CONSOLIDATED FINANCIAL STATEMENTS

OF THE INPRO SA CORPORATE GROUP

for the year ended on 31 December 2023

drafted in conformity with the International Financial Reporting Standards

Approval of the consolidated financial statements

of the INPRO SA Corporate Group

prepared in conformity with the International Financial Reporting Standards

for the year ended on 31 December 2023

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

Gdańsk, 25 April 2024

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

SELECTED FINANCIAL DATA CONCERNING THE CONSOLIDATED FINANCIAL STATEMENTS OF THE INPRO SA CORPORATE GROUP

	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
	PLN '000		EUR '000	
Net sales revenues	308 606	357 690	68 149	76 294
Gross profit (loss) on sales	104 240	132 322	23 019	28 224
Profit (loss) on operating activities	58 540	88 680	12 927	18 915
Gross profit (loss)	52 855	79 368	11 672	16 929
Net profit (loss)	42 885	64 142	9 470	13 681
– including attributable to non-controlling shareholders	7 658	9 448	1 691	2 015
Earnings (loss) per share in the Parent Entity	0.88	1.37	0.19	0.29
Net cash flows from operating activities	14 803	(3 104)	3 269	(662)
Net cash flows from investing activities	(7 798)	(12 029)	(1 722)	(2 566)
Net cash flows from financing activities	(14 307)	6 590	(3 159)	1 406
Net cash flows	(7 302)	(8 543)	(1 612)	(1 822)
	31/12/2023	**31/12/2022**	**31/12/2023**	**31/12/2022**
	PLN '000		**EUR '000**	
Total assets	799 305	750 170	183 833	159 954
Liabilities and provisions for liabilities	304 925	285 751	70 130	60 929
Provisions for liabilities	21 702	28 857	4 991	6 153
Long-term liabilities	98 188	111 654	22 582	23 807
Short-term liabilities	185 035	145 240	42 556	30 969
Equity, including:	494 380	464 419	113 703	99 025
- attributable to non-controlling shareholders	39 518	33 954	9 089	7 240
Number of shares (pcs)	40 040 000	40 040 000	40 040 000	40 040 000
Book value per share	12.35	11.60	2.84	2.47
ZLOTY TO EURO CONVERSION RATES	**average EUR rate in the period 01/01/2023-31/12/2023**		**average EUR rate as at 31/12/2023**	
	4.5284		4.3480	
	average EUR rate in the period 01/01/2022-31/12/2022		**average EUR rate as at 31/12/2022**	
	4.6883		4.6899	

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

CONSOLIDATED STATEMENT OF TOTAL INCOME FOR THE PERIOD ENDED ON 31/12/2023

	Note	01/01/2023 -31/12/2023 (audited) PLN '000	01/01/2022 -31/12/2022 (audited) PLN '000
Continuing operations			
Sales revenues	7.1	308 606	357 690
Cost of sales	7.2	(204 366)	(225 368)
Gross profit (loss) on sales		**104 240**	**132 322**
Selling costs	7.2	(13 477)	(13 565)
Administrative expenses	7.2	(32 758)	(31 473)
Other operating revenues	7.3	2 045	2 569
Other operating costs	7.4	(1 510)	(1 173)
Profit (loss) on operating activities		**58 540**	**88 680**
Financial revenues	7.5	1 517	659
Financial costs	7.6	(7 202)	(9 971)
Gross profit (loss)		**52 855**	**79 368**
Income tax	8	(9 970)	(15 226)
Net profit (loss) from continuing operations		**42 885**	**64 142**
Net profit		**42 885**	**64 142**
Total overall income		0	0
TOTAL INCOME		**42 885**	**64 142**
Net profit (loss) attributable to:		**42 885**	**64 142**
– the parent entity's shareholders		35 227	54 694
– non-controlling shareholders		7 658	9 448
Total income attributable to:		**42 885**	**64 142**
– the parent entity's shareholders		35 227	54 694
– non-controlling shareholders		7 658	9 448

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

EARNINGS PER SHARE:

Earnings per share attributable to shareholders of the parent entity (PLN/share)	10	**01/01/2023 - 31/12/2023**	**01/01/2022 -31/12/2022**
Basic (continuing operations)		0.88	1.37
Basic (discontinued operations)			
Basic		0.88	1.37
Diluted (continuing operations)		0.88	1.37
Diluted (discontinued operations)			
Diluted		0.88	1.37

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

CONSOLIDATED STATEMENT OF THE FINANCIAL POSITION AS AT 31/12/2023

ASSETS	Note	31/12/2023 (audited)	31/12/2022 (audited)
Non-current (long-term) assets		**162 191**	**159 395**
Property, plant and equipment	12	61 131	70 399
Goodwill	14.1	6 708	6 708
Other intangibles	14	178	184
Long-term receivables		890	1 382
Investment property	13	89 761	78 482
Other long-term prepaid expenses		23	28
Deferred income tax assets	8.4	3 500	2 212
Current (short-term) assets		**637 114**	**590 775**
Inventory	16	538 369	507 687
Trade and other receivables	17	22 247	18 812
Current tax assets		48	128
Other financial assets	18	29 276	9 445
Cash and cash equivalents	19	47 174	54 703
TOTAL ASSETS		**799 305**	**750 170**

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

CONSOLIDATED STATEMENT OF THE FINANCIAL POSITION AS AT 31/12/2023 *(CONTINUED)*

EQUITY AND LIABILITIES	Note	31/12/2023 (audited)	31/12/2022 (audited)
Equity (attributable to the parent entity's shareholders)	20	**454 862**	**430 465**
Issued share capital		4 004	4 004
Reserves		11 051	11 051
Retained profit		377 570	353 173
Share premium		62 237	62 237
Capital attributable to non-controlling shareholders	20.5	**39 518**	**33 954**
Total equity		**494 380**	**464 419**
Long-term liabilities		**104 799**	**122 333**
Deferred income tax provision	8.4	6 219	10 373
Provision for retirement benefits obligations	21	392	306
Long-term credit and bank loans	22	31 822	48 715
Debt instrument liabilities	22	54 767	50 497
Other financial liabilities (lease)	22	4 886	6 198
Trade and other liabilities	23	6 713	6 244
Short-term liabilities		**200 126**	**163 418**
Short-term provisions	21	15 091	18 178
Short-term credit and loans	22	59 083	38 031
Debt instrument liabilities	22	5 486	4 332
Other financial liabilities (lease)	22	2 749	2 596
Current income tax liabilities		1 234	881
Trade and other liabilities	23	116 483	99 400
Total liabilities		**304 925**	**285 751**
TOTAL EQUITY AND LIABILITIES		**799 305**	**750 170**

CONSOLIDATED STATEMENT OF THE CHANGES IN EQUITY FOR THE PERIOD ENDED ON 31/12/2023

	Share capital	Share premium	Revaluation reserve including revaluation of property, plant and equipment	Retained profit	Equity attributable to the parent entity's shareholders	Attributable to non-controlling shareholders	Total
As at 1/1/2023	**4 004**	**62 237**	**11 051**	**353 173**	**430 465**	**33 954**	**464 419**
Dividend payment to the parent entity's shareholders				(10 010)	(10 010)		(10 010)
Dividend payment – non-controlling shareholders						(3 114)	(3 114)
Net profit (loss) for the financial year				35 227	35 227	7 658	42 885
Change of a share in a subsidiary (increase of capital of DOMESTA Sp. z o.o.)				(794)	(794)	994	200
Other changes				(26)	(26)	26	0
Change in equity				**24 397**	**24 397**	**5 564**	**29 961**
As at 31/12/2023	**4 004**	**62 237**	**11 051**	**377 570**	**454 862**	**39 518**	**494 380**

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY – COMPARATIVE DATA

	Share capital	Share premium	Revaluation reserve including revaluation of property, plant and equipment	Retained profit	Equity attributable to the parent entity's shareholders	Attributable to non-controlling shareholders	Total
As at 1/1/2022	**4 004**	**62 237**	**11 051**	**308 970**	**386 262**	**27 086**	**413 348**
Dividend payment to the parent entity's shareholders				(10 010)	(10 010)		(10 010)
Dividend payment – non-controlling shareholders						(2 310)	(2 310)
Net profit (loss) for the financial year				54 694	54 694	9 448	64 142
Change in shareholdings in subsidiaries				(351)	(351)	(270)	(621)
Other changes				(130)	(130)		(130)
Change in equity				**44 203**	**44 203**	**6 868**	**51 071**
As at 31/12/2022	**4 004**	**62 237**	**11 051**	**353 173**	**430 465**	**33 954**	**464 419**

CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED ON 31/12/2023

	01/01/2023 -31/12/2023 (audited) PLN '000	01/01/2022 -31/12/2022 (audited) PLN '000
Profit/loss before tax (gross)	**52 855**	**79 368**
Adjustments:	**(23 072)**	**(71 364)**
Depreciation	7 735	7 801
Profit (loss) on exchange differences	206	90
Interest and dividends	9 517	9 479
Profit / (loss) on investing activities	(145)	(309)
Increase / (decrease) of receivables	(4 000)	3 244
Increase / (decrease) of inventory	(30 682)	(52 953)
Increase / (decrease) of liabilities	(2 583)	(40 225)
Increase / (decrease) of accrued/prepaid expenses	(119)	(7)
Change in provisions	(3 001)	1 646
Other adjustments	0	(130)
Cash generated from operating activities	**29 783**	**8 004**
Income tax paid	(14 980)	(11 108)
Net cash flows from operating activities	**14 803**	**(3 104)**
Sale of property, plant, equipment and intangibles	205	422
Interest received	172	0
Acquisition of property, plant, equipment and intangibles	(8 175)	(11 830)
Purchase of shares in subsidiaries	0	(621)
Net cash flows from investing activities	**(7 798)**	**(12 029)**
Net proceeds from the issue of shares or stock	200	0
Proceeds in relation to loans/credit obtained	104 097	146 043
Payments in relation to finance lease agreements	(2 675)	(2 478)
Repayment of loans/credit	(99 539)	(121 135)
Interest paid	(10 238)	(6 946)
Dividends paid to:	(13 124)	(12 320)
– the parent entity's shareholders	*(10 010)*	*(10 010)*
– non-controlling shareholders	*(3 114)*	*(2 310)*
Issue of debt securities (bonds)	24 260	0
Repurchase of debt securities (bonds)	(18 500)	0
Other financial expenditure	0	0
Other financial proceeds	1 212	3 426
Net cash from financing activities (for an explanation to toe change in the presentation, see note 19.1)	**(14 307)**	**6 590**
Total net cash flows	**(7 302)**	**(8 543)**
Balance sheet change in the position	**(7 529)**	**(8 633)**
Change in cash in relation to foreign exchange gains/losses	(227)	(90)
Cash at the beginning of the period	**54 797**	**63 340**
Cash at the end of the period	**47 495**	**54 797**

ADDITIONAL INFORMATION AND EXPLANATIONS

1. Basic information on the Parent Company of the INPRO SA Corporate Group

1.1 General information

Entity's name: **INPRO SA**
National Official Business Register (REGON): **008141071**
Court registration (KRS): **306071** (7th Business Division of the National Court Register)
Tax ID (NIP): **589-000-85-40**

Entity’s legal status: **Joint stock company**

Registered office: Ul. Opata Jacka Rybińskiego 8, 80-320 Gdańsk, Poland

State of registration: **Poland**

Main place of establishment: **Poland**

INPRO SA (the “Parent Company,” “Company”) was established by way of the notarised deed of 6 April 1987 and registered in Poland.

On 29 May 2008 the company's legal status was changed from a limited liability company to a joint-stock company.

The basic object of INPRO SA is the property development activity, that is the construction and sale of residential and commercial premises.

There is no parent entity in relation to INPRO SA.

Therefore, as there is no entity controlling INPRO SA, that Company is the highest-level entity in the Group.

The duration of the Parent Company is unlimited.

Since the end of the previous reporting period, there has been no change in the reporting entity’s name or its other identification data.

As at 31 December 2023, the shares of INPRO SA were quoted on the parallel market of the Warsaw Stock Exchange.
The rights to B series shares of INPRO SA were launched on the parallel market of the Warsaw Stock Exchange on 17/02/2011, and series A and B shares were launched on that market on 22/03/2011.

Statutory auditor:
MOORE POLSKA AUDYT SP. Z O.O.
ul. Grzybowska 87
00-844 Warszawa
The entity is recorded on the list of entities authorised to audit financial statements, maintained by the Polish Chamber of Statutory Auditors, under number 4326.

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

1.2 Shareholding structure

In the reporting period, the share capital of INPRO SA did not change. As at 31/12/2023, 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.

Shareholding structure of the Parent Entity as at 31/12/2023 and 31/12/2022

<table>
<tr><th>Shareholder</th><th>Series</th><th>Number of shares</th><th>Nominal value in PLN</th><th>Share in the capital</th><th>Number of votes</th><th>Share in votes</th></tr>
<tr><td>Krzysztof Maraszek</td><td>A</td><td>10 010 000</td><td>1 001 000</td><td>25 %</td><td>10 010 000</td><td>25 %</td></tr>
<tr><td>Zbigniew Lewiński</td><td>A</td><td>9 460 000</td><td>946 000</td><td>23.63 %</td><td>9 460 000</td><td>23.63 %</td></tr>
<tr><td>Grażyna Dąbrowska-Stefaniak</td><td>A</td><td>5 640 000</td><td>564 000</td><td>14 09 %</td><td>5 640 000</td><td>14.09 %</td></tr>
<tr><td rowspan="2">Nationale Nederlanden OFE</td><td>A</td><td>2 100 000</td><td>210 000</td><td rowspan="2">17.93 %</td><td>2 100 000</td><td rowspan="2">17.93 %</td></tr>
<tr><td>B</td><td>5 077 704</td><td>507 770</td><td>5 077 704</td></tr>
<tr><td>Shareholders holding less than 5 % of votes</td><td>A and B</td><td>7 752 296</td><td>775 230</td><td>19.35 %</td><td>7 752 296</td><td>19.35 %</td></tr>
<tr><td>TOTAL</td><td></td><td>40 040 000</td><td>4 004 000</td><td>100 %</td><td>40 040 000</td><td>100 %</td></tr>
</table>

To the Company's best knowledge, no other significant changes in the shareholding structure occurred against the status as at 31/12/2023.
In the period after 31/12/2023 and until the submission of this report, the shareholders did not advise of any change in the shareholdings in INPRO SA.
No change in the shareholdings of the executives and supervisors took place in that period, either.

1.3 Composition of the Parent Company's Management Board and Supervisory Board

As at the date of drafting these 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.

As at the date of drafting these consolidated 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 this governing body occurred in the reporting period.

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

Within the Supervisory Board, there operates the Audit Committee in the bench consisting of the following persons as at 31/12/2023:

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

The shareholdings of the members of the Management Board and Supervisory Board of INPRO SA as at 25/04/2024 and 31/12/2023 were as follows:

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

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

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

1.4 Security on shares in subsidiaries

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

	31/12/2023	**31/12/2022**
Security established on financial assets for the benefit of Group companies	17 980	17 980
Total	**17 980**	**17 980**

Security on the shares of INPRO S.A. as at both 31/12/2023 and 31/12/2022 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.

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

2. Basic information on the Corporate Group

The INPRO SA Corporate Group (the "Group") consists of the parent entity, i.e. INPRO SA, and its subsidiaries (see Note 2.1). The consolidated financial statements of the Group cover the year ended on 31 December 2023 and comprise comparatives for the year ended on 31 December 2022.

The duration of the entities within the Corporate Group is unlimited.

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 manufacture of precast concrete items (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.) and interior fit-out and construction finishing services (SML Sp. z o.o.).

The Group operates in the territory of Poland.

2.1 Corporate Group's composition and its changes

As at 31/12/2023, the Group consists of INPRO SA and the following subsidiaries:

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

* The total 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) made in 2015.

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

As at 31/12/2022, the Group consisted of INPRO SA and the following subsidiaries:

No.	Entity's name	Registered office	Object	Share in the share capital (%)	Share in voting rights (%)	Acquisition price of the shares
1.	Inbet Sp. z o.o.	Kolbudy, ul. Przemysłowa 10	Manufacture of reinforced concrete, concrete and steel items	80.32 %	80.32 %	10 907
2.	Dom Zdrojowy Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Renting and managing of own real property	100.00 %	100.00 %	19 120
3.	Domesta Sp. z o.o.	Gdańsk, ul. Budowlanych 68B	Property development activity, main contracting for multi-family 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	100.00 %	100.00 %	2 804
6.	SML Sp. z o.o.	Gdańsk, ul. Opata Jacka Rybińskiego 8	Interior fit-out, construction and finishing services	100.00 %	100.00 %	201
						64 942

* The total 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) made in 2015.

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 – 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).

As at 31/12/2023, 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.

Changes in the Group's composition and structure in the period 01/01/2023 – 31/12/2023

No changes occurred in the composition of the Inpro Corporate Group in the reporting period. **However, the share in one of the subsidiaries- DOMESTA Sp. z o.o., decreased from 59.57 % as at 31/12/2022 to 58.33 % as at 31/12/2023.**

Pursuant to resolutions Nos. 13 and 14 of 2 June 2023, the General Meeting of DOMESTA spółka z ograniczoną odpowiedzialnością increased the share capital of that company from PLN 300,800.00 by the amount of PLN 2,771,200.00 to PLN 3,072,000.00.
Following the registration of event by the Court, which took place on 07/07/2023, the share capital of DOMESTA is PLN 3,072,000.00 and is divided into 384 equal and indivisible shares with the nominal value of PLN 8,000 each.

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

As a result of the increase of the share capital of DOMESTA, the Issuer now holds 224 shares with the nominal value of PLN 8,000.00 each, totalling PLN 1,792,000.00, that is **58.33 %** of the share capital of DOMESTA.

Share of the Group in the share capital of DOMESTA Sp. z o.o.	Number of shares held	Nominal value of 1 share	% of capital
As at 01/01/2023	224	800	59.57 %
As at 31/12/2023	224	8 000	58.33 %

Companies excluded from consolidation as at 31/12/2023 and as at the end of the comparable period:

As at the balance sheet date, all the companies within the Corporate Group were comprised by the full method consolidation.

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

2.2 Share capital of entities within the Corporate Group

Share capital of the various entities comprised by the INPRO Group as at 31/12/2023

Entity	Share capital as at 31/12/2023
INPRO SA	4.004
DOMESTA Sp. z o.o.	3.072
Inbet Sp. z o.o.	13.791
Dom Zdrojowy Sp. z o.o.	19.140
Hotel Mikołajki Sp. z o.o.	17.980
PI ISA Sp. z o.o.	80
SML Sp. z o.o.	200

2.3 Details concerning subsidiaries holding non-controlling shares

Company	Percentage of the entity's share capital held by non-controlling shareholders		Net profit/loss attributable to non-controlling shareholders	Accumulated value of non-controlling shares	
	31/12/2023	31/12/2022	2023	31/12/2023	31/12/2022
Inbet Sp. z o.o.	19.68 %	19.68 %	892	7 034	6 804
Domesta Sp. z o.o.	41.67 %	40.43 %	6 766	32 484	27 150
TOTAL			**7 658**	**39 518**	**33 954**

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

Condensed financial information on subsidiaries holding non-controlling shares

Item in the financial statements	Inbet Sp. z o.o.		Domesta Sp. z o.o.	
	2023	2022	2023	2022
Current assets	18 364	20 489	159 018	150 635
Non-current assets	28 950	29 506	40 836	35 311
Short-term liabilities	3 632	6 841	68 389	69 105
Long-term liabilities	1 803	2 026	48 311	46 130
Sales revenues	28 711	44 964	121 521	121 119
Other revenues	478	200	299	287
Net profit/loss/total net revenues	4 215	10 349	16 498	19 576
Net profit/loss attributable to shareholders in the parent entity	3 323	8 815	9 732	11 662
Net profit/loss attributable to non-controlling shareholders	892	1 534	6 766	7 914
Dividends paid to non-controlling shareholders	(689)	(492)	(2 426)	(1 818)

3. Approval of the financial statements

These consolidated financial statements were approved by the Management Board on 25 April 2024 for publication on 26 April 2024.

4. Grounds for preparation and accounting principles

4.1 Grounds for the preparation of the consolidated financial statements

These consolidated financial statements were prepared in the historical cost principle 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 approval of these financial statements, no circumstances are found to exist which indicate a threat to the Group companies to continue as a going concern.

The principles presented in the notes to the consolidated financial statements for the valuation of assets and liabilities and the determination of the financial result are consistent with the accounting principles applied by the parent entity.

The functional currency of the parent entity and other companies covered by these consolidated financial statements is Polish zloty.
Polish zloty is also the reporting currency of the Corporate Group.

These consolidated financial statements were prepared in Polish zlotys (PLN). Unless indicated otherwise, the data in the consolidated financial statements have been presented in thousands of zlotys.

4.2 The platform of the applied International Financial Reporting Standards

4.2. 1 Statement on compliance with the regulations

Polish regulations require the Group to prepare consolidated financial statements in conformity with the International Financial Reporting Standards (IFRS) endorsed by the European Union (EU). In view of the ongoing IFRS implementation process in the EU and the Group's operations, as regards the accounting principles used by the Group, there is no difference between the IFRS to have come into effect and those endorsed by the EU for the reporting period ended on 31/12/2023.

These consolidated financial statements were made in conformity with the International Financial Reporting Standards endorsed by the EU. The IFRS cover the standards and interpretations approved by the International Accounting Standards Committee ("IASC") and the International Financial Reporting Interpretations Committee ("IFRIC").
The Group's subsidiaries keep their books of accounts in conformity with the accounting policy (principles) specified by the Accounting Act of 29 September 1994 (the "Act") and the regulations issued on its basis (the "Polish accounting standards"). The consolidated financial statements contain adjustments not included in the accounting books of the Group' entities in order to bring the financial statements of those entities to compliance with the IFRS.

4.2.2 Standards adopted for the first time

The accounting policy used for the preparation of these consolidated financial statements is coherent with accounting principles used for the preparation of the Group's consolidated financial statements for the previous year except the application of the following new or amended standards and interpretations effective in relation to reporting periods commencing 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;
- Amendments to IAS 12 "Income Tax" – the duty to recognise deferred income tax in connection with assets and liabilities arisen within a single transaction;
- Amendments to IAS 12 "Income Tax" – the global minimum income tax (Pillar Two)
- IFRS 17 "Insurance Contracts" and amendments to IFRS 17
- Amendments to IFRS 17 "Insurance Contracts" – first adoption of IFRS 17 and IFRS 9 – Comparative Information.

The above amendments did not have significant impact on the data presented in these consolidated financial statements.

4.2. 3 New standards and amendments to standards which are not effective yet

This report does not take into account the amendments to the standards and interpretations, which await approval by the European Union or those which have been approved by it but have or will become effective after the balance sheet date.

The Group did not take advantage of the opportunity of early adoption of the following standards, amendments thereto, or interpretations:

- **Amendments to IAS 1 "Presentation of Financial Statements" –** classification of liabilities as short or long-term and long-term liabilities with covenants under contracts – the amendments are effective in relation to financial Statements: for periods commencing on 1 January 2024 or after that date

- **Amendments to IFRS 16 "Lease" –** lease liabilities within the sale and lease-back lease – amendments are effective in relation to financial statements for periods commencing on 1 January 2024 or after that date

- **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 – approval of these amendments has been postponed by the European Union

- **Amendments to IAS 7 „Cash-Flow Statement" and IFRS 7 "Financial Instruments: Disclosures" –** supplier finance arrangements – amendments will be effective for reporting periods commencing on 1 January 2024 or after that date; as at the date of drafting these financial statements, the amendments were not approved by the European Union

- **Amendments to IAS 21 "Effects of Foreign Currency Fluctuations" –** no convertibility – amendments will be effective for reporting periods commencing on 1 January 2025 or after that date; as at the date of drafting these financial statements; as at the date of drafting these financial statements, the amendments were not approved by the European Union

The Parent Entity's Management Board is in the process of the analysis of the influence of the above amendments to the standards on the Group's financial standing and profits from business operations Group well as on the scope of information presented in consolidated financial statements.
As at the date of approval of these consolidated financial statements, the Company's Management Board does not envisage significant influence of the above-mentioned amendments to the standards on the Group's consolidated financial statements for the period in which these standards and amendments will be adopted for the first time.

4.3 Early adoption of standards and interpretations

The Group did not take advantage of the opportunity of early adoption of any standards, amendments thereto, or interpretations.

4.4 Amendments to accounting principles in use

In the reporting period, the Group did not make any significant changes in the accounting principles in use except the changes following from the application of new or amended International Financial Reporting Standards (IFRS).

4.5 Material values based on professional judgement and estimates

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 will 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.

4.6 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 31 December 2023 may be revised in the future. The main estimates have been described in the following notes:

Note		
16	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 units) is conducted by comparing their book value with current market selling prices of premises for a given stage of a project implemented by the Group.
17	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.
8	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.

21	Employee benefits	Provisions for retirement benefits and unused vacation leaves
21	Provisions	Provisions for guarantees and sureties, claims and litigation, construction works and additional remuneration
5.6	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.

5. Accounting principles in use

5.1 Consolidation principles

The condensed consolidated financial statements comprise those of INPRO SA and its subsidiaries, such statements having been prepared for the year ended on 31 December 2023. The financial statements of the subsidiaries are prepared for the same reporting period as the financial statements of the parent entity, with the application of consistent accounting principles, on the basis of uniform accounting principles applied to the transactions and economic events of a similar character. Adjustments are introduced to eliminate any differences in the accounting principles applied.
All the significant balances and transactions between the entities within the Group, including unrealised gains arising out of the transactions within the Group are thoroughly eliminated. Unrealised losses are eliminated unless they demonstrate impairment.

5.2 Investments in subsidiaries

The subsidiaries are all the business entities controlled by the Group. The Group controls an entity when the Group is exposed or has the right to variable returns from its interest in that entity and can influence those returns by exercising authority over that entity.
The Company reviews its control of other entities if a situation has occurred which indicates a change of one or several conditions of control as mentioned above.
If the Company has less than the majority of voting rights in the entity, but the voting rights held are sufficient for enabling the Company to single-handedly manage the significant activities of that entity, that means that the Company has the authority over that entity. When evaluating if the voting rights in the entity are sufficient for ensuring authority, the Company analyses all the significant circumstances, including:

- the size of the voting package compared to the amount of the shares and the degree of dispersion of the voting rights held by other shareholders;
- potential voting rights held by the Company, other shareholders or other parties;
- rights under other contractual arrangements, and
- additional circumstances which may demonstrate that the Company is or is not able to manage the significant activities at the points of making decisions, including voting patterns observed at previous general meetings.

Subsidiaries are subject to full consolidation as from the transfer of control to the Group.
Consolidation shall stop upon the cessation of control.

The revenues and costs of a subsidiary acquired or transferred during the year are recognised in the consolidated statement of profit and losses as well as other total income in the period from the takeover of control by the Company to the loss of control of that subsidiary.

The profit/loss and all components of other total income are attributed to the Company's owners and non-controlling shares. The total revenues of subsidiaries are attributed to the Company owners and non-controlling shares, even if this causes the deficit on the part of the non-controlling shares.

5.3 Business combinations

The acquisitions of other entities are reconciled by means of the acquisition method. The payment transmitted in the business combination transaction is measured at a fair value calculated as the total amount of the fair values as at the date of acquisition of the assets transferred by the Group, the liabilities contracted by the Group in relation to the previous owners of the target entity and of equity instruments issued by the Group in return for the takeover of control of the target entity. The costs related to the acquisition are recognised in the bottom line profit/loss as they are incurred.

The identifiable assets and liabilities are measured at a fair value as at takeover date with the following exceptions:

- deferred income tax assets and liabilities or those related to agreements for employee benefits are recognised and measured in conformity with IAS 12 "Income Tax" and ISA 19 "Employee Benefits";
- equity liabilities or instruments related to payment programmes settled on the basis of the shares in the target entity or in the Group, which are to replace similar agreements binding at the target entity, are measured in conformity with IFRS 2 "Share Based Payments" as at the takeover date and
- assets (or a group of assets held for sale) classified as assets held for sale in conformity with IFRS 5 "Non-Current Assets Held for Sale and Discontinued Operations" shall be measured in conformity with the requirements of that standard.

Goodwill is measured as a surplus of the transferred payment, the amount of the non-controlling shares at the target entity and the fair value of the assets held by the acquiring entity in the target entity over the amount of the fair value of identifiable net assets and liabilities measured as at the takeover date.
If, following a repeated review, the net value of the identifiable assets and liabilities measured as at the takeover date exceeds the total of the transferred payment, the value of non-controlling shares in the target entity and the fair value of the shares in that entity as previously held by the acquiring entity, the surplus is directly recognised as a profit on the bargain acquisition.

Non-controlling shares constituting a part of the owner's shares and authorising the holders to the pro-rata share in the entity's net assets in the case of its liquidation may be initially measured at a fair value or as appropriate in relation to the proportion of the non-controlling shares in the recognised value of the identifiable net assets of the target entity. The measurement method is selected individually for each takeover transaction. Other kinds of non-controlling shares are measured at a fair value or by means of another method prescribed by the IFRS.

If the payment transferred in the business combination transaction includes assets or liabilities under the conditional payment agreement, that payment shall be measured at a fair value as at the takeover date and recognised a part of the remuneration transferred in the business combination transaction. The changes of the fair value of the conditional payment which qualify as adjustments for the period comprised by the measurement are recognised retrospectively, in correspondence with the relevant goodwill adjustments. Adjustments concerning the measurement period are such which are the outcome of the procurement of additional information pertaining to the "period comprised by the measurement" (which period may not be longer than one year from the takeover date), such information concerning the facts and circumstances as at the takeover date.

The changes of the fair value of the conditional payment which do not qualify as adjustments concerning the measurement period are reconciled depending on the classification of the conditional payment. The conditional payment classified as equity is not re-measured, and its subsequent settlement is reconciled as part of equity. The conditional payment classified as a component of assets or liabilities is subject to revaluation over the consecutive reporting days in conformity with IAS 39 or IAS 37 "Provisions, Contingent Liabilities and Contingent Assets," and the revaluation gains or losses recognised in the bottom line profit or loss.

In the case of a staged business combination, the shares in the target entity previously held by the Group are revalued to the fair value as at the takeover date, and the resulting gain or loss is recognised as profit or loss. Amounts following from holding shares in the target entity as at the takeover date, previously recognised in other total income, are carried to the income statement, if such treatment were correct upon the transfer of such shares.

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

If the initial accounting settlement of the business combination as at the end of the reporting period in which the combination has taken place is not complete, the Group presents in its financial statements the provisional amounts pertaining to the items whose settlement is incomplete. In the measurement period, the Group adjusts the provisional amounts recognised as at the takeover date (see above) or recognises additional assets or liabilities to reflect new facts and circumstances occurring as at the takeover date which if known, would have influenced the recognition of those amounts on that date.

5.4 Changes in ownership is subsidiaries

The changes in the Group's shareholdings in subsidiaries which do not result in the loss of control of those entities by the Group, are settled as equity transactions. The balance sheet value of the Group's shares and non-controlling shares is adjusted to reflect the changes in shareholdings in subsidiaries. Differences between the adjustment amount of non-controlling shares and the fair value of the payment made or obtained is recognised directly in equity and attributes to the Company owners.

If the Group loses control of a subsidiary, the gain or loss calculated as the difference between (i) the aggregated amount of the received payment and the fair value of the retained shares and (ii) the original balance sheet value of the assets (including goodwill) and liabilities of that subsidiary and non-controlling shares shall be recognised in the income statement. All the amounts related to that subsidiary, originally recognised in other total income, are recognised as if the Group directly transferred the assets or liabilities of the subsidiary corresponding to those amounts (i.e. those amounts are transferred to the profit or loss or to another equity category pursuant to the provisions of the relevant IFRS).
The fair value of the investments held in the former subsidiary as at the date of control loss is treated as a fair value upon initial recognition to enable the possible settlement of the costs incurred upon the initial recognition of the investment in an associated entity or joint venture in conformity with IAS 39.

5.5 Conversion of items denominated in foreign currencies

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

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

Rate binding on the last day of the period	31/12/2023	31/12/2022
EURO	4.3480	4.6899

The average rate, calculated as the arithmetic mean of the rates binding on the last day of each month in a period	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
EURO	4.5284	4.6883

5.6 Property, plant and equipment

Property, plant and equipment are reported at the price of acquisition / cost of manufacture less depreciation and all impairment losses. The initial value of fixed assets comprises their acquisition price increased by all the costs directly related to the purchase and to making an asset suitable for use. The cost also includes the cost of replacement of components of machinery and equipment when such cost is incurred, if the recognition criteria have been met. The costs arising after the date of placing a fixed asset in service, such as maintenance and repair costs, are charged to the income statement when they are incurred.
Upon acquisition, fixed assets are disaggregated into components of a considerable value, to which relevant useful life may be allocated.

Important spare and service parts reported as property, plant and equipment are amortised in conformity with the estimated period of use, but not longer than the useful life of fixed assets which they service.
The balance sheet value of a fixed asset comprises the costs of regular significant inspections, which are necessary to prevent faults, and whose value in various reporting periods varies considerably. The value of an inspection is depreciated until the next inspection or until the end of useful life of a fixed asset, whichever is sooner. Any residual balance sheet value of the costs of the previous inspection is derecognised.

Depreciation is computed on a straight-line basis throughout the estimated useful life of an asset.

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

The residual value, useful life and depreciation method of fixed assets are reviewed and revised if necessary at the end of each financial year.

5.7 Borrowing costs

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

Other borrowing costs are recognised as costs when they are incurred.

5.8 Investment property

Investment property is recognised at the acquisition price or the cost of manufacture with the transactions costs taken into consideration. After initial recognition the value of investment property is decreased by depreciation and impairment losses.

Depreciation of investment property is computed by way of the straight-line method in accordance with the rules in force for non-current assets.

Costs and revenues pertaining to investment property are shown as part of the Groups’ operating activity.

Investment property is derecognised on disposal or when permanently withdrawn from use, and no future benefits are expected from its disposal. Any profits or losses following from the derecognition of investment property are recognised in the income statement in the period in which such derecognition was effected.

Assets are transferred to investment property only when a change in their use takes place as confirmed by the end of the use of an asset by its owner, the conclusion of an operating lease agreement or the completion of construction/manufacture of investment property.

In view of the application of the cost model, in the case of a transfer of investment property to or from assets used by the owner or to/from inventory, there is no change of the value of real property.

5.9 Lease and the right of perpetual usufruct of land

The Group as a lessee

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

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

The group as a lessor

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

5.10 Goodwill

Goodwill following the takeover of another entity is recognised as at the cost fixed on the takeover date of that entity less impairment

For the purposes of the impairment test, goodwill is allocated to the various cash flow centres within the Group (or to groups of such centres), which may benefit from the synergies resulting from the business combination.

A cash flow centre to which goodwill is allocated is tested for impairment once a year or more frequently, if circumstances occur which indicate possible impairment. If the recoverable amount of the cash flow centre is smaller than its balance sheet value, the impairment allowance is allocated, in the first instance, to reduce the balance sheet amount of goodwill allocated to that centre, and the remaining part is allocated to other assets of that centre, pro rata to the balance sheet value of each of them. An impairment loss is recognised directly in the bottom line profit or loss. Impairment losses are not reversed in the next period.
Upon the transfer of a cash flow centre, goodwill allocated to it is taken into consideration in the calculation of the profit or loss on the transfer.

5.11 Intangibles

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

The costs of research work are written to the income statement when they are incurred. The costs of development work carried out as part of a given project are transferred to the next period if it may be assumed that they will be recovered in the future. After initial recognition of the costs of development work, applied is the historical cost convention, which requires that assets are recognised at the price of acquisition less accumulated depreciation and accumulated impairment losses. Any costs transferred to the next period are amortised over the period when proceeds from the sale of a given project are expected.
Costs of development work are assessed for possible impairment on an annual basis if an asset has not been placed in use yet or, more frequently, when in the reporting period there occurs an impairment factor indicating that their balance sheet value may not be recoverable.

Profits or losses following from the derecognition of intangibles are measured as the difference between net proceeds from the sale and the balance sheet value of an asset and recognised in the income statement when such asset is derecognised.

5.12 Recoverable amount of long-term assets

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

5.13 Financial instruments

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

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

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

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

Initial measurement

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

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

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

Financial assets measured at the amortised cost

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

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

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

Financial assets measured at fair value through other total income

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

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

Financial assets measured at fair value through profit or loss

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

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

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

Embedded derivative instruments

An embedded derivative instrument is a hybrid contract component which also comprises the basic agreement, which is not a derivative instrument. That component causes some cash flows following from the combined instrument to change in way similar to cash flows which would follow from the derivative instrument occurring independently.

If the hybrid contract comprises the basic contract which is a financial asset, the entity measures the entire hybrid contract as appropriate. In the opposite case embedded derivative instruments are segregated from contracts and treated as derivative instruments if all of the following conditions are met:

- the economic character and the risk of an embedded instrument are not closely linked to the economic character and risk of the agreement into which a given derivative instrument is embedded,
- an independent instrument with identical conditions of realisation as those of an embedded instrument would comply with the definition of a derivative instrument,
- a hybrid (combined) instrument is not reported at fair value, and the changes of its fair value are not recognised in profit or loss (i.e. a derivative instrument embedded in a financial liability measured at fair value through a profit or loss is not separated).

Embedded derivative instruments are recognised in the same way as independent derivative instruments (financial assets are measured at fair value through profit or loss).

Financial liabilities measured at the amortised cost

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

- financial liabilities measured at fair value through profit or loss,
- financial liabilities which have arisen as a result of the transfer of a financial asset, which does not qualify for the cessation of recognition, or when the interest maintenance approach applies,

- financial guarantee agreements,
- obligations to grant a loan bearing interest below the market interest rate,
- conditional payment recognised by the acquiring entity as part of a business combination to which IFRS 3 applies.

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

Financial liabilities measured at fair value through profit or loss

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

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

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

Measurement of financial assets and liabilities at fair value

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

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

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

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

Impairment of financial assets

To estimate the impairment of financial assets, the Group uses the expected loss model based on the calculation of expected losses irrespective of whether there were any circumstances for that or not.

With the exception of financial liabilities acquired or issued with impairment, expected credit losses are recognised an allowance at the amount equal to:

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

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

Impairment of financial instruments, with regard to which a considerable increase of credit risk is noted from initial recognition, irrespective of whether they were measured individually or collectively, should take into consideration all rational and documentable information including information concerning the future.

In its profit or loss, the Group recognises as profit or impairment loss the amount of expected credit losses (or the amount of the dissolved provision), which is required in order to adjust the allowance for expected credit losses as at the reporting date to the amount to be recognised in conformity with IFRS 9.

5.14 Inventory

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

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

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

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

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

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

5.15 Trade and other receivables

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

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

Non-financial receivables are initially recognised at their nominal value and measured at the payable amount as at the balance sheet date.

The principles concerning financial assets are used to determine revaluation deductions on receivables. In the case of trade receivables or assets under agreements arising from transactions covered by IFRS 15, the Group measures the allowance for expected credit losses in the amount equal to those losses over the entire life of the instrument.

Expected credit loss revaluation deductions on receivables are recognised as other operating costs. The reduction of the allowances is recognised in the income statement as other operating revenues.

5.16 Cash and cash equivalents

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

The consolidated cash flow statement is prepared by means of the indirect method.

5.17 Non-current assets held for disposal

Non-current assets (or their groups) held for disposal are classified as held for sale if their balance sheet value will be recovered through sale transactions rather than through continued use provided that they are available for sale immediately in their present condition, subject to the conditions customarily used in the sale of those assets (or disposal groups) and that their sale is highly probable.
Immediately before the qualification of an asset (or a disposal group) as held for sale, those assets are measured i.e. their balance sheet value is determined in conformity with the provisions of relevant standards. Property, plant and equipment as well as intangibles are amortised to the reclassification date, and if factors indicating possible impairment occur, an impairment test is conducted and, consequently, an allowance is recognised, in conformity with IAS 36 "*Impairment of Assets*".
Non-current assets (or disposal groups), whose value was fixed in the above way are reclassified to assets held for sale. On reclassification, those assets are measured at the lower of the following two: the balance sheet value or the fair value less the costs of disposal.
The difference from the measurement at the fair value is recognised in other operating costs. Upon subsequent valuation, any reversal of the fair value is recognised in other operating revenues.

A non-current asset is not depreciated if it is classified as held for sale or is included in a disposal group that is classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

If the Group no longer meets the criteria for the classification of an asset as held for sale, an asset is recognised in that balance sheet item from which it had been reclassified previously and measured at the lower of the following two amounts:

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

5.18 Equity

Equity is recognised in accounting books with a division into its kinds and with reference to the principles set out in the provisions of law and the Company's Statutes.

Share capital is reported in the amount shown in the Statutes and the National Court Register.
Capital contributions declared but not paid-in are recognised as capital not paid-in.
Own shares and share capital not paid in decrease the Company's equity.
Share premium capital – that capital is constituted by surpluses achieved at the issue of shares less the costs of such an issue of shares.

Other capital is constituted by the revaluation reserve from the measurement of the fair value of financial assets included in the category of available-for-sale financial assets.
Retained profits are constituted by: supplementary capital and reserves from profit for subsequent years, retained profit or non-financed loss from previous years (accumulated profits/losses from previous years), and the profit or loss for a current financial year.

5.19 Interest bearing credit, loans and debt securities

Upon initial recognition, all credit, loans and debt securities are recognised at the price of acquisition corresponding to the fair value of cash received less credit or loan costs.
After initial recognition, interest-bearing credit, loans and debt securities are subsequently valued at the amortised cost with the application of the effective interest rate method.

The costs related to a loan or credit and the discounts or bonuses obtained upon the settlement of a liability are taken into account in the determination of the amortised cost.
Profits and losses are recognised in the income statement on the derecognition of a liability from the balance sheet, and also as a result of the calculation of an allowance.

5.20 Trade and other liabilities

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

Financial and non-financial liabilities measured at the fair value through profit or loss are measured as at the balance sheet date at the amortised cost (i.e. discounted with the application of the effective interest rate). In the case of short-term liabilities with the term of payment up to 360 days, that valuation corresponds to the sum due.
Liabilities not classified as financial liabilities are measured at the amount required to be paid.

5.21 Provisions

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

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

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

The amount of provisions is updated twice a year – after six months and at the end of a financial year.

The Group companies pay retiring employees retirement severance pay in the amount set out by the Labour Code. The companies do not separate assets which could be used to settle the retirement severance pay in the future. The Group companies create a provision for future retirement severance pay liabilities to allocate the costs to the periods concerned.

In addition, the Group companies create provisions, for example in relation to the following:

- for unused vacation leave,
- for additional salaries and wages,
- for construction works to be done,
- for uninvoiced costs,
- for commissions on the profit on sold projects,
- for audit costs.

5.22 Revenues

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

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

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

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

The Group transfers the control of the goods or service with the passage of time and thus satisfies the performance obligation and recognises the revenues with the passage of time if one of the following conditions has been met:
- the customer simultaneously receives and derives benefits from the performance as it is provided by the Group;

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

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

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

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

5.23 Income tax

Current tax

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

Deferred tax

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

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

- except when the deferred tax liability arises as a result of the initial recognition of goodwill or of the initial recognition of an asset or liability in a transaction which is not a business combination and, at the time of the transaction, affects neither gross accounting profit nor taxable income or loss, and

- in the case of taxable temporary differences following from investments in subsidiaries or associates and interests in joint ventures – except when the timing of the reversal of temporary differences is controlled by the investor and when it is probable that temporary differences will not be reversed in the foreseeable future.

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

- except when the deferred tax assets pertaining to deductible temporary differences arise as a result of the initial recognition of an asset or liability in a transaction which is not a business combination and, at the time of the transaction, affects neither gross accounting profit nor taxable income or loss, and

- in the case of deductible temporary differences following from investments in subsidiaries or associates and interests in joint ventures, a deferred tax asset is recognised in the balance sheet only in the amount in which it is probable that the above temporary differences will be reversed in the foreseeable future and that taxable income will be available, which will permit the deductible temporary differences to be deducted.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the balance sheet date.

Income tax on items recognised directly in equity is recognised in equity, and not in the income statement.

5.24 Net earnings per share

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

6. 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 items, which comprises Inbet Sp. z o.o.;

- plumbing and heating segment, which comprises PI ISA Sp. z o.o.

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 31 December 2023 and 31 December 2022.

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

Figures for the period 01/01/2023-31/12/2023	Continuing operations Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total	Exclusions	Total activities
Revenues							
Sales to external customers	277 592	17 133	3 898	9 983	308 606	-	308 606
Sales between segments	792	11 578	5 377	-	17 747	(17 747)	-
Total revenues of the segment	**278 384**	**28 711**	**9 275**	**9 983**	**326 353**	**(17 747)**	**308 606**
Profit (loss) of the segment	**81 905**	**10 699**	**1 328**	**9 983**	**103 915**	**325**	**104 240**
Selling costs	(10 627)	(2 850)	-	-	(13 477)	**-**	(13 477)
Administrative expenses	(25 697)	(2 231)	(848)	(4 087)	(32 863)	105	(32 758)
Other operating revenues/costs	387	129	8	161	685	(150)	535
Profit (loss) on operating activities	**45 968**	**5 747**	**488**	**6 057**	**58 260**	**280**	**58 540**
Interest revenue	756	172	-	183	1 111	(85)	1 026
Interest cost	(3 025)	(170)	(4)	(487)	(3 686)	85	(3 601)
Other financial revenues/costs	4 834	(577)	-	483	4 740	(7 850)	(3 110)
Profit (loss) before tax	**48 533**	**5 172**	**484**	**6 236**	**60 425**	**(7 570)**	**52 855**
Income tax	(7 762)	(957)	(49)	(1 150)	(9 918)	(52)	(9 970)
Net profit (loss) for the financial year	**40 771**	**4 215**	**435**	**5 086**	**50 507**	**(7 622)**	**42 885**
- including attributable to non-controlling shareholders							**7 658**

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

Figures as at 31/12/2023	**Continuing operations**						
	Property development activity	**Manufacture of precast products**	**Plumbing and heating systems**	**Renting of real property**	**Total**	**Exclusions**	**Total activities**
Assets and liabilities							
Segment assets	768 681	47 314	2 828	85 568	904 391	(105 086)	799 305
Total assets	**768 681**	**47 314**	**2 828**	**85 568**	**904 391**	**(105 086)**	**799 305**
Total equity	472 943	40 916	1 832	81 311	597 002	(102 622)	494 380
Segment liabilities	295 738	6 398	996	4 257	307 389	(2 464)	304 925
Total liabilities and capital	**768 681**	**47 314**	**2 828**	**85 568**	**904 391**	**(105 086)**	**799 305**

Other information concerning segments for 2023	**Property development activity**	**Manufacture of precast products**	**Plumbing and heating systems**	**Renting of real property**	**Total**	**Exclusions**	**Total activities**
Increases in fixed assets and intangibles in the period (including under IFRS 16)	3 417	1 631	-	-	5 048	-	5 048
Depreciation of non-current assets	(2 827)	(1 866)	(6)	(3 093)	(7 792)	57	(7 735)
Total asset impairment loss as at 31/12/2023	(1 449)	(391)	-	-	(1 840)	-	(1 840)

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

Figures for the period 01/01/2022-31/12/2022	Continuing operations Property development activity	Manufacture of precast products	Plumbing and heating systems	Renting of real property	Total	Exclusions	Total activities
Revenues							
Sales to external customers	317 427	29 371	1 514	9 378	357 690	-	357 690
Sales between segments	757	15 593	6 933	107	23 390	(23 390)	-
Total revenues of the segment	**318 184**	**44 964**	**8 447**	**9 485**	**381 080**	**(23 390)**	**357 690**
Profit (loss) of the segment	**104 754**	**20 766**	**548**	**9 412**	**135 480**	**(3 158)**	**132 322**
Selling costs	(8 497)	(5 068)	-	-	(13 565)	-	(13 565)
Administrative expenses	(24 627)	(2 173)	(705)	(4 049)	(31 554)	81	(31 473)
Other operating revenues/costs	1 696	(492)	176	171	1 551	(155)	1 396
Profit (loss) on operating activities	**73 326**	**13 033**	**19**	**5 534**	**91 912**	**(3 232)**	**88 680**
Interest revenue	582	57	-	100	739	(80)	659
Interest cost	(3 106)	(182)	(4)	(764)	(4 056)	80	(3 976)
Other financial revenues/costs	5 042	(164)	-	(475)	4 403	(10 398)	(5 995)
Profit (loss) before tax	**75 844**	**12 744**	**15**	**4 395**	**92 998**	**(13 630)**	**79 368**
Income tax	(12 623)	(2 395)	(8)	(801)	(15 827)	601	(15 226)
Net profit (loss) for the financial year	**63 221**	**10 349**	**7**	**3 594**	**77 171**	**(13 029)**	**64 142**
- including attributable to non-controlling shareholders							**9 448**

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

Figures as at 31/12/2022	Continuing operations						
	Property development activity	**Manufacture of precast products**	**Plumbing and heating systems**	**Renting of real property**	**Total**	**Exclusions**	**Total activities**
Assets and liabilities							
Segment assets	715 504	49 994	2 147	87 491	855 136	(104 966)	750 170
Total assets	**715 504**	**49 994**	**2 147**	**87 491**	**855 136**	**(104 966)**	**750 170**
Total equity	447 982	40 201	1 398	77 724	567 305	(102 886)	464 419
Segment liabilities	267 522	9 793	749	9 767	287 831	(2 080)	285 751
Total liabilities and capital	**715 504**	**49 994**	**2 147**	**87 491**	**855 136**	**(104 966)**	**750 170**

Other information concerning segments for 2022	**Property development activity**	**Manufacture of precast products**	**Plumbing and heating systems**	**Renting of real property**	**Total**	**Exclusions**	**Total activities**
Increases in fixed assets and intangibles in the period	4 244	3 990	77	-	8 311	-	8 311
Depreciation of non-current assets	(2 915)	(1 797)	(6)	(3 147)	(7 865)	64	(7 801)
Total asset impairment loss as at 31/12/2022	(1 330)	(441)	-	(5)	(1 776)	-	(1 776)

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

7. Costs and revenues

7.1 Sales revenues

Sales revenues	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Revenues from the sales of products	281 491	331 828
Revenues from the sales of services	27 104	24 997
Revenues from the sale of goods for resale and materials	11	865
Total sales revenues	**308 606**	**357 690**

7.2 Costs by category, including employee benefits

Costs by category	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Depreciation	7 735	7 801
Consumption of materials and energy	72 559	86 979
External services	153 019	171 729
Taxes and charges	5 776	3 872
Costs of employee benefits, including:	43 901	41 054
– payroll	*36 443*	*33 572*
– costs of social security and other benefits	*7 458*	*7 482*
Other costs	12 867	6 661
Total costs by category	**295 857**	**318 096**
Change in products, work in progress and accruals (+/-)	(45 227)	(48 641)
Costs of products for the entity's in-house needs (-)	(38)	(1)
Selling costs (-)	(13 477)	(13 565)
Administrative expenses (-)	(32 758)	(31 473)
Value of goods for resale and materials sold	9	952
Cost of sales	**204 366**	**225 368**
Total costs of products, goods for resale and materials sold, cost of sales and administrative expenses	**250 601**	**270 406**

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

7.3 Other operating revenues

Other operating revenues	**01/01/2023 -31/12/2023**	**01/01/2022 -31/12/2022**
Net profit from the disposal of non-financial non-current assets	351	377
Settlement of revaluation deductions on the value of trade receivables and interest receivable	78	20
Revenues from the liquidation of assets	12	-
Settlement of other revaluation deductions	-	92
Grants received	27	49
Cancelled and time-barred liabilities	95	291
Penalties and damages received	480	1 178
Reimbursement of court costs by the recipient and claims recovered by enforcement	23	4
Tax reimbursement	-	-
Release of the provision for contentious issues	500	-
Revenue from the lease margin	419	419
Other	60	139
Total other operating revenues	**2 045**	**2 569**

7.4 Other operating costs

Other operating costs	**01/01/2023 -31/12/2023**	**01/01/2022 -31/12/2022**
Valuation allowance on trade receivables	112	16
Other revaluation deductions	4	77
Valuation allowance for time-barred and cancelled receivables and bad debts	-	19
Provision for penalties, court costs and damages	178	515
Donations given	208	179
Penalties, fines and damages	485	192
Costs of court proceedings	47	12
Cost of discontinued projects	14	-
Road agreements – participation in costs	319	-
Other	143	163
Total other operating costs	**1 510**	**1 173**

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

7.5 Financial revenues

Financial revenues	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Interest revenue, including:	1 025	659
- interest on bank deposits	*937*	*398*
- interest on cash and cash equivalents	-	*114*
- interest on lease activities	*70*	*116*
- other interest	*18*	*31*
Other financial revenues – valuation at the adjusted acquisition price	492	-
Financial revenues	**1 517**	**659**

7.6 Financial costs

Financial costs	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Nominal interest cost, including:	3 601	3 976
- in relation to loans and credit	*3 121*	*3 495*
- in relation to finance lease	*472*	*479*
- other interest	*8*	*2*
Commissions	175	306
Loss on exchange differences	578	164
Valuation of financial liabilities at the adjusted acquisition price	2 818	5 418
Other financial costs	30	107
Financial costs	**7 202**	**9 971**
Net financial revenues and costs	**(5 685)**	**(9 312)**

Total borrowing costs (interest) referred to the profit/loss and capitalised in the period	**01/01/2023 -31/12/2023**	**01/01/2022 -31/12/2022**
Borrowing costs (interest) capitalised in inventory in the period, including:	6 780	2 609
- financing costs capitalised in work in progress at the end of the period	*6 291*	*1 201*
Borrowing costs (interest) recognised in the consolidated statement of total income under "financial costs"	3 129	3 497
Interest paid on bonds	4 478	2 977
Total financial costs in relation to interest	**14 387**	**9 083**

* This item includes financial costs incurred for the financing of property development projects, capitalised on inventories in the period – those costs still partly remaining in inventory at the end of the period and partly recognised as the cost of sales in relation to delivery of units to buyers.

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

8. Income tax

8.1 Income tax disclosed in the statement of total income

Income tax	**01/01/2023 -31/12/2023**	**01/01/2022 -31/12/2022**
Consolidated statement of total income		
Current income tax	**15 412**	**10 983**
Current income tax liability	15 450	10 987
Adjustments concerning current income tax from previous years	(38)	(4)
Deferred income tax	**(5 442)**	**4 243**
Relating to the establishment and reversal of temporary differences	(5 442)	4 243
Tax liability shown in the consolidated statement of total income	**9 970**	**15 226**

As regards income tax, the Group is subject to the general provisions of law. The Group is not a capital tax group, neither does it conduct activity in a special economic zone, which would make a difference in the determination of tax burdens in relation to the general provisions of law. The tax and balance sheet year coincides with the calendar year.

8.2 Income tax recognised in equity – not applicable

8.3 Reconciliation of income tax on gross accounting profit

The reconciliation of income tax on gross accounting profit before tax as per the statutory tax rate with income tax calculated with reference to the Group's effective tax rate for the year ended on 31 December 2023 and 31 December 2022 is as follows:

	01/01/2023 -31/12/2023	**01/01/2022 -31/12/2022**
Gross profit / (loss) from continuing operations before tax	52 855	79 368
Profit / (loss) from discontinued operations before tax		
Profit /(loss) before tax	**52 855**	**79 368**
Income tax at the statutory tax rate binding in Poland, 19 %	**9 883**	**15 054**
Income tax at the statutory tax rate binding in Poland, 9 %	**76**	**12**
Tax effect of differences between the value of book and tax revenues	12 928	(5 006)
Tax effect of differences between the value of book and tax costs	(11 468)	6 074
Hipotetyczne odsetki od kwot przekazanych na kapitały	(139)	(48)
Tax effect concerning operating lease settlements	(508)	(477)
Bond issue costs	(714)	(451)
Capitalised cost of furnishings for the show house	(55)	-

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

Negative temporary differences on which deferred income tax assets have not been recognised	-	4
Other	5	68
Tax effect of tax losses of subsidiaries	-	-
Tax effect of the tax loss deducted for previous years	-	-
	10 008	**15 230**
Adjustments concerning current income tax from previous years	(38)	(4)
Income tax disclosed in the statement of total income	**9 970**	**15 226**
Effective rate, %	**18.86 %**	**19.18 %**

Unrecognised deferred income tax assets and unused tax allowances:

	As at 31/12/2023 PLN'000	**As at 31/12/2022 PLN'000**
As at the balance sheet date, the following deferred tax assets were not reported:		
- Unused tax losses	-	-
- Unused tax allowances	-	-
- Temporary differences	-	-

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

8.4 Deferred income tax

31/12/2023	Status as at the beginning of the period	Increases charged to profit or loss	(Decreases) charged to profit or loss	Status as at the end of the period
Temporary differences concerning deferred income tax assets:				
Impact of IFRS 16	**50**	54	(50)	**54**
Provision for repairs under the guarantee	**71**	97	(71)	**97**
Provision for unused vacation leave and retirement severance pay	**223**	174	(174)	**223**
Unpaid payroll	**897**	675	(897)	**675**
Doubtful receivables	**53**	36	(46)	**43**
Bond issue cost	**361**	17	(196)	**182**
Unrealised profit or loss in the Group	**2 195**	2 120	(2 195)	**2 120**
Provision for the result on contracts	**1 301**	261	(154)	**1 408**
Provision for the balance sheet audit	**12**	14	(12)	**14**
Provision for indemnities	**122**	21		**143**
Provision for the loss of profit in relation to price reduction/inventory revaluation	**225**	-	-	**225**
Provision for commission on the sale of premises	**159**	26	(53)	**132**
Other	**399**	270	(136)	**533**

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

Asset offset against deferred CIT provisions at the level of separate financial statements of entities within the Inpro Corporate Group	**(3 856)**	1 507	-	**(2 349)**
Total temporary differences concerning deferred income tax assets:	**2 212**	**5 272**	**(3 984)**	**3 500**
Temporary differences concerning the deferred income tax provision:				
Result on the sale of premises on the basis of the handover and receipt report	**12 614**	8 089	(13 876)	**6 827**
Interest on deposits and loans allowed	**54**	39	(28)	**65**
Property, plant and equipment	**1 240**	1 165	(1 085)	**1 320**
Differences in the valuation of fixed assets – unrealised profit or loss	**51**	50	(51)	**50**
Other	**220**	290	(220)	**290**
Impact of IFRS 15	**50**	16	(50)	**16**
Asset offset against deferred CIT provisions at the level of separate financial statements of entities within the Inpro Corporate Group	**(3 856)**	1 507	-	**(2 349)**
Total temporary differences concerning the deferred income tax provision:	**10 373**	**11 156**	**(15 310)**	**6 219**

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

COMPARATIVE DATA:

31/12/2022	**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**	50	(50)	**50**
Provision for repairs under the guarantee	**125**	71	(125)	**71**
Provision for unused vacation leave and retirement severance pay	**243**	174	(194)	**223**
Unpaid payroll	**684**	897	(684)	**897**
Doubtful receivables	**36**	52	(35)	**53**
Bond issue cost	**46**	315	-	**361**
Unrealised profit or loss in the Group	**7 039**	2 195	(7 039)	**2 195**
Provision for the result on contracts	**1 296**	15	(10)	**1 301**
Provision for the balance sheet audit	**11**	10	(9)	**12**
Provision for indemnities	**25**	98	(1)	**122**
Provision for the loss of profit in relation to price reduction/inventory revaluation	**242**	-	(17)	**225**
Provision for commission on the sale of premises	**90**	148	(79)	**159**
Other	**230**	399	(230)	**399**
Asset offset against deferred CIT provisions at the level of separate financial statements of entities within the Inpro Corporate Group	**(8 476)**	4 620	-	**(3 856)**

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

Total temporary differences concerning deferred income tax assets:	**1 641**	**9 044**	**(8 473)**	**2 212**
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**	12 614	(12 660)	**12 614**
Interest on deposits and loans allowed	**20**	34	-	**54**
Property, plant and equipment	**1 203**	1 094	(1 057)	**1 240**
Differences in the valuation of fixed assets – unrealised profit or loss	**49**	51	(49)	**51**
Other	**24**	220	(24)	**220**
Impact of IFRS 15	**79**	66	(95)	**50**
Asset offset against deferred CIT provisions at the level of separate financial statements of entities within the Inpro Corporate Group	**(8 476)**	4 620	-	**(3 856)**
Total temporary differences concerning deferred income tax provision	**5 559**	**18 699**	**(13 885)**	**10 373**

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

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

The Parent Entity does not create the Company Social Welfare Fund. Certain Group companies create the fund and make periodical deductions in the amount of the deduction from pay. The Fund's objective is to subsidise the Company's welfare activity, grants allowed to its employees and other welfare costs.
The Group companies compensated the Fund's assets with the Company's liabilities towards the Fund as those assets do not constitute the Group's separate assets. The surplus of the Fund's assets over its liabilities adjusted the other receivables of the companies.
The table below presents the analysis of the Fund's assets, liabilities and costs.

	31/12/2023	31/12/2022
Balance at the Company Social Welfare Fund's bank account	45	30
Loans receivable	-	-
Total assets of the Company Social Welfare Fund	45	30
Fund's special purpose funds	45	30
Assets and liabilities of the Company Social Welfare Fund	**-**	**-**
Allowance booked as costs in the period	**126**	**127**

10. Earnings per share

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

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

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

Earnings per share	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Net profit (loss) from continuing operations	35 227	54 694
Net profit from discontinued operations	-	-
Net profit attributable to shareholders in the parent entity	**35 227**	**54 694**
Weighted average number of ordinary shares	**40 040**	**40 040**

Basic earnings per share	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Net profit	35 227	54 694
Weighted average number of ordinary shares	40 040	40 040
Basic earnings per share (PLN/share)	0.88	1.37

Diluted earnings per share	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Net profit attributable to the parent entity's shareholders used for diluted earnings per share calculation	35 227	54 694
Adjusted weighted average number of ordinary shares used for diluted earnings per share calculation	40 040	40 040
Diluted earnings per share (PLN/share)	0.88	1.37

Basic earnings per share from continuing operations	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Net profit from continuing operations	35 227	54 694
Weighted average number of ordinary shares	40 040	40 040
Basic earnings per share (PLN/share)	0.88	1.37

Diluted earnings per share from continuing operations	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Net profit attributable to shareholders used for the calculation of diluted earnings per share from continuing operations	35 227	54 694
Adjusted weighted average number of ordinary shares used for diluted earnings per share calculation	40 040	40 040
Diluted earnings per share (PLN/share)	0.88	1.37

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

Basic earnings per share from discontinued operations	0	0
Diluted earnings per share from discontinued operations	0	0

11. Dividends paid and declared for payment

Dividends paid and proposed	**01/01/2023 -31/12/2023**	**01/01/2022 -31/12/2022**
Dividends declared and paid for ordinary shares:	**10 010**	**10 010**
– dividend declared and paid to the parent entity's shareholders from profit for 2022	*10 010*	-
– dividend declared and paid to the parent entity's shareholders from profit for 2021	-	*10 010*
Total dividends reducing the Group's profit	**10 010**	**10 010**
Dividend declared and paid to non-controlling shareholders	3 114	2 310
Total dividends and other payments to owners	**13 124**	**12 320**

Dividend payment in 2023:

Pursuant to resolution No. 8/2023 of 27 June 2023, the Ordinary General Meeting of INPRO SA decided to allocate part of the Company's net profit for 2022 in the amount of PLN 10,010 k i.e. PLN 0.25 per share towards the dividend to the Company's shareholders. The General Meeting fixed 25 July 2023 as the record date and 08 August 2023 as the dividend date.

Based on resolution of 2 June 2023, the General Meeting of DOMESTA Sp. z o.o. made a decision on the payment to the shareholders of the dividend from profit for 2022 in the amount of PLN 6,000 k, including PLN 3,575 k to INPRO SA. The dividend payment date is fixed at 30 September 2023.

Based on resolution No. 7/2023 of 24 May 2023, the Extraordinary General Meeting of Inbet Sp. z o.o. made a decision on the payment to the shareholders of the dividend from profit for 2022 in the amount of PLN 3,500 k, including PLN 2,811 k to INPRO SA.

Based on resolution No. 3/4/2023 of 12 April 2023, the General Meeting of Dom Zdrojowy Sp. z o.o. made a decision on the payment of the dividend from profit for 2022 in the amount of PLN 1,500 k to the sole shareholder, INPRO SA.

Dividend payment in 2022:

Pursuant to resolution No. 8/2022 of 24 June 2022, the Ordinary General Meeting of INPRO SA decided to allocate part of the Company's net profit for 2021 in the amount of PLN 10,010 k i.e. PLN 0.25 per share towards the dividend to the Company's shareholders. The General Meeting fixed 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 from profit for 2021 in the amount of PLN 4,500 k, including PLN 2,682 k to INPRO SA.

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

Based on resolution No. 7/2022 of 22 June 2022, the Extraordinary General Meeting of Inbet Sp. z o.o. made a decision on the payment to the shareholders of the dividend from profit for 2021 in the amount of PLN 2,500 k, including PLN 2,008 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 k 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 profit for 2019-2020 in the total amount of PLN 3,769 k to the sole shareholder, INPRO SA.

Dividends per share recognised as payments to the parent entity's shareholders

	01/01/2023-31/12/2023	01/01/2022-31/12/2022
Dividend paid from profit for the previous year (PLN/share)	**0.25**	**0.25**

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

12. Property, plant and equipment

01/01/2023-31/12/2023	Land	Buildings, premises and civil and hydraulic engineering structures	Machinery and equipment	Motor vehicles	Other fixed assets	Fixed assets under construction	TOTAL
a) gross value of fixed assets as at the beginning of the period	**5 873**	**34 162**	**33 763**	**7 812**	**9 499**	**10 057**	**101 166**
b) increases (in relation to)	**155**	**1 902**	**1 146**	**1 335**	**344**	**4 839**	**9 721**
- purchase			235	497	344		**1 076**
- modernisation		487	43				**530**
- taken over on the basis of a lease agreement			868	838			**1 706**
- capital expenditure on fixed assets under construction						4 839	**4 839**
- reclassification of inventories to fixed assets	155	1 415					**1 570**
c) decreases (in relation to)	**-**	**-**	**(284)**	**(812)**	**(304)**	**(14 748)**	**(16 148)**
- sale			(274)	(812)			**(1 086)**
- liquidation			(10)		(304)		**(314)**
- reclassification of fixed assets to another category						(225)	**(225)**
- reclassification to investment property						(14 523)	**(14 523)**
d) impact of IFRS 16				**98**	-	-	**98**
e) gross value of fixed assets as at the end of the period	**6 028**	**36 064**	**34 625**	**8 433**	**9 539**	**148**	**94 837**
f) depreciation as at the beginning of the period	**(350)**	**(4 835)**	**(12 964)**	**(5 561)**	**(7 057)**	**-**	**(30 767)**
g) amortisation for the period (in relation to)	**(78)**	**(995)**	**(1 592)**	**113**	**(387)**	**-**	**(2 939)**
- annual depreciation charge	(19)	(813)	(1 876)	(663)	(673)		**(4 044)**
- amortisation under IFRS 16	(59)	(182)		(34)			**(275)**
- sale of a fixed asset			274	810			**1 084**
- liquidation of a fixed asset			10		286		**296**
h) depreciation as at the end of the period	**(428)**	**(5 830)**	**(14 556)**	**(5 448)**	**(7 444)**	**-**	**(33 706)**
i) net value as at the beginning of the period	**5 523**	**29 327**	**20 799**	**2 251**	**2 442**	**10 057**	**70 399**
j) net value as at the end of the period	**5 600**	**30 234**	**20 069**	**2 985**	**2 095**	**148**	**61 131**

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

COMPARATIVE DATA

01/01/2022-31/12/2022	Land	Buildings, premises and civil and hydraulic engineering structures	Machinery and equipment	Motor vehicles	Other fixed assets	Fixed assets under construction	TOTAL
a) gross value of fixed assets as at the beginning of the period	**6 056**	**32 095**	**30 849**	**8 037**	**9 112**	**4 414**	**90 563**
b) increases (in relation to)	**1 290**	**1 698**	**3 211**	**752**	**806**	**7 886**	**15 643**
- purchase	1 290	1 697	612	16	783		**4 398**
- receipt from investments		1	-				**1**
- capital expenditure on fixed assets under construction						7 886	**7 886**
- taken over on the basis of a lease agreement			2 599	736			**3 335**
- reclassification to another category					23		**23**
c) decreases (in relation to)	**-**	**-**	**(297)**	**(1 038)**	**(419)**	**(2 243)**	**(3 997)**
- sale			(33)	(1 038)			**(1 071)**
- liquidation			(241)		(419)		**(660)**
- reclassification to another category			(23)			(2 243)	**(2 266)**
d) impact of IFRS 16	**(1 473)**	**369**	**-**	**61**	**-**	**-**	**(1 043)**
d) gross value of fixed assets as at the end of the period	**5 873**	**34 162**	**33 763**	**7 812**	**9 499**	**10 057**	**101 166**
e) depreciation as at the beginning of the period	**(285)**	**(3 861)**	**(11 423)**	**(5 578)**	**(6 715)**	**-**	**(27 862)**
f) amortisation for the period (in relation to)	**(65)**	**(974)**	**(1 541)**	**17**	**(342)**	**-**	**(2 905)**
- annual depreciation charge	(6)	(767)	(1 807)	(975)	(742)		**(4 297)**
- amortisation under IFRS 16	(59)	(207)		(6)			**(272)**
- sale of a fixed asset			33	998			**1 031**
- liquidation of a fixed asset			233		400		**633**
g) depreciation as at the end of the period	**(350)**	**(4 835)**	**(12 964)**	**(5 561)**	**(7 057)**	**-**	**(30 767)**
h) net value as at the beginning of the period	**5 771**	**28 234**	**19 426**	**2 459**	**2 397**	**4 414**	**62 701**
i) net value as at the end of the period	**5 523**	**29 327**	**20 799**	**2 251**	**2 442**	**10 057**	**70 399**

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

In the reporting period, the balance sheet value of property, plant and equipment decreased by PLN 9,268 k.

The biggest impact on the reduction of the net value of the Group's non-current assets was exerted by the reclassification of expenditure on the new office building in Domesta from fixed assets under construction to investment property. The office building obtained the occupancy permit in 2023 and was designated for rental purposes as a whole, hence the presentation under investment property.

The Group did not effect material liquidation of fixed assets in the reporting period.

The balance sheet value of all the fixed assets in use as at 31 December 2023 on the basis of finance lease agreements and lease agreements with a purchase option was PLN 8,341 k (as at 31 December 2022: PLN 7,964 k).

Security on fixed assets as at 31/12/2023 was detailed in note No. 25.

13. Investment property

The most significant items recognised in investment property are the two hotels – the Mikołajki Hotel in Mikołajki and Dom Zdrojowy in Jastarnia, as well as the office building placed on the rental market by Domesta in 2023.

In the current period, the value of investment property increased by PLN 11,279 k, which resulted from the following:

- the aforementioned reclassification of the new office building, which obtained the occupancy permit in 2023 and was placed on the rental market by Domesta – from fixed assets under construction to investment property (+PLN 14,523 k) and

- depreciation charges made in the current period (-PLN 3,244 k)

Investment property	**31/12/2023**	**31/12/2022**	**Change**
Investment property	89 761	78 482	11 279
Total	**89 761**	**78 482**	**11 279**

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

14. Intangibles

CHANGES IN INTANGIBLES 01/01/2023 - 31/12/2023	Cost of completed development work	Goodwill	Software	Other intangibles	TOTAL
a) gross value of intangibles as at the beginning of the period		**6 708**	**491**	**440**	**7 639**
b) increases (in relation to)			**154**	**12**	**166**
- purchase			154	12	**166**
c) decreases (in relation to)					
- liquidation					
d) gross value of intangibles as at the end of the period		**6 708**	**645**	**452**	**7 805**
e) accumulated depreciation as at the beginning of the period			**(431)**	**(316)**	**(747)**
f) amortisation for the period (in relation to)			**(47)**	**(125)**	**(172)**
- depreciation (the annual charge)			(47)	(125)	**(172)**
g) accumulated amortisation (depreciation) as at the end of the period			**(478)**	**(441)**	**(919)**
h) net value of intangibles as at the beginning of the period		**6 708**	**60**	**124**	**6 892**
i) net value of intangibles as at the end of the period		**6 708**	**167**	**11**	**6 886**

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

COMPARATIVE DATA

CHANGES IN INTANGIBLES 01/01/2022 - 31/12/2022	Cost of completed development work	Goodwill	Software	Other intangibles	TOTAL
a) gross value of intangibles as at the beginning of the period		**6 708**	**427**	**440**	**7 575**
b) increases (in relation to)			**116**		**116**
- purchase			116		**116**
c) decreases (in relation to)			**(52)**		**(52)**
- liquidation			(52)		(52)
d) gross value of intangibles as at the end of the period		**6 708**	**491**	**440**	**7 639**
e) accumulated depreciation as at the beginning of the period			**(336)**	**(306)**	**(642)**
f) amortisation for the period (in relation to)			**(95)**	**(10)**	**(105)**
- depreciation (the annual charge)			(146)	(10)	**(156)**
- liquidation			51		**51**
g) accumulated amortisation (depreciation) as at the end of the period			**(431)**	**(316)**	**(747)**
h) net value of intangibles as at the beginning of the period		**6 708**	**91**	**134**	**6 933**
i) net value of intangibles as at the end of the period		**6 708**	**60**	**124**	**6 892**

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

14.1 Goodwill

As a result of the purchase of 51 % of shares in Domesta Sp. z o.o. on 12/08/2010, goodwill was disclosed in the amount of PLN 5,624 k.

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.

15. Merger of business entities

15.1 Goodwill on consolidation

	31/12/2023	31/12/2022
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**

In 2023 and 2022, no changes in goodwill on consolidation occurred:

	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
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 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 DOMESTA Sp. z o.o. on 12/08/2010 was fixed on the basis of the valuation of that company 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.

A goodwill impairment test as at 31/12/2023 conducted for goodwill arising in relation to the acquisition of shares at PI ISA Sp. z o.o. in 2015 and goodwill arising as at the acquisition of Domesta Sp. z o.o. in 2010 confirmed that the value shown in the statements was realistic.

The recoverable value of PI ISA Sp. z o.o. and Domesta Sp. z o.o. as at 31/12/2023 was determined by calculating the value in use on the basis of estimated cash flows in a 6-year period. The discount rate applied to cash flows of the companies is respectively as follows: PI ISA Sp. z o.o. – 12 %, Domesta Sp. z o.o. – - 8.9 %.

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

Main assumptions used in the calculation of the value in use:

The calculation of the value in use is the most susceptible to assumptions pertaining to:
- gross margin,
- discount rate,
- discount rate taken for the extrapolation of cash flows beyond the forecast period.

PI ISA Sp. z o.o. and Domesta Sp. z o.o. calculated gross margins for the period covered by the forecast on the basis of the average gross margin achieved in the period directly preceding the start of the period covered by the forecast (the average actual margin from the last 3 years i.e. 2021-2023). The values taken for key assumptions therefore reflect the previous experience.

PI ISA Sp. z o.o. took the assumption that the weighted average cost of capital is equal to the equity cost because that company did not use and, as at the date of the forecast, does not intend to use significant external finance. The cost of equity was determined as the total interest on 10-year treasury bonds and a risk premium.
The estimated growth rate is based on sectoral analyses and estimates made by the Management Board.

Domesta Sp. z o.o. took the assumption that the weighted average cost of capital is partly equal to equity cost (12 %) and external capital (5.7 %). The cost of equity was determined as the total interest on 10-year treasury bonds and a risk premium. The cost of external capital was fixed as an average bank financing cost.
The estimated growth rate is based on sectoral analyses and estimates made by the Management Board.

15.2 Acquisition of business entities

The Corporate Group did not acquire new business entities in 2023 and 2022.

The share in one of the subsidiaries, DOMESTA Sp. z o.o., decreased, however, from 59.57 % as at 31/12/2022 to 58.33 % as at 31/12/2023. Pursuant to resolutions Nos. 13 and 14 of 2 June 2023, the General Meeting of Domesta Sp. z o.o. increased the share capital of that company from PLN 300,800.00 by the amount of PLN 2,771,200.00 to PLN 3,072,000.00.

15.3 Inception of new entities

No inception of new entities took place in 2023 or 2022.

16. Inventory

Inventory	**31/12/2023**	**31/12/2022**
Materials (at the acquisition price)	3 588	3 289
Work in progress (at the cost of manufacture)	258 629	152 705
Finished goods (at the acquisition price / cost of manufacture)	27 177	90 586
Goods for resale (at the acquisition price)	248 975	261 107
Total inventory at the lower of two values: the acquisition price (cost of manufacture) and net realisable value	**538 369**	**507 687**

Mortgages are established on inventories to secure credit repayment. Detailed information on mortgages established on inventory is included in note 22 of additional information.

The Group did not create or dissolve significant inventory revaluation deductions in 2023.

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

Inventory revaluation deductions	**01/01/2023 - 31/12/2023**	**01/01/2022 - 31/12/2022**
Inventory revaluation deductions as at the beginning of the period	**1 202**	**1 290**
Revaluation deduction made	4	4
Reversed revaluation deduction	(7)	(92)
Inventory revaluation deductions as at the end of the period	**1 199**	**1 202**

17. Trade and other receivables

	31/12/2023	**31/12/2022**
Receivables from related entities	**27**	**-**
Trade receivables	27	-
Other receivables	-	-
Receivables from other entities	**22 313**	**18 963**
Gross trade receivables	8 757	8 347
State budget receivables other than current income tax	2 318	5 581
Advances on inventory	9 965	3 140
Advances on fixed assets	62	215
Advances on intangibles	-	39
Other accounts receivable, including:	1 211	1 641
- other financial receivables (lease)	*561*	*1 211*
- other non-financial receivables	*650*	*430*
Total gross receivables	**22 340**	**18 963**
Valuation allowances for receivables	**(582)**	**(516)**
Short-term prepayments, including:	**489**	**365**
– subscription costs	-	12
– software, domains, licences	54	79
– costs of insurances	269	218
– payments under the remaining lease agreements	50	15
– rent	38	12
- advertising costs	5	3
– payments for perpetual usufruct; real property tax	1	-
– other prepaid expenses	72	26
Total receivables (net)	**22 247**	**18 812**

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

The conditions and specification of transactions with related entities are presented in note 26 of additional information.

Trade accounts receivable are not interest-bearing and their time-limit for payment is usually 30 days. Trade and other receivables are valued as at the amortised cost with the application of the effective interest rate, with valuation allowances on receivables taken into account. The book value of receivables is close to their fair value. Trade receivables with the maturity date below 1 year from the date on which they arise are not subject to discounting.

The description of risks relating to trade and other receivables and the Group's policy concerning the management of those risks was presented in note 27.5 of additional information.

18. Other financial assets

Other financial assets	**31/12/2023**	**31/12/2022**
Short-term financial assets – advances on separate revenue (escrow) accounts	29 276	9 445
Loans granted	-	-
Total	**29 276**	**9 445**

19. Cash and cash equivalents

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:

Cash	**31/12/2023**	**31/12/2022**
Cash at bank and in hand	30 754	33 406
Cash at bank deposits (without overnight deposits)	16 420	21 297
Total cash and cash equivalents	**47 174**	**54 703**

	31/12/2023	**31/12/2022**
Cash in PLN	40 356	46 041
Cash in foreign currency [EUR and SEK]	6 818	8 662
Total cash and cash equivalents	**47 174**	**54 703**

Free cash is accumulated at bank accounts and invested in fixed-time deposits, if any. The Group earns both variable and fixed interest rates on cash. As interest rates were relatively high in 2023, the Group was using fixed-term bank deposits.
The fair value of cash and cash equivalents as at 31 December 2023 is PLN 47,174 k (31 December 2022: PLN 54,703 k).

As at 31 December 2023 the Group had unused credit (working capital credits for property development projects and overdraft facilities) in the amount of PLN 138,774 k (31 December 2022: 92,570 k zlotys). These funds will be used as the construction works progress.

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

19.1 Explanation to the cash flow statement for the period 01/01/2023 – 31/12/2023

Change in the presentation of interest paid on bonds and its impact on comparative data

In the current reporting period, the Group changed the presentation of interest paid on bonds from the item titled "Other financial expenditure" to the item titled "Interest paid". In relation to the change, comparative data is presented below:

Cash flow from financing activities	**01/01/2023 -31/12/2023**	**01/01/2022 -31/12/2022** (after the change of the presentation)	**01/01/2022 -31/12/2022** (published data)
Net proceeds from the issue of shares or stock	200	-	-
Proceeds in relation to loans/credit obtained	104 097	146 043	146 043
Payments in relation to finance lease agreements	(2 675)	(2 478)	(2 478)
Repayment of loans/credit	(99 539)	(121 135)	(121 135)
Interest paid	(10 238)	(6 946)	(5 033)
Dividends paid	(13 124)	(12 320)	(12 320)
Issue of debt securities	24 260	-	-
Repurchase of debt securities	(18 500)	-	-
Other financial proceeds	1 212	3 426	3 426
Other financial expenditure	-	-	(1 913)
Net cash flows from financing activities	**(14 307)**	**6 590**	**6 590**

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

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

No.	Item	Change in the period 01/01/2023-31/12/2023
1.	Balance sheet change in provisions	(7 155)
2.	Change in provisions in the cash flow statement	(3 001)
3.	Difference	4 154
4.	Explanation of the difference:	4 154
-	change in provisions in relation to CIT	4 154
1.	Balance sheet change in long and short-term prepayments	(1 407)
2.	Change in prepayments in the cash flow statement	(119)
3.	Difference	1 288
4.	Explanation of the difference:	1 288
-	change in assets in relation to CIT	1 288
1.	Balance sheet change in inventory	(30 682)
2.	Change in inventory in the cash flow statement	(30 682)
3.	Difference	-
1.	Balance sheet change in net long and short-term receivables	(2 739)
2.	Change in receivables in the cash flow statement	(4 000)
3.	Difference	(1 261)
4.	Explanation of the difference:	(1 261)
-	change in receivables in relation to CIT	(80)
-	change in advances towards the purchase of intangibles	(39)
-	change in receivables in relation to lease	(1 142)
1.	Balance sheet change in short and long-term liabilities	26 329
2.	Change in short-term liabilities in the cash flow statement	(2 583)
3.	Difference	(28 912)
4.	Explanation of the difference:	(28 912)
-	change in short and long-term loans and credit	(4 159)
-	change in liabilities in relation to CIT	(353)
-	change in liabilities in relation to finance lease	1 159
-	change in liabilities in relation to the acquisition of fixed assets, fixed assets under construction and intangibles	245
-	change of advances on separate revenue accounts	(19 831)

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

-	change in liabilities in relation to the issue of debt securities		(5 424)
-	change in deferred income for periods concerning financing activities (Inpro as a lessor)		575
-	IFRS 16		(1 124)
1.	**Balance sheet change in cash**		**(7 529)**
2.	**Change in cash in the cash flow statement**		**(7 302)**
3.	**Difference**		**(227)**
4.	**Explanation of the difference:**		**(227)**
-	change in cash in relation to foreign exchange gains/losses		(227)

20. Share and other capital

20.1 Share capital

As at:	**31/12/2023**	**31/12/2022**
Registered share capital	4 004	4 004

SHARE CAPITAL AS AT 31/12/2023

Series	Kind of shares	Kind of preferential rights on the shares	Kind of restriction of the rights to shares	Number of shares	Nominal value of one share in PLN	Value of the series/issue with reference to the nominal value in PLN
A	ordinary	none	none	30 030 000	0.1	3 003 000
B	ordinary	none	none	10 010 000	0.1	1 001 000
Total				**40 040 000**		**4 004 000**

SHARE CAPITAL AS AT 31/12/2022

Series	Kind of shares	Kind of preferential rights on the shares	Kind of restriction of the rights to shares	Number of shares	Nominal value of one share in PLN	Value of the series/issue with reference to the nominal value in PLN
A	ordinary	none	none	30 030 000	0.1	3 003 000
B	ordinary	none	none	10 010 000	0.1	1 001 000
Total				**40 040 000**		**4 004 000**

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

Shareholders' rights
Series A and B shares carry one vote per share. The shares are equally preferred as to the dividend and return from equity.
The share capital of subsidiaries and the current shareholding structure as at the date of signing these consolidated financial statements were described in detail in note 2 of additional information.

20.2 Supplementary capital

Supplementary capital was created from profits from previous years in conformity with resolutions adopted by the shareholders. Supplementary capital is presented under retained profits.

20.3 Other capital

By way of resolution No. 29/2021 of 28/06/2021 of the Ordinary General Meeting of INPRO SA, reserve capital in the amount of PLN 11,000 k was created through the transfer of that amount from the supplementary capital. The reserve capital so created may be used for the acquisition of the Company’s own shares for the purpose of their redemption and financing the costs of these proceedings.
The revaluation reserve from financial assets available for sale is not applicable.

The reserve capital related to exchange gains/losses from the conversion of subordinate units is not applicable.

20.4 Retained profits and restrictions on capital

The statutory financial statements of 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. and SML Sp. z o.o. are prepared in conformity with Polish accounting standards. A dividend may be paid on the basis of profit fixed in the annual separate financial statements prepared for statutory purposes.

On the basis of § 396 of the Commercial Companies Code, the parent company INPRO SA, is obliged to maintain retained profit (the so-called supplementary capital) up to 1/3 of the share capital only for the financing of possible financial losses. As at 31/12/2023, the parent entity's retained profit exceeded the value of the share capital many times and amounted to PLN 316,515 k.

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

20.5 Non-controlling shares

Non-controlling shares	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
As at the beginning of the period	**33 954**	**27 086**
Dividend payment	(3 114)	(2 310)
Share in the profit or loss for the current period	7 658	9 448
Change of a share in a subsidiary (in connection with the increase of capital in Domesta Sp. z o.o.)	994	-
Purchase of additional shares in a subsidiary, ISA Sp. z o.o.	-	(270)
Other changes	26	-
As at the end of the period	**39 518**	**33 954**

Condensed financial information concerning the Group subsidiaries holding non-controlling shares as at 31 December 2023 and for the period from 1 January 2023 to 31 December 2023 and relevant comparative data is presented in note 2.3.

21. Provisions

21.1 Change in provisions

01/01/2023 - 31/12/2023	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	**306**	**1 417**	**376**	**16 385**	**18 484**
Increase (+)	135	178	509	5 506	**6 328**
Decrease (-)	(49)	(557)	(376)	(8 347)	**(9 329)**
Status as at the end of the period	**392**	**1 038**	**509**	**13 544**	**15 483**

01/01/2022 - 31/12/2022	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 (+)	49	515	376	9 014	**9 954**
Decrease (-)	(208)	(27)	(654)	(7 419)	**(8 308)**
Status as at the end of the period	**306**	**1 417**	**376**	**16 385**	**18 484**

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

Time structure of provisions	31/12/2023	31/12/2022
Long-term part	392	306
Short-term part	15 091	18 178
Total provisions	**15 483**	**18 484**

21.2 Retirement severance pay

The Group companies pay retiring employees retirement severance pay in the amount set out by the Labour Code.
The companies do not separate assets which could be used to settle the retirement severance pay in the future. The Group companies create a provision for future retirement severance pay liabilities to allocate the costs to the periods concerned.
The provision is updated twice a year – after six months and at the end of a financial year.
The main assumptions taken at the balance sheet date and for the years ended on 31 December 2023 and 31 December 2022 for the calculation of the liability are as follows:

	31/12/2023	31/12/2022
Discount rate (%)	5.38 %	6.87

There is no employee share ownership plan at the Group companies.

21.3 Other provisions

That item is composed of, among other things, the following provisions:

- for unused vacation leave (PLN 781 k),
- for bonuses and annual rewards (PLN 3,540 k),
- for construction works to be done (PLN 8,440 k),
- for commissions on the profit on sold projects (PLN 694 k),
- for other costs to be incurred, which pertain to the reporting period (PLN 16 k),
- for the costs of the balance sheet audit (PLN 73 k).

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

22. Interest bearing credit, leases and bonds issued

Long-term financial liabilities	**31/12/2023**	**31/12/2022**
Loans and credit	31 822	48 715
Long-term bonds	54 767	50 497
Liabilities relating to finance lease and lease agreements with a purchase option	3 224	4 357
Other	300	302
Impact of IFRS 16	1 662	1 841
Total	**91 775**	**105 712**
Short-term financial liabilities	**31/12/2023**	**31/12/2022**
Loans and credit	59 083	38 031
Short-term bonds	5 486	4 332
Liabilities relating to finance lease and lease agreements with a purchase option	2 336	2 205
Impact of IFRS 16	413	391
Total	**67 318**	**44 959**

As at 31/12/2023 and 31/12/2022, the Group had the following credit and liabilities in relation to lease agreements:

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

Liabilities of the INPRO SA Corporate Group in relation to credit as at 31/12/2023

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			
					Mortgage	Mortgage object	Location	Other security
SGB-Bank SA	PLN	8 000	3 250	31/12/2024	contractual real estate mortgage up to PLN 12,000 k	GD1G/00094328/3	Straszyn, the commune of 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)
SGB-Bank SA	PLN	3 400	2 478	31/08/2025	mortgage up to PLN 5,100 k	EL1E/00112595/8	Elbląg	blank promissory note, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 5,100 k in favour of SGB Bank S.A.
mBank SA	PLN	35 940	18 816	31/07/2024	contractual real estate mortgage up to PLN 53,910 k	GD1G/00190254/6	Gdańsk, Mieczysława Słabego Street	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
Alior Bank SA	PLN	16 000	-	28/06/2024	joint mortgage up to PLN 24,000 k	GD1G/00068140/0 and GD1G/00083407/1, GD1G/00281583/6, GD1G/00279506/6, GD1G/00284240/1, GD1G/00300460/8	Gdańsk, 8 Opata Jacka Rybińskiego Street, Opacka Street	power of attorney to bank accounts, assignment under the insurance policy for real property in Gdańsk, 8 Opata Jacka Rybińskiego Street, Company's submission to enforcement under Article 777 of the Civil Procedure Code, blank promissory note

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

Alior Bank SA	PLN	54 100	5 919	15/03/2025	mortgage up to PLN 81,150 k	OL1M/00037563/3	Mikołajki	blank promissory note, power of attorney to the current bank account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 108,200 k in favour of Alior Bank SA, assignment under the insurance policy, silent assignment in favour of the Bank of the receivables due to INPRO SA from the buyers of the units, court registered and financial pledge for all accounts maintained at Alior Bank SA, notarised power of attorney for the Bank to sell apartments if the credit is not repaid within the deadline (a delay of a minimum of 31 days) on terms and conditions set out in the agreement
Powiślański Bank Spółdzielczy in Kwidzyn	PLN	5 000	3 387	30/09/2025	contractual real estate mortgage up to PLN 7,500 k	GD1G/00036115/3	Gdańsk, Myśliwska Street	power of attorney to accounts, blank promissory note, statement on submission to enforcement up to PLN 7,500 k (Article 777 of the Civil Procedure Code)
Consortium of Zjednoczony Bank Spółdzielczy in Rumia and Gospodarczy Bank Spółdzielczy in Gorzów Wielkopolski	PLN	7 000	4 742	30/09/2025	mortgage up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów Wielkopolski	OL1O/00009267/5	Olsztyn, Cicha Street	two blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at ZBS in Rumia in favour of GBS in Gorzów, statement on submission to enforcement up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów (Article 777 of the Civil Procedure Code)

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

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

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

Alior Bank S.A.	PLN	10 500	6 500	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), a guarantee from the Liquidity Guarantee Fund up to PLN 8,400 k valid until 30/07/2024
Alior Bank SA	PLN	4 000	4 000	20/08/2025	-	-	-	de minimis guarantee up to PLN 3,200 k until 20/11/2025, power of attorney to accounts at the Bank, blank promissory note
Bank Spółdzielczy in Skórcz	PLN	5 000	2 661	31/03/2025	mortgage up to PLN 7,500 k	GD1G/00079516/7	Gdańsk, Smoluchowskiego Street	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
The consortium of Zjednoczony BS in Rumia and BS in Starogard Gdański	PLN	10 000	5 155	30/06/2025	mortgage up to PLN 7,500 k + PLN 7,500 k	plots Nos. 232/15 and 281 GD1G/00105482/1	Gdańsk, Guderskiego Street	blank promissory note, power of attorney to the current bank account, assignment of claims from the current account
mBank SA	PLN	28 520	-	30/04/2026	mortgage up to PLN 42,780 k	GD1G/00019786/2	Gdańsk, Kampinoska Street	Blank promissory note, assignment under the insurance policy
Consortium of Bank Spółdzielczy in Skórcz, Bank Spółdzielczy in Pruszcz Gdański	PLN	12 000	9 657	02/03/2026	mortgage up to PLN 12,500 k and PLN 6,000 k	plot No. 137/7-GD1G/00152703/1	Gdańsk, Starogardzka Street	two blank promissory notes with a promissory note declaration, power of attorney to the current account, statement on submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 12,000 k and PLN 6,000 k, assignment of claims from the account at BS in Skórcz in favour of BS in Pruszcz Gdański

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

Bank PKO BP SA	PLN	36 214	2 034	15/06/2026	joint mortgage up to PLN 54,321 k	OL1M/00025679/2, OL1M/00026392/3 District Court in Mrągowo	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
Total credit liabilities			**74 055**					

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

Liabilities of the INPRO SA Corporate Group in relation to credit as at 31/12/2022

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	2 575	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.
SGB- Bank SA	PLN	8 000	6 250	31/12/2024	contractual real estate mortgage up to PLN 12,000 k	GD1G/00094328/3	Straszyn, the commune of 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)
mBank SA	PLN	24 430	130	29/09/2023	contractual real estate mortgage up to PLN 36,645 k	GD1W/00127124/8, GD1W/00127125/5	Rumia, Jeziorna Street	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	23 920	10 034	31/10/2023	contractual real estate mortgage up to PLN 35,880 k	GD1W/00319540/9	Gdańsk, Bramińskiego Street	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank

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

mBank SA	PLN	35 940	-	31/07/2024	contractual real estate mortgage up to PLN 53,910 k	GD1W/00190254/6	Gdańsk, Mieczysława Słabego Street	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
mBank SA	PLN	15 370	-	28/06/2024	contractual real estate mortgage up to PLN 23,055 k	GD1G/00330088/5	Gdańsk, Jasińskiego Street	assignment of rights under the insurance policy, blank promissory note, global assignment of the receivables due to INPRO SA from the buyers of units in favour of the Bank
Alior Bank SA	PLN	15 000	-	28/06/2024	-	-	-	power of attorney to accounts, the Company's submission to enforcement (Article 777 of the Civil Procedure Code) up to PLN 30,000 k, blank promissory note, a guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k with the deadline of 28/09/2024
Powiślański Bank Spółdzielczy in Kwidzyn	PLN	5 000	5 000	30/09/2025	contractual real estate mortgage up to PLN 7,500 k	GD1G/00036115/3	Gdańsk, Myśliwska Street	power of attorney to accounts, blank promissory note, statement on submission to enforcement up to PLN 7,500 k (Article 777 of the Civil Procedure Code)
Consortium of Zjednoczony Bank Spółdzielczy in Rumia and Gospodarczy Bank Spółdzielczy in Gorzów Wielkopolski	PLN	7 000	7 000	30/09/2025	mortgage up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów Wielkopolski	OL1O/00009267/5	Olsztyn, Cicha Street	two blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at ZBS in Rumia in favour of GBS in Gorzów, statement on submission to enforcement up to PLN 7,500 k in favour of ZBS in Rumia and up to PLN 3,000 k in favour of GBS in Gorzów (Article 777 of the Civil Procedure Code)

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

Consortium of Bank Spółdzielczy in Pruszcz Gdański and Bank Spółdzielczy in Pszczółki	PLN	7 500	7 488	31/10/2025	mortgage up to PLN 12,000 k in favour of BS in Pruszcz and up to PLN 3,000 k in favour of BS in Pszczółki	OL1O/00191643/7	Olsztyn, Głowackiego Street	two blank promissory notes, power of attorney to the current bank account, assignment of claims from the current account at BS in Pruszcz in favour of BS in Pszczółki, statement on submission to enforcement up to PLN 12,000 k in favour of BS in Pruszcz and up to PLN 3,000 k in favour of BS in Pszczółki, mortgage up to PLN 12,000 k and PLN 3,000 k respectively on real property in Rumia, Sobieskiego Street – interim security
Alior Bank S.A.	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), a guarantee from the Liquidity Guarantee Fund up to PLN 8,400 k valid until 30/07/2024
BS in Tczew	PLN	3 000	1 667	31/07/2024	mortgage up to PLN 6,000 k	Plot No. 619/14 i 619/19–GD1G/00328535/7	Gdańsk, Ptasia Street	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	2 856	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, Kampinoska Street	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	4 620	31/03/2025	mortgage up to PLN 7,500 k	GD1G/00079516/7	Gdańsk, Smoluchowskiego Street	bridging credit repayment security, blank promissory note, power of attorney to the current account,

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

								statement on submission to enforcement manner prescribed by Article 777 of the Civil Procedure Code) up to PLN 7,500 k
The consortium of Zjednoczony BS in Rumia and BS in Starogard Gdański	PLN	10 000	8 575	30/06/2025	mortgage up to PLN 7,500 k + PLN 7,500 k	plots Nos. 232/15 and 281 GD1G/00105482/1	Gdańsk Guderskiego Street	blank promissory note, power of attorney to the current bank account, assignment of claims from the current account
Bank PKO BP SA	PLN	36 214	7 511	15/06/2026	joint mortgage up to PLN 54,321 k	OL1M/00025679/2, OL1M/00026392/3 District Court in Mrągowo	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
Total credit liabilities			**73 706**					

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

Loans payable by the INPRO SA Corporate Group as at 31/12/2023

Financing party	Loan currency	Limit (PLN '000)	Loan value as at the balance sheet date (PLN '000)	Repayment deadline	Mortgage	Mortgage object	Location	Other security
Agencja Rozwoju Przemysłu SA	PLN	17 000	16 850	30/09/2033	Contractual real estate mortgage up to PLN 25,500 k	plots Nos. 178/8, 178/9, 176/8, land and mortgage register GD1G/00299491/3	Gdańsk, Budowlanych Street	assignment of rights under insurance policies, registered pledge on claims in relation to the bank account at BS in Tczew, power of attorney to bank accounts, statement on submission to enforcement (Article 777 of the Civil Procedure Code), assignment of claims under premises rental agreements
Total			**16 850**					

Loans payable by the INPRO SA Corporate Group as at 31/12/2022

Financing party	Loan currency	Limit (PLN '000)	Loan value as at the balance sheet date (PLN '000)	Repayment deadline	Mortgage	Mortgage object	Location	Other security
Agencja Rozwoju Przemysłu SA	PLN	17 000	11 077	30/09/2033	contractual real estate mortgage up to PLN 25,500 k	plots Nos. 178/8, 178/9, 176/8, land and mortgage register GD1G/00299491/3	Gdańsk, Budowlanych Street	assignment of rights under insurance policies, registered pledge on claims in relation to the bank account at BS in Tczew, power of attorney to bank accounts, statement on submission to enforcement (Article 777 of the Civil Procedure Code), assignment of claims under premises rental agreements
Total			**11 077**					

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

Open credit lines as at 31/12/2023

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			Other security
					Mortgage	Mortgage object	Location	
Alior Bank S.A.	PLN	15 000	-	28/06/2024	-	-	-	power of attorney to accounts, the Company's submission to enforcement Article 777 of the Civil Procedure Code), blank promissory note, a guarantee from the Liquidity Guarantee Fund up to PLN 12,000 k with the deadline of 04/03/2026
Millennium Bank S.A.	PLN	300	-	04/02/2026	mortgage securing existing and future claims up to PLN 510 k	GD1G/00082949/5	Gdańsk. 8 Opata Jacka Rybińskiego Street	blank promissory note
Alior Bank S.A.	PLN	4 000	-	24/05/2024	hipoteka do kwoty PLN 6,000 k	GD1G/00072944/7	Gdańsk, Cementowa Street	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			**-**					

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

Open credit lines as at 31/12/2022

Financing party	Credit currency	Credit/limit amount	Liability value as at the balance sheet date	Repayment deadline	Security			Other security
					Mortgage	Mortgage object	Location	
Alior Bank S.A.	PLN	16 000	-	07/11/2023	joint mortgage up to PLN 24,000 k	GD1G/00068140/0 and GD1G/00083407/1, GD1G/00281583/6, GD1G/00279506/6, GD1G/00284240/1, GD1G/00300460/8	Gdańsk, 8 Opata Jacka Rybińskiego Street, Opacka Street	power of attorney to bank accounts, assignment under the insurance policy for real property in Gdańsk, 8 Opata Jacka Rybińskiego Street, Company's submission to enforcement under Article 777 of the Civil Procedure Code, blank promissory note
Millennium Bank S.A.	PLN	300	-	04/02/2024	mortgage securing existing and future claims up to PLN 510 k	GD1G/00082949/5	Gdańsk, 8 Opata Jacka Rybińskiego Street	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	1 963	24/05/2024	mortgage up to PLN 6,000 k	GD1G/00072944/7	Gdańsk, Cementowa Street	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			**1 963**					

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

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

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
Series C bearer bonds with coupons, issued at the Warsaw Stock Exchange purpose of the issue – to finance current operations and repay the issue of series B bonds	PLN	35 000	35 000	35 607	07/10/2025	mortgage up to PLN 52,500 k	GD2W/00040638/7	Jastarnia, 2A Kościuszki 2A (Dom Zdrojowy hotel)
dematerialised ordinary bearer bonds, series B; purpose of the issue: acquisition of series A bonds and financing current operations	PLN	25 000	25 000	24 646	10/09/2026	mortgage up to PLN 37,500 k	GD1G/00093961/5	Gdańsk, Guderskiego Street
Total liabilities in relation to bonds			**60 000**	**60 253**				

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

Liabilities in relation to bonds of as at 31/12/2022

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
Series C bearer bonds with coupons, issued at the Warsaw Stock Exchange purpose of the issue – to finance current operations and repay the issue of series B bonds	PLN	35 000	35 000	36 517	07/10/2025	Mortgage up to PLN 52,500 k	GD2W/00040638/7	Jastarnia, 2A Kościuszki Street (Dom Zdrojowy hotel)
dematerialised ordinary bearer bonds; purpose of the issue: financing current operations	PLN	18 500	18 500	18 312	09/03/2024	Mortgage up to PLN 27,750 k	GD1G/00093961/5	Gdańsk Jasień, Guderskiego Street
Total liabilities in relation to bonds			**53 500**	**54 829**				

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

Liabilities of the INPRO SA Corporate Group in relation to lease agreements as at 31/12/2023

Financing party	Object of the agreement	Agreement No.	Initial value	Agreement end date	Liability as at the end of the period	Short-term part	Long-term part
INPRO							
Volkswagen Financial Services	VW T-roc	5230446-1221-03877	108	09/06/2024	13	13	
Volkswagen Financial Services	Skoda Octavia	5230446-1221-21344	96	30/10/2024	23	23	
Mercedes-Benz Leasing Polska Sp. z o.o.	Mercedes Vito CDI Mixto	L374292	144	09/12/2024	42	42	
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0634	88	13/02/2025	31	28	3
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0633	88	13/02/2025	31	28	3
Volkswagen Financial Services	VW T-roc	5230446-1221-28896	121	03/02/2025	43	38	5
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	LSTS/2022/6/T12F/0753	106	15/07/2025	52	33	19
Toyota Leasing Polska Sp. z o.o.	Toyota Yaris	LSTS/2022/6/T12F/0754	59	15/07/2025	29	18	11
Volkswagen Financial Services	VW Crafter delivery van	5230446-0923-00007	163	22/06/2026	105	50	55
SML							
Volkswagen Financial Services Polska Sp. z o.o.	Skoda Kamiq	9460163-1221-00958	75	12/03/2024	7	7	
DOMESTA							
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2644792019/GD/388306	857	31/07/2024	192	192	
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2743462019/GD/388315	852	31/07/2024	203	203	
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-11646	73	31/08/2024	16	16	
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	VW T-ROC	6706907-1221-25091	129	30/11/2024	38	38	
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559436	1 119	28/02/2027	675	164	511
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559437	1 119	28/02/2027	675	164	511

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

mLeasing Sp. z o.o. Warszawa	JCB 3CX digger loader	5498842022/GD/572923	428	28/02/2025	180	126	54
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-25867	79	28/02/2025	30	25	5
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-17814	75	28/02/2025	28	23	5
Santander Leasing SA	Renault Master	SBP/07317/2021	97	01/12/2025	73	16	57
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KODIAQ	6706907-1223-00687	198	31/01/2026	117	56	61
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1223-20386	105	18/08/2026	87	31	56
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1223-20391	105	18/08/2026	87	31	56
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1223-20385	105	18/08/2026	87	31	56
INBET							
Pekao Leasing Sp.z o.o.	Fortech 5T double-girder hook gantry crane	38/0483/18	145	12/02/2024	25	25	
Pekao Leasing Sp.z o.o.	Rail-mounted Fortech 10T double-girder hook gantry crane	38/0482/18	173	12/02/2024	29	29	
ING Lease (Polska) Sp. z o.o.	Hyster Zeppelin fork-lift truck	870838-MU-0	146	15/02/2024	5	5	
Pekao Leasing Sp.z o.o.	FEGO containerised heating system	38/0016/19	211	12/01/2025	87	31	56
Pekao Leasing Sp.z o.o.	ZREMB concrete batch plant	38/0017/19	1 398	12/09/2025	376	208	168
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	112	56	56
ING Lease (Polska) Sp. z o.o.	Single-girder rail-mounted gantry cranes, 5 T, 2 pcs	893964-ST-0	267	15/05/2025	100	42	58
ING Lease (Polska) Sp. z o.o.	Milling plotter	337368-OF-0	53	15/05/2025	15	10	5
Millennium Leasing Sp. z o.o.	Wall formwork (tilting tables) - 2 pcs	325252	380	05/02/2026	155	69	86
ING Lease (Polska) Sp. z o.o.	Column manipulator with float	3151/GD/20-03/DM/2020	250	15/03/2026	106	45	61
ING Lease (Polska) Sp. z o.o.	Toyota Corolla MY21	343728-AF-0	67	15/04/2025	21	16	5
ING Lease (Polska) Sp. z o.o.	Single-girder rail-mounted gantry crane, 12.5 T, Fortech	346075-OF-0	266	15/08/2026	151	40	111

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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	61	21	40
ING Lease (Polska) Sp. z o.o.	Magna wall formwork (tilting tables)	346198-OF-0	820	15/09/2026	450	157	293
Millennium Leasing sp. z o.o.	Stair flight formwork (EUR)	361416	389	05/11/2027	262	64	198
ING Lease (Polska) Sp. z o.o.	Magna wall formwork (3 tilting tables)	363343-Of-0	345	30/06/2027	232	40	192
ING Lease (Polska) Sp. z o.o.	KIA Stonic 2,0	365556-AF-0	83	15/10/2028	72	13	59
ING Lease (Polska) Sp. z o.o.	KIA Stonic 2,0	365559-AF-0	83	15/11/2028	74	13	61
Millennium Leasing Sp. z o.o.	JCB 417 HT SV articulated loader	363343-Of-0	523	15/01/2029	363	56	307
TOTAL before the adoption of IFRS 16					**5 560**	**2 336**	**3 224**
IFRS 16					2 075	413	1 662
TOTAL					**7 635**	**2 749**	**4 886**

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

Liabilities of the INPRO SA Corporate Group y relation to lease agreements as at 31/12/2022

Financing party	Object of the agreement	Agreement No.	Initial value	Agreement end date	Liability as at the end of the period	Short-term part	Long-term part
INPRO							
Toyota Leasing Polska Sp. z o.o.	Toyota Rav 4	37972018	110	10/05/2023	10	10	
Santander Leasing SA	Nissan Qashqai	NP1/04339/2020	90	24/05/2023	11	11	
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	60372020	72	24/07/2023	14	14	
Volkswagen Financial Services	VW T-roc	5230446-1221-03877	108	09/06/2024	46	33	13
Volkswagen Financial Services	Skoda Octavia	5230446-1221-21344	96	30/10/2024	49	26	23
Mercedes-Benz Leasing Polska Sp. z o.o.	Mercedes Vito CDI Mixto	L374292	144	09/12/2024	84	42	42
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0634	88	13/02/2025	57	26	31
Toyota Leasing Polska Sp. z o.o.	Toyota Corolla	LSTD/2022/2/T1F/0633	88	13/02/2025	57	26	31
Volkswagen Financial Services	VW T-roc	5230446-1221-28896	121	03/02/2025	80	37	43
Toyota Leasing Polska Sp. z o.o.	Toyota C HR	LSTS/2022/6/T12F/0753	106	15/07/2025	81	29	52
Toyota Leasing Polska Sp. z o.o.	Toyota Yaris	LSTS/2022/6/T12F/0754	59	15/07/2025	46	17	29
SML							
Volkswagen Financial Services Polska Sp. z o.o.	Skoda Kamiq	9460163-1221-00958	75	12/03/2024	31	24	7
DOMESTA							
mLeasing Sp. z o.o. Warszawa	Cabin set – sanitary cabins	2738972019/GD/388004	205	30/06/2023	57	57	
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2644792019/GD/388306	857	31/07/2024	329	137	192
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	2743462019/GD/388315	852	31/07/2024	339	136	203

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

VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220-26780	120	03/11/2023	35	35	
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220-26789	120	03/11/2023	35	35	
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAROQ	6706907-1220-26790	120	03/11/2023	35	35	
mLeasing Sp. z o.o. Warszawa	VOLVO XC60	4595662021/GD/506951	205	15/05/2023	57	57	
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-11646	73	31/08/2024	39	23	16
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	VW T-ROC	6706907-1221-25091	129	30/11/2024	77	39	38
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559436	1 119	28/02/2027	834	159	675
mLeasing Sp. z o.o. Warszawa	TEREX tower crane	5311272021/GD/559437	1 119	28/02/2027	834	159	675
mLeasing Sp. z o.o. Warszawa	JCB 3CX digger loader	5498842022/GD/572923	428	28/02/2025	297	117	180
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-25867	79	28/02/2025	54	24	30
VOLKSWAGEN FINANCIAL SERVICES POLSKA Sp. z o.o.	SKODA KAMIQ	6706907-1221-17814	75	28/02/2025	51	23	28
Santander Leasing SA	Renault Master	SBP/07317/2021	97	01/12/2025	89	16	73
INBET							
Pekao Leasing Sp.z o.o.	Fortech 5T double-girder hook gantry crane	38/0483/18	145	12/02/2024	50	25	25
Pekao Leasing Sp.z o.o.	Rail-mounted Fortech 10T double-girder hook gantry crane	38/0482/18	173	12/02/2024	54	25	29
Pekao Leasing Sp.z o.o.	HAK 30T rail-mounted transport platform	38/0484/18	235	12/12/2023	52	52	
ING Lease (Polska) Sp. z o.o.	Hyster Zeppelin fork-lift truck	870838-MU-0	146	15/02/2024	34	29	5
Pekao Leasing Sp.z o.o.	FEGO containerised heating system	38/0016/19	211	12/01/2025	115	28	87
Pekao Leasing Sp.z o.o.	ZREMB concrete batch plant	38/0017/19	1 398	12/09/2025	566	189	377
Pekao Leasing Sp.z o.o.	Single-girder rail-mounted gantry cranes, 2 pcs (5T and 8 T)	38/0496/19	329	12/02/2025	164	52	112
ING Lease (Polska) Sp. z o.o.	Single-girder rail-mounted gantry cranes, 5 T, 2 pcs	893964-ST-0	267	15/05/2025	141	41	100

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

ING Lease (Polska) Sp. z o.o.	Milling plotter	337368-OF-0	53	15/05/2025	24	10	14
Millennium Leasing Sp. z o.o.	Wall formwork (tilting tables) - 2 pcs	325252	380	05/02/2026	222	67	155
ING Lease (Polska) Sp. z o.o.	Column manipulator with float	3151/GD/20-03/DM/2020	250	15/03/2026	150	44	106
ING Lease (Polska) Sp. z o.o.	Toyota Corolla MY21	343728-AF-0	67	15/04/2025	36	15	21
ING Lease (Polska) Sp. z o.o.	Single-girder rail-mounted gantry crane, 12.5 T, Fortech	346075-OF-0	266	15/08/2026	191	40	151
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	81	20	61
ING Lease (Polska) Sp. z o.o.	Magna wall formwork (tilting tables)	346198-OF-0	820	15/09/2026	604	154	450
Millennium Leasing Sp. z o.o.	Stair flight formwork (EUR)	361416	389	05/11/2027	350	67	283
TOTAL before the adoption of IFRS 16					**6 562**	**2 205**	**4 357**
IFRS 16					2 232	391	1 841
TOTAL					**8 794**	**2 596**	**6 198**

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

Minimum future lease payments in relation to those agreements are as follows:

Nominal value of minimum lease payments	**31/12/2023**	**31/12/2022**
Within 1 year	2 336	2 205
Within from 1 year to 3 years	2 444	3 283
Within from 3 to 5 years	780	1 074
Impact of IFRS 16	2 075	2 232
Total liabilities relating to finance lease – minimum total lease payments	**7 635**	**8 794**

23. Trade and other liabilities

Long-term liabilities	**31/12/2023**	**31/12/2022**
In relation to related entities	**-**	**-**
trade liabilities	-	-
In relation to other entities	**6 713**	**6 244**
trade liabilities	6 077	5 409
other liabilities	636	835
Total trade and other long-term liabilities	**6 713**	**6 244**

Short-term liabilities	**31/12/2023**	**31/12/2022**
In relation to related entities	**9**	**10**
trade liabilities	9	10
other liabilities	-	-
In relation to other entities	**116 474**	**99 390**
trade liabilities	26 372	37 010
payroll payable	380	391
state budget liabilities other than current income tax	1 380	1 608
advances received	87 460	59 557
other liabilities	882	824
Total trade and other short-term liabilities	**116 483**	**99 400**

Total trade and other liabilities	**123 196**	**105 644**

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

The conditions of transactions with related entities are presented in note 31 of additional information. Trade liabilities are not interest-bearing and are usually settled within 30-day periods. Other liabilities are not interest-bearing and their average payment term is usually 1 month. The amount following from the difference between value added tax receivable and payable is paid to the competent tax authorities in the required periods.

24. Contingent liabilities and receivables

24.1 Contingent liabilities

Contingent liabilities	31/12/2023	31/12/2022
Liabilities in relation to bank guarantees granted mainly as security on the performance of trade agreements	766	5 108
Total contingent liabilities	**766**	**5 108**

Contingent liabilities within the Group were excluded in the consolidation process. Their schedule with description is included in the separate financial statements of INPRO SA.

24.2 Contingent receivables

Contingent receivables	31/12/2023	31/12/2022
Guarantees received	36 327	27 339
Total contingent receivables	**36 327**	**27 339**

The items of contingent liabilities as at 31/12/2023 and 31/12/2022 are the guarantees from the Liquidity Guarantee Fund granted to INPRO SA and Domesta Sp. z o.o. and established as credit repayment security (details in note No. 22).

24.3 Planned capital expenditure

The Group's planned capital expenditure for 2024 mainly pertains to:
- design of a new 3-layer wall production hall in Inbet (approximately PLN 350 k) – hall construction is scheduled for 2025, and the estimate project cost is PLN 15 m;
- purchase/lease of new motor vehicles, mainly at Inpro and Domesta (the total of approximately PLN 900 k).

24.4 Court cases

The Group was not a party to significant court proceedings as at 31 December 2023.

24.5 Tax settlements

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

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

25. Security on the Group's assets

Security established on the Groups assets as at 31 December 2023 and 31 December 2022

Securities on the assets - the fair value	31/12/2023	31/12/2022
– on non-current assets*	162 831	162 831
- on current assets**	329 940	218 400
Total	**492 771**	**381 231**

Security established by Group companies as at 31/12/2023

*** 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 Nos. 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, 5-9 Cementowa Street – 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, 8 Opata Jacka Rybińskiego Street, 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. 1.4.

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, Opata Jacka Rybińskiego Street, land and mortgage register No. GD1G/00068140/0, and on the right to non-residential unit No. 2 in Gdańsk, 8 Opata Jacka Rybińskiego Street, land and mortgage register No. GD1G/00083407/1 (legal security for the repayment of the overdraft facility in the amount of PLN 15,000 at Alior Bank SA until 05/12/2023, which will be transferred in 2024 as security for the overdraft facility on the credit account in the amount of PLN 16,000 k at Alior Bank SA).

6. Contractual real estate mortgage up to PLN 25,500 k established in favour of Agencja Rozwoju Przemysłu SA with its registered office in Warsaw on real property located in Gdańsk, Budowlanych Street, covered by land and mortgage register No. GD1G/00299491/3, constituting security for the repayment of the principal amount, interest and other costs related to the loan granted to DOMESTA.

7. Contractual real estate mortgage up to PLN 52,500 k established at real property located in Jastarnia, 2A Kościuszki Street, 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 31/12/2023 in the total amount of PLN 329,940 k is included in note No. 22.

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

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

Security established by Group companies as at 31/12/2022

* 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 Nos. 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, 5-9 Cementowa Street – 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, 8 Opata Jacka Rybińskiego Street, 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. 1.4.

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, Opata Jacka Rybińskiego Street, land and mortgage register No. GD1G/00068140/0, on the right to non-residential unit No. 2 in Gdańsk, 8 Opata Jacka Rybińskiego Street, 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 mortgage up to PLN 25,500 k established in favour of Agencja Rozwoju Przemysłu SA with its registered office in Warsaw on real property located in Gdańsk, Budowlanych Street, covered by land and mortgage register No. GD1G/00299491/3, constituting security for the repayment of the principal amount, interest and other costs related to the loan granted to DOMESTA.

7. Contractual real estate mortgage up to PLN 52,500 k established at real property located in Jastarnia,2A Kościuszki Street, 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 31/12/2022 in the total amount of PLN 218,400 k is included in note No. 22.

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

26. Information on transactions with related entities

26.1 Transactions with related entities

Transactions between the Company (INPRO SA) and its subsidiaries and between the Company's subsidiaries as related parties were eliminated during consolidated and are not disclosed in this note. Detailed information on transactions to which the parties include the Company and its subsidiaries are presented in the separate financial statements of INPRO SA.
Information on transactions between the Group and other related parties for the accounting years 2023 and 2022 is presented below.

INPRO SA AS THE SELLER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
INPRO SA shareholder holding less than 5 % of the shares, personally related to INPRO SA	Sale of a fixed asset	-	33

INPRO SA AS THE BUYER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Hotel Oliwski Sp. z o.o.	Hotel services	2	-

INPRO SA AS A DIVIDEND PAYER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Members of the Management Board of INPRO SA	Dividend paid	4 868	4 868
Members of the Supervisory Board of INPRO SA	Dividend paid	353	353

SML SP. z O.O. AS THE SELLER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Members of the Management Board of Inpro SA	Interior finish services	162	-

RECEIVABLES OF SML SP. Z O.O.

The other party to the transaction	Transaction description	31/12/2023	31/12/2022
Members of the Management Board of Inpro SA	Interior finish services	27	-

DOMESTA SP. Z O.O. AS A DIVIDEND PAYER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Members of the Supervisory board of DOMESTA	Dividend paid	2 043	1 530

INBET SP. Z O.O. AS A DIVIDEND PAYER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Members of the Supervisory board of INBET	Dividend paid	689	492

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

INBET SP. Z O.O. AS THE SELLER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Members of the Supervisory Board of Inpro SA	Sale of precast concrete items	16	-

INBET SP. Z O.O. AS A BUYER

The other party to the transaction	Transaction description	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
PKB MERONK S.C.	Design services	234	484

LIABILITIES OF INBET SP. Z O.O.

Creditor	Transaction description	31/12/2023	31/12/2022
PKB MERONK S.C.	Design services	9	10

26.2 Conditions of transactions with related entities

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

26.3 Remuneration of the Group's senior executives

The remuneration of senior executives	01/01/2023 - 31/12/2023	01/01/2022 -31/12/2022
Management Board of the parent entity	**3 616**	**3 036**
Short-term employee benefits	3 616	3 036
Management Board of subsidiaries	**5 953**	**4 321**
Short-term employee benefits	5 501	4 321
Jubilee awards and retirement severance pay	452	-
Supervisory Board of the parent entity	**303**	**312**
Short-term employee benefits	303	312
Supervisory Board of subsidiaries	**353**	**269**
Short-term employee benefits	353	269
Other senior executives	**3 944**	**3 223**
Short-term employee benefits	3 944	3 223
Total	**14 169**	**11 161**

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

27. Purposes and rules of financial risk management

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

27.1 Interest rate risk

The Group has credit liabilities for which interest is computed on the basis of a variable interest rate, in relation to which there is a risk of the increase of those rates against the time when the agreement was entered into. Moreover, the Group invests free cash in investments bearing variable interest, in which case the profits from investments decrease if interest rates fall down. Information on assets and liabilities exposed to the interest rate risk is presented below.

In view of the fact that in the reporting period the Group had both assets and liabilities bearing variable interest (a fact which balanced the risk), in view of a relatively low, from the trade perspective, debt interest ratio, the Group did not use interest rate hedging.

As interest rate fluctuation was seen in 2023, the Group does not rule out hedging in the future and continues to monitor the exposure to the interest rate risk and the relevant current forecasts.

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

01/01/2023-31/12/2023

Fixed interest rate	**<1 year**	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Cash assets	16 420				16 420
Lease receivables (Inpro)	561	890			1 451
Total	**16 981**	**890**			**17 871**

Variable interest rate	**<1 year**	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Cash	30 754				30 754
Short-term financial assets	29 276				29 276
Bank loans and credit	(59 083)	(19 957)	(3 516)	(8 349)	(90 905)
Debt securities issued	(5 486)	(54 767)			(60 253)
Liabilities relating to finance lease and lease agreements with a purchase option	(2 336)	(2 444)	(780)		(5 560)
Total	**(6 875)**	**(77 168)**	**(4 296)**	**(8 349)**	**(96 688)**

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

01/01/2022-31/12/2022

Fixed interest rate	<1 year	1-3 years	3-5 years	>5 years	Total
Cash assets	21 297				21 297
Lease receivables (Inpro)	1 211	985	397		2 593
Total	**22 508**	**985**	**397**		**23 890**

Variable interest rate	<1 year	1-3 years	3-5 years	>5 years	Total
Cash	33 406				33 406
Short-term financial assets	9 445				9 445
Bank loans and credit	(38 031)	(38 906)	(5 045)	(4 764)	(86 746)
Debt securities issued	(4 332)	(50 497)			(54 829)
Liabilities relating to finance lease and lease agreements with a purchase option	(2 205)	(3 283)	(1 074)		(6 562)
Total	**(1 717)**	**(92 686)**	**(6 119)**	**(4 764)**	**(105 286)**

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

27.2 Foreign currency risk

The Group is not significantly exposed to the currency conversion rate risk because the sales of products in a foreign currency are insignificant and the majority of the costs of production are covered in the national currency. Moreover, all the Group's credit, loans and the majority of the deposits are denominated in the national currency. The foreign currency risk occurs in Inbet Sp. z o.o. because of the claims, liabilities as well as cash and bank deposits in foreign currencies, but that risk is not significant from the Group's perspective.

Foreign currency items converted to PLN thousands as at 31/12/2023 and 31/12/2022 are presented below.

Name of the currency item	31/12/2023	31/12/2022
Receivables in foreign currencies (EUR and SEK)		1 224
Cash in EUR and SEK	6 818	8 662
Liabilities in foreign currencies		(455)
Advances received in foreign currencies to be settled		(2 123)
Assets and liabilities in foreign currencies	**6 818**	**7 308**

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

As it follows from the table above, the influence of foreign currency rate fluctuation by +/-10 % on the financial result would be PLN +/- 682 k in 2023 and PLN +/- 731 k in 2022 respectively. When taxation is taken into consideration, the impact on the result would be PLN +/- 552 k in 2023 and PLN +/- 592 k in 2022.

27.3 Other price risk

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

27.4 Market risk sensitivity analysis

The potential possible changes with regard to the market risk were assessed by the Group as a change by one percentage point with regard to the PLN interest rate (an increase or decrease of the interest rate).
The above figures were determined on the annual basis.

The sensitivity analysis conducted by the Group takes the impact of taxation into account.
The influence of potentially possible changes on the Group's profit or loss and capital is presented in the table below:

31/12/2023

Item in the financial statements	**Value of the item**	**Interest rate risk**			
		Impact on the result		**Impact on the capital**	
		+ 100 base points	**- 100 base points**	**+ 100 base points**	**- 100 base points**
Bank deposits	29 276	293	(293)		
Debt securities issued	60 253	(603)	603		
Credit incurred	90 905	(909)	909		
Other financial liabilities (lease)	5 560	(56)	56		
Total increase / decrease before tax		**(1 275)**	**1,275**		
Income tax		242	(242)		
Total increase / decrease after tax		**(1 033)**	**1 033**		

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

31/12/2022

Item in the financial statements	Value of the item	Interest rate risk			
		Impact on the result		Impact on the capital	
		+ 100 base points	- 100 base points	+ 100 base points	- 100 base points
Bank deposits	9 445	94	(94)		
Debt securities issued	54 829	(548)	548		
Credit incurred	86 746	(867)	867		
Other financial liabilities (lease)	6 562	(66)	66		
Total increase / decrease before tax		**(1 387)**	**1 387**		
Income tax		264	(264)		
Total increase / decrease after tax		**(1 123)**	**1 123**		

1. Bank deposits

31/12/2023
These comprise interest-bearing funds at escrow accounts totalling PLN 29,276 k. Sensitivity to change by +/- 100 base points of market percentage rates in PLN +/-[29,276 k PLN x 100 base points] = 293 k PLN.

31/12/2022
These comprise interest-bearing funds at escrow accounts totalling PLN 9,445 k. Sensitivity to change by +/- 100 base points of market percentage rates in PLN +/-[9,445 k PLN x 100 base points] = PLN 94 k.

2. Bonds

31/12/2023
Variable interest credit in the amount of PLN 60,253 k. Sensitivity to change by +/- 100 base points of market percentage rates in PLN +/-[60,253 k PLN x 100 base points/] = PLN 603 k.

31/12/2022
Variable interest credit in the amount of PLN 54,829 k. Sensitivity to change by +/- 100 base points of market percentage rates in PLN +/-[54,829 k PLN x 100 base points] = PLN 548 k.

3. Credit

31/12/2023
Variable interest credit expressed in PLN in the amount of PLN 90,905 k. PLN. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/- [PLN 90,905 k x 100 base points] = PLN 909 k.

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

31/12/2022
Variable interest credit expressed in PLN in the amount of PLN 86,746 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/- [PLN 86,746 k x 100 base points] = PLN 867 k.

4. Other financial liabilities (lease)

31/12/2023
Variable interest lease liabilities expressed in PLN in the amount of PLN 5,560 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/- [PLN 5,560 k x 100 base points] = PLN 56 k.

31/12/2022
Variable interest lease liabilities expressed in PLN in the amount of PLN 6,562 k. Sensitivity to change by +/- 100 base points of market interest rates in PLN +/- [PLN 6,562 k x 100 base points] = PLN 66 k.

27.5 Credit risk

The Group is exposed to credit risk understood as the risk of the creditors failing to meet their obligations and thus causing the Group to suffer losses. The maximum exposure to credit risk as at the balance sheet date is PLN 8,202 k (as at 31 December 2022: PLN 7,831 k) and was estimated as the balance sheet value (note 17 - gross trade receivables less valuation allowances).

01/01/2023 -31/12/2023			**Unimpaired overdue receivables**				
Age structure of financial receivables	Nominal value of receivables	Unimpaired non-overdue receivables	<30 days	31-90 days	91-180 days	181-365 days	>365 days
Trade receivables	8 202	7 065	801	322	13	-	1

01/01/2022 -31/12/2022			**Unimpaired overdue receivables**				
Age structure of financial receivables	Nominal value of receivables	Unimpaired non-overdue receivables	<30 days	31-90 days	91-180 days	181-365 days	>365 days
Trade receivables	7 831	6 317	1 267	156	53	-	38

In the opinion of the Management Boards of the Group Companies, no significant concentration of the credit risk occurs because the Companies have many customers. Hotels (Dom Zdrojowy Sp. z o.o. and Hotel Mikołajki Sp. z o.o.) which have one customer, the hotel operator, are an exception. However, the revenues from the segment of activity pursued by the hotels, that being rental of real property, currently constitute an insignificant part of the Group’s sales revenues as a whole.

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

The Group takes steps aiming the limitation of the credit risk, such steps consisting in: checking the customers' credit rating, fixing credit limits, monitoring the customers' situation, sometimes obtaining securities (promissory notes, letters of credit, sureties and securities on movable property and real estate). As at 31/12/2023, the Group's receivables were not secured.

In view of the above, in the opinion of the Management Boards of Companies, the credit risk was covered in the financial statements by way of creation of valuation allowances.

Revaluation deductions in relation to credit losses	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022
Status as at the beginning of the period	**516**	**454**
Increases	145	89
Decrease	(79)	(27)
Status as at the end of the period	**582**	**516**

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

There is no significant concentration of the credit risk in the Group.

27.6 Liquidity risk

The Group is exposed to liquidity loss risk understood as the risk of losing the capacity to pay liabilities within the specified time limits. The risk stems from the potential restriction of access to financial markets, which may result in the lack of an opportunity to obtain new finance or to refinance its debt. In the opinion of the Company's Management Board, due to the safe amount of cash as at the balance sheet date (note 19), available credit lines (note 22) and the Group's good financial position, the liquidity loss risk should be assessed as slight.

Cash at bank and in hand (the EuroRating):

Item in the financial statements	31/12/2023	31/12/2022
Cash at bank and in hand	47 174	54 703
Other short-term financial assets (funds at escrow accounts)	29 276	9 445
Total	**76 450**	**64 148**

Rating	31/12/2023	31/12/2022
A- rated bank	18 857	24 216
BBB rated bank	-	-
BBB- rated bank	47 610	19 437
BB+ rated bank	5 795	-
BB rated bank	2 270	8 011
BB- rated bank	353	8 115
B rated bank	-	2 911
Cash desk	13	32
Non-rated bank	1 552	1 426
Total	**76 450**	**64 148**

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

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

01/01/2023 -31/12/2023		**Liabilities maturing in the period**			
Age structure of financial liabilities	**Total liabilities**	**up to 30 days**	**from 31 to 90 days**	**from 91 to 365 days**	**over 365 days (see the note below)**
Trade liabilities	32 458	19 789	4 992	1 600	6 077
Bonds issued	60 253		670	4 816	54 767
Loans and credit	90 905	11 148	9 029	38 906	31 822
Other financial liabilities	7 635	223	467	2 059	4 886
Payroll payable	380	380			
Other liabilities	1 518	73	147	662	636
Total	**193 149**	**31 613**	**15 305**	**48 043**	**98 188**

Liabilities matured over 365 days	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Trade liabilities	2 682	3 260	135	6 077
Bonds issued	54 767			54 767
Loans and credit	19 957	3 516	8 349	31 822
Other financial liabilities	2 685	870	1 331	4 886
Other liabilities	636			636
Total	**80 727**	**7 646**	**9 815**	**98 188**

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

01/01/2022 -31/12/2022		**Liabilities maturing in the period**			
Age structure of financial liabilities	**Total liabilities**	**up to 30 days**	**from 31 to 90 days**	**from 91 to 365 days**	**over 365 days (see the note below)**
Trade liabilities	42 429	22 560	3 823	10 637	5 409
Bonds issued	54 829		1 974	2 358	50 497
Loans and credit	86 746	4 582	5 365	28 084	48 715
Other financial liabilities	8 794	140	292	2 164	6 198
Payroll payable	391	391			
Other liabilities	1 659	824			835
Total	**194 848**	**28 497**	**11 454**	**43 243**	**111 654**

Liabilities matured over 365 days	**1-3 years**	**3-5 years**	**>5 years**	**Total**
Trade liabilities	3 205	1 625	579	5 409
Bonds issued	50 497			50 497
Loans and credit	38 906	5 045	4 764	48 715
Other financial liabilities	4 796	1 402		6 198
Other liabilities	835			835
Total	**98 239**	**8 072**	**5 343**	**111 654**

28. Capital management

The Group manages its capital to retain the capacity to continue as a going concern with the implementation of the planned investments taken into account to be able to generate a return to the shareholders and yield benefits to the other stakeholders.
In accordance with the market practice, the Group monitors capital on the basis of, among other things, the net worth ratio and the credit, loan and other sources of finance to EBITDA ratio.

The ratio concerning the financing of assets with equity is calculated as the equity to total assets ratio. In 2023, the ratio remained at the same level as one year before, i.e. 0.62.

The debt to equity ratio calculated as the relationship of liabilities to equity also remained at the same level i.e. 0.62.

The net worth ratio is calculated as the net value of property, plant and equipment (equity less intangibles) to the balance sheet total.

The credit, loans and other sources of finance to EBITDA ratio is calculated as the ratio of credit, loans and other sources of finance to EBITDA. Credit, loans and other sources of finance means the total liability in relation to credit, loans and leases, and EBITDA is the profit from operating activities plus depreciation.

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

To maintain financial liquidity and credit capacity enabling borrowing at a reasonable cost level, the Group assumes that it will maintain the net worth ratio at the level not lower than 0.3, and of the credit, loans and other sources of finance to EBITDA ratio at the level of up to 10.

Equity to total assets ratio	**31/12/2023**	**31/12/2022**
Equity	494 380	464 419
Total assets	799 305	750 170
	0.62	**0.62**

Relationship between liabilities and equity	**31/12/2023**	**31/12/2022**
Total liabilities	304 925	285 751
Equity	494 380	464 419
	0.62	**0.62**

Ratio: Credit, loans and other sources of finance/EBIDTA	**31/12/2023**	**31/12/2022**
Profit from operating activities	58 540	88 680
Plus: depreciation	7 735	7 801
EBIDTA	**66 275**	**96 481**
Credit, loans and other sources of finance	**159 093**	**150 671**
	2.40	**1.56**

Net worth ratio	**31/12/2023**	**31/12/2022**
Total equity less intangibles	487 494	457 527
Balance sheet total	799 305	750 170
	0.61	**0.61**

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

29. Financial instruments

The fair value of the financial instruments held by the Group as at 31 December 2023 and 31 December 2022 did not differ considerably from the figures presented in the financial statements for the particular periods for the following reasons:

- any discounting effect in relation to short-term instruments is not significant;
- those instruments concern the transactions effected on market conditions.

Financial assets	Classification in accordance with IFRS 9	31/12/2023	31/12/2022
Trade receivables	Assets measured at the amortised cost	8 202	7 831
Short-term financial assets	as above	29 276	9 445
Loans given – short term	as above	-	-
Cash and cash equivalents	as above	47 174	54 703
Other long-term financial receivables (lease)	as above	890	1 382
Other short-term financial receivables (lease)	as above	561	1 211
		86 103	**74 572**

Financial liabilities	Classification in accordance with IFRS 9	31/12/2023	31/12/2022
Long-term loans and bank credit	financial liabilities valued as at the amortised cost	31 822	48 715
Short-term loans and bank credit	as above	59 083	38 031
Trade liabilities	as above	32 458	42 429
Payroll payable	as above	380	391
Other liabilities	as above	1 518	1 659
Long-term liabilities in relation to issue of debt securities	as above	54 767	50 497
Short-term liabilities in relation to debt security issue	as above	5 486	4 332
Other long-term financial liabilities (lease)	as above	4 886	6 198
Other short-term financial liabilities (lease)	as above	2 749	2 596
Total financial liabilities valued at the amortised cost		**193 149**	**194 848**

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

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

01/01/2023-31/12/2023	Financial assets measured at the amortised cost	Financial liabilities measured at the amortised cost	Total
Interest revenues/costs	1 025	(3 601)	**(2 576)**
Reversal/creation of revaluation deductions for receivables	(66)		**(66)**
Change in financial liabilities due to the time for meeting the liability becoming closer		(2 326)	**(2 326)**
Total	**959**	**(5 927)**	**(4 968)**

01/01/2022-31/12/2022	Financial assets measured at the amortised cost	Financial liabilities measured at the amortised cost	Total
Interest revenues/costs	659	(3 976)	**(3 317)**
Reversal/creation of revaluation deductions for receivables	(62)		**(62)**
Changes in liabilities in relation to the issue of debt securities, due to the time for meeting the liability becoming closer		(5 418)	**(5 418)**
Total	**597**	**(9 394)**	**(8 797)**

30. Employment structure

The average employment level in the Group in the period from January to December 2023 and January to December 2022 respectively was as follows:

	31/12/2023	31/12/2022
Management Board of the Parent Entity*	4	4
Management Boards of Group entities*	6	7
Administration	52	51
Sales Department	27	27
Production Division	106	125
Other	49	61
Total	**244**	**275**

*) Including the Members of the Management Board performing their tasks on the basis of the company management agreement and management contracts

31. Remuneration of the entity authorised to audit financial statements

1. For 2023:
a) audit of the separate and consolidated annual financial statements of the Inpro Corporate Group – PLN 50 k,
b) audit of the separate statements of other companies within the Group – PLN 66 k,
c) review of the interim separate and consolidated financial statements the Inpro Corporate Group – PLN 34 k,
d) audit of compliance of the annual consolidated statements with ESEF requirements – PLN 9 k,
e) evaluation of the annual report on the remuneration of the Management Board and Supervisory board – PLN 8.5 k.
2. For 2022:
a) audit of the separate and consolidated annual financial statements of the Inpro Corporate Group – PLN 38.9 k,
b) audit of the separate statements of other companies within the Group PLN – 51.9 k,
c) review of the interim separate and consolidated financial statements the Inpro Corporate Group – PLN 27.9 k,
d) audit of compliance of the annual consolidated statements with ESEF requirements – PLN 8.8 k,
e) evaluation of the annual report on the remuneration of the Management Board and Supervisory board – PLN 8.4 k.

32. Significant events affecting the Group's activity in the reporting period

The events significantly affecting the activity of the INPRO Group, its financial results as well as development prospects described in items 10 and 25 of the report of the Management Board of activity in 2023.

Key factors influencing financial performance in 2023:

- The Group sold the total of 863 flats and houses net (in the meaning of concluded preliminary sale agreements net i.e. with the resignations taken into consideration under reservation agreements, preliminary sale agreements concerning completed projects, agreements with entities other than customers who are natural persons, and agreements concerning commercial units, including INPRO SA with 540 units. That result is considerably better than in the previous year (2022: the Group: 420 units – an increase by 105 %, INPRO SA: 239 units – an increase by 126 %). The gross value of flats sold by the Group in the period under review was approximately PLN 479 m, which was higher by 96 % than the value achieved in 2022.
- In relation to the specific nature of the property development cycle, the revenues from operations are posted after approximately 2-3 years from the start of a property development project, following receipt of the occupancy permit and delivery of the units to the buyers. During the entire 2023, INPRO SA placed the following projects in service: one multi-family building at the Optima VI estate (32 units), two buildings at the Koncept II estate (88 units). In turn, DOMESTA Sp. z o.o. completed the works at the Leszczynowy Park estate, building 2 (50 units), #Na Swoim, building 1 (72 units), and Urzeka, buildings 1 and 2 (105 units), as well as office building A of the Matarnia Office Park. In total, the construction of 347 units and single-family houses was completed, including INPRO with 120 units (in 2022, the construction of 932 units was completed, including 658 units by INPRO). The number of flats delivered to the buyers in the reporting period is lower than in the previous year as 577 units/houses were delivered (a 19 % decrease against 2022). In relation to that, the revenues generated in 2023 are lower than those in 2022 (a drop by 14 %).
- An important factor most strongly affecting the demand on the property development market in the first months of the previous year was a high level of interest rates and the stringent recommendations of the Polish Financial Supervision Authority reducing the mortgage credit capacity of prospective buyers. In the second half of 2023, interest rates dropped down, and demand for flats from customers buying them for cash was strongly supported by demand from customers buying flats on credit, particularly those who wanted to take advantage of the "Safe 2 % Credit" programme which became effective in July 2023. In the experts' opinion, the growth of the market demand in 2023 was stimulated by, first of all, the concern about price

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rises and the shrinking offer, and by the willingness to use preferential financing conditions available in the central government's programme.

- The demand for residential units in 2023 increased considerably compared to the previous year, but the difficult situation of developers in 2022, particularly the fact that some projects were put on hold due to low demand, affected the construction companies' sector. A significant proportion of construction companies faced liquidity problems in 2023 and the outflow of workers from Ukraine made the situation even worse. As a result, INPRO SA experienced several week delays in the implementation of some projects, which resulted in putting off the deadlines for the procurement of the occupancy permit to 2024 on projects such as the RYTM estate and apartments in Mikołajki. Those delays do not threaten the Company's and Group's financial situation in any way, but the revenue generated by the INPRO SA Corporate Group on those projects will be booked as late as in 2024.
- The growth of the prices of materials and labour slowed down, which made it easier to create cost estimates and budgets of property development projects.
- Following a less profitable period of school winter holidays the hotel trade noted a good summer period similar to that in 2022. A short reservation window continued to occur. The hotel occupancy rate in the summer holiday period was insignificantly higher than in 2022, and the room prices went up more noticeably.
- In 2023, inBet noted a 36 % decrease in revenues and a decrease in net profit by as much as 59 % compared to the previous year. This was the consequence of the precast item price lower than in the comparable period and of limited demand from Scandinavian buyers.

33. 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./object of financing**
mBank SA (INPRO SA)	37 200	Current Report No. 3/2024 of 09/02/2024 / financing the construction of the Optima VII project
mBank SA (INPRO SA)	24 900	Current Report No. 4/2024 of 15/03/2024 / financing the construction of the KONCEPT III project
Powiślański Bank Spółdzielczy in Kwidzyn (INPRO SA)	3 000	- / financing the purchase of land in Gdańsk, Świętokrzyska Street
TOTAL	**65 100**	

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

Bank	**Date of signing the agreement**	**Amount in PLN '000**	**Credit purpose**
Alior Bank SA (DOMESTA Sp. z o.o.)	22/06/2020	10 500	Financing current operations
mBank SA (INPRO SA)	22/04/2022	35 940	Financing the costs of construction, RYTM
SGB-Bank SA (INPRO SA)	09/05/2022	8 000	Refinancing the costs of land purchase in Rotmanka
TOTAL		**54 440**	

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c) After the balance sheet date, the Group entered into new lease agreements of the total value of PLN 839 k with third parties.

d) On 08/01/2024 DOMESTA Sp. z o.o. signed a purchase agreement for land in Gdańsk Klukowo. The purchase price of land does not exceed 10 % of the Issuer's equity.

e) On 15/02/2024, Dom Zdrojowy Sp. z o.o. signed an annexe to the hotel facility tenancy agreement of 12/08/2019 with Dobry Hotel Mięczkowski Sp. K. Sp. z o.o. Based on the annexe, the rent payment schedule was changed effective from 1 January 2024, namely the rent for January to April was reduced by PLN 200,000 per month, and the rent for July and August was raised by PLN 400,000 per month.

f) On 10/04/2024 INPRO SA signed with SML Sp. z o.o. with its registered office in Gdańsk the annexes to both preliminary lease agreements for two commercial units in a building constructed at the RYTM estate. Based on the annexes, the value of the objects of lease was lifted to the total of PLN 1,315 k new, and the lease was extended to 7 years. The new deadline for signing the promised lease agreements is the end of July 2024.

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

Gdańsk, 25 April 2024