SA Corporate Group in the first six months of 2022

According to the preliminary data from Statistics Poland (GUS), Poland's Gross Domestic Product increased in real terms in the second quarter this year by 5.3 % on the year to year basis (GDP declined by 2.3 % against the previous quarter - that quarter was the third most significant GDP decrease in the history of comparable statistics, which goes back to 1995). Polish economy saw a very high inflation increase. The total consumer price index in the second quarter of 2022 was 105.8 compared to the first quarter of 2022. Compared to the same month of the last year, the consumer prices increased by 15.5 % in June 2022. Given a record high interest rate level and recommendations from the Polish Financial Supervision Authority (KNF), the demand for mortgage was very low.

Apartment sales on the property development market decreased in the 2nd quarter of 2022. The sales were, indeed, 11.7 % lower than in the previous quarter and as much as 53 % lower than in the 2nd quarter of 2021. Between April and June this year, a total of 9,200 flats were sold in six biggest Polish agglomerations (19,500 flats in the second quarter of 2021). The supply was most affected by the entry of the Developers' Guarantee Fund Act into force on 1 July this year. The number of flats whose sales formally started in the 3rd quarter of 2022, was over 19,000.¹

INPRO SA Corporate Group's advance sales (calculated as the number of preliminary sale agreements net i.e. with the resignations from the following taken into consideration: reservation agreements, preliminary sale agreements concerning completed projects, agreements with entities other than customers who are natural persons, and agreements concerning commercial units) from April to June 2022 were 119 agreements net compared to 191 agreements in the same period of the previous year (a 38 % decrease).

In the first six months of 2022, INPRO SA and DOMESTA Sp. z o.o. signed a total of 200 preliminary agreements net, i.e. 51 % fewer than in 2021.

The outbreak of the war in the Ukraine limited the sales in February and March, and the growing interest rates as well as the recommendations from the Polish Financial Supervision Authority, which considerably restricted the credit standing of the prospective flat buyers, caused the slowdown in the sales in the further months of the six-month period in question.

The sales revenues generated by the INPRO Group from January to June 2022 were 6 % lower than in the comparable period of 2021 (PLN 113.1 m versus PLN 131.7 m). As the credit interest level increased, the net return on the sales of units declined from 13 % to 12%. The total income realised in the first six months of the year decreased by 11 % against the previous year.

In the first six months of the current year, the INPRO Corporate Group handed over the total of 173 units; that number being 22 % smaller than in the first six months of 2021, in which the Group delivered 221 flats. In the reporting period, the Group obtained the occupancy permit for four buildings: D (64 units) at the Traffic estate, A-B (36 units) at the Robinia estate, and buildings 2 (10 units) and 7 (46 units) at the Havlove estate built by DOMESTA.

The vast majority of the turnover of INPRO SA and DOMESTA Sp. z o.o. will be realised in the second half of 2022. Given no delays to occupancy permit administrative procedures, the following projects will be implemented by the end of 2022 (a total of 932 units since the start of the year):

- Robinia, building C (9/2022),

¹ Data based on the report titled the Housing Market in Poland by JLL for the 2nd quarter of 2022, the reports of Statistics Poland and on the company's sources.

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- Leszczynowy Park, buildings 1 and 3 (10/2022),
- Start, phase II (9/2022),
- Optima, stages IV and V (8/2022),
- Debiut IV (9/2022),
- Brawo II (10/2022),
- Ostoja, stage II (10/2022),
- Koncept, stage I (10/2022).

For comparison, the Group placed the total of 694 units in service in the whole of 2021.

In the first six months of 2022 (before the Developers' Guarantee Fund Act became effective), the Group placed the following projects (1,257 units in total) on the market:

- Koncept, stage II, Gdańsk (176 units),
- Apartments in Mikołajki (105 units),
- PROLOG in Olsztyn, stage I (70 units) and stage II (124 units),
- FORMA, stage I, in Elbląg (68 units),
- Optima estate, stage VII (138 units),
- Optima estate, stage VIII (85 units),
- Synteza (137 units),
- City Park II in Gdańsk (209 units),
- Urzeka in Gdańsk, buildings Nos. 1 and 2 (105 units) and No. 3 (40 units).

The following projects are planned to be placed on the market in the half of the year:

- Kampinoska in Gdańsk, buildings 1, 2 and 3 (48 units),
- Leszczynowy Park in Gdańsk, building No. 4 (28 units).

The Group is planning to introduce a total of 1,333 new flats and houses into its offer in 2022. Decisions on the options to place the next property development projects on the market depends, first of all, on demand from prospective buyers, especially in view of the adverse impact of high interest rates on the market and of the recommendations of the Polish Financial Supervision Authority on the calculation of credit capacity.

2. Basic information

INPRO SA (the "Company", "Parent") is the parent entity of the INPRO SA Group:

Table 1. Basic information on INPRO SA

Full name (business name)	INPRO Spółka Akcyjna
Registered office	80-320 Gdańsk, ul. Opata Jacka Rybińskiego 8
National Official Business Register (REGON)	008141071
Tax ID (NIP)	589-000-85-40
Court registration number (KRS)	0000306071
Polish Classification of Activity (PKD)	4120Z – construction works relating to the erection of residential and non-residential buildings

The main object of the INPRO SA Group is the construction and sale of residential and commercial real estate (the Issuer and DOMESTA Sp. z o.o.).

In addition, the companies within the Group are involved in the following:

- fit-out and finishing of flats (SML Sp. z o.o.),
- manufacture of precast concrete and reinforced concrete products for the civil engineering, industrial and municipal construction industry (InBet Sp. z o.o.),
- plumbing and heating systems (PI ISA Sp. z o.o.),
- renting and managing of own real property (Hotel Mikołajki Sp. z o.o. and Dom Zdrojowy Sp. z o.o. as from 01/09/2019),

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As at 30 June 2022, the composition of the Management Board of INPRO SA was as follows:

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

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

As at 30 June 2022, the composition of the Supervisory Board was as follows:

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

Within the Supervisory Board, there operates the Audit Committee in the bench consisting of:

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

Statutory auditor

Moore Polska Audyt spółka z ograniczoną odpowiedzialnością with its registered office in Warsaw (00-844), ul. Grzybowska 87.

The entity recorded on the list of entities authorised to audit financial statements, maintained by the Polish Chamber of Statutory Auditors, under number 4326.

3. Corporate group structure

The structure of the Group, and the Company's contribution as at 30/06/2022 to the share capital of subsidiaries covered by full consolidation in the financial statements is presented in the table below:

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Table 2. Structure of the INPRO SA Corporate Group as at 30/06/2022 – entities comprised by full consolidation

Entity	Registered office	Share in the share capital	Share capital	Object
INPRO SA	Gdańsk	not applicable	PLN 4 004 000	Property development activity (popular and upper-end flats and apartments)
DOMESTA Sp. z o.o.	Gdańsk	59.57 %	PLN 300 800.00	Property development activity (popular flats)
Inbet Sp. z o.o.	Kolbudy	80.32 %	PLN 13 790 840	Manufacture of concrete and reinforced concrete products
Dom Zdrowy Sp. z o.o.	Gdańsk	100 %	PLN 19 140 385	Renting and managing of own real property
Hotel Mikołajki Sp. z o.o.	Gdańsk	100 %	PLN 17 980 000	Renting and managing of own real property
Przedsiębiorstwo Instalacyjne ISA Sp. z o.o.	Gdańsk	76.92 %	PLN 80 000	Plumbing and heating systems
SML Sp. z o.o.	Gdańsk	100 %	PLN 200 000	Fit-out and finish of flats

During the first six months of 2022, the composition of the INPRO SA Corporate Group did not change in comparison with 31/12/2021.

4. Capital structure of INPRO SA

As at 30/06/2022 the share capital of INPRO was PLN 4,004,000.00 and was divided into 40,040,000 ordinary bearer shares of the nominal value of 10 groszes each.

Table 3. Structure of the share capital of INPRO SA as at 31/12/2021 and 13/09/2022

Shareholder	Series	Number of shares	Nominal value	Share in the capital	Number of votes	Share in votes
Krzysztof Maraszek	A	10 010 000	1 001 000	25 %	10 010 000	25 %
Zbigniew Lewiński	A	9 460 000	946 000	23.63 %	9 460 000	23.63 %
Grażyna Dąbrowska - Stefaniak	A	5 640 000	564 000	14.09 %	5 640 000	14.09 %
Monika Stefaniak	A	1 410 000	141 000	3.52 %	1 410 000	3.52 %
Wojciech Stefaniak	A	1 410 000	141 000	3.52 %	1 410 000	3.52 %
Nationale Nederlanden OFE	A	2 100 000	210 000	17.93 %	2 100 000	17.93 %
	B	5 077 704	507 770		5 077 704	
Shareholders holding less than 5 % of votes	B	4 932 296	493 230	12.31 %	4 932 296	12.31 %
		40 040 000	4 004 000	100 %	40 040 000	100 %

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At the end of 2021 and until the submission of this report, the following changes took place in the Company's shareholders:

- The Company's shareholder, Mr Piotr Stefaniak, died on 13 December 2021.
- On 27 January 2022 INPRO SA received a notice under Article 69 para. 1 of the Act of 29 July 2005 *on public offering, conditions governing the introduction of financial instruments into an organised trading system, and on public companies*, which notice was issued by Ms Grażyna Maria Dąbrowska-Stefaniak, Ms Monika Anna Stefaniak and Mr Wojciech Kacper Stefaniak as the heirs of the Company's shareholder, Mr Piotr Stefaniak, who died on 13 December 2021. The notice indicated that the persons mentioned above had acquired the estate of late Piotr Stefaniak, 1/3 of the estate falling to each of them, and that as at the date of the notice the heirs did not divide the estate and were therefore jointly entitled in relation to the shares of late Piotr Stefaniak and that they exercised their rights in the Company through their joint representative, Ms Monika Anna Stefaniak, and were responsible for the share-related performances jointly and severally. As a member of the Supervisory Board, Mr Wojciech Stefaniak also issued the notice under Article 19 of the MAR (*Regulation of the European Parliament and of the Council (EU) No 596/2014 of 16 April 2014 on market abuse (the market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC*). The Company advised of the receipt of those notices in current reports Nos. 4/2022 and 5/2022.
- On 2 June 2022 the Company received a notice dated 1 June 2022 from Ms Grażyna Maria Dąbrowska-Stefaniak, Ms Monika Anna Stefaniak and Mr Wojciech Kacper Stefaniak on the execution of the agreement on unanimous voting under the shares received as part of inheritance at the General Assembly of the Company and on the pursuance of the permanent policy in relation to the Company. As at the date of drafting the notice, the Informants as the parties to the Agreement jointly held 8,460,000 of the Company's shares carrying the same number of votes. That number of shares constitutes 21.13 % of the share capital/total number of votes, however, the shareholdings of the various persons, taking into account the distribution of the estate and the registration of the shares at the accounts of those persons, is as follows:
 - o Grażyna Maria Dąbrowska-Stefaniak held 5,640,000 of the Company's shares carrying the same number of votes, which constitute 14.09 % of the share capital/total number of votes,
 - o Monika Anna Stefaniak held 1,410,000 of the Company's shares carrying the same number of votes, which constitute 3.52 % of the share capital/total number of votes,
 - o Wojciech Kacper Stefaniak held 1,410,000 of the Company's shares carrying the same number of votes, which constitute 3.52 % of the share capital/total number of votes.

Mr Wojciech Stefaniak as a member of the Supervisory Board also issued a relevant notice under Article 19 of the MAR.

The Company advised of the receipt of those notices in current reports Nos. 17/2022 and 18/2022.

To the Company's best knowledge, no other significant changes in the shareholding structure against the status as at 31/12/2021 occurred in the first six months of 2022 and until the submission of this report.

5. Consolidated financial statements and principles for their preparation

The consolidated financial statements were prepared on the assumption that the Group companies will be able to continue as a going concern in the foreseeable future. As at the date of approval of these financial statements, no circumstances indicating a threat to the Group companies to continue as a going concern are found.

These semi-annual consolidated financial statements were prepared in conformity with the International Financial Reporting Standards ("IFRS") approved by the European Union.

While the Parent prepares the financial statements in conformity with the IFRS endorsed by the European Union, the remaining Group entities keep their accounting books in conformity with the

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principles commonly applied and practices followed by Polish enterprises – in conformity with the Accounting Act of 29 September 1994, the Regulation of the Minister of Finance of 25 September 2009 on the detailed rules for the preparation of consolidated financial statements of corporate groups by entities other than banks, insurance companies and reinsurance companies and in conformity with the Commercial Companies Code. For the purposes of the consolidated statements, financial data from separate statements of the subsidiaries are converted as appropriate.

Companies comprised by consolidation

The following companies were comprised by direct consolidation with INPRO SA for the period from 01/01/2022 to 30/06/2022:

- | | |
|---|--|
| 1) Inbet Sp. z o.o. | – by means of the full consolidation method, |
| 2) Dom Zdrojowy Sp. z o.o. | – by means of the full consolidation method, |
| 3) DOMESTA Sp. z o.o. | – by means of the full consolidation method, |
| 4) Hotel Mikołajki Sp. z o.o. | – by means of the full consolidation method, |
| 5) Przedsiębiorstwo Instalacyjne ISA Sp. z o.o. | – by means of the full consolidation method, |
| 6) SML Sp. z o.o. | – by means of the full consolidation method. |

Consolidated statement of total income

In the first six months of 2022 the INPRO Corporate Group achieved sales revenues of PLN 106.7 m or 6 % lower than in the first six months of the last year. Net profitability declined from 13 % in 2021 to 12 % in 2022 (due to high interest rates), and profitability based on gross profit from sales increased from 32 % to 38 % in the period in question (with a considerable share of precast product sales, whose profitability was high). Total overall income decreased by PLN 1.6 m, i.e. 11 % of total income achieved in the first six months of the previous year. The costs of sales and administration expenses increased by 30 % against 2021. There was an increase in payroll costs, the sales of precast products abroad, inflation and an increase in the costs of energy.

Consolidated statement of the financial position

In the period presented, the share of non-current assets in the balance sheet total decreased slightly against the comparable period, namely to 20 % (the figure being 22 % as at 31/12/2021). This was mainly due to the increase of the level of current assets i.e. inventory. Equity accounted for 52 % of the balance sheet total. For comparison, that contribution was 57 % at the end of 2021. A total of equity and long-term liabilities constituted 65 % of the balance sheet total (71 % at the end of 2021) The percentage declined due to the increase of short-term trade liabilities (the increase of the level of advances made towards the purchase of units).

The most significant item among short-term assets is inventory (land with construction expenditure on projects under way); in terms of short-term liabilities, those are trade and other liabilities (advances paid towards the purchase of premises).

Key ratios characterising the financial and economic position of the INPRO SA Corporate Group for six months of 2022 and in 2021 are presented below.

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Table 4. Ratios describing the financial position of the INPRO Corporate Group in the first six months of 2022 and 2021

Ratio	Way of calculation	06/2022	06/2021
Net profitability	Net profit (loss) * 100% / Sales revenues	12 %	13 %
Return on sales	Gross profit (loss) on sales * 100% / Sales revenues	38 %	32 %
Net return on assets (ROA)	Net profit (loss) * 100% / Total assets	2 %	2 %
Return on equity (ROE)	Net profit (loss) * 100% / Equity	3 %	4 %
Current liquidity	Current assets / Short-term liabilities	2	2
Cash to liability ratio	(Current assets – inventory) / Short-term liabilities	0.4	0.5
Trade receivables turnover in days	Final state of trade receivables * 180 / Sales revenues	17	43
Trade liabilities turnover in days	Final state of trade liabilities * 180 / Cost of sales	114	80
Inventory turnover in days	Final state of inventory * 180 / Cost of sales	1433	1011
Asset structure	Non-current assets * 100% / Current assets	25 %	25 %
Asset financing structure	Equity * 100% / Total assets	52 %	52 %
Sustainability of financing	(Equity + long-term liabilities) / Total assets	65 %	60 %
Net debt ratio	(Financial debt – cash and cash equivalents – other financial assets) / Equity	9 %	8 %

As it follows from the figures presented for the first six months of 2022, whereas net profitability decreased, gross return on sales increased. The net debt ratio remains low due to the low credit debt level in the Group and a high level of advances at current and escrow accounts. The liabilities and inventory turnover ratios became longer, and the receivables turnover decreased. Liquidity ratios remained at a similar level. All the ratios are at a safe level.

The Group's cash flow statement for the first six months of 2022 shows positive cash flows at the financing activity level (the launch of credit funds). The principal activity generates negative cash flows (the level of inventory increases). Slightly negative cash flows from the investing activity follow mainly from the expenditure on fixed assets.

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6. Separate financial statements

Separate financial statements of INPRO SA's total income

In the first six months of 2022, INPRO SA earned sales revenues at approximately PLN 26.2 m (a 44 % decline compared to the result for six months of 2021). In the period in question, the Company did not place any building in service, and the delivery procedures concerned few units completed in previous years. Profitability based on gross profit from sales increased to the level of 33 % (compared to 28 % for the first six months of 2021). Net profitability was 26 % (compared to 18 % for the first six months of 2021) due to a high level of dividends received from related companies. The total level of the costs of sales and administration increased by 36 % (as a result of the higher level of salaries, inflation and higher prices of energy).

Separate statements of INPRO SA's financial position

The balance sheet structure did not change significantly in the period being presented. The contribution of non-current assets to the balance sheet total decreased in comparison with 31/12/2021 (19 % at the end of June 2022 against 22 % at the end of 2021). In the liabilities structure, the contribution of long-term sources of finance (equity and long-term liabilities) decreased against the end of 2021 (from 82 % to 68 %) due to the decrease of the level of short-term trade and other liabilities (advances paid towards the purchase of units, the liability in relation to the dividend payment and the increase of the short-term credit).

The most significant item among short-term assets is inventory (land with construction expenditure on projects under way); in terms of short-term liabilities, those are trade and other liabilities (advances paid towards the purchase of units).

The cash flow statement of INPRO SA for the first six months of 2022 shows negative cash flows on operating activities (the increase in the inventory level). Financing activities generate positive cash flows (credit launch). Similarly, investing activities generate positive cash flows due to dividends received from related entities.

In the reporting period, the net debt ratio for INPRO SA was 0.01 %.

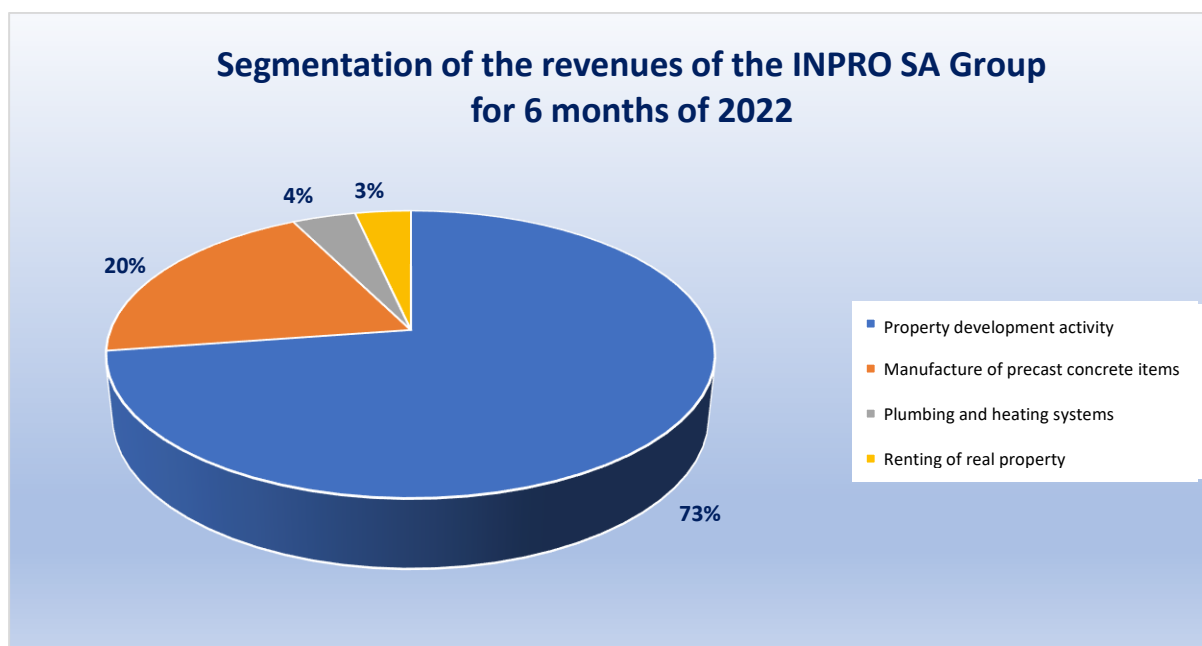
7. Information on basic products of the INPRO SA Corporate Group

In the first six months of 2022, the main source of income for the Group was income from the sale of residential and commercial premises and residential buildings as part of property development projects in modern technology available on the domestic market, in line with profitability principle in using innovative solutions. The other sources of revenues from the sale of the Group's products are: production of Filigran semi-precast concrete floor slab, renting and managing of own real property, plumbing and heating systems as well as fit-out and finish of flats.

The sales revenue structure is presented in the following diagram:

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8. Significant risk factors and threats

Risk factors and threats for the Group's activity which are significant in the opinion of the Management Board group have been described below:

Risk relating to Poland's macroeconomic situation

The macroeconomic situation in Polish economy, the pace of its development and the economic situation in the region, the European Union and on the world's market have a significant influence on the construction market. The factors directly affecting the Group's financial results include: the GDP growth pace, inflation, the unemployment rate, monetary and fiscal policy of the state, level of investment of enterprises, household income level and consumer demand. Both the factors mentioned above and the direction and level of their changes influence the accomplishment of the objectives established by the Group. If the pace of economic development in Poland and on other markets slackens (including as a result of the coronavirus epidemic or war activities in the Ukraine) or instruments of shaping the economic policy of the state are used which adversely affect the Group's market position, the demand level may fall down and the Group's costs increase and, therefore, the financial results may deteriorate.

Risk relating to the implementation of property development projects

The property development project cycle is a long-term one (over 24 months) and characterised by considerable financial expenditure and its full return after as long as minimum 2 years. In particular, the following events may have a significant influence on the developer's financial results: (i) the need to incur additional costs, (ii) prolonged building permit procurement procedures, (iii) postponement of the deadline for the completion of construction works, (iii) delay to the procurement of an occupancy permit, (iv) delays to the completion of the documentation necessary for signing notarised deeds of sale.

Risk of failure to obtain credit finance

Banks directly influence the end customer's apartment purchase capacity as the vast majority of new units are bought on credit. The banks' expansive sales policy combined with less restrictive credit worthiness testing has an impact on easier credit availability to prospective apartment

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buyers. Conversely, the banks' restrictive sales policy combined with more restrictive credit worthiness testing by financial institutions or more conservative recommendations used by the regulators, causes the limited availability of finance which, in turn, results in the reduced number of apartments sold. Experience from the last years indicates that both the former situation, created by the banks' uncontrolled fight for the customer, which results in a rapid increase of apartment prices, and the latter, caused by the worldwide crisis, which in turn caused the banks' aversion to risk and a serious slowdown on the apartment market, are not advantageous to both the customers and developers.

Similar reactions may be observed in the case of corporate credit granted directly to the developers for projects under way. Restrictions in credit finance contribute to projects being suspended, be it at the stage of construction commencement or as early as land purchase, with the resulting fall of apartment supply. That situation may bring about sharper apartment price fluctuations and the reduction of the range of apartments on offer.

The Group has had positive financial results for many years and has a very good credit history and very good relations with financial institutions.

Competition risk

Entities in the trade in question compete with one another, in particular in the following areas: (i) real property location; (ii) prices of the units; (iii) structure of the offering; (iv) progress of construction; (v) the architectural layout of the units; (vi) credit on offer by the banks working with the developer. A less favourable business outlook in residential construction industry may influence the growth of competition on the property development market, which may imply the need to adjust the offer to market conditions (including price reduction), more intense implementation of projects, takeover of skilled workers and, possibly, moving the business off the Tri-City. The above factors may cause a cost increase and thus the deterioration of the Group's financial results. The Group watches and analyses the competitors' activity and makes relevant steps to minimise that risks on an ongoing basis.

Risk of concentration of the Group's property development activity on the local market

The Tri-City market is the main market in the Group's activity. Revenues from sales as well as profits depend on the situation on that market. The lower level of investment, of household income and of consumer's demand on the Tri-City markets may have an adverse influence on the Group's financial result and development prospects.

Risk relating to the lack of the possibility of acquiring a sufficient amount of land in the future

The possibility of implementation of the Group's strategy in the area of the property development activity depends, to a considerable extent, on the possibility of acquiring appropriate land necessary for the implementation of property development projects both in the Tri-City and the surroundings, as well as in other attractive locations within the Group's interest.

Land acquisition for residential development depends on the Group's efficiency of operation on one hand and on objective external factors on the other. The main external factors which may adversely influence the efficiency of land procurement by the Group include: selling price increase, competition on the real property market, the lack of local area development plans, the limited land resource with suitable infrastructure, and lengthy procedures related to the procurement of the required decisions.

The Group is unable to guarantee that no problems will occur in the future with land acquisition for property development projects even though the Group has no problems with the acquisition of appropriate amount of land at present. Any disturbance of the acquisition process of an appropriate amount of land would slow down the Group's development in the area of residential property development projects.

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Risk relating to administrative decisions

The Issuer cannot guarantee that administrative decisions (permits, permissions, licences, concessions and consents) such as a building permit, zoning approval, occupancy permit and environmental decision required in relation to property development projects will be obtained by the Group and that any existing or new decisions will not be challenged. Whilst the Issuer exercises due diligence in applying for relevant administrative decisions, the Issuer cannot guarantee that the risk of failure to obtain the above decisions or of their challenging will be eliminated. Consequently, that risk may adversely affect the Group's activity, financial situation, results or development prospects.

9. Directions of development of the INPRO SA Corporate Group

In the second half of 2022 the Group is planning to focus on the following areas:

- the continuation of the current strategy (the Tri-City market and the surrounding areas – Pruszcz Gdański, Rumia, Elbląg and Olsztyn), in the upper-end apartment and popular segment,
- seeking land for new property development projects – an attractive location at the land purchase price enabling a satisfactory margin,
- in relation to signing the paid tenancy agreement for the Mikołajki Hotel in Mikołajki in June 2018 and the paid tenancy agreement for the Dom Zdrojowy in Jastarnia in August 2019, the Group suspended the hotel activity and started the rental of own real property. In consideration of the period for which the tenancy agreements have been signed (both for 10 years), the strategy of operations in that area will continue during the term of those agreements.
- the further strengthening of the “Inpro” brand as a symbol of high quality, reliability and safety will be a significant element in the Group's strategy.

The Management Board of INPRO SA is of the opinion that the continuation of the Group's activity is not threatened.

10. Events with significant influence on the Corporate Group's activity and financial results

Key factors influencing the Group's financial performance in the first six months of 2022:

- the Group's preliminary sales in the first six months of 2022, such sales understood as the number of signed preliminary sale agreements net (in the meaning of the concluded preliminary sale agreements net i.e. after resignations from the following taken into consideration: reservation agreements, preliminary sale agreements concerning completed projects, agreements with entities other than customers who are natural persons, and agreements concerning commercial units) was much lower than in the comparable period of the previous year (a 51 % decrease from 410 to 200 agreements net).
- in relation to the specific nature of the property development cycle, the revenues from operations are posted after approximately 2 years from the commencement of a property development project, following receipt of the occupancy permit and delivery of the units to the buyers. In the period from January to June 2022 INPRO SA did not place any building in service, and the delivery only concerned few units completed in the previous reporting periods. DOMESTA obtained the occupancy permit for four buildings: D (64 units) at the Traffic estate, A-B (36 units) at the Robinia estate, and buildings 2 and 7 (56 units) at the Havlove estate. The Group noted a 22 % drop in the level of delivery of units to the buyers (the Group delivered 173 units in the first six months of 2022 and 221 units in the first six months of 2021). By the end of the year, the Group is still planning to place over 776 units

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in service, thus a major part of the Group's revenues from property development activity will be realised in the second half of the year.

The impact of the SARS-CoV-2 epidemic on the property development, precast product and hotel markets in the reporting period was not significant.

The Russian army's invasion of the Ukraine in February this year was a momentous event, both in the reporting period and after the balance sheet date, which affects not only the Corporate Group, but also the economy of the entire region. The conflict in the Ukraine caused not only the concern and uncertainty of the society, but also seriously influenced the economy (mainly due to the crude oil and energy price increase).

In the first weeks of the conflict in the Ukraine, the decline in the demand was on the property development market and a wave of resignations from signed reservation agreements (as was also the case following the outbreak of the SARS-CoV-2 pandemic) could be seen.

Other negative factors (most severely restricting the market demand) were the interest rate increase and the recommendations of the Polish Financial Supervision Authority reducing the mortgage credit capacity of prospective buyers. At the moment, demand for flats is mainly generated by those customers who wish to invest surplus cash and protect their savings against high inflation.

The continuously growing interest rates as well as the high costs of labour, materials and energy give rise to concern (although, in the case of materials, the slowdown in the growth trend can be seen at the moment already). High steel prices adversely influenced the profitability of inBet's manufacturing operations, however, the company was able to improve profitability ratios owing to the use of a more flexible selling price policy. The good point is that the Group did not note the outflow of Ukrainian workers from the construction industry such which would significantly affect the Group's production capacity. The demand and prices on the rental market are growing (due to the influx of refugees from the Ukraine), which should stimulate the demand on the property development market.

The consequences of the war conflict are also felt, in the first weeks, by the hotel trade within the Group as the occupancy and reservation levels were lower than usual. In the summer holiday period, the occupancy level in hotels was high, and average accommodation price increased, but bookings were made only a few days before the guests' arrival instead several weeks in advance, as was the case in previous years.

In the subsequent quarters, the Group's financial performance will be affected, first of all, by the following:

- the policy of the National Bank of Poland concerning interest rates on the banking market (the ongoing record increase of the interest rates),
- the banks' policy in mortgage loans, and the willingness to offer escrow accounts and credit for developers,
- the impact of the situation in the Ukraine and the epidemic situation brought about by the SARS-CoV-2 coronavirus on the domestic and world economy (including mainly the increase of inflation),
- the development of the property development market with special consideration for its competitiveness (the considerable growth of the costs of materials and labour as well as poor availability of land for new projects),
- the government's regulatory activity and changes in law, especially the entry into force of the act on the protection of the rights of a flat and single family house buyer and on the Developers' Guarantee Fund, the development of project implementation based on the provisions of the Act of 5 July 2018 on facilitation of the preparation and implementation of residential and associated projects, the implementation of the endorsed policy of the National Housing Programme, the endorsement of the government's "Flat without Buyer's

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Equity Contribution” programme as well as other changes in legislation in the area of the widely understood construction and town planning law,

- the possibility of procurement of various administrative decisions and permits.

In view of the rapidly changing circumstances, the Management Board of INPRO SA is unable to specify unambiguously the impact of the situation at home (high interest rates and inflation, the recommendations by the Polish Financial Supervision Authority) on the activity in the long-term perspective, on financial results and on the development prospects of the Corporate Group.

The Group took actions to adapt its offer to the current demand, i.e. promoted are the locations for customers buying flats for cash and the locations attractive for those customers who want to buy an apartment for lease purposes. The costs of construction are analysed at both the budgeting and construction stage, and actions aiming at the reduction of energy consumption in the oncoming winter period are being planned. Despite those activities, a reduction of profitability should be expected as the cost growth trend is stronger than the selling price growth trend.

In view of the staged payments for the units being purchased, a high level of funds on escrow accounts, credit finance obtained for the projects under way, including through the issue of bonds and finance available through working capital credit under the overdraft facility (plus the working capital credit at PLN 15 m for INPRO and PLN 10 m for DOMESTA, both at Alior Bank SA and secured within BGK liquidity guarantees, those funds being a safety buffer for the nearest 24 months), we cannot see a risk of a significant reduction of INPRO and DOMESTA’s liquidity in the months to come, with the factors indicated above taken into consideration. In the opinion of the Management Board, the continuation of activity is not at risk at the moment.

After a good summer season, the hotel business has secured funds for the next months of the year. That business is still facing several challenges such as the growing costs of activity (high inflation and energy costs) and operating in the environment where bookings are made a short time before arrival at the hotel.

11. Information on significant transactions effected by INPRO SA or a subsidiary with related entities on conditions other than market conditions

All the transactions by the Company or its subsidiaries with related entities were entered into on market conditions.

The description of transactions with related entities was presented in note 13 of the interim condensed consolidated financial statements of the Group for 2022 (condensed financial information of INPRO).

12. Information on credit/loan sureties given by the Parent Entity or by subsidiaries or on guarantees given to an entity or its subsidiary, where the total value of sureties or guarantees is significant

INPRO SA did not grant any credit or loan sureties in the period in question.

On 22/02/2022 mBank SA, upon order from INPRO SA, issued a performance guarantee for PLN 2,537,220.58 in favour of the State Treasury – the General Director of National Roads and Motorways, with the expiry date of 30/09/2027/ The guarantee will be reduced to PLN 761,166.17 upon receipt by the bank of the final acceptance report for the works and provide security for claims under guarantee and warranty for defects. The guarantee is issued to ensure the correct performance of the agreement which was signed by INPRO and the General Director for National Roads and Motorways (GDDKiA) in relation to the alteration of the road layout of Jana III Sobieskiego and Kombatantów streets in Rumia.

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13. Information on pending proceedings concerning the liabilities or receivables of INPRO SA or its subsidiaries

In the reporting period, no important proceedings were pending with regard to the liabilities or claims of INPRO SA or its subsidiary before a court, a body competent for arbitration proceedings or a public administrative body.

14. Assessment of the ability to achieve previously published projections of results for the year

The Company has not published the projected financial results for the financial year 2022 so far.

15. Total number and nominal value of all stock (shares) in the Company and of stock and shares in related entities, held by managers and supervisors the Company

The shareholdings of the members of the Management Board and Supervisory Board of INPRO SA as at 30/06/2022 and 13/09/2022 were as follows:

Table 5. Members of the Management Board holding the shares of INPRO SA as at 30/06/2022 and 13/09/2022

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

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

Table 6. Members of the Supervisory Board holding the shares of INPRO SA as at 30/06/2022 and 13/09/2022

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

The members of the Supervisory Board did not hold stock (shares) in other entities of the Group. The acquisition of the shares of INPRO SA through inheritance by the member of the Supervisory Board, Mr Wojciech Stefaniak, was described in item 4 of this Report.

No other changes in the shareholdings by executives and supervising persons took place in the reporting period and until the submission of this report.

It should also be noted that the entities related to INPRO SA as at 30/06/2022 were as follows:

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

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No changes in the Company's shareholdings by executives/supervising persons took place in the reporting period.

16. Other material information for the assessment of the personnel, economic and financial position and of the financial result as well as their changes, and material information for the assessment of the Issuer's capacity to pay liabilities

- a) In the first six months of 2022, the Group entered into the following new credit agreements:

Bank	Amount in PLN '000	Details - current report No.
mBank SA	23 920	Current Report 3/2022 of 20/01/2022
mBank SA	35 940	Current Report 11/2022 of 22/04/2022
SGB Bank SA	8 000	-
Bank Spółdzielczy in Skórcz	5 000	-
TOTAL	72 860	

All the liabilities under credit agreements as at 30/06/2022 are listed in note 25 to the condensed consolidated financial statements for the first six months of 2022.

- b) The Group entered into new lease agreements of the total value of PLN 1,236 k in the first six months of 2022. All the liabilities under lease agreements as at 30/06/2022 are listed in note 26 to the condensed consolidated financial statements for the first six months of 2022.
- c) On 25/01/2022 INPRO SA signed a purchase agreement for land in Rotmanka. The purchase price of the land does not exceed 10 % of the Issuer's equity.
- d) On 10/02/2022 the Gdańsk-North District Court in Gdańsk, 3rd Land and Mortgage Register Division, in division IV of land and mortgage registers Nos. GD1G/00323464/3 and GD1G/00330080/9, made an entry of the joint contractual real estate mortgage up to PLN 32,850 k on the assets of INPRO SA constituting legal security for the repayment of working capital credit at PLN 21,900, granted by mBank SA., and financing the costs of construction of the Optima IV residential estate in Gdańsk.
- e) On 24/02/2022 the Maritime University in Gdynia informed the public that DOMESTA submitted the highest bid and thus won the open tender for the sale of the perpetual usufruct right to a plot at Mariana Smoluchowskiego Street in Gdańsk. The purchase price of the land does not exceed 10 % of the Issuer's equity.
- f) At the session on 1 March 2022, the Supervisory Board of INPRO SA adopted resolution No. 1/2022 on the amendment of resolution No. 1/2021 of 12 March 2021 of the Supervisory Board on the determination of the entity entitled to: i) make the reviews of the financial statements for 2021-2023, namely the review of the separate statements of INPRO S.A. and the consolidated statements of the INPRO S.A. Corporate Group; ii) perform the audit of the financial statements as at 31 December 2021, 2022 and 2023, i.e. the audit of the separate statements of INPRO SA and consolidated statements of the INPRO SA Corporate Group. The Supervisory Board decided that in lieu of Moore Rewit Audyt spółka z ograniczoną odpowiedzialnością with its registered office in Gdańsk, that entity will be Moore Polska Audyt spółka z o.o. with its registered office in Warsaw (00 – 613), ul. Tytusa Chałubińskiego 8, which is registered on the list of auditor firms under number 4326. The resolution was adopted in relation to information submitted by Moore Rewit Audyt Sp. z o.o. indicating that on 3 January 2022 a process was completed whereby Moore Rewit Audyt sp. z o.o. with its registered office in Gdańsk (80-137), ul. Starodworska 1,

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contributed the organised part of the enterprise ("OPE") into Moore Polska Audyt sp. z o.o. with its registered office in Warsaw (00 – 613), ul. Tytusa Chałubińskiego 8. As part of the OPE constituting a set of tangible and intangible assets organisationally and financially separated from the structure of Moore Rewit Audyt sp. z o.o., all the rights and obligations under previous financial review agreements were transferred to Moore Polska Audyt sp. z o.o.

- g) On 14/03/2022 the change in the Management Board of DOMESTA Sp. z o.o. in relation to the death of its Vice-President, Mr Edmund Schülke on 23/01/2022 was disclosed in the National Court Register. Mr Przemysław Maraszek as the President of the Management Board and Mr Zygmunt Mulewski as its member remained in the governing body authorised to represent the company.
- h) On 30/03/2022 DOMESTA Sp. z o.o. entered into an agreement with 4 Invest Sp. z o.o. in reconstruction on the exchange (sale) of DOMESTA's plot in exchange for expenditure on road and engineering infrastructure in Gdańsk, Guderskiego Street.
- i) On 13/04/2022 DOMESTA Sp. z o.o. signed a preliminary sale agreement for a part of the plot located in Gdańsk, Guderskiego Street (the sale concerns the area of 0.1692 ha). The sale price of the land does not exceed 10 % of the Issuers equity.
- j) On 14/04/2022 the Gdańsk-North District Court in Gdańsk, 3rd Land and Mortgage Register Division, recorded in division IV of land and mortgage register No. GD1G/00330247/8 the contractual real estate mortgage up to the sum of PLN 48,600 k on INPRO SA's assets, such mortgage constituting legal security for the repayment of the working capital credit financing the cost of construction of the Start II estate in Gdańsk in the amount of PLN 32,400 k granted by mBank SA.
- k) On 29/04/2022 DOMESTA Sp. z o.o. purchased a plot with the area of 0.0093 ha in Gdańsk from ENERGA – Operator SA.
- l) On 17/05/2022 the Management Board of INPRO SA made a decision on dividend payment at PLN 0.25 per share (the total of PLN 10,010,000) from the profit for 2021.
- m) On 31/05/2022 the District Court in Wejherowo, 4th Land and Mortgage Register Division, made an entry in division IV of land and mortgage register GD2W/00040638/7 in relation to the contractual mortgage up to PLN 52,500 k on the assets of Dom Zdrojowy Sp. z o.o. constituting the legal security for the repayment of series C bonds of the total value of PLN 35,000,000 issued by INPRO SA on 7 October 2021.
- n) On 20/06/2022 INPRO SA won a tender for the purchase of real property in Elbląg. The purchase price of the land does not exceed 10 % of the Issuer's equity.

In the reporting period there occurred no other events, which have not been described above, material for the assessment of the personnel, economic or financial position and of the financial result.

17. Information on the issue, buyout and repayment of non-equity and equity securities

In the reporting period, the Company did not effect any issue, buy-back or repayment of non-equity and equity securities.

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18. Material events after the balance sheet date

- a) The Group entered into the following new credit agreements after the balance sheet date:

Bank	Amount in PLN '000	Details - current report No.
Zjednoczony Bank Spółdzielczy in Rumia	10 000	-
mBank SA	15 370	Current Report 25/2022 of 04/08/2022
Powiślański Bank Spółdzielczy in Kwidzyn	5 000	-
TOTAL	30 370	

- b) On 22/07/2022 INPRO SA signed annexes to two working capital credit agreements with mBank SA for PLN 21,900 k (financing the construction of the Optima IV residential estate in Gdańsk) and PLN 32,400 k (financing the construction of the Start II residential estate in Gdańsk) respectively. Based on the annexes, in relation to the release of cash from the housing escrow accounts, both credits were closed before the deadline.
- c) On 18/08/2022 the Extraordinary General Meeting of DOMESTA Sp. z o.o. with its registered office in Gdańsk adopted resolution No. 7/2022 on the establishment of the Incentive Programme for the President of the Company's Management Board, Przemysław Maraszek. The programme conditions were described in a greater detail in current report No. 26/2022 of 18/08/2022. The Incentive Programme is planned to be performed in 2022-2026.
- d) On 22/08/2022 the Extraordinary General Meeting of Dom Zdrojowy Sp. z o.o. with its registered office in Gdańsk adopted resolution No. 1/08/2022 on the reimbursement to the Issuer of the additional contributions to equity in the amount of PLN 1,916,335.99 paid by INPRO S.A. with its registered office in Gdańsk under resolution No. 1 of 4 August 2004 of the Extraordinary General Meeting of the Company and under resolution No. 1/07/2006 of 11 July 2006 of the Extraordinary General Meeting of the Company.
- e) On 23/08/2022 INPRO SA obtained the occupancy permit for the Optima IV project in Gdańsk.
- f) On 25/08/2022 INPRO SA obtained the occupancy permit for the Optima V project in Gdańsk.
- g) On 07/07/2022 the Issuer entered into the agreement for the purchase of 81 (eighty one) shares accounting for 23.08 % of the share capital in a subsidiary, Przedsiębiorstwo Instalacyjne "ISA" Sp. z o.o. with its registered office in Gdańsk (court registration KRS 0000064299) (hereinafter: the "Company") for PLN 615 k. The Issuer acquired the shares from the other shareholder in the Company. The Issuer had previously held 270 shares in the Company, which was 76.92 % of its share capital. As a result of the share purchase agreement executed by the Issuer, he now holds 351 shares in the Company, which number constitutes 100 % of its share capital and carries the same number of votes in the general meeting.

Gdańsk, on 13/09/2022

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS OF THE INPRO SA
CORPORATE GROUP**

FOR THE FIRST SIX MONTHS OF 2022

Gdańsk, 13 September 2022

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

**CONSOLIDATED STATEMENT OF PROFIT/LOSS AND OTHER TOTAL INCOME FOR
SIX MONTHS ENDED ON 30 JUNE 2022**

Note	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
	(unaudited) PLN '000	(unaudited) PLN '000	(unaudited) PLN '000	(unaudited) PLN '000
Continuing operations				
Sales revenues	10.1	106 673	113 135	48 531
Cost of sales	10.2	(65 799)	(77 201)	(29 077)
		40 874	35 934	19 454
			19 454	17 034
Gross profit (loss) on sales				
Selling costs	10.2	(6 205)	(4 221)	(3 153)
Administrative expenses	10.2	(14 855)	(11 961)	(8 567)
Other operating revenues		705	536	321
Other operating costs		(196)	(213)	(132)
		20 323	20 075	7 923
			7 923	9 347
Profit (loss) on operating activities				
Financial revenues		225	82	166
Financial costs		(3 880)	(1 848)	(1 893)
		16 668	18 309	6 196
			6 196	8 683
Gross profit (loss)		16 668	18 309	6 196
Income tax	11	(3 362)	(3 420)	(1 343)
		13 306	14 889	4 853
			4 853	7 109
Net profit (loss) from continuing operations				
TOTAL INCOME				
		13 306	14 889	4 853
			4 853	7 109
Net profit (loss) attributable to:				
– the parent entity's shareholders		8 510	11 719	2 590
– non-controlling shareholders		4 796	3 170	2 263
		13 306	14 889	4 853
			4 853	7 109
Total income attributable to:				
– the parent entity's shareholders		8 510	11 719	2 590
– non-controlling shareholders		4 796	3 170	2 263
Earnings per share from continuing operations, attributable to shareholders of the parent entity (PLN/share):				
– basic		0.2125	0.2927	0.0647
– diluted		0.2125	0.2927	0.0647

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

CONSOLIDATED STATEMENT OF THE FINANCIAL POSITION AS AT 30 JUNE 2022

ASSETS	Note	30/06/2022	31/12/2021
		(unaudited)	(audited)
Non-current (long-term) assets		158 536	155 448
Property, plant and equipment	15	65 233	62 701
Goodwill	14	6 708	6 708
Other intangibles		220	225
Long-term receivables		1 919	2 593
Investment property	16	80 011	81 558
Other long-term prepaid expenses		48	22
Deferred income tax assets	11.2	4 397	1 641
Current (short-term) assets		636 955	567 495
Inventory	17	523 952	454 734
Trade and other receivables	18	19 739	22 166
Current tax assets		427	30
Other financial assets	19	42 997	27 229
Cash and cash equivalents	20	49 840	63 336
TOTAL ASSETS		795 491	722 943

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

**CONSOLIDATED STATEMENT OF THE FINANCIAL POSITION AS AT 30 JUNE 2022
(CONTINUED)**

EQUITY AND LIABILITIES	Note	30/06/2022	31/12/2021
		(unaudited)	(audited)
Equity (attributable to the parent entity's shareholders)		384 763	386 262
Issued share capital	22	4 004	4 004
Reserves		11 051	11 051
Retained profit		307 471	308 970
Share premium		62 237	62 237
Capital attributable to non-controlling shareholders	23	29 571	27 086
Total equity		414 334	413 348
Long-term liabilities		106 227	102 379
Deferred income tax provision	11.2	4 289	5 559
Provision for retirement benefits obligations	24	359	465
Long-term credit and bank loans	25	36 043	30 488
Debt instrument liabilities	25	50 493	50 803
Other financial liabilities (lease)	26	8 429	8 746
Trade and other liabilities	27	6 614	6 318
Short-term liabilities		274 930	207216
Short-term provisions	24	12 798	16 373
Short-term credit and loans	25	30 217	28 954
Debt instrument liabilities	25	3 641	2 061
Other financial liabilities (lease)	26	2 724	2 385
Current income tax liabilities		545	909
Trade and other liabilities	27	225 005	156 534
Total liabilities		381 157	309 595
TOTAL EQUITY AND LIABILITIES		795 491	722 943

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

CONSOLIDATED CASH FLOW STATEMENT FOR SIX MONTHS ENDED ON 30 JUNE 2022

	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
	(unaudited)	(unaudited)
	PLN '000	PLN '000
Profit / (loss) before tax (gross)	16 668	18 309
Adjustments:	(30 124)	(28 541)
Depreciation	4 027	3 997
Income tax paid	(8 149)	(13 769)
Exchange gains (losses)	(20)	23
Interest and dividends	3 702	1 667
Profit / (loss) on investing activities	(183)	(121)
Increase / (decrease) of receivables	3 012	(6 182)
Increase / (decrease) of inventory	(69 217)	(30 989)
Increase / (decrease) of liabilities	40 979	20 200
Increase / (decrease) of accrued/prepaid expenses	(595)	(645)
Change in provisions	(3 680)	(2 722)
Net cash flows from operating activities	(13 456)	(10 232)
	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
	(unaudited)	(unaudited)
	PLN '000	PLN '000
Sale of property, plant, equipment and intangibles	217	1 998
Loan granting	-	(30)
Acquisition of property, plant, equipment and intangibles	(3 700)	(2 338)
Net cash flows from investing activities	(3 483)	(370)

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

**CONSOLIDATED CASH FLOW STATEMENT FOR SIX MONTHS ENDED ON 30 JUNE
2022 (CONTINUED)**

	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
	(unaudited)	(unaudited)
	PLN '000	PLN '000
Proceeds in relation to loans/credit obtained	72 609	34 976
Payments in relation to finance lease agreements	(1 212)	(1 209)
Repayment of loans/credit	(65 784)	(41 226)
Interest paid	(2 435)	(984)
Dividends paid to:	(492)	-
- <i>the parent entity's shareholders</i>	-	-
- <i>non-controlling shareholders</i>	(492)	-
Issue of debt securities (bonds)	-	18 500
Other financial expenditure	-	(419)
Other financial proceeds	737	466
Net cash flows from financing activities	3 423	10 104
Balance sheet change in the position	(13 496)	(522)
Total net cash flows	(13 516)	(498)
Cash at the beginning of the period	63 340	90 605
Cash at the end of the period	49 824	90 107
Change in cash in relation to foreign exchange gains/losses	(20)	24

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

CONSOLIDATED STATEMENT OF THE CHANGES IN EQUITY FOR SIX MONTHS ENDED ON 30 JUNE 2022

	Share capital	Share premium	Revaluation reserve from the revaluation of property, plant and equipment	Retained profit	Attributable to non- controlling shareholders	Total
As at 01/01/2022	4 004	62 237	11 051	308 970	27 086	413 348
Dividend payment to the parent entity's shareholders	-	-	-	(10 010)		(10 010)
Dividend payment - non-controlling shareholders	-	-	-	1	(2 311)	(2 310)
Net profit (loss) for the financial year	-	-	-	8 510	4 796	13 306
As at 30/06/2022	4 004	62 237	11 051	307 471	29 571	414 334

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

	Share capital	Share premium	Revaluation reserve including revaluation of property, plant and equipment	Retained profit	Attributable to non-controlling shareholders	Total
As at 01/01/2021	4 004	62 237	51	299 394	22 634	388 320
Dividend payment to the parent entity's shareholders	-	-	-	(20 020)		(20 020)
Dividend payment – non-controlling shareholders	-	-	-	(38)	(1 826)	(1 864)
Net profit (loss) for the financial year	-	-	-	40 634	6 278	46 912
Revaluation reserve created to finance the acquisition of own shares of Inpro SA			11 000	(11 000)	-	-
As at 31/12/2021	4 004	62 237	11 051	308 970	27 086	413 348

ADDITIONAL INFORMATION AND EXPLANATIONS

1. General information

The INPRO SA Corporate Group (the "Group") consists of the parent entity, i.e. INPRO SA, and its subsidiaries (see note 2). The interim condensed consolidated financial statements of the Group comprise financial data for six months ended on 30 June 2022 with comparatives for six months ended on 30 June 2021 and as at 31 December 2021.

The basic object of the Corporate Group is the property development activity that is the construction and sale of residential and commercial premises (Inpro SA, Domesta Sp. z o.o.).

In addition, other companies within the Group are involved in the following:

- manufacture of precast concrete products (InBet Sp. z o.o.),
- renting of own real property (Hotel Mikołajki Sp. z o.o. and Dom Zdrojowy Sp. z o.o.),
- plumbing and heating systems (Przedsiębiorstwo Instalacyjne ISA Sp. z o.o.),
- interior fit-out and construction finishing services (SML Sp. z o.o.),

INPRO SA (the "Parent Company," "Company") was established by way of the notarised deed of 6 April 1987. On 29 May 2008 the company's legal status was changed from a limited liability company to a joint-stock company.

The registered office of the Parent Company is in Gdańsk at ul. Opata Jacka Rybińskiego 8.

The Parent Company is recorded in the register of entrepreneurs of the National Court Register kept by the District Court in Gdańsk, 7th Business Division of the National Court Register, under number KRS 306071. The Parent Company was given the REGON business registry number 008141071 and the tax identification number: 589-000-85-40.

The duration of the Parent Company and entities in the Corporate Group is unlimited.

The Group did not discontinue any of the kinds of its activity in the first six months ended on 30 June 2022.

In the reporting period, the share capital of INPRO SA did not change. As at 30/06/2022, it was PLN 4,004,000.00 and was divided into 40,040,000 ordinary bearer shares of the nominal value of 10 groszes each.

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

As at 13 September 2022 and 30 June 2022, the shareholding structure of the parent entity is as follows:

SHAREHOLDING STRUCTURE						
Entity (first name and surname)	Series	Number of shares	Nominal value in PLN	Share in the share capital	Number of votes	Share in the number of votes
Krzysztof Maraszek	A	10 010 000	1 001 000	25.00 %	10 010 000	25.00%
Zbigniew Lewiński	A	9 460 000	946 000	23.63 %	9 460 000	23.63%
Grażyna Dąbrowska-Stefaniak	A	5 640 000	564 000	14.09 %	5 640 000	14.09%
Monika Stefaniak	A	1 410 000	141 000	3.52 %	1 410 000	3.52%
Wojciech Stefaniak	A	1 410 000	141 000	3.52 %	1 410 000	3.52%
Nationale-Nederlanden OFE	A	2 100 000	210 000	17.93 %	7 177 704	17.93%
	B	5 077 704	507 770			
Shareholders holding less than 5 % of votes	B	4 932 296	493 230	12.31 %	4 932 296	12.31%
TOTAL		40 040 000	4 004 000	100%	40 040 000	100 %

Information on the changes in the shareholding structure of INPRO SA is included in item 4 of the Report of the Management Board on the Group's Activity in the first six months of 2022.

As at 13/09/2022, only one member of the Supervisory Board, namely Mr Wojciech Stefaniak, held shares in INPRO SA (see: Shareholding structure, note No. 1).

The other members of the Supervisory Board did not hold stock (shares) in any entity of the Group.

As at 30 June 2022, the shares of INPRO SA were quoted on the parallel market of the Warsaw Stock Exchange.

Statutory auditor:

MOORE POLSKA AUDYT SP. Z O.O.
ul. Grzybowska 87
00-844 Warszawa

The entity recorded on the list of entities authorised to audit financial statements, maintained by the Polish Chamber of Statutory Auditors, under number 4326.

2. Information on the entities comprised by the Group

2.1 Corporate Group's composition and its changes

INPRO SA's subsidiaries comprised by consolidation as at 30 June 2022 and 31 December 2021:

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

No.	Entity's name	Registered office	Object	Share in the share capital (%)	Share in voting rights (%)	Acquisition price of the shares
1.	Inbet Sp. z o.o.	Kolbudy, ul. Przemysłowa 10	Manufacture of reinforced concrete, concrete and steel products	80.32 %	80.32 %	10 907
2.	Dom Zdrojowy Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00 %	100.00 %	19 120
3.	DOMESTA Sp. z o.o.	Gdańsk, ul. Budowlanych 68B	Property development activity, main contracting for residential buildings	59.57 %	59.57 %	13 926
4.	Hotel Mikołajki Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00 %	100.00 %	17 984*
5.	PI ISA Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8/6	Plumbing and heating systems	76.92 %	76.92 %	2 183
6.	SML Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Construction finishing services	100.00 %	100.00 %	201
						64 321

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

As at 30 June 2022, the share in the total number of votes held by the Group in subsidiaries equals the Group's share in the capital of those entities.

Companies excluded from consolidation as at 30/06/2022 and 31/12/2021:

All the subsidiaries within the Corporate Group were comprised by the full method consolidation.

There are no shares in uncontrolled entities in INPRO SA's subsidiaries.

In addition to the interests mentioned above, INPRO SA is associated with Hotel Oliwski Sp. z o.o., that company being personally related through the shareholders, Ms Grażyna Dąbrowska-Stefaniak, Ms Monika Stefaniak and Mr Wojciech Stefaniak holding 162 shares of the nominal value of PLN 10,000 each, which constitutes 100% of the shares in the equity of that entity (PLN 1,620,000).

The transactions with personally related entities are presented in note 32 to these statements.

2.2 Share capital of entities within the Corporate Group

Share capital of the various entities comprised by the INPRO Group as at 30/06/2022:

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

Entity	Share capital as at 30/06/2022
INPRO SA	4 004
DOMESTA Sp. z o.o.	301
Inbet Sp. z o.o.	13 791
Dom Zdrojowy Sp. z o.o.	19 140
Hotel Mikołajki Sp. z o.o.	17 980
Przedsiębiorstwo Instalacyjne ISA Sp. z o.o.	80
SML Sp. z o.o.	200

Changes in the Group's composition in the period 01/01/2022 – 30/06/2022

During the six months of 2022, the composition of the INPRO SA Corporate Group did not change in comparison with 31/12/2021.

2.3 Security on shares in subsidiaries

The following security is established on the shares held by INPRO SA in subsidiaries:

	30/06/2022	31/12/2021
Security on the shares of INPRO SA in subsidiaries	17 980	17 980
Total	17 980	17 980

Security on the shares of INPRO S.A. as at both 30/06/2022 and 31/12/2021 concerned the registered pledge of 04/10/2017 on the shares in Hotel Mikołajki Sp. z o.o. in the amount of PLN 17,980 k for the following credit agreement:

- investment credit of 05/09/2011 in the amount of PLN 36,214 k granted to Hotel Mikołajki Sp. z o.o. by PKO BP SA; the highest security amount fixed in the pledge agreement being PLN 54,321 k.

If the whole or part of the secured claim is not repaid, the satisfaction of the claims may take place by the satisfaction of the pledgee's claims, at its choice, in the manner prescribed by the regulations on enforcement proceedings, by the seizure of the title to the object of the pledge or by its sale in a public tender organised by a bailiff or notary public.

On the date of the registration of the pledge in the pledge register maintained by the Gdańsk-North District Court in Gdańsk, 9th Business Division of Pledge Registers (i.e. as from 16/11/2017), the agreement of 5 September 2011 for the registered pledging on rights, as amended, and the agreement of 23 May 2013 for the registered pledging of rights were terminated.

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

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

As at the date of preparation of these interim condensed financial statements, the composition of the Management Board of the parent entity was as follows:

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

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

For the shareholdings of the members of the Management Board, see the shareholding structure in note 1.

As at the date of preparation of these interim condensed financial statements, the **composition of the Supervisory Board** of the parent entity was as follows:

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

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

Within the Supervisory Board, there operates the **Audit Committee** in the bench consisting of the following persons as at 30/06/2022:

- Beata Krzyżagórska-Żurek – an independent member, Chairwoman of the Audit Committee;
- Mariusz Linda – an independent member;
- Jerzy Glanc – a dependent member.

As at 13 September 2022, the following members of the Company's Management Board held the Company's shares:

- Krzysztof Maraszek - President of the Management Board - 10,010,000 series A shares
- Zbigniew Lewiński - Vice-President of the Management Board - 9,460,000 series A shares

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

As at 13/09/2022, only Mr Wojciech Stefaniak (a member of the Supervisory Board) held shares in INPRO SA (see: Shareholding structure, note No. 1). The other members of the Supervisory Board did not hold stock (shares) in any entity of the Group.

No change in the shareholdings by executives and supervising persons took place after 30/06/2022 and until the signature of this report.

4. Approval of the financial statements

These interim condensed consolidated financial statements for the period of six months ended on 30 June 2022 were approved by the Management Board on 13 September 2022 for publication on 14 September 2022.

5. Grounds for preparation and accounting principles

5.1 Grounds for preparation

These interim condensed consolidated financial statements for six months ended on 30 June 2022 were prepared in accordance with IAS 34 "Interim Financial Reporting" and relevant International Financial Reporting Standards (IFRS) effective for interim financial reporting, and accepted by the International Accounting Standards Board (IASB) and International Financial Reporting Interpretations Committee in the wording approved by the European Union and effective as at 30/06/2022.

These interim condensed consolidated financial statements do not comprise all information and disclosures required in the annual financial statements and should be read together with the Group's audited Consolidated Financial Statements for the year ended on 31 December 2021.

These interim condensed consolidated financial statements were prepared in the historical cost convention and on the assumption that the Group companies would be able to continue as the going concern in the foreseeable future. As at the date of signing these financial statements, no circumstances are found to exist which indicate a threat to the Group companies to continue as a going concern.

These interim condensed consolidated financial statements were prepared in Polish zlotys (PLN). The functional currency of the parent entity and subsidiaries included in these interim condensed consolidated financial statements is Polish zloty. Polish zloty is also the reporting currency of the Corporate Group.

Unless indicated otherwise, the data in the interim condensed consolidated financial statements is shown in thousands of zlotys.

5.2 Accounting policy and standards used for the first time

Accounting principles used for the preparation of these interim condensed consolidated financial statements are coherent with those used for the preparation of the Group's consolidated financial statements for the year ended on 31 December 2021 except the application of the following new or amended standards and interpretations effective in relation to annual periods commencing on 1 January 2022:

- Amendments to IFRS 3 "Business combinations" – update of references to the Conceptual Framework;
- Amendments to IAS 16 "Property, Plant and Equipment" – Proceeds before Intended Use;
- Amendments to IAS 37 "Provisions, Contingent Liabilities and Contingent Assets" – explanations of costs recognised in the analysis of whether an agreement is a contract creating encumbrances;
- Annual amendment programme 2018-2020 – amendments contain explanations and specify the guidelines included in the standards with regard to recognition and valuation: IFRS 1 "First Time Adoption of International Financial Reporting Standards", IFRS 9 "Financial Instruments" – (Fees in the 10 per cent Test for Derecognition of Financial Liabilities), IAS 41 "Agriculture" – (Taxation in Fair Value Measurements) and to illustrating examples to IFRS 16 "Lease".

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

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

5.3 New standards and amendments to existing standards to become effective after the balance sheet date

These interim condensed consolidated financial statements do not take into account the amendments to the standards and interpretations, which await approval by the European Union or those which have been approved by it but have or will become effective after the balance sheet date.

Standards and amendments to standards adopted by the International Accounting Standards Board (IASB and approved for use in the EU:

For first time adoption after 1 January 2023

- Amendments to IAS 1 "Presentation of Financial Statements" and Guidelines of the IFRS Committee with regard to disclosures concerning accounting policies in practice – the question of materiality in relation to accounting policies;
- Amendments to IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors" – the definition of estimates;
- IFRS 17 "Insurance Contracts" and amendments to IFRS 17.

Standards and amendments to the standards adopted by the IASB, but NOT approved yet by the EU:

IFRS's as approved by the EU do not vary considerably from the regulations adopted by the International Accounting Standards Board (IASB) except the new standards below and amendments to those standards which, as at the date of drafting these statements, were not approved for use in the EU (the effective dates below refer to the standards in their full version):

For first time adoption after 1 January 2023:

- Amendments to IAS 1 Presentation of Financial Statements – Classification of Liabilities as Current or Non-current;
- Amendments to IAS 12 "Income Taxes" – Deferred Tax related to Assets and Liabilities arising from a Single Transaction;
- Amendments to IFRS 17 "Insurance Contracts" – first adoption of IFRS 17 and IFRS 9 – Comparative Information.

Standards and amendments to the standards adopted by the IASB for application after 1 January 2016, but rejected or deferred by the EU:

- IFRS 14 "Regulatory Deferral Accounts"
- Amendments to IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investments in Associates" with regard to sales or contributions of assets between an investor and its associates or joint ventures.

According to the preliminary assessment by the Group, the implementation of the standards and interpretations awaiting the EU approval will not have a material impact on the consolidated and separate financial statements. However, the Management Board of the parent entity will additionally conduct a detailed analysis of the influence of the above amendments on the Group's financial standing and profits from business operations as well as on the scope of information presented in the consolidated and separate financial statements.

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

6. Conversion of items denominated in a foreign currency

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

Rate binding on the last day of the period	30/06/2022	31/12/2021
EURO	4.6806	4.5994

The average rate, calculated as the arithmetic mean of the rates binding on the last day of each month in a period	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
EURO	4.6427	4.5472

7. Material values based on professional judgement and estimates

7.1 Professional judgement

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

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

Recognition of sales revenues

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

Discount rate

The discount rate taken influences the figures presented in the consolidated report on the financial situation. This concerns, for example, the value of the provisions for employee benefits. That rate is also used during goodwill testing for permanent impairment. The discount rate taken by the Management Board of the parent entity is based on the interest rate on 10-year treasury bonds.

7.2 Uncertainty of estimates

The preparation of consolidated financial statements requires the Company's Management Board to make estimates because much information in the financial statements cannot be measured precisely. The Management Board reviews the estimates on the basis of the changes of factors taken into consideration when the estimates were made, of new information or of previous experience. It is for that reason that the estimates as at 30 June 2022 may be revised in the future. The main estimates have been described in the following notes:

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

Note		
17	Impairment of non-current assets and the analysis of the realisable net selling price of inventories	The Group tests property, plant and equipment as well as inventories for impairment test in case factors indicating possible impairment occur. Impairment tests regarding goodwill acquired by merging business entities are conducted at the end of each financial year. The analysis of the net realisable selling price of inventories in the case of finished products (completed residential premises) is conducted by comparing their book value with current market selling prices of units for a given stage of a project implemented by the Group.
21	Trade receivable valuation allowances	The Group makes the valuation of the allowance for the expected credit losses in the amount equal to the expected credit losses in the entire life of the instrument.
11	Income tax	The Group recognises deferred tax assets on the basis of the assumption that a tax profit allowing the use of deferred tax will be achieved in the future. The deterioration of the tax results obtained in the future could make that assumption groundless.
24	Employee benefits	Provisions for retirement benefits and unused vacation leaves
24	Provisions	Provisions for guarantees and sureties, claims and litigation, construction works and additional remuneration
	Useful life of property, plant and equipment and of intangibles	Depreciation rates are determined on the basis of the estimated useful life of property, plant and equipment and the value of intangibles.

8. Seasonality of INPRO SA Group's activity in the period under discussion

The Group's property development activity is not characterised by seasonality, and the revenues depend directly on the length and character of the property development cycle.

The activity of the other Group companies is not seasonal.

No significant deviations were noted in the reporting period compared to other periods in relation to seasonality.

9. Information on operating segments

Operating segments were created at the level of various companies in the Group with differences in products and services taken into consideration. The data regarding the sale of homogeneous products and services by various Group companies were aggregated for reporting purposes. Aggregation for reporting purposes was based on the kind of activity i.e. the kind of products and services sold.

The Group distinguishes the following operating segments for reporting purposes:

- property development segment, which comprises INPRO SA, Domesta Sp. z o.o. and SML Sp. z o.o.;
- segment involving the renting of own real property, which comprises Hotel Mikołajki Sp. z o.o. and Dom Zdrojowy Sp. z o.o.;
- segment involving the manufacture of precast concrete products with inBet Sp. z o.o.;
- plumbing and heating segment, which comprises PI ISA Sp. z o.o.

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Activities in the above-mentioned segments are pursued in the territory of Poland. It is appropriate to mention that inBet Sp. z o.o. sells part of its products to foreign customers.

The tables below present the data concerning revenues and profits as well as certain assets and liabilities of the Group's various operating segments for the accounting period ended on 30 June 2022, 30 June 2021 and 31 December 2021.

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Figures for the period 01/01/2022-30/06/2022	Continuing operations					Exclusions	Total activities
	Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total		
Revenues							
Sales to external customers	86 386	15 464	743	4 080	106 673		106 673
Sales between segments	283	8 236	3 974	75	12 568	(12 568)	-
Total revenues of the segment	86 669	23 700	4 717	4 155	119 241	(12 568)	106 673
Profit (loss) of the segment	28 134	10 512	225	4 125	42 996	(2 122)	40 874
Selling costs	(3 821)	(2 384)	-	-	(6 205)	-	(6 205)
Administrative expenses	(11 419)	(1 014)	(421)	(2 030)	(14 884)	29	(14 855)
Other operating revenues/costs	413	77	22	(4)	508	1	509
Profit (loss) on operating activities	13 307	7 191	(174)	2 091	22 415	(2 092)	20 323
Interest revenue	226		-	33	259	(34)	225
Interest cost	(981)	(84)	(2)	(341)	(1 408)	34	(1 374)
Other net revenues/financial costs	6 106	(3)		(4)	6 099	(8 605)	(2 506)
Profit (loss) before tax	18 658	7 104	(176)	1 779	27 365	(10 697)	16 668
Income tax	(2 117)	(1 318)	-	(334)	(3 769)	407	(3 362)
Net profit (loss) for the financial year	16 541	5 786	(176)	1 445	23 596	(10 290)	13 306
<i>- including attributable to non-controlling shareholders</i>							4 796

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Figures for the period 01/04/2022-30/06/2022	Continuing operations					Exclusions	Total activities
	Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total		
Revenues							
Sales to external customers	37 883	8 256	326	2 066	48 531	-	48 531
Sales between segments	157	5 670	1 833	-	7 660	(7 660)	-
Total revenues of the segment	38 040	13 926	2 159	2 066	56 191	(7 660)	48 531
Profit (loss) of the segment	12 525	6 303	114	2 062	21 004	(1 550)	19 454
Selling costs	(1 982)	(1 171)	-	-	(3 153)	-	(3 153)
Administrative expenses	(6 795)	(559)	(207)	(1 020)	(8 581)	14	(8 567)
Other operating revenues/costs	117	75	-	(4)	188	1	189
Profit (loss) on operating activities	3 865	4 648	(93)	1 038	9 458	(1 535)	7 923
Interest revenue	154	-	-	33	187	(21)	166
Interest cost	(545)	(45)	(1)	(200)	(791)	21	(770)
Other net revenues/financial costs	7 448	13	-	(2)	7 459	(8 582)	(1 123)
Profit (loss) before tax	10 922	4 616	(94)	869	16 313	(10 117)	6 196
Income tax	(622)	(856)	-	(161)	(1 639)	296	(1 343)
Net profit (loss) for the financial year	10 300	3 760	(94)	708	14 674	(9 821)	4 853
<i>- including attributable to non-controlling shareholders</i>							2 263

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Figures as at 30/06/2022	Continuing operations					Exclusions	Total activities
	Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total		
Assets and liabilities							
Segment assets	765 323	45 096	2 295	89 459	902 173	(106 682)	795 491
Total assets	765 323	45 096	2 295	89 459	902 173	(106 682)	795 491
Total equity	401 432	35 637	1 214	77 493	515 776	(101 442)	414 334
Segment liabilities	363 891	9 459	1 081	11 966	386 397	(5 240)	381 157
Total liabilities and capital	765 323	45 096	2 295	89 459	902 173	(106 682)	795 491
Other information concerning segments in the first six months of 2022							
Increases in fixed assets and intangibles in the period	3 663	213	-	-	3 876	-	3 876
Depreciation of non-current assets	(1 567)	(899)	(3)	(1 582)	(4 051)	24	(4 027)
Total asset impairment loss as at 30/06/2022	(1 405)	(364)	-	(13)	(1 782)		(1 782)

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COMPARATIVE DATA:

Figures for the period 01/01/2021-30/06/2021	Continuing operations					Exclusions	Total activities
	Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total		
Revenues							
Sales to external customers	100 246	8 337	776	3 776	113 135	-	113 135
Sales between segments	210	4 966	2 407	-	7 583	(7 583)	-
Total revenues of the segment	100 456	13 303	3 183	3 776	120 718	(7 583)	113 135
Profit (loss) of the segment	28 134	4 007	454	3 753	36 348	(414)	35 934
Selling costs	(2 943)	(1 278)	-	-	(4 221)	-	(4 221)
Administrative expenses	(8 573)	(795)	(538)	(2 078)	(11 984)	23	(11 961)
Other operating revenues/costs	333	(8)	-	(2)	323	-	323
Profit (loss) on operating activities	16 951	1 926	(84)	1 673	20 466	(391)	20 075
Interest revenue	93	-	-	-	93	(11)	82
Interest cost	(534)	(46)	(4)	(154)	(738)	11	(727)
Other net revenues/financial costs	2 572	(20)	-	(1)	2 551	(3 672)	(1 121)
Profit (loss) before tax	19 082	1 860	(88)	1 518	22 372	(4 063)	18 309
Income tax	(2 853)	(359)	-	(289)	(3 501)	81	(3 420)
Net profit (loss) for the financial year	16 229	1 501	(88)	1 229	18 871	(3 982)	14 889
<i>- including attributable to non-controlling shareholders</i>							3 170

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Figures for the period 01/04/2021-30/06/2021	Continuing operations					Exclusions	Total activities
	Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total		
Revenues							
Sales to external customers	55 712	4 682	165	1 968	62 527	-	62 527
Sales between segments	93	2 993	1 387	-	4 473	(4 473)	-
Total revenues of the segment	55 805	7 675	1 552	1 968	67 000	(4 473)	62 527
Profit (loss) of the segment	12 894	2 458	203	1 950	17 505	(471)	17 034
Selling costs	(1 207)	(673)	-	-	(1 880)	-	(1 880)
Administrative expenses	(4 434)	(425)	(294)	(1 078)	(6 231)	13	(6 218)
Other operating revenues/costs	250	(18)	-	-	232	179	411
Profit (loss) on operating activities	7 503	1 342	(91)	872	9 626	(279)	9 347
Interest revenue	58	-	-	-	58	(6)	52
Interest cost	(256)	(20)	(4)	(77)	(357)	6	(351)
Other net revenues/financial costs	3 490	(23)	3	(1)	3 469	(3 834)	(365)
Profit (loss) before tax	10 795	1 299	(92)	794	12 796	(4 113)	8 683
Income tax	(1 271)	(246)	5	(152)	(1 664)	90	(1 574)
Net profit (loss) for the financial year	9 524	1 053	(87)	642	11 132	(4 023)	7 109
<i>- including attributable to non-controlling shareholders</i>							1 951

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Figures as at 31/12/2021	Continuing operations					Exclusions	Total activities
	Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total		
Assets and liabilities							
Segment assets	683 745	42 557	2 722	93 905	822 929	(99 986)	722 943
Total assets	683 745	42 557	2 722	93 905	822 929	(99 986)	722 943
Total equity	399 503	32 352	1 391	79 815	513 061	(99 713)	413 348
Segment liabilities	284 242	10 205	1 331	14 090	309 868	(273)	309 595
Total liabilities and capital	683 745	42 557	2 722	93 905	822 929	(99 986)	722 943
Other information concerning segments for 2021							
Increases in fixed assets and intangibles in the period	6 276	3 844	-	-	10 120	-	10 120
Depreciation of non-current assets	(3 157)	(1 675)	(6)	(3 219)	(8 057)	57	(8 000)
Total asset impairment loss as at 31/12/2021	(1 425)	(364)	-	(13)	(1 802)		(1 802)

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10. Costs and revenues

10.1 Sales revenues

Sales revenues	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
Revenues from the sales of products	93 416	102 731	39 939	57 802
Revenues from the sales of services	12 423	10 353	7 795	4 674
Revenues from the sale of goods for resale and materials	834	51	797	51
Total sales revenues	106 673	113 135	48 531	62 527

10.2 Costs by category

Costs by category	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
Depreciation	4 027	3 997	1 997	2 004
Consumption of materials and energy	40 086	34 973	17 812	23 198
External services	80 943	70 169	45 617	41 509
Taxes and charges	1 545	1 669	684	831
Costs of employee benefits, including:	22 098	18 622	12 267	10 663
– payroll	17 896	15 490	9 895	9 036
– costs of social security and other benefits	4 202	3 132	2 372	1 627
Other costs	3 146	1 863	2 155	1 043
Total costs by category	151 845	131 293	80 532	79 248
Change in products, work in progress and accruals (+/-)	(65 877)	(38 070)	(40 580)	(25 808)
Costs of products for the entity's in-house needs (-)	-	-	-	-
Selling costs (-)	(6 205)	(4 221)	(3 153)	(1 880)
Administrative expenses (-)	(14 855)	(11 961)	(8 567)	(6 218)
Value of goods for resale and materials sold	891	160	845	151
Cost of sales	65 799	77 201	29 077	45 493
Total costs of products, goods for resale and materials sold, cost of sales and administrative expenses	86 859	93 383	40 797	53 591

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11. Income tax

11.1 Income tax disclosed in the statement of total income

The main components of tax payable for the periods ended on 30 June 2022 and 30 June 2021 are as follows:

Income tax	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Consolidated statement of total income		
Current income tax	7 388	14 837
Current income tax liability	7 392	14 836
Adjustments concerning current income tax from previous years	(4)	1
Deferred income tax	(4 026)	(11 417)
Relating to the establishment and reversal of temporary differences	(4 026)	(11 417)
Tax liability shown in the consolidated statement of total income	3 362	3 420

11.2 Deferred income tax

30/06/2022	Status as at the beginning of the period	(Increases) charged to profit or loss	(Decreases) charged to profit or loss	Status as at the end of the period
Temporary differences concerning deferred income tax assets:				
Impact of IFRS 16	50	54	(50)	54
Provision for repairs under the guarantee	125	-	(16)	109
Provision for unused vacation leave and retirement severance pay	243	62	(65)	240
Unpaid payroll	684	40	(453)	271
Doubtful receivables	36	31	(33)	34
Bond issue cost	46	196	-	242
Unrealised profit or loss in the Group	8 335	7 545	(5 770)	10 110
Provision for the balance sheet audit	11	8	(11)	8
Provision for indemnities	25	-	-	25

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Provision for the loss of profit in relation to price reduction/inventory revaluation	242	-	-	242
Provision for commission on sold premises	90	-	(59)	31
Other	230	255	(117)	368
Effect of deferred CIT asset offset against deferred CIT provisions at the level of separate financial statements of Inpro Group entities	(8 476)	1 139	-	(7 337)
	1 641	9 330	(6 574)	4 397
Temporary differences concerning the deferred income tax provision:				
Result on the sale of premises on the basis of the handover and receipt report	12 660	10 548	(12 967)	10 241
Interest on deposits and loans allowed	20	17	-	37
Property, plant and equipment	1 203	1 075	(1 056)	1 222
Differences in the valuation of fixed assets – unrealised profit or loss	49	-	-	49
IFRS 15	79	53	(79)	53
Other	24	5	(5)	24
Effect of deferred CIT asset offset against deferred CIT provisions at the level of separate financial statements of Inpro Group entities	(8 476)	1 139	-	(7 337)
	5 559	12 837	(14 107)	4 289

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12. Earnings per share

Earnings per share	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
Net profit (loss) from continuing operations	8 510	11 719	2 590	5 158
Net profit from discontinued operations	-	-	-	-
Net profit attributable to shareholders in the parent entity	8 510	11 719	2 590	5 158
Weighted average number of ordinary shares	40 040	40 040	40 040	40 040

Basic earnings per share	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
Net profit	8 510	11 719	2 590	5 158
Weighted average number of ordinary shares	40 040	40 040	40 040	40 040
Basic earnings per share (PLN/share)	0.2125	0.2927	0.0647	0.1288

Diluted earnings per share	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
Net profit attributable to the parent entity's shareholders used for diluted earnings per share calculation	8 510	11 719	2 590	5 158
Adjusted weighted average number of ordinary shares used for diluted earnings per share calculation	40 040	40 040	40 040	40 040
Diluted earnings per share (PLN/share)	0.2125	0.2927	0.0647	0.1288

Basic earnings per share from continuing operations	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 -30/06/2022	01/04/2021 -30/06/2021
Net profit from continuing operations	8 510	11 719	2 590	5 158
Weighted average number of ordinary shares	40 040	40 040	40 040	40 040
Basic earnings per share (PLN/share)	0.2125	0.2927	0.0647	0.1288

Diluted earnings per share from continuing operations	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021	01/04/2022 - 30/06/2022	01/04/2021 -30/06/2021
Net profit attributable to Shareholders used for the calculation of diluted earnings per share from continuing operations	8 510	11 719	2 590	5 158
Adjusted weighted average number of ordinary shares used for diluted earnings per share calculation	40 040	40 040	40 040	40 040
Diluted earnings per share (PLN/share)	0.2125	0.2927	0.0647	0.1288

13. Dividends paid and proposed

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Dividends paid and proposed	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Declared and paid dividends for ordinary shares:	10 009	20 058
– dividend declared and paid to the parent entity's shareholders from profit for 2021	10 010*	
– dividend declared and paid to the non-controlling shareholders from profit for 2021	(1)	
– dividend declared and paid to the parent entity's shareholders from profit for 2020		20020
– dividend declared and paid to the non-controlling shareholders from profit for 2020		38
Total dividends reducing the Group's profit	10 009	20 058
Dividend declared and paid to non-controlling shareholders	2 311**	1 826
Total dividends and other payments to owners	12 320	21 884

* The dividend to INPRO SA's shareholders was paid after the balance sheet date pursuant to the resolution of the General Assembly of INPRO SA described below, that is on 12/08/2022.

** Including the dividend to non-controlling shareholders of Domesta Sp. z o.o., which was not paid until the date of publication of these statements (PLN 1,819 k). Pursuant to the resolution of the General Meeting of Domesta Sp. z o.o., the dividend is to be paid by 31/12/2022.

30/06/2022

Pursuant to resolution No. 8 of 24 June 2022, the Ordinary General Assembly of INPRO SA decided to allocate part of the Company's net profit for 2021 in the amount of PLN 10,010,000.00 i.e. PLN 0.25 per share towards the dividend to the Company's shareholders. The General Assembly set out 29 July 2022 as the record date and 12 August 2022 as the dividend date.

Based on resolution No. 6/2022 of 27 May 2022, the General Meeting of Domesta Sp. z o.o. made a decision on the payment to the shareholders of the dividend for 2021 in the amount of PLN 4,500,000 including PLN 2,682,000 to INPRO.

Based on resolution No. 7/2022 of 22 June 2022, the Extraordinary General Meeting of inBet Sp. z o.o. made a decision of the payment of the dividend from profit for 2021 in the amount of PLN 2,500,000 to the shareholders including PLN 2,008,000 k to INPRO SA.

Based on resolution No. 3/06/2022 of 22 June 2022, the General Meeting of SML Sp. z o.o. made a decision on the payment of the dividend from profit for 2021 in the amount of PLN 101,363.42 to the sole shareholder, INPRO SA.

Based on resolution No. 3/4/2022 of 28 April 2022, the General Meeting of Dom Zdrojowy Sp. z o.o. made a decision on the payment of the dividend from profit for 2021 and from the Company's supplementary capital created from the undistributed earnings for 2019-2020 in the total amount of PLN 3,768,993.99 to the sole shareholder, INPRO SA.

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30/06/2021

Pursuant to resolution No. 8/2021 of 28 June 2021 the Ordinary General Assembly of INPRO SA decided to allocate part of the Company's net profit for 2020 in the amount of PLN 20,020,000 i.e. PLN 0.50 per share towards the dividend to the Company's shareholders. The General Assembly set out 26 July 2021 as the record date and 9 August 2021 as the dividend date.

Based on resolution No. 8/2021 of 28 May 2021, the General Meeting of DOMESTA Sp. z o.o. made a decision on the payment to the shareholders of the dividend from profit for 2020 in the amount of PLN 3,500 k, including PLN 2,086 k to INPRO SA.

Based on resolution No. 7/2021 of 17 June 2021, the General Meeting of PI ISA Sp. z o.o. made a decision on the payment to the shareholders of the dividend from profit for 2020 in the amount of PLN 500 k, including PLN 346,153.85 k to INPRO SA.

Based on resolution No. 5/2021 of 16 June 2021, the General Meeting of inBet Sp. z o.o. made a decision on the payment to the shareholders of the dividend from profit for 2020 in the amount of PLN 1,500 k, including PLN 1,204,800 k to INPRO SA.

14. Goodwill

	30/06/2022	31/12/2021
Balance sheet value of goodwill on consolidation		
DOMESTA Sp. z o.o.	5 624	5 624
PI ISA Sp. z o.o.	1 084	1 084
	6 708	6 708

During the first six months of 2022 and in 2021, no changes in goodwill on consolidation occurred:

	01/01/2022	01/01/2021
	-30/06/2022	-31/12/2021
Goodwill on consolidation at the beginning of the period	6 708	6 708
Goodwill on consolidation at the end of the period	6 708	6 708

As a result of the purchase of 51% of shares in PB Domesta Sp. z o.o. on 12/08/2010, goodwill was disclosed in the amount of PLN 5,624 k. The price for the purchase of 51% shares in PB DOMESTA Sp. z o.o. on 12/08/2010 was fixed on the basis of the valuation of PB DOMESTA Sp. z o.o. in conformity with the fair value measured by means of the income method. Goodwill was determined as the difference between the value of the purchased share in the net assets of the company and the purchase price.

As a result of the purchase of 76.92% of shares in Przedsiębiorstwo Instalacyjne ISA Sp. z o.o. on 01/07/2015, goodwill was shown in the amount of PLN 1,084 k.

The price for the purchase of 76.92% shares in PI ISA Sp. z o.o. on 1/07/2015 was fixed on the basis of the valuation of PI ISA Sp. z o.o. at the fair value determined by means of the comparable data method with data from the active market in relation to similar trades and those affecting the company under valuation. The valuation was made as at 31/03/2015. Goodwill was determined as the difference between the value of the purchased share in the net assets of the company and the purchase price.

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During the first six months of 2022, no circumstances occurred which might be related to a goodwill impairment risk.

15. Property, plant and equipment

Balance sheet totals	30/06/2022	31/12/2021	change from 01/01/2022 to 30/06/2022
1. Fixed assets	59984	58287	1697
a) land (including the perpetual usufruct right to land)	5 724	5 771	(46)
b) buildings, premises and civil and hydraulic engineering structures	28 138	28 234	(96)
c) machinery and equipment	21 182	19 426	1 756
d) motor vehicles	2 550	2 459	91
e) other fixed assets	2 390	2 397	(8)
2. Fixed assets under construction	5 249	4 414	835
Total property, plant and equipment	65 233	62 701	2 532

The biggest increases in fixed assets concerned cars as well as construction machinery and equipment placed in service in the reporting period under lease agreements.

There was no material liquidation of fixed assets in the reporting period.

16. Investment property

The item titled "Investment property" shows the leased hotel facilities belonging to Dom Zdrojowy Sp. z o.o. and Hotel Mikołajki Sp. z o.o., as well as units rented to third parties by INPRO SA.

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17. Inventory

Inventory	30/06/2022	31/12/2021
Materials (at the acquisition price)	2 337	3 554
Work in progress (at the cost of manufacture)	243 554	168 778
Finished goods (at the acquisition price / cost of manufacture)	11 814	24 613
Goods for resale (at the acquisition price)	266 247	257 789
Total inventory at the lower of two values: the acquisition price (cost of manufacture) and net realisable value	523 952	454 734
Inventory revaluation deductions	01/01/2022 -30/06/2022	01/01/2021 -31/12/2021
Inventory revaluation deductions as at the beginning of the period	1 290	1 421
Revaluation deduction made	-	-
Reversed revaluation deduction	-	(131)
Inventory revaluation deductions as at the end of the period	1 290	1 290

The Group did not create or reverse the inventory revaluation deduction in the reporting period. Ordinary mortgages and those to secure existing and future claims are established on inventories to secure credit repayment. Details of security: see note 29 in additional information.

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

18. Trade and other receivables

	30/06/2022	Was as at 31/12/2021	Should be as at 31/12/2021
Receivables from related entities	-	-	-
Trade receivables	-	-	-
Other accounts receivable	-	-	-
Receivables from other entities	19 240	22 256	22 256
Gross trade receivables	5 997	11 071	11 071
State budget receivables other than current income tax	6 723	5 952	5 952
Advances on inventory	4 650	3 521	3 521
Advances on fixed assets	39	-	-
Advances on intangibles	31	14	14
Other financial liabilities	1 346	-	1 346
Other non-financial receivables	454	1 698	352
Total gross receivables	19 240	22 256	22 256
Valuation allowances for receivables	(434)	(454)	(454)
Short-term prepayments, including:	933	364	364
- subscription costs	11	13	13
- software, domains, licences	45	62	62
- costs of insurances	251	217	217
- payments under the remaining lease agreements	33	35	35
- rent	3	12	12
- advertisements	25	4	4
- payments in relation to Warsaw Stock Exchange and National Depository for Securities	12	-	-
- payments for perpetual usufruct; real property tax	528	-	-
- other prepaid expenses	25	21	21
Total receivables (net)	19 739	22 166	22 166

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19. Other financial assets

Other financial assets	30/06/2022	31/12/2021
Advances at separate revenue (escrow) accounts*	42 987	27 211
Loans granted	10	18
Total	42 997	27 229

* applicable to payments made by the customers on the basis of property development agreements

20. Cash

The balance of cash and cash equivalents shown in the consolidated statement of the financial position and in the consolidated cash flow statement consisted of the following items as at 30/06/2022:

Cash	30/06/2022	31/12/2021
Cash at bank and in hand	36 283	63 336
Cash at bank deposits (without overnight deposits)	13 557	-
Total cash and cash equivalents	49 840	63 336

	30/06/2022	31/12/2021
Cash in PLN	44 973	58 873
Cash in foreign currency [EUR and SEK]	4 867	4 463
Total cash and cash equivalents	49 840	63 336

As at 30/06/2022 the Group had unused credit (working capital credits for property development projects and overdraft facilities) in the amount of PLN 120,607 k (31/12/2021: PLN 123,681 k), which funds will be used as the construction works progress.

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21. Establishing asset revaluation deductions and their reversal

01/01/2022-30/06/2022	property, plant and equipment	intangibles	value of the stock and shares	value of receivables	value of inventory	Total revaluation deductions
Status as at the beginning of the period	58	-	-	454	1 290	1 802
Establishment of revaluation deductions (+)	-	-	-	-	-	-
Reversal of revaluation deductions (-)	-	-	-	(20)	-	(20)
Status as at the end of the period	58	-	-	434	1 290	1 782

01/01/2021-31/12/2021	property, plant and equipment	intangibles	value of the stock and shares	value of receivables	value of inventory	Total revaluation deductions
Status as at the beginning of the period	58	-	-	306	1 421	1 785
Establishment of revaluation deductions (+)	-	-	-	190	-	190
Reversal of revaluation deductions (-)	-	-	-	(42)	(131)	(173)
Status as at the end of the period	58	-	-	454	1 290	1 802

22. Share capital

As at:	30/06/2022	31.12.2021
Registered share capital	4 004	4 004

SHARE CAPITAL AS AT 30/06/2022 AND 31/12/2021 IN PLN						
Series	Kind of shares	Kind of privilege on the shares	Kind of restriction of rights to shares	Number of shares	Nominal value of one share in PLN	Value of the series/issue with reference to the nominal value in PLN
A	ordinary	none	none	30 030 000	0.10	3 003 000
B	ordinary	none	none	10 010 000	0.10	1 001 000
Total				40 040 000		4 004 000

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23. Non-controlling shares

Non-controlling shares	01/01/2022 -30/06/2022	01/01/2021 -31/12/2021
As at the beginning of the period	27 086	22 634
Dividend payment	(2 311)	(1 826)
Share in the profit or loss for the current period	4 796	6 278
As at the end of the period	29 571	27 086

24. Provisions

01/01/2022- 30/06/2022	Benefits after the employment period	Provision for contentious issues, penalties, fines and damages	Provision for guarantees and sureties given	Other provisions	Total provisions
Status as at the beginning of the period	465	929	654	14 790	16 838
Increase (+)	51	-	-	650	701
Decrease (-)	(157)	(4)	(81)	(4 140)	(4 382)
Status as at the end of the period	359	925	573	11 300	13 157

01/01/2021 -31/12/2021	Benefits after the employment period	Provision for contentious issues, penalties, fines and damages	Provision for guarantees and sureties given	Other provisions	Total provisions
Status as at the beginning of the period	375	1 209	612	12 386	14 582
Increase (+)	154	26	654	6 438	7 272
Decrease (-)	(64)	(306)	(612)	(4 034)	(5 016)
Status as at the end of the period	465	929	654	14 790	16 838

Time structure of provisions	30/06/2022	31/12/2021
Long-term part	359	465
Short-term part	12 798	16 373
Total provisions	13 157	16 838

	30/06/2022	31/12/2021
Discount rate (%)	6.93	5
Estimated remuneration growth rate (%)		4

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

Long-term financial liabilities	30/06/2022	31/12/2021
Loans and credit	36 043	30 488
Long-term bonds	50 493	50 803
Liabilities relating to finance lease and lease agreements with a purchase option	4 994	5 448
Other	2 027	1 917
Impact of IFRS 16	3 435	3 298
Total	96 992	91 954

Short-term financial liabilities	30/06/2022	31/12/2021
Loans and credit	30 217	28 954
Bond issue – the short-term part	3 641	2 061
Liabilities relating to finance lease and lease agreements with a purchase option	2 348	2 135
Impact of IFRS 16	376	250
Total	36 582	33 400

As at 30/06/2022 and 31/12/2021, the Group had the following credit:

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Credit payable by the INPRO SA Corporate Group as at 30/06/2022

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			Other security
					Mortgage	Mortgage object	Location	
SGB Bank SA	PLN	9 000	3 860	02/10/2023	mortgage up to PLN 13,500 k	GD1G/00094562/5	Straszyn, the commune of Pruszcz Gdański	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 13,500 k in favour of SGB Bank S.A.
Consortium of SGB Bank SA and KBS in Wejherowo	PLN	14 000	1 107	30/09/2023	mortgage up to PLN 15,000 k, mortgage up to PLN 6,000 k	GD1G/00328648/2	Pruszcz Gdański	assignment under the insurance policy, 2 blank promissory notes, power of attorney to the current and escrow account, assignment of claims from the escrow account at KSB in Wejherowo in favour of SGB Bank S.A., assignment of claims from the current account at SGB Bank SA in favour of KBS SA in Wejherowo, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 15,000 k in favour of SGB Bank S.A. and up to PLN 6,000 k in favour of KBS SA in Wejherowo
mBank SA	PLN	21 045	2 240	31/10/2023	Contractual real estate mortgage up to PLN 31,568 k	GD1G/00305894/4	Pruszcz Gdański, ul. Jana z Kolna	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	21 900	-	30/08/2023	contractual real estate mortgage up to PLN 32,850 k	GD1G/00323464/3 and GD1G/00243821/9 (plot 28/8)	Gdańsk, ul. Jasińskiego	assignment of rights under the insurance policy, blank promissory note, assignment of claims from the buyers of units in favour of the Bank
mBank SA	PLN	32 400	-	29/09/2023	contractual real estate mortgage up to PLN 48,600 k	GD1G/00031092/0	Gdańsk, ul. Nowatorów	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	24 430	7 297	29/09/2023	contractual real estate mortgage up to PLN 36,645 k	GD1W/00127124/8, GD1W/00127125/5	Rumia, ul. Jeziorna	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	23 920	10 613	31/10/2023	contractual real estate mortgage up to PLN 35,880 k	GD1W/00319540/9	Gdańsk, ul. Bramańskiego	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank

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mBank SA	PLN	35 940	-	31/07/2024	contractual real estate mortgage up to PLN 53,910 k	GD1W/00190254/6	Gdańsk, ul. Mieczysława Ślabego	
Alior Bank SA	PLN	15 000	-	28/06/2024	-	-	-	power of attorney to accounts, the Company's submission to Article 777 of the Civil Procedure Code, blank promissory note, Guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k with the deadline of 28/09/2024
SGB- Bank SA	PLN	8 000	7 500	31/12/2024	mortgage up to PLN 12,000 k	GD1G/00094328/3	Straszyn, gm. Pruszcz Gdański	power of attorney to the current account, blank promissory note, statement on submission to enforcement up to PLN 12,000 k (Article 777 of the Civil Procedure Code)
PKO BP SA	PLN	36 214	9 377	15/04/2027	joint mortgage up to: PLN 54,321 k	OL1M/00025679/2*, OL1M/00026392/3 District Court in Mragowo	the island and peninsula at Lake Mikołajskie	registered pledge on the shares in Hotel Mikołajki, blank promissory note, assignment under the insurance policy, INPRO's sponsor statement, power of attorney to bank accounts, assignment of claims under apartment lease agreements, INPRO's surety under civil law, INPRO's statement on submission to enforcement under Article 777 of the Civil Procedure Code, Hotel Mikołajki's statement on submission to enforcement under Article 777 of the Civil Procedure Code
Consortium of SBG Bank S.A. and Bank Spółdzielczy in Tczew	PLN	10 000	1 640	31/10/2022	mortgage up to PLN 12,000 k, mortgage up to PLN 8,000 k	Plot No. 256/5 – land and mortgage register GD1G/00236219/4	Gdańsk ul. Leszczynowa	2 blank promissory notes, power of attorney to the current account, assignment of claims from the current account, bridging insurance at Concordia Polska TUV for the credit amount until legally valid mortgage establishment, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Consortium of SBG Bank S.A. and Bank Spółdzielczy in Tczew	PLN	10 000	7 007	01/03/2032	Mortgage up to PLN 14,000 k, mortgage up to PLN 6,000 k	Plot No. 178/7 – land and mortgage register GD1G/00299491/3	Gdańsk ul. Budowlanych	2 blank promissory notes, power of attorney to the current account, assignment of claims from the current account, transfer of claims from office lease agreements, monetary deposit of PLN 300 k as credit service security, transfer of claims under the insurance agreement for the above real property, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Bank Spółdzielczy in Tczew	PLN	3 000	2 083	31/07/2024	mortgage up to PLN 6,000 k	Plots No. 619/14 and 619/19 – land and mortgage register GD1G/00328535/7	Gdańsk, ul. Ptasia	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code)

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Bank Spółdzielczy in Skórcz	PLN	4 750	3 536	30/08/2024	mortgage up to PLN 7,125 k	Plots Nos. 270/2-270/11 – GD1G/00019786/2, GD1G/00269679/6, GD1G/00269676/5, GD1G/00269675/8, GD1G/00269674/1, GD1G/00269677/2.	Gdańsk, ul. Kampinoska	blank promissory note with a promissory note declaration, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Bank Spółdzielczy in Skórcz	PLN	5 000	-	31/03/2025	Mortgage up to PLN 7,500 k	GD1G/00079516/7	Gdańsk, ul. Smoluchowskiego	bridging credit repayment security, blank promissory note, power of attorney to the current account, statement on submission to enforcement manner prescribed by Article 777 of the Civil Procedure Code) up to PLN 7,500 k
Alior Bank SA	PLN	10 500	10 000	30/04/2024	-	-	-	power of attorney to the Company's accounts at the Bank, blank promissory note, statement submission to enforcement (Article 777 of the Civil Procedure Code, guarantee from the Liquidity Guarantee Fund up to { :M 8,400 k valid until 30/07/2024
Total credit liabilities			66 260					

Open credit lines as at 30/06/2022

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			
					Mortgage	Mortgage object	Location	Other
Alior Bank S.A.	PLN	16 000	-	14/11/2022	joint mortgage up to PLN 24,000 k	GD1G/00068140/0 i GD1G/00083407/1, GD1G/00281583/6, GD1G/00279506/6, GD1G/00284240/1, GD1G/00300460/8	Gdańsk, ul. Opata Jacka Rybińskiego 8, ul. Opacka	power of attorney to bank accounts, assignment under the insurance policy for real property in Gdańsk, ul. Opata Jacka Rybińskiego 8, Company's submission to Article 777 of the Civil Procedure Code, blank promissory note
Millennium Bank S.A.	PLN	300	-	04/02/2023	mortgage securing existing and future claims up to PLN 510 k	GD1G/00082949/5	Gdańsk. ul. Opata Jacka Rybińskiego 8	blank promissory note
Bank Polska Kasa Opieki S.A.	PLN	2 000	-	08/02/2023	-	-	-	blank promissory note, power of attorney to accounts, INPRO SA's statement on support of inBet Sp. z o.o. in the letter of comfort formula
Alior Bank S.A.	PLN	4 000	-	24/05/2024	mortgage up to PLN 6,000 k PLN	GD1G/00072944/7	Gdańsk, ul. Cementowa	assignment of rights under real property insurance policy, power of attorney to the current account, the de minimis guarantee for 16 months up to 80 % of the credit amount

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Total credit liabilities	-
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Liabilities in relation to bonds as at 30/06/2022

Kind of liability	Currency	Issue value	Nominal value of the liability	Balance sheet value of the liability	Repayment deadline	Security		
						Mortgage	Mortgage object	Location
Bearer bonds with coupons issued at the Warsaw Stock Exchange purpose of the issue – to finance current operations and repay the issue of B series bonds	PLN	35 000	35 000	35 912	07/10/2025	Mortgage up to PLN 52,500 k	GD2W/00040638/7	Jastarnia, ul. Kościuszki 2A (hotel Dom Zdrojowy)
Dematerialised ordinary bearer bonds; purpose of the issue: financing current operations	PLN	18 500	18 500	18 222	09/03/2024	Mortgage up to PLN 27,750 k	GD1G/00093961/5	Gdańsk Jasień, ul. Guderskiego
Total liabilities in relation to bonds			53 500	54 134				

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Credit payable by the INPRO SA Corporate Group as at 31/12/2021

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			Other security
					Mortgage	Mortgage object	Location	
SGB Bank SA	PLN	9 000	5 402	02/10/2023	mortgage up to PLN 13,500 k	GD1G/00094562/5	Straszyn, the commune of Pruszcz Gdański	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 13,500 k in favour of SGB Bank S.A.
Consortium of SGB Bank SA and KBS in Wejherowo	PLN	14 000	4 795	30/09/2023	mortgage up to PLN 15,000 k, mortgage up to PLN 6,000 k	GD1G/00328648/2	Pruszcz Gdański	assignment under the insurance policy, 2 blank promissory notes, power of attorney to the current and escrow account, assignment of claims from the escrow account at KSB in Wejherowo in favour of SGB Bank S.A., assignment of claims from the current account at SGB Bank SA in favour of KBS SA in Wejherowo, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 15,000 k in favour of SGB Bank S.A. and up to PLN 6,000 k in favour of KBS SA in Wejherowo
mBank SA	PLN	21 045	-	31/10/2023	Contractual real estate mortgage up to PLN 31,568 k	GD1G/00305894/4	Pruszcz Gdański, ul. Jana z Kolna	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	21 900	2 975	30/08/2023	contractual real estate mortgage up to PLN 32,850 k	GD1G/00323464/3 and GD1G/00243821/9 (plot 28/8)	Gdańsk, ul. Jasińskiego	assignment of rights under the insurance policy, blank promissory note, assignment of claims from the buyers of units in favour of the Bank
mBank SA	PLN	32 400	3 355	29/09/2023	contractual real estate mortgage up to PLN 48,600 k	GD1G/00031092/0	Gdańsk, ul. Nowatorów	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	24 430	-	29/09/2023	contractual real estate mortgage up to PLN 36,645 k	GD1W/00127124/8, GD1W/00127125/5	Rumia, ul. Jeziorna	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
Alior Bank SA	PLN	15 000	-	31/07/2022	-	-	-	power of attorney to accounts, the Company's submission to Article 777 of the Civil Procedure Code, blank promissory note, Guarantee from the Liquidity Guarantee Fund up to PLN 20,000 k with the deadline of 31/10/2022

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PKO BP SA	PLN	36 214	11 374	15/09/2027	joint mortgage up to: PLN 54,321 k	OL1M/00025679/2*, OL1M/00026392/3 District Court in Mragowo	the island and peninsula at Lake Mikołajskie	registered pledge on the shares in Hotel Mikołajki, blank promissory note, assignment under the insurance policy, INPRO's sponsor statement, power of attorney to bank accounts, assignment of claims under apartment lease agreements, INPRO's surety under civil law, INPRO's statement on submission to enforcement under Article 777 of the Civil Procedure Code, Hotel Mikołajki's statement on submission to enforcement under Article 777 of the Civil Procedure Code
Consortium of SBG Bank S.A. and Bank Spółdzielczy in Tczew	PLN	10 000	4 100	31/10/2022	mortgage up to PLN 12,000 k, mortgage up to PLN 8,000 k	Plot No. 256/5 – land and mortgage register GD1G/00236219/4	Gdańsk ul. Leszczynowa	2 blank promissory notes, power of attorney to the current account, assignment of claims from the current account, bridging insurance at Concordia Polska TUW for the credit amount until legally valid mortgage establishment, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Consortium of SBG Bank S.A. and Bank Spółdzielczy in Tczew	PLN	10 000	8 005	01/03/2032	mortgage up to PLN 14,000 k, mortgage up to PLN 6,000 k	Plot No. 178/7 – land and mortgage register GD1G/00299491/3	Gdańsk ul. Jesienna	2 blank promissory notes, power of attorney to the current account, assignment of claims from the current account, transfer of claims from office lease agreements, monetary deposit of PLN 300 k as credit service security, transfer of claims under the insurance agreement for the above real property, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Alior Bank SA	PLN	15 000	12 500	30/06/2022	-	-	-	power of attorney to the Company's accounts at the Bank, blank promissory note, statement on submission to enforcement (Article 777 of the Civil Procedure Code, guarantee from the Liquidity Guarantee Fund up to 80 % of the credit amount (PLN 12 m), granted until 21/09/2022
Bank Spółdzielczy in Tczew	PLN	3 000	2 583	31/07/2024	mortgage up to PLN 6,000 k	Plots No. 619/14 and 619/19 – land and mortgage register GD1G/00328535/7	Gdańsk, ul. Ptasia	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Bank Spółdzielczy in Skórcz	PLN	4 750	4 353	30/08/2024	mortgage up to PLN 7,125 k	Plots Nos. 270/2-270/11 – GD1G/00019786/2, GD1G/00269679/6, GD1G/00269676/5, GD1G/00269675/8, GD1G/00269674/1, GD1G/00269677/2.	Gdańsk, ul. Kampinoska	blank promissory note with a promissory note declaration, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code)
Total credit liabilities			59 442					

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Open credit lines as at 31/12/2021

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			
					Mortgage	Mortgage object	Location	Other
Alior Bank S.A.	PLN	16 000	-	14/11/2022	joint mortgage up to PLN 24,000 k	GD1G/00068140/0, GD1G/00083407/1, GD1G/00281583/6, GD1G/00284240/1, GD1G/00279506/6, GD1G/00300460/8	Gdańsk, ul. Opata Jacka Rybińskiego 8, ul. Opacka	power of attorney to bank accounts, assignment under the insurance policy for real property in Gdańsk, ul. Opata Jacka Rybińskiego 8, Company's submission to Article 777 of the Civil Procedure Code, blank promissory note
Millennium Bank S.A.	PLN	300	-	04/02/2023	mortgage securing existing and future claims up to PLN 510 k	GD1G/00082949/5	Gdańsk. ul. Opata Jacka Rybińskiego 8 lok 6	blank promissory note
Bank Polska Kasa Opieki S.A.	PLN	2 000	-	08/02/2023	-	-	-	blank promissory note, power of attorney to accounts, INPRO SA's statement on support of inBet Sp. z o.o. in the letter of comfort formula
Alior Bank S.A.	PLN	4 000	-	27/04/2022	mortgage up to PLN 6,000 k	GD1G/00072944/7	Gdańsk, ul. Cementowa	assignment of rights under real property insurance policy, power of attorney to the current account, the de minimis guarantee for 16 months up to 80 % of the credit amount
Total credit liabilities			-					

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Liabilities in relation to bonds of as at 31/12/2021

Kind of liability	Currency	Issue value	Nominal value of the liability as at the balance sheet date	Balance sheet value of the liability	Repayment deadline	Security		
						Mortgage	Mortgage object	Location
Bearer bonds with coupons issued at the Warsaw Stock Exchange purpose of the issue – to finance current operations and repay the issue of B series bonds	PLN	35 000	35 000	34 743	7.10.2025	Mortgage up to PLN 52,500 k	GD2W/00040638/7	Jastarnia, ul. Kościuszki 2A (the Dom Zdrojowy hotel)
dematerialised ordinary bearer bonds; purpose of the issue: financing current operations	PLN	18 500	18 500	18 121	09/03/2024	Mortgage up to PLN 27,750 k	GD1G/00093961/5	Gdańsk Jasień, ul. Guderskiego
Total liabilities in relation to bonds			53 500	52 864				

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26. Liabilities relating to finance lease agreements and lease agreement with a purchase option

Nominal value of minimum lease payments	30/06/2022	31/12/2021
Within 1 year	2 348	2 135
Within from 1 to 3 years	3 656	3 459
Within from 3 to 5 years	1 338	1 989
Over 5 years	-	-
Impact of IFRS 16	3 811	3 548
Total liabilities relating to finance lease – minimum total lease payments	11 153	11 131

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

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Liabilities of the INPRO SA Corporate Group in relation to lease agreements as at 30/06/2022

Financing party	Object of the agreement	Agreement number	Initial value	Agreement end date	Liability as at the end of the period	Short-term part	Long-term part
Inpro SA							
Toyota Leasing Polska Sp. z o.o.	Toyota Rav 4	37972018	110	10/05/2023	20	20	-
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	41932019	76	20/07/2022	8	8	-
RCI Leasing Polska Sp. z o.o.	Nissan Qashqai	9000007251	82	15/10/2022	9	9	-
Santander Leasing SA	Nissan Qashqai	NP1/04339/2020	90	24/05/2023	25	25	-
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	60372020	72	24/07/2023	26	23	3
Volkswagen Leasing GmbH	VW T-roc	5230446-1221-03877	108	09/06/2024	63	33	30
Volkswagen Financial Services	Skoda Octavia	5230446-1221-21344	96	30/10/2024	61	25	36
Mercedes-Benz Leasing Polska Sp. z o.o.	Mercedes Vito CDI Mixto	L374292	144	09/12/2024	105	42	63
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1 F/0634	88	13/02/2025	69	25	44
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1 F/0633	88	13/02/2025	69	25	44
Volkswagen Financial Services	VW T-roc	5230446-1221-28896	121	03/02/2025	97	36	61

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Toyota Leasing Polska Sp. z o.o.	Toyota C HR	LSTS/2022/6/T1 2F/0753	106	15/07/2025	95	28	67
Toyota Leasing Polska Sp. z o.o.	Toyota Yaris	LSTS/2022/6/T1 2F/0754	59	15/07/2025	53	15	38
SML Sp. z o.o.							
Volkswagen Financial Services Polska Sp. z o.o.	Skoda Kamiq	9460163-1221- 00958	76	12/03/2024	42	23	19
Domesta Sp. z o.o.							
mLeasing Sp. z o.o. Warszawa	Cabin set – sanitary cabins	160672018/GD/3 18178	275	30/06/2022	66	66	-
mLeasing Sp. z o.o. Warszawa	Cabin set – sanitary cabins	2738972019/GD/ 388004	205	30/06/2023	67	67	-
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2644792019/GD/ 388306	857	31/07/2024	395	134	261
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2743462019/GD/ 388315	852	31/07/2024	404	133	271
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220- 26780	120	03/11/2023	54	37	17
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220- 26789	120	03/11/2023	54	37	17
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220- 26790	120	03/11/2023	54	37	17
mLeasing Sp. z o.o. Warszawa	VOLVO XC60	4595662021/GD/ 506951	205	15/05/2023	78	78	-
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221- 11646	73	31/08/2024	49	22	27

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VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	VW T-ROC	6706907-1221-25091	129	30/11/2024	96	39	57
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559436	1 119	28/02/2027	911	156	755
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559437	1 119	28/02/2027	911	156	755
mLeasing Sp. z o.o. Warszawa	JCB 3CX digger loader	5498842022/GD/572923	428	28/02/2025	352	112	240
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-25867	79	28/02/2025	66	24	42
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-17814	75	28/02/2025	62	23	39
Inbet Sp. z o.o.							
SG Equipment Leasing Polska Sp. z o.o.	Aggregate transport line	50448	98	05/08/2022	11	11	-
Leasys Polska Sp. z o.o.	Fiat Transporter Ducato	50285/08/2017	105	20/07/2022	3	3	-
Bank Polska Kasa Opieki SA	Four GH gantry cranes	38/0575/16	405	12/09/2022	77	77	-
Pekao Leasing Sp.z o.o.	Fortech 5T double-girder hook gantry crane	38/0483/18	145	12/02/2024	61	24	37
Pekao Leasing Sp.z o.o.	Rail-mounted Fortech 10T double-girder hook gantry crane	38/0482/18	173	12/02/2024	67	25	42
Pekao Leasing Sp.z o.o.	HAK 30T rail-mounted transport platform	38/0484/18	235	12/12/2023	77	51	26

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ING Lease (Polska) Sp. Z o.o.	Hyster Zeppelin fork-lift truck	870838-MU-0	146	15/02/2024	47	28	19
Pekao Leasing Sp.z o.o.	FEGO containerised heating system	38/0016/19	211	12/01/2025	128	27	101
Pekao Leasing Sp.z o.o.	ZREMB concrete batch plant	38/0017/19	1 398	12/09/2025	655	184	471
ING Lease (Polska) Sp. Z o.o.	Toyota RAV4	334635-AF-0	136	15/11/2022	24	24	-
Pekao Leasing Sp.z o.o.	Single-girder rail-mounted gantry cranes (5 T and 8 T), 2 pcs	38/0496/19	329	12/02/2025	189	50	139
ING Lease (Polska) Sp. Z o.o.	Single-girder rail-mounted gantry cranes, 5 T, 2 pcs	893964-ST-0	267	15/05/2025	161	40	121
ING Lease (Polska) Sp. Z o.o.	Milling plotter	337368-OF-0	53	15/05/2025	29	9	20
Millennium Leasing sp. Z o.o.	Wall formwork (tilting tables) - 2 pcs	325252	380	05/02/2026	256	67	189
ING Lease (Polska) Sp. Z o.o.	Column manipulator with float	3151/GD/20-03/DM/2020	250	15/03/2026	172	44	128
ING Lease (Polska) Sp. Z o.o.	Toyota Corolla MY21	343728-AF-0	67	15/04/2025	43	15	28
ING Lease (Polska) Sp. Z o.o.	Single-girder rail-mounted gantry crane, 12.5 T, Fortech	346075-OF-0	266	15/08/2026	210	39	171
ING Lease (Polska) Sp. Z o.o.	WAN 13-0202 platform battery-powered truck with WCN-2 trailer	347597-OF-0	109	15/10/2026	91	20	71
ING Lease (Polska) Sp. Z o.o.	Magna wall formwork (tilting tables)	346198-OF-0	820	15/09/2026	680	152	528
					7 342	2 348	4 994

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Liabilities of the INPRO SA Corporate Group in relation to lease agreements as at 31/12/2021

Financing party	Object of the agreement	Agreement number	Initial value	Agreement end date	Liability as at the end of the period	Short-term part	Long-term part
Inpro SA							
Toyota Leasing Polska Sp. z o.o.	Toyota Rav 4	37972018	110	10/05/2023	31	21	10
RCI Leasing Polska Sp. z o.o.	Nissan Qashqai	9000006889	90	23/05/2022	8	8	-
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	41932019	76	20/07/2022	13	13	-
Volkswagen Leasing GmbH	Seat Leon	5230446-1219-13763	106	23/07/2022	18	18	-
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	68572019	87	07/10/2022	22	22	-
RCI Leasing Polska Sp. z o.o.	Nissan Qashqai	9000007251	82	15/10/2022	22	22	-
Santander Leasing SA	Nissan Qashqai	NP1/04339/2020	90	24/05/2023	39	28	11
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	60372020	72	24/07/2023	36	22	14
Volkswagen Leasing GmbH	VW T-roc	5230446-1221-03877	108	09/06/2024	79	33	46
Mercedes-Benz Leasing Polska Sp. z o.o.	Mercedes Vito CDI Mixto	L374292	144	09/12/2024	125	41	84
Volkswagen Leasing GmbH	Skoda Octavia	5230446-1221-21344	96	30/10/2024	73	25	48

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SML Sp. z o.o.							
Volkswagen Financial Services Polska Sp. z o.o.	Skoda Kamiq	9460163-1221-00958	76	12/03/2024	53	23	30
Domesta Sp. z o.o.							
mLeasing Sp. z o.o. Warszawa	Cabin set – sanitary cabins	160672018/GD/318178	275	30/06/2022	84	84	-
mLeasing Sp. z o.o. Warszawa	Cabin set – sanitary cabins	2738972019/GD/388004	205	30/06/2022	77	20	57
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2644792019/GD/388306	857	31/07/2024	461	132	329
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2743462019/GD/388315	852	31/07/2024	469	130	339
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220-26780	120	03/11/2023	72	37	35
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220-26789	120	03/11/2023	72	37	35
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220-26790	120	03/11/2023	72	37	35
mLeasing Sp. z o.o. Warszawa	VOLVO XC60	4595662021/GD/506951	205	15/05/2023	99	41	58
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-11646	73	31/08/2024	61	22	39
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	VW T-ROC	6706907-1221-25091	129	30/11/2024	116	39	77
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559436	1 119	28/02/2027	1 010	146	864
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559437	1 119	28/02/2027	1 010	146	864
Inbet Sp. z o.o.							
SG Equipment Leasing Polska Sp.z o.o.	JCB 411HT loader	50399	251	01/05/2022	36	36	-
SG Equipment Leasing Polska Sp.z o.o.	Aggregate transport line	50448	98	05/08/2022	18	18	-

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Leasys Polska Sp. z o.o.	Fiat Transporter Ducato	50285/08/2017	105	20/07/2022	13	13	-
Bank Polska Kasa Opieki SA	Four GH gantry cranes	38/0575/16	405	12/09/2022	110	110	-
Pekao Leasing Sp.z o.o.	Fortech 5T double-girder hook gantry crane	38/0483/18	145	12/02/2024	73	24	49
Pekao Leasing Sp.z o.o.	Rail-mounted Fortech 10T double-girder hook gantry crane	38/0482/18	173	12/02/2024	78	24	54
Pekao Leasing Sp.z o.o.	HAK 30T rail-mounted transport platform	38/0484/18	235	12/12/2023	101	49	52
ING Lease (Polska) Sp. Z o.o.	Hyster Zeppelin fork-lift truck	870838-MU-0	146	15/02/2024	61	27	34
Pekao Leasing Sp.z o.o.	FEGO containerised heating system	38/0016/19	211	12/01/2025	141	27	114
Pekao Leasing Sp.z o.o.	ZREMB concrete batch plant	38/0017/19	1 398	12/09/2025	745	187	558
ING Lease (Polska) Sp. Z o.o.	Toyota RAV4	334635-AF-0	136	15/11/2022	42	42	-
Pekao Leasing Sp.z o.o.	Single-girder rail-mounted gantry cranes (5 T and 8 T), 2 pcs	38/0496/19	329	12/02/2025	212	50	162
ING Lease (Polska) Sp. Z o.o.	Single-girder rail-mounted gantry cranes, 5 T, 2 pcs	893964-ST-0	267	15/05/2025	181	39	142
ING Lease (Polska) Sp. Z o.o.	Milling plotter	337368-OF-0	53	15/05/2025	34	9	25
Millennium Leasing sp. Z o.o.	Wall formwork (tilting tables) – 2 pcs	325252	380	05/02/2026	288	66	222
ING Lease (Polska) Sp. Z o.o.	Column manipulator with float	3151/GD/20-03/DM/2020	250	15/03/2026	193	43	150
ING Lease (Polska) Sp. Z o.o.	Toyota Corolla MY21	343728-AF-0	67	15/04/2025	51	15	36
ING Lease (Polska) Sp. Z o.o.	Single-girder rail-mounted gantry crane,	346075-OF-0	266	15/08/2026	230	39	191

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	12.5 T, Fortech						
ING Lease (Polska) Sp. Z o.o.	WAN 13-0202 platform battery-powered truck with WCN-2 trailer	347597-OF-0	109	15/10/2026	100	20	80
ING Lease (Polska) Sp. Z o.o.	Magna wall formwork (tilting tables)	346198-OF-0	820	15/09/2026	754	150	604
					7 583	2 135	5 448

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27. Trade and other liabilities

Long-term liabilities	30/06/2022	31/12/2021
In relation to related entities	-	-
trade liabilities	-	-
In relation to other entities	6 614	6 318
trade liabilities	3 748	3 338
other liabilities	2 866	2 980
Total trade and other long-term liabilities	6 614	6 318
Short-term liabilities	30/06/2022	31/12/2021
In relation to related entities	7 044	1
trade liabilities	6	1
other liabilities, including:	7 038	-
<i>dividend payable</i>	7 038	-
In relation to other entities	217 961	156 533
trade liabilities	37 841	37 588
payroll payable	570	449
state budget liabilities other than current income tax	2 070	1 336
advances received	171 790	116 323
other liabilities, including:	5 690	837
<i>dividend payable</i>	4 790	-
Total trade and other short-term liabilities	225 005	156 534
Total trade and other liabilities	231 619	162 852

28. Contingent liabilities and receivables

Contingent receivables	30/06/2022	31/12/2021
Guarantees received	27 314	37 813
Total contingent receivables	27 314	37 813

The main item among contingent liabilities as at 30/06/2022 is the guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k with the liability expiry date of 28/09/2024, established as repayment security in relation to credit at PLN 15,000 k (originally up to PLN 25,000 k) granted to INPRO SA by Alior Bank SA, and the guarantee from the Liquidity Guarantee Fund up to PLN 8,400 k with the expiry date of 30/07/2024 established as repayment security in relation to credit at PLN 10,500 k (the original sum being PLN 15,000 k) granted to DOMESTA Sp. z o.o. by Alior Bank SA. Both credit facilities are described in the credit table, note No. 30.

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Contingent liabilities	30/06/2022	31/12/2021
Liabilities in relation to bank guarantees granted mainly as security on the performance of trade agreements	5 408	2 871
Total contingent liabilities	5 408	2 871

29. Security on the Group's assets

Security established on the Group's assets as at 30 June 2022 and 31 December 2021

	30/06/2022	31/12/2021
- on non-current assets*	157 331	157 331
- on current assets**	316 918	200 825
Total	474 249	358 156

Security established by Group companies as at 30/06/2022

*** Security on non-current assets**

1. Joint contractual mortgage up to PLN 54,321 k established on real estate situated in Mikołajki (land and mortgage registers No. OL1M/00026392/3 and OL1M/00025679/2) in favour of Powszechna Kasa Oszczędności Bank Polski S.A. The Regional Corporate Branch Office in Gdańsk, in relation to credit granted to Hotel Mikołajki Sp. z o.o.

2. Mortgage up to PLN 6,000 k established on plot No. 186/2 located in Gdańsk, ul. Cementowa 5-9 – land and mortgage register GD1G/00072944/7, in favour of Alior Bank SA to secure an overdraft facility granted to DOMESTA Sp. z o.o.

3. Mortgage up to PLN 510 k on real estate located in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register No. GD1G/00082949/5, constituting security for an overdraft facility obtained by PI ISA Sp. z o.o.

4. Registered pledges on the shares of INPRO in Hotel Mikołajki Sp. z o.o., detailed in note No. 2.3.

5. Joint contractual mortgage up to PLN 24,000 k in favour of Alior Bank SA on the share of INPRO SA in the amount of 5799/10000 parts in the perpetual usufruct right to the real estate situated in Gdańsk, ul. Opata Jacka Rybińskiego, land and mortgage register No. GD1G/00068140/0, on the right to non-residential unit No.2 in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register No. GD1G/00083407/1 ((legal security for the repayment of an overdraft facility; details in current report No. 24/2016 of 22/09/2016 and the annexe in current report No. 25/2019 of 14/10/2019).

6. Contractual real estate mortgages up to PLN 14,000 k and up to PLN 6,000 k established on plot No. 178/7 located in Gdańsk, Budowlana Street (previously Jesienna), land and mortgage register GD1G/00299491/4, in favour of the consortium of SBG Bank S.A. and Bank Spółdzielczy in Tczew to secure credit granted to DOMESTA Sp. z o.o. financing the construction of the Matarnia Office Park.

7. Contractual real estate mortgage up to PLN 52,500 k established at real property located in Jastarnia, ul. Kościuszki 2A, land and mortgage register GD2W/00040638/7 (the Dom Zdrojowy**** hotel)

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in favour of the mortgage administrator, i.e. BSWW Trust Sp. z o.o. with its registered office in Warsaw, constituting security for the PLN 35,000 k worth of bonds issued by INPRO SA with the repayment deadline of 07/10/2025.

**** Security on current assets**

This concerns legal security established on current assets. The schedule of mortgages established on current assets as at 30/06/2022 in the total amount of PLN 316,918 k is included in note No. 25.

Security established by Group companies as at 31/12/2021

*** Security on non-current assets**

1. Joint contractual mortgage up to PLN 54,321 k established on real estate situated in Mikołajki (land and mortgage registers No. OL1M/00026392/3 and OL1M/00025679/2) in favour of Powszechna Kasa Oszczędności Bank Polski S.A. The Regional Corporate Branch Office in Gdańsk, in relation to credit granted to Hotel Mikołajki Sp. z o.o.

2. Mortgage up to PLN 6,000 k established on plot No. 186/2 located in Gdańsk, ul. Cementowa 5-9 – land and mortgage register GD1G/00072944/7, in favour of Alior Bank SA to secure an overdraft facility granted to DOMESTA Sp. z o.o.

3. Mortgage up to PLN 510 k on real estate located in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register No. GD1G/00082949/5, constituting security for an overdraft facility obtained by PI ISA Sp. z o.o.

4. Registered pledges on the shares of INPRO in Hotel Mikołajki Sp. z o.o., detailed in note No. 2.3.

5. Joint contractual mortgage up to PLN 24,000 k in favour of Alior Bank SA on the share of INPRO SA in the amount of 5799/10000 parts in the perpetual usufruct right to the real estate situated in Gdańsk, ul. Opata Jacka Rybińskiego, land and mortgage register No. GD1G/00068140/0, on the right to non-residential unit No.2 in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register No. GD1G/00083407/1 (legal security for the repayment of an overdraft facility; details in current report No. 24/2016 of 22/09/2016 and of the annexe in current report No. 25/2019 of 14/10/2019).

6. Contractual real estate mortgages up to PLN 14,000 k and up to PLN 6,000 k established on plot No. 178/7 located in Gdańsk, Budowlana Street (previously Jesienna), land and mortgage register No. GD1G/00299491/4 in favour of the consortium of SBG Bank S.A. and Bank Spółdzielczy in Tczew to secure credit granted to DOMESTA Sp. z o.o. financing the construction of the Matarnia Office Park.

7. Contractual real estate mortgage up to PLN 52,500 k established at real property located in Jastarnia, ul. Kościuszki 2A, land and mortgage register GD2W/00040638/7 (the Dom Zdrojowy**** hotel) in favour of the mortgage administrator, i.e. BSWW Trust Sp. z o.o. with its registered office in Warsaw, constituting security for the PLN 35,000 k worth of bonds issued by INPRO SA with the repayment deadline of 07/10/2025.

**** Security on current assets**

This concerns legal security established on current assets. The schedule of mortgages established on current assets as at 31/12/2021 in the total amount of PLN 200,825 k is included in note No. 25.

30. Significant court cases

As at 30/06/2022, no important proceedings were pending with regard to the liabilities or claims of INPRO SA or its subsidiary before a court, a body competent for arbitration proceedings or a public administrative body.

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31. Financial instruments

The fair value of the financial instruments held by the Group as at 30/06/2022 and 31/12/2021 did not differ considerably from the figures presented in the consolidated statements for the particular periods for the following reasons:

- a discounting influence, if any, in relation to short-term instruments is not significant,
- those instruments concern the transactions effected on market conditions.

Financial assets	Classification in accordance with IFRS 9	30/06/2022	31/12/2021
Trade receivables	Assets measured at the amortised cost	5 563	10 617
Other short-term financial assets	as above	42 987	27 211
Short-term loans granted	as above	10	18
Cash and cash equivalents	as above	49 840	63 336
Other long-term financial receivables (lease)	as above	1 919	2 593
Other short-term financial receivables (lease)	as above	1 346	1 346
		101 665	105 121

Financial liabilities	Classification in accordance with IFRS 9	30/06/2022	31/12/2021
Long-term loans and bank credit	financial liabilities valued as at the amortised cost	36 043	30 488
Short-term loans and bank credit	as above	30 217	28 954
Trade liabilities	as above	41 595	40 927
Payroll payable	as above	570	449
Other liabilities	as above	3 766	3 817
Long-term liabilities in relation to issue of debt securities	as above	50 493	50 803
Short-term liabilities in relation to issue of debt securities	as above	3 641	2 061
Other long-term financial liabilities (lease)	as above	8 429	8 746
Other short-term financial liabilities (lease)	as above	2 724	2 385
Dividend payable	as above	11 828	-
		189 306	168 630

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32. Transactions with related entities

SHORT-TERM TRADE RECEIVABLES/LIABILITIES as at 30/06/2022*			DEBTOR								
			related entities – full consolidation						other related entities		
			INPRO SA	Inbet Sp. z o.o.	Dom Zdrojowy Sp. z o.o.	DOMESTA Sp. z o.o.	Hotel Mikołajki Sp. z o.o.	PI ISA Sp. z o.o.	SML Sp. z o.o.	Hotel Oliwski Sp. z o.o.	Members of the Management Board
CREDITOR	related entities	INPRO SA	settlements eliminated in the consolidation process								
		Inbet Sp. z o.o.									
		Dom Zdrojowy Sp. z o.o.									
		DOMESTA Sp. z o.o.									
		Hotel Mikołajki Sp. z o.o.									
		PI ISA Sp. z o.o.									
		SML Sp. z o.o.									
	TOTAL for related entities										
	other related entities	Hotel Oliwski Sp. z o.o.									
		Members of the Management Board									
PKB Meronk S.C.			6								
TOTAL for other related entities							6				

* In addition to the short-term receivables/liabilities mentioned above, as at 30/06/2022 there was also a dividend payable to the member of the Management Board and Supervisory Board of INPRO SA and to the members of the Supervisory board of Domesta, such dividend totalling PLN 7,038 k

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

LONG-TERM TRADE RECEIVABLES/LIABILITIES as at 30/06/2022		DEBTOR										
		related entities – full consolidation						other related entities				
		INPRO SA	Inbet Sp. z o.o.	Dom Zdrojowy Sp. z o.o.	DOMESTA Sp. z o.o.	Hotel Mikołajki Sp. z o.o.	PI ISA Sp. z o.o.	SML Sp. z o.o.	Hotel Oliwski Sp. z o.o.	Members of the Management Board	PKB Meronk S.C.	
CREDITOR	related entities	INPRO SA	settlements eliminated in the consolidation process									
		Inbet Sp. z o.o.										
		Dom Zdrojowy Sp. z o.o.										
		DOMESTA Sp. z o.o.										
		Hotel Mikołajki Sp. z o.o.										
		PI ISA Sp. z o.o.										
		SML Sp. z o.o.										
	TOTAL for related entities											
	other related entities	Hotel Oliwski Sp. z o.o.										
		Members of the Management Board										
PKB Meronk S.C.												
TOTAL for other related entities												

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

TRADE REVENUES / COSTS 01/01/2022-30/06/2022		DEBTOR										
		Related entities – full consolidation						other related entities				
		INPRO SA	Inbet Sp. z o.o.	Dom Zdrojowy Sp. z o.o.	DOMESTA Sp. z o.o.	Hotel Mikołajki Sp. z o.o.	PI ISA Sp. z o.o.	SML Sp. z o.o.	Hotel Oliwski Sp. z o.o.	Members of the Management Board	PKB Meronk S.C.	
CREDITOR	related entities	INPRO SA	settlements eliminated in the consolidation process									
		Inbet Sp. z o.o.										
		Dom Zdrojowy Sp. z o.o.										
		DOMESTA Sp. z o.o.										
		Hotel Mikołajki Sp. z o.o.										
		PI ISA Sp. z o.o.									12	
		SML Sp. z o.o.										
		TOTAL for related entities								12		
	other related entities	Hotel Oliwski Sp. z o.o.										
		Members of the Management Board										
	PKB Meronk S.C.		297									
	TOTAL for other related entities	297										

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COMPARATIVE DATA:

SHORT-TERM TRADE RECEIVABLES/LIABILITIES as at 31/12/2021		DEBTOR														
		Related entities – full consolidation							other related entities							
		INPRO SA	Inbet Sp. z o.o.	Dom Zdrojowy Sp. z o.o.	DOMESTA Sp. z o.o.	Hotel Mikołajki Sp. z o.o.	PI ISA Sp. z o.o.	SML Sp. z o.o.	Hotel Oliwski Sp. z o.o.	Members of the Management Board	PKB Meronk S.C.					
CREDITOR	related entities	INPRO SA	settlements eliminated in the consolidation process													
	Inbet Sp. z o.o.															
	Dom Zdrojowy Sp. z o.o.															
	DOMESTA Sp. z o.o.															
	Hotel Mikołajki Sp. z o.o.															
	PI ISA Sp. z o.o.															
	SML Sp. z o.o.															
	TOTAL for related entities		-							-						
	other related entities	Hotel Oliwski Sp. z o.o.														
	Members of the Management Board															
PKB Meronk S.C.		1														
TOTAL for other related entities		-							1							

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

LONG-TERM TRADE RECEIVABLES/LIABILITIES as at 31/12/2021		DEBTOR														
		Related entities – full consolidation							other related entities							
		INPRO SA	Inbet Sp. z o.o.	Dom Zdrojowy Sp. z o.o.	DOMESTA Sp. z o.o.	Hotel Mikołajki Sp. z o.o.	PI ISA Sp. z o.o.	SML Sp. z o.o.	Hotel Oliwski Sp. z o.o.	Members of the Management Board	PKB Meronk S.C.					
CREDITOR	related entities	INPRO SA	settlements eliminated in the consolidation process													
	Inbet Sp. z o.o.															
	Dom Zdrojowy Sp. z o.o.															
	DOMESTA Sp. z o.o.															
	Hotel Mikołajki Sp. z o.o.															
	PI ISA Sp. z o.o.															
	SML Sp. z o.o.															
	TOTAL for related entities															
	other related entities	Hotel Oliwski Sp. z o.o.														
	Members of the Management Board															
PKB Meronk S.C.																
TOTAL for other related entities																

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

TRADE REVENUES / COSTS 01/01/2021- 30/06/2021		DEBTOR														
		Related entities – full consolidation							other related entities							
		INPRO SA	Inbet Sp. z o.o.	Dom Zdrojowy Sp. z o.o.	DOMESTA Sp. z o.o.	Hotel Mikołajki Sp. z o.o.	PI ISA Sp. z o.o.	SML Sp. z o.o.	Hotel Oliwski Sp. z o.o.	Members of the Management Board	PKB Meronk S.C.					
CREDITOR	related entities	INPRO SA	settlements eliminated in the consolidation process													
		Inbet Sp. z o.o.														
		Dom Zdrojowy Sp. z o.o.														
		DOMESTA Sp. z o.o.														
		Hotel Mikołajki Sp. z o.o.														
		PI ISA Sp. z o.o.														
		SML Sp. z o.o.														
		TOTAL for related entities														
	other related entities	Hotel Oliwski Sp. z o.o.	-	-	-	-	-	-	-							
		Members of the Management Board	-	-	-	-	-	-	-							
	PKB Meronk S.C.	-	152	-	-	-	-	-								
	TOTAL for other related entities	152														

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

33. Transactions with the participation of the Members of the Management Board

In the first six months of 2022 and in the first six months of 2021 there were no significant transactions in the Group with the participation of the members of the Management Board of the companies comprised by the Group.

In the first six months of 2022 and in the first six months of 2021 no loans were granted to the members of the Management Board.

34. Auditor's remuneration

The Group's auditor is Moore Polska Audyt Sp. z o.o.

The auditor's remuneration will be as follows:

- a) in relation to the audit of the annual consolidated financial statements and separate financial statements of the companies within the INPRO SA Group: PLN 91 k net,
- b) review of the interim consolidated financial statements of the Group and of the interim separate financial statements of INPRO SA: PLN 28 k net.

35. Employment structure

The employment level in the Group as at 30/06/2022 and 31/12/2021 was as follows:

	30/06/2022	31/12/2021
Management Board of the Parent Entity*	4	4
Management Boards of Group entities*	7	7
Administration	70	69
Sales Department	27	24
Production Division	131	128
Other	44	44
Total	283	276

*) Including the Members of the Management Board performing their tasks under management contracts

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

CONDENSED FINANCIAL DATA OF INPRO SA

STATEMENT OF PROFIT/LOSS AND OTHER TOTAL INCOME FOR THE PERIOD ENDED ON 30 JUNE 2022

Statement of total income	Note	3 months ended on			
		01/01/2022 30/06/2022 (unaudited)	01/01/2021 30/06/2021 (unaudited)	30/06/2022 (unaudited)	30/06/2021 (unaudited)
Continuing operations					
Sales revenues	4	26 160	47 071	7 652	22 570
Cost of sales	4	(17 566)	(33 664)	(4 599)	(17 471)
Gross profit (loss) on sales		8 594	13 407	3 053	5 099
Selling costs	4	(2 330)	(1 922)	(1 185)	(679)
Administrative expenses	4	(7 075)	(4 997)	(4 379)	(2 551)
Other operating revenues		353	327	193	199
Other operating costs		(107)	(75)	(94)	(60)
Profit (loss) on operating activities		(565)	6 740	(2 412)	2 008
Financial revenues		8 786	3 730	8 714	3 695
Financial costs		(1 766)	(760)	(729)	(380)
Gross profit (loss)		6 455	9 710	5 573	5 323
Income tax		266	(1 148)	429	(306)
Net profit (loss) from continuing operations		6 721	8 562	6 002	5 017
TOTAL INCOME		6 721	8 562	6 002	5 017

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

STATEMENT OF THE FINANCIAL POSITION AS AT 30 JUNE 2022

ASSETS	Note	30/06/2022 (unaudited)	31/12/2021 (audited)
Non-current (long-term) assets		110 425	108 295
Property, plant and equipment		5 340	4 988
Other intangibles		-	7
Investment property		109	110
Long-term receivables		1 919	2 593
Shares in related entities	2.1	64 321	64 321
Other financial assets	8	36 288	36 254
Deferred income tax assets		2 401	-
Other assets		47	22
Current (short-term) assets		466 566	379 871
Inventory	9	389 659	309 722
Trade and other receivables	10	11 816	9 044
Other financial assets, including loans granted	8	35 606	19 832
Cash and cash equivalents		29 485	41 273
TOTAL ASSETS		576 991	488 166

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

**STATEMENT OF THE FINANCIAL POSITION AS AT 30 JUNE 2022
(CONTINUED)**

EQUITY AND LIABILITIES	Note	30/06/2022 (unaudited)	31/12/2021 (audited)
Equity		343 552	346 841
Issued share capital		4 004	4 004
Reserves		11 531	11 531
Share premium		62 237	62 237
Retained profit		265 780	269 069
Long-term liabilities		50 501	51 896
Provision for retirement benefits		264	363
Deferred income tax provision		-	2 744
Long-term credit and loans	11	11 661	10 409
Other financial liabilities (lease)	11	1 058	739
Trade and other liabilities		3 947	3 437
Debt instrument liabilities	11	32 740	33 164
Long-term prepaid expenses		831	1 040
Short-term liabilities		182 938	89 429
Short-term provisions		12 261	13 496
Short-term credit and loans	11	20 955	6 118
Debt instrument liabilities	11	2 644	1 051
Other financial liabilities (lease)	11	582	396
Current income tax liabilities		245	132
Trade and other liabilities		145 832	67 817
Short-term prepaid expenses		419	419
Total liabilities		233 439	141 325
TOTAL EQUITY AND LIABILITIES		576 991	488 166

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

CASH FLOW STATEMENT FOR THE PERIOD ENDED ON 30 JUNE 2022

Cash flows from operating activities	01/01/2022 -30/06/2022 (unaudited)	01/01/2021 -30/06/2021 (unaudited)
Profit/(loss) before tax (gross)	6455	9710
Adjustments:	(40 114)	(17 908)
Depreciation	590	663
Income tax paid	(4 764)	(11 993)
Net interest and dividends	(6 893)	(2 939)
Profit/(loss) on investing activities	(61)	(76)
(Increase)/ decrease of receivables	15	(660)
(Increase)/ decrease of inventory	(79 937)	(29 435)
Increase / (decrease) of liabilities	52 609	28 031
Increase / (decrease) of accrued/prepaid expenses	(130)	(170)
Increase / (decrease) of deferred income	(209)	(106)
Change in provisions	(1 334)	(1 223)
Net cash flows from operating activities	(33 659)	(8 198)
Cash flows from investing activities	01/01/2022 -30/06/2022 (unaudited)	01/01/2021 -30/06/2021 (unaudited)
Sale of property, plant, equipment and intangibles	86	1 953
Dividends from related entities	5 878	-
Acquisition of property, plant, equipment and intangibles	(113)	(251)
Net cash flows from investing activities	5 851	1 702

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

**CASH FLOW STATEMENT OF THE FINANCIAL POSITION FOR THE PERIOD ENDED
ON 30 JUNE 2022 (CONTINUED)**

	01/01/2022 -30/06/2022 (unaudited)	01/01/2021 -30/06/2021 (unaudited)
Cash flow from financing activities		
Proceeds in relation to loans/credit obtained	72 602	26 953
Payments in relation to finance lease agreements	(226)	(128)
Repayment of loans/credit	(56 513)	(34 935)
Interest paid	(580)	(61)
Other financial expenditure	-	(419)
Other financial proceeds	737	466
Net cash flows from financing activities	16 020	(8 124)
Net increase in cash and cash equivalents	(11 788)	(14 620)
Cash at the beginning of the period	41 273	78 136
Cash at the end of the period	29 485	63 516

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

STATEMENT OF THE CHANGES IN EQUITY FOR THE PERIOD ENDED ON 30 JUNE 2022

Changes in equity	Share capital	Share premium	Revaluation reserve	Retained profit	Total
As at 01/01/2022	4 004	62 237	11 531	269 069	346 841
Dividend payment	-	-	-	(10 010)	(10 010)
Net profit (loss) for the financial year	-	-	-	6 721	6 721
As at 30/06/2022	4 004	62 237	11 531	265 780	343 552

Changes in equity	Share capital	Share premium	Revaluation reserve	Retained profit	Total
As at 01/01/2021	4 004	62 237	531	271 037	337 809
Dividend payment	-	-	-	(20 020)	(20 020)
Revaluation reserve created to finance the acquisition of own shares	-	-	11 000	(11 000)	-
Net profit (loss) for the financial year	-	-	-	29 052	29 052
As at 31/12/2021	4 004	62 237	11 531	269 069	346 841

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

1. Reference to the Group's interim condensed consolidated financial statements

In the condensed additional information to the interim condensed separate financial statements, the Company only presented those notes which are significant to the correct assessment of the economic and financial position and of the Company's financial result, and those which were not included in the interim condensed consolidated financial statements. Notes Nos. 5-8 included in the condensed additional information to the interim condensed consolidated financial statements also pertain to these statements.

2. Approval of the financial statements

These interim condensed separate financial statements of INPRO SA for six months ended on 30 June 2022 were approved by the Management Board on 13 September 2022 for publication on 14 September 2022.

3. Grounds for preparation and accounting principles

These interim condensed separate financial statements for six months ended on 30 June 2022 were made in conformity with IAS 34 "Interim Financial Reporting."

These unaudited interim condensed separate financial statements do not comprise all information and disclosures required in the annual financial statements and should be read together with the Company's audited separate financial statements for the year ended on 31 December 2021.

These interim condensed separate financial statements were prepared in the historical cost convention and on the assumption that the Company would be able to continue as the going concern in the foreseeable future. As at the date of signing of these financial statements, no circumstances are found to exist which indicate a threat to continue as a going concern.

These interim condensed separate financial statements were prepared in Polish zlotys (PLN). The Polish zloty is the functional and reporting currency of the Company. Unless indicated otherwise, the data in these interim condensed separate financial statements is shown in thousands of zlotys.

Accounting principles used for the preparation of these interim condensed separate financial statements are coherent with those used for the preparation of the separate financial statements of INPRO SA for the year ended on 31 December 2021 with the exceptions described in note 5.2 of the condensed additional information to the interim condensed consolidated financial statements of the Group.

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

4. Costs and revenues

Sales revenues	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Revenues from the sales of products	24 829	45 383
Revenues from the sales of services	1 331	1 688
Revenues from the sale of goods for resale and materials	-	-
Total sales revenues	26 160	47 071
Costs by category	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Depreciation of fixed assets	583	651
Depreciation of intangibles	6	11
Depreciation of investment property	1	1
Consumption of materials and energy	24 094	20 031
External services	55 404	42 687
Taxes and charges	709	752
Costs of employee benefits, including:	10 205	9 044
– payroll	8 116	7 463
– costs of social security and other benefits	2 089	1 581
Other costs, including:	2 667	1 498
– costs of credit	942	547
– entertainment and advertising	1 310	663
– property and personal insurances	277	182
– business trips	37	7
– other operating costs	101	99
Total costs by category	93 669	74 675
Change in products, work in progress and accruals (+/-)	(66 698)	(34 092)
Costs of products for the entity's in-house needs (-)	-	-
Selling costs (-)	(2 330)	(1 922)
Administrative expenses (-)	(7 075)	(4 997)
Value of goods for resale and materials sold	-	-
Cost of sales	17 566	33 664
Total costs of products, goods for resale and materials sold, cost of sales and administrative expenses	26 971	40 583

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

5. Earnings (loss) per share

The basic earnings (loss) per share are calculated by dividing net profit (loss) for a period, such profit attributable to the Company's ordinary shareholders, by the average weighted number of the issued ordinary shares occurring in the period.

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

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

Earnings (loss) per share	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Net profit (loss) from continuing operations	6 721	8 562
Net profit (loss) from discontinued operations	-	-
Net profit (loss) attributable to ordinary shareholders	6 721	8 562

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

Basic earnings (loss) per share	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Net profit (loss)	6 721	8 562
Weighted average number of ordinary shares	40 040	40 040
Basic earnings (loss) per share (PLN/share)	0.1679	0.2138

Diluted earnings (loss) per share	01/01/2022 -30/06/2022	01/01/2021 -30/06/2021
Net profit (loss) attributable to ordinary shareholders for the calculation of diluted earnings (loss) per share	6 721	8 562
Adjusted weighted average number of ordinary shares used for diluted earnings per share calculation	40 040	40 040
Diluted earnings (loss) per share (PLN/share)	0.1679	0.2138

6. Information on operating segments

In relation to the specific nature of the activity of INPRO SA (property development activity), the Company does not delineate separate operating segments in separate financial statements. Separate information on operating segments is presented for the INPRO SA Corporate Group in the consolidated statements.

**Interim condensed consolidated financial statements of the INPRO SA Group
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Unless indicated otherwise, all amounts are stated in thousands of Polish zlotys

7. Financial instruments

Financial assets	30/06/2022	31/12/2021
Trade receivables	224	4 310
Long-term loans granted	1 138	1 104
Other short-term financial assets	35 606	19 832
Cash and cash equivalents	29 485	41 273
Other long-term financial receivables (lease)	1 919	2 593
Other short-term financial receivables (lease)	1 346	1 346
	69 718	70 458

Financial liabilities	30/06/2022	31/12/2021
Long-term loans and bank credit	11 661	10 409
Short-term loans and bank credit	20 955	6 118
Trade liabilities	25 867	19 143
Dividend payable	10 010	-
Debt instrument liabilities	35 384	34 215
Other long-term financial liabilities (lease)	1 058	739
Other short-term financial liabilities (lease)	582	396
	105 517	71 020

8. Other financial assets

Other short-term financial assets	30/06/2022	31/12/2021
Advances at separate revenue (escrow) accounts*	35 606	19 832
Total	35 606	19 832

Other long-term financial assets	30/06/2022	31/12/2021
Additional contributions to the related entity's capital	35 150	35 150
Loans to related entities	1 138	1 104
Total	36 288	36 254

* applicable to payments made by the customers on the basis of property development agreements

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

9. Inventory

Inventory	30/06/2022	31/12/2021
Materials at the acquisition price	514	488
Work in progress at the cost of manufacture	198 882	119 610
Finished goods at the cost of manufacture	9 214	23 327
Commodities at the acquisition price	181 049	166 297
Total	389 659	309 722

10. Trade and other receivables

	30/06/2022	Was as at 31/12/2021	Should be as at 31/12/2021
Receivables from related entities	2714	260	260
Gross trade receivables	32	225	225
Other accounts receivable, including:	2 682	35	35
<i>Dividend receivable</i>	2 682	-	-
Receivables from other entities	8 974	8 761	8 761
Gross trade receivables	312	4 205	4 205
State budget receivables other than current income tax	4 284	1 697	1 697
Advances on inventory	3 003	1 490	1 490
Advances on fixed assets	1	-	-
Other non-financial receivables	28	1 369	23
Other financial liabilities	1 346	-	1 346
Gross receivables	11 688	9 021	9 021
Valuation allowance for receivables	(120)	(120)	(120)
Short-term prepayments, including:	248	143	143
- subscription of periodicals	11	12	12
- software, domains, licences	25	34	34
- costs of insurances	80	80	80
- rent	-	12	12
- advertisements	24	-	-
- payments in relation to Warsaw Stock Exchange and National Depository for Securities	12	-	-
- payments in relation to perpetual usufruct and real property tax	84	-	-
- other prepaid expenses	12	5	5
Total receivables (net)	11 816	9 044	9 044

**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

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

Long-term financial liabilities	30/06/2022	31/12/2021
Liabilities relating to finance lease and lease agreements with a purchase option	386	213
Loans and credit	11 661	10 409
Long-term bonds	32 740	33 164
Impact of IFRS 16	672	526
Total	45 459	44 312

Short-term financial liabilities	30/06/2022	31/12/2021
Liabilities relating to finance lease and lease agreements with a purchase option	314	252
Loans and credit	20 955	6 118
Bond issue – the short-term part	2 644	1 051
Impact of IFRS 16	268	144
Total	24 181	7 565

Nominal value of minimum lease payments	30/06/2022	31/12/2021
Within 1 year	314	252
Within from 1 to 3 years	386	213
Within from 3 to 5 years	-	-
Impact of IFRS 16	940	670
Total liabilities relating to finance lease – minimum total lease payments	1 640	1 135

Financial costs in relation to finance lease	16	14
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**Interim condensed consolidated financial statements of the INPRO SA Group
for the first six months of 2022**

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

12. Trade liabilities

Long-term liabilities	30/06/2022	31/12/2021
In relation to related entities	199	183
Trade liabilities	199	183
In relation to other entities	3 748	3 254
Trade liabilities	3 748	3 254
Other liabilities	-	-
Total trade and other long-term liabilities	3 947	3 437
Short-term liabilities	30/06/2022	31/12/2021
In relation to related entities	8 349	1 305
Trade liabilities	3 129	1 305
Other liabilities, including:	5 220	-
<i>Dividend payable</i>	5 220	-
In relation to other entities	137 483	66 512
Trade liabilities	18 791	14 401
Payroll payable	231	267
State budget liabilities other than current income tax	749	762
Advances received	112 614	50 730
Other liabilities, including:	5 098	352
<i>Dividend payable</i>	4 790	-
Total trade and other short-term liabilities	145 832	67 817
Total trade and other liabilities	149 779	71 254

13. Transactions with related entities

Revenues from the sale of products, services, goods for resale and materials to related entities	01/01/2022 - 30/06/2022	01/01/2021 - 30/06/2021	01/04/2022 - 30/06/2022	01/04/2021 - 30/06/2021
Inbet Sp. z o.o.	96	96	38	42
Dom Zdrojowy Sp. z o.o.	22	36	10	10
Hotel Mikołajki Sp. z o.o.	22	22	10	10
PI ISA Sp z o.o.	51	22	26	12
SML Sp z o.o.	18	19	8	9
Members of the Management Board	-	-	-	-
Total	209	195	92	83

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Purchase from related entities	01/01/2022 - 30/06/2022	01/01/2021 - 30/06/2021	01/04/2022 - 30/06/2022	01/04/2021 - 30/06/2021
Inbet Sp. z o.o.	6 695	4 234	4 367	2 515
PI ISA Sp z o.o.	3 219	1 490	1 451	814
SML Sp z o.o.	55	-	55	-
Hotel Mikołajki Sp. z o.o.	75	-	-	-
Total	10 044	5 724	5 873	3 329

Loans granted by Inpro SA	30/06/2022	31/12/2021
To related entities:		
Hotel Mikołajki Sp. z o.o.	1 138	1 104
Total loans granted to related entities	1 138	1 104

Receivables from related entities

	30/06/2022	31/12/2021
Trade receivables – up to 12 months	32	225
Inbet Sp. z o.o.	15	18
Dom Zdrojowy Sp. z o.o.	5	4
Hotel Mikołajki Sp. z o.o.	5	194
PI ISA Sp. z o.o.	4	6
SML Sp. z o.o.	3	3
Other receivables up to 12 months	2 682	35
Inbet Sp. z o.o.	-	1
DOMESTA Sp. z o.o.	2 682	-
Hotel Mikołajki Sp. z o.o.	-	34
PI ISA Sp. z o.o.	-	-
Total receivables	2 714	260
Inbet Sp. z o.o.	15	19
Dom Zdrojowy Sp. z o.o.	5	4
DOMESTA Sp. z o.o.	2 682	-
Hotel Mikołajki Sp. z o.o.	5	228
PI ISA Sp. z o.o.	4	6
SML Sp. z o.o.	3	3

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Liabilities in relation to related entities

	30/06/2022	31/12/2021
Trade liabilities – up to 12 months	3 129	1 305
Inbet Sp. z o.o.	2 520	445
PI ISA Sp. z o.o.	609	860
Trade liabilities over 12 months	199	183
Inbet Sp. z o.o.	1	9
PI ISA Sp. z o.o.	198	174
Other liabilities up to 12 months	5 321	101
Inbet Sp. z o.o.– impact of IFRS 16	101	101
Members of the Management Board and the Supervisory Board	5220	-
Other liabilities over 12 months	48	96
Inbet Sp. z o.o.– impact of IFRS 16	48	96
Total liabilities	8 697	1 685
Inbet Sp. z o.o.	2 670	651
PI ISA Sp. z o.o.	807	1 034
Members of the Management Board and Supervisory Board	5 220	-

14. Contingent liabilities and receivables

Contingent liabilities

Contingent liabilities	30/06/2022	31/12/2021
Liability in relation to bank guarantees granted mainly as security for trade agreements	5 103	2 566
Other contingent liabilities	36 214	36 214
Total contingent liabilities	41 317	38 780

Contingent liabilities as at 30/06/2022:

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

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

3. Bank payment guarantee for PLN 2,566,140 issued upon instruction from INPRO SA by mBank SA in favour of the Gdańsk City Commune, with the expiry date of 31/12/2022. The guarantee was issued to secure funds for the purposes of the announcement by the Directorate for Gdańsk City Development of the public contract for the undertaking comprising stage III of the road project (Nowa Opacka Street) and as security for the commune's claims in the event of INPRO SA's failure to pay invoices for construction works executed as part of the road project.

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4. Bank payment guarantee for PLN 2,537,220.58 issued by mBank SA upon order from INPRO SA in favour of the State Treasury – the General Director of National Roads and Motorways, with the expiry date of 30/09/2027/ The guarantee will be reduced to PLN 761,166.17 upon receipt by the bank of the final acceptance report for the works and provide security for claims under guarantee and warranty for defects. The guarantee is issued to ensure the correct performance of the agreement to be signed by INPRO and the General Director for National Roads and Motorways (GDDKiA) in relation to the alteration of the road layout of Jana III Sobieskiego and Kombatantów streets in Rumia.

Contingent liabilities as at 31/12/2021:

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

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

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Contingent receivables

Contingent receivables	30/06/2022	31/12/2021
Guarantees received	14 360	21 259
Total contingent receivables	14 360	21 259

The main item among contingent liabilities as at 30/06/2022 is the guarantee from the Liability Guarantee Fund up to PLN 12,000 k with the expiry date of 28/09/2024. The guarantee is established as security for the repayment of credit in the amount of PLN 15,000 k (originally up to PLN 25,000 k) granted to INPRO SA by Alior Bank and described in the credit table, note 25 to the Group's interim condensed consolidated financial statements.

15. Security on the Company's assets

Security established for Group companies – the fair value	30/06/2022	31/12/2021
– on non-current assets*	24 000	24 000
– on current assets**	256 043	139 950
Total	280 043	163 950

**Interim condensed consolidated financial statements of the INPRO SA Group
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*** Security on non-current assets**

Joint contractual mortgage up to PLN 24,000 k in favour of Alior Bank SA on the share of INPRO SA in the amount of 5799/10000 parts in the perpetual usufruct right to the real estate situated in Gdańsk, ul. Opata Jacka Rybińskiego, land and mortgage register No. GD1G/00068140/0, on the right to non-residential unit No. 2 in Gdańsk, ul. Opata Jacka Rybińskiego 8, land and mortgage register GD1G/00083407/1 (a legal security for the repayment of an overdraft facility; details in current report No. 24/2016 of 22/09/2016 and current report No. 25/2019 of 14/10/2019).

**** Security on current assets**

This concerns legal security established on current assets. The schedule of mortgages established on current assets as at 30/06/2022 and 31/12/2021 in the total amount of PLN 256,043 k and PLN 139,950 k is included in note No. 25 to the condensed interim consolidated financial statements of the INPRO SA Group.

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

Gdańsk, 13 September 2022