

# **INTERIM ABBREVIATED CONSOLIDATED FINANCIAL STATEMENTS**

**of the Capital Group of  
ULMA Construcccion Polska S.A.**

**FOR THE PERIOD OD 6 MONTHS ENDED ON 30 June 2017**

(along with an independent auditor's report from the review)



**From the beginning** of your projects



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**CAPITAL GROUP**  
**ULMA Construcción Polska S.A.**  
**GENERAL INFORMATION**



## Object of business activity

The object of the activity of ULMA Construcción Polska S.A. Capital Group (hereinafter referred to as the Group) includes:

- lease and sales of scaffolding and construction panels,
- designs of panels and scaffolding application on commission,
- export of construction services provided by the Group companies,
- sales of construction materials and raw materials and concrete accessories,
- transport, equipment, and repair activity, including sales and lease of construction equipment.

The parent company, ULMA Construcción Polska S.A., is a joint-stock company (Company). The Company commenced its activity on 14 February 1989 under the business name of Bauma Sp. z o.o., as a limited liability company, and was registered in Rep. No. A.II – 2791. On 15 September 1995, it was transformed into a joint-stock company incorporated by a notarial deed before Robert Dor, a notary public, in the Notary Public Office in Warsaw, registered in Rep. No. A 5500/95. On 29 October 2001, the District Court in Warsaw, 20th Commercial Division of the National Court Register, registered the Company in the Register of Entrepreneurs under entry no. KRS 0000055818. On 6 November 2006 the General Shareholders' Meeting, in its Resolution No. 1, decided to change the Company's name from BAUMA S.A. to ULMA Construcción Polska S.A. A relevant entry to the National Court Register was made on 14 November 2006.

## Registered office

ULMA Construcción Polska S.A.  
Koszajec 50  
05-840 Brwinów, Poland

## The composition of supervisory and management bodies as at 30 June 2017 and as at the date the financial statements were approved for publication

### Supervisory Board

Aitor Ayastuy Ayastuy	Chairman of the Supervisory Board
María Lourdes Urcelay Ugarte	Deputy Chairwoman of the Supervisory Board
Iñaki Irizar Moyua	Member of the Supervisory Board
Andrzej Kozłowski	Member of the Supervisory Board
Michał Markowski	Member of the Supervisory Board

### Audit Committee

Michał Markowski	Chairman of the Committee
Aitor Ayastuy Ayastuy	Member of the Committee
Lourdes Urcelai Ugarte	Member of the Committee

Unless specified otherwise, all amounts are in PLN '000.



## Management Board

Rodolfo Carlos Muñiz Urdampilleta	President of the Management Board
Krzysztof Orzełowski	Member of the Management Board
Ander Ollo Odriozola	Member of the Management Board
Andrzej Sterczyński	Member of the Management Board

## Statutory Auditor

Ernst & Young Audyt Polska spółka z ograniczoną odpowiedzialnością sp. k.  
Rondo ONZ 1

00-124 Warszawa

The Company is registered in the register of entities authorised to audit financial statements under number 130.

## Banks

mBank S.A.,  
PEKAO S.A.,  
BGŻ BNP PARIBAS S.A.  
PKO Bank Polski S.A.  
Banko de Sabadell (Spain)

## Stock exchange listings

The parent company is listed on the Warsaw Stock Exchange ("GPW").  
GPW ticker: ULM.

In the period of 6 months ended on 30 June 2017 there were no changes in the structure of the Capital Group



## **CAPITAL GROUP**

**ULMA Construcción Polska S.A.**

# **ABBREVIATED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**For the period of 6 months of 2017**



## Interim abbreviated consolidated statement of financial position

	Note	30 June 2017	31 December 2016	30 June 2016
<b>ASSETS</b>				
I. Fixed assets				
1. Tangible fixed assets	5.	209,471	205,746	214,960
2. Intangible assets	6.	154	201	221
3. Shares in affiliates	8.	848	-	393
4. Other fixed assets	9.	3,985	4,012	4,040
5. Long-term receivables	10.	-	981	981
6. Deferred income tax asset	17.	1,072	1,071	-
<b>Total fixed assets</b>		<b>215,530</b>	<b>212,011</b>	<b>220,595</b>
II. Current assets				
1. Inventories	11.	4,842	3,630	7,889
2. Trade and other receivables	10.	84,575	82,613	84,373
3. Current income tax receivables		486	730	522
4. Derivative instruments	7.	22	-	-
5. Cash and cash equivalents	12.	24,990	36,948	21,000
<b>Total current assets</b>		<b>114,915</b>	<b>123,921</b>	<b>113,784</b>
<b>Total assets</b>		<b>330,445</b>	<b>335,932</b>	<b>334,379</b>
<b>EQUITY AND LIABILITIES</b>				
I. Equity				
1. Share capital	13.	10,511	10,511	10,511
2. Reserve capital – share premium	13.	114,990	114,990	114,990
3. Currency exchange differences from consolidation		(14,916)	(13,971)	(13,929)
4. Retained profit, of which:		167,019	190,935	182,073
<i>a. Net profit (loss) for the financial period</i>		4,464	12,892	4,030
<b>Total equity</b>		<b>277,604</b>	<b>302,465</b>	<b>293,645</b>
II. Liabilities				
1. Long-term liabilities				
a. Deferred income tax liabilities	18.	1,080	2,936	2,566
b. Long-term liabilities due to pension benefits	19.	144	144	193
<b>Total long-term liabilities</b>		<b>1,224</b>	<b>3,080</b>	<b>2,759</b>
2. Short-term liabilities				
a. Loans and borrowings	14.	547	-	-
b. Short-term liabilities due to pension benefits	19.	41	41	14
c. Liabilities under factoring of trade payables	16.	3,011	3,046	5,316
d. Current income tax liabilities		315	109	357
e. Derivative instruments	7.	-	13	69
f. Trade and other payables	15.	47,703	27,178	32,220
<b>Total short-term liabilities</b>		<b>51,617</b>	<b>30,387</b>	<b>37,975</b>
<b>Total liabilities</b>		<b>52,841</b>	<b>33,467</b>	<b>40,734</b>
<b>Total equity and liabilities</b>		<b>330,445</b>	<b>335,932</b>	<b>334,379</b>

Unless specified otherwise, all amounts are in PLN '000.



## Interim abbreviated consolidated profit and loss account and other comprehensive income

	Note	6 months of 2017	6 months of 2016
Sales revenues	20.	89,674	85,997
Costs of sold products, goods and materials	21.	(73,997)	(69,814)
<b>I. Gross profit on sales</b>		<b>15,677</b>	<b>16,183</b>
Sales and marketing costs	21.	(2,802)	(3,113)
Overheads	21.	(7,111)	(8,702)
Other operating revenues	22.	1,390	1,906
Other operating expenses	22.	(863)	(1,161)
<b>II. Profit /(loss) on operations</b>		<b>6,291</b>	<b>5,113</b>
Financial income	23.	649	753
Financial expenses	23.	(538)	(58)
<i>Net financial income / (expenses)</i>		<i>111</i>	<i>695</i>
Share in profit (loss) of affiliates		(209)	(173)
<b>III. Profit /(loss) before tax</b>		<b>6,193</b>	<b>5,635</b>
Income tax	24.	(1,729)	(1,605)
<b>IV. Net profit/(loss) for the financial period</b>		<b>4,464</b>	<b>4,030</b>
<b>Other comprehensive income that in the future may be settled against profit (loss):</b>			
FX gains/losses from translation of financial statements of foreign affiliates		(922)	189
FX gains/losses related to net investment in a subsidiary		(276)	364
Income tax on other comprehensive income		253	(101)
<b>V. Comprehensive income for the financial period</b>		<b>3,519</b>	<b>4,482</b>
Net profit (loss) for the financial period attributable to owners of the parent company	32.	4,464	4,030
Comprehensive income for the period attributable to owners of the parent company		3,519	4,482
Weighted average number of ordinary shares		5,255,632	5,255,632
Basic and diluted profit (loss) per share in the period (in PLN per share)		0.85	0.77

Unless specified otherwise, all amounts are in PLN '000.



## Interim abbreviated statement of changes in consolidated equity

Item	Share capital at nominal value	Share premium	FX gains/losses on translation of foreign operations	Retained profit	Total equity
As at 01.01.2016	10,511	114,990	(14,381)	178,043	289,163
Total income in 2016	-	-	410	12,892	13,302
As at 31.12.2016	10,511	114,990	(13,971)	190,935	302,465
Total net income in H1 2017	-	-	(945)	4,464	3,519
Dividend distribution	-	-	-	(28,380)	(28,380)
As at 30.06.2017	10,511	114,990	(14,916)	167,019	277,604

Item	Share capital at nominal value	Share premium	FX gains/losses on translation of foreign operations	Retained profit	Total equity
As at 01.01.2016	10,511	114,990	(14,381)	178,043	289,163
Total income in H1 2016	-	-	452	4,030	4,482
As at 30.06.2016	10,511	114,990	(13,929)	182,073	293,645

Unless specified otherwise, all amounts are in PLN '000.



## Interim abbreviated consolidated cash flow statement

	Note	6 months of 2017	6 months of 2016
<b>Net profit for the financial period</b>		<b>4,464</b>	<b>4,030</b>
Adjustments:			
– Income tax	23.	1,729	1,605
– Fixed assets depreciation	5.	23,906	23,437
– Amortisation of intangible assets	6.	48	65
– Net value of sold and liquidated formwork – fixed assets		1,593	641
– Interest income		(649)	(553)
– Change in the value of interests in affiliates		211	173
– (Profit)/loss on goodwill changes due to financial instruments		(35)	61
– (Profit)/loss on currency exchange differences		(376)	702
– Purchase of scaffolding – fixed assets		(29,243)	(37,156)
Changes in working assets:			
– Inventory		(1,212)	(2,042)
– Trade and other receivables		(1,962)	(4,096)
– Trade and other payables		20,489	1,580
		<b>18,963</b>	<b>(11,554)</b>
Income tax paid		(2,890)	(2,270)
<b>Net cash inflows/(outflows) from operating activities</b>		<b>16,073</b>	<b>(13,824)</b>
Cash flows from investing activities			
Purchase of tangible fixed assets		(535)	(892)
Inflows on disposal of tangible fixed assets		2	105
Purchase of intangible assets		-	(84)
Purchase of financial assets		(1,059)	-
Repayment of granted borrowings		878	-
Interest received		649	769
<b>Net cash inflows/(outflows) from investing activities</b>		<b>(65)</b>	<b>(102)</b>
Cash flows from financing activities			
Loans and borrowings received		547	-
Dividend paid		(28,380)	-
<b>Net cash outflows on financing activity</b>		<b>(27,833)</b>	<b>-</b>
<b>Net increase / (decrease) of cash and overdraft facility</b>		<b>(11,825)</b>	<b>(13,926)</b>
Cash, cash equivalents and overdraft facility as at the beginning of the period		36,948	34,964
FX (loss)/profit on valuation of cash and overdraft facility		(133)	(39)
<b>Cash, cash equivalents, and overdraft facility as at the end of the period</b>	12.	<b>24,990</b>	<b>21,000</b>

Unless specified otherwise, all amounts are in PLN '000.



## ADDITIONAL INFORMATION ON THE INTERIM ABBREVIATED CONSOLIDATED FINANCIAL STATEMENTS

### Notes to the interim abbreviated consolidated financial statements

#### 1. Statement on compliance and general preparation principles

These interim abbreviated consolidated financial statements for the period of 6 months ended on 30 June 2017 were prepared in compliance with the requirements of IAS 34 “Interim Financial Reporting” and present the financial situation of the ULMA Construcción Polska S.A. Capital Group as at 30 June 2017, the results of its operations and cash flows for the period of 6 months ended on 30 June 2017.

These interim abbreviated consolidated financial statements have been prepared with the assumption that the Capital Group will continue as a going concern in the foreseeable future.

The duration of the Parent Company and the companies of ULMA Construcción Polska S.A. Group is unspecified.

While preparing the interim abbreviated consolidated financial statements, the Group applied the same accounting principles as described in the audited consolidated financial statements as at 31 December 2016. The interim financial statements as at 30 June 2017 should be read together with the audited consolidated financial statements as at 31 December 2016, published on 16 March 2017.

#### Currency exchange rates and inflation

	Mean PLN exchange rates published by NBP				Change of the CPI index published by the Central Statistical Office
	UAH (hryvnia – Ukraine)	RON (leu Romania)	KZT (tenge Kazakhstan)	EUR (euro)	
30 June 2017	0.1424	0.9269	0.011506	4.2265	1.9%
31 December 2016	0.1542	0.9749	0.012659	4.4240	-0.6%
30 June 2016	0.1603	0.9795	0.011763	4.4255	-0.9%

#### 2. Financial risk management

The business activity of the Group is exposed to many types of financial risk: foreign exchange risk, risk of changes in cash flow and fair value resulting from interest rate changes, credit risk and liquidity risk.

By implementing the risk management programme the Group tries to minimise the effects of the financial risk which have a negative impact on its financial results. In order to hedge certain types of risk the Group uses futures and forward contracts.

##### FX risk

The Group operates internationally and it is exposed to the foreign exchange risk with respect to various currencies, in particular the euro. Foreign exchange risk applies to future commercial transactions (sale of products and goods and purchase of goods and services) and recognised assets and liabilities. The currency



risk occurs when future commercial transactions, recognised assets and liabilities denominated in a currency different than the functional currency of the companies which belong to the Group. The Group secures its net positions with currency forward contracts.

Analyses conducted do not show that the Group is materially exposed to FX risk with reference to financial instruments. The above is mainly due to the fact that the Group's FX exposure is largely balanced.

Additionally, within the Capital Group, the parent company granted long-term loans to its subsidiary entities, totalling as at the balance sheet date EUR 2,500 thousand and USD PLN 1,300 thousand. The loans are a part of the net investment of the parent company in the entity operating abroad and is denominated in a currency different than the functional currency of the parent company (that is the Polish zloty) or the subsidiary operating in Ukraine (that is the Ukrainian hryvnia). According to IAS 21, FX gains/losses resulting from translating the said loans and disclosed in the standalone financial statements of the parent company (as a result of translating EUR and USD into PLN) as well as FX gains/losses resulting from translating the said loans and disclosed in the standalone statements of the subsidiary operating abroad (as a result of translating the loan from EUR/USD into the Ukrainian hryvnia) are transferred, in the consolidated financial statements of the Group, to a separate item of equity and recognised in other comprehensive income.

If the PLN appreciated/depreciated by 10% against the EUR and USD, with other parameters remaining unchanged, exchange rate differences recognised in the separate item of equity in relation to the said loans would increase/decrease the consolidated capital by PLN 1,281 thousand.

### **Risk of changes in cash flow and fair value resulting from interest rate changes**

As a result of total bank loan repayment in H1 2015, now the Group's revenues and cash flows from financing activities are not materially exposed to interest rate risk.

The Group settles its trade payables in a timely manner and for this reason the revenues and operating cash flow of the Group are not exposed to any significant risk of interest rate changes.

### **Credit Risk**

The item exposed to credit risk is the trade receivables item (Note no. 10).

The Group is not exposed to any significant concentration of credit sales risk. Due to a relatively large number of recipients of the Group's goods and services, there is no concentration of credit sales. Moreover, the Group applies a policy which considerably limits the sale of goods and services to clients with a negative history of payment of obligations. The implemented procedures of internal control which consist, among other things, in determining credit limits for individual clients depending on assessment of their financial standing and procedures of approving new clients let the Group considerably reduce the credit risk level.

Trade receivables with respect to which impairment no has been identified as at 30 June 2017, represent 56.1% of the gross value of this group of financial assets, whereas trade receivables with no delay represent 62.9% of the value of the said group (as at 32 December 2016 the values were 56.4% and 51.9% and as at 30 June 2016, 62.7% and 58.0%, respectively).

There are no financial assets the repayment terms and conditions of which have been renegotiated and the value of which would be impaired if there had been no negotiations.

An ageing analysis of financial assets is as follows: (PLN '000)



	30 June 2017	31 December	30 June 2016
Current receivables	31,266	25,397	31,897
Arrears up to 30 days	3,566	6,386	3,051
Arrears from 31 to 90 days	2,639	4,057	2,382
Arrears from 91 to 180 days	2,979	2,908	1,319
Arrears from 181 to 360 days	1,652	1,241	3,401
Arrears in excess of 360 days	46,678	46,777	45,665
<b>Total gross assets</b>	<b>88,780</b>	<b>86,766</b>	<b>87,714</b>
Impairment charges	(38,987)	(37,846)	(36,818)
<b>Total net assets</b>	<b>49,793</b>	<b>48,920</b>	<b>50,896</b>

Impairment was identified of financial assets in the group of trade and other receivables of PLN 38,987 thousand and they were subject to an impairment charge. For the purpose of establishing value of impairment of individual components of financial assets, the Group takes into account individual assessment of every client, in particular the assessment of such client's financial standing and collateral held. In order to secure its receivables, the Group uses primarily blank promissory notes and insurance of foreign receivables concerning the Eastern markets.

With reference to the trade receivables presented in the table above that are overdue in excess of 150 days, as at the balance sheet date the Capital Group recovered PLN 5,046 thousand of VAT, applying the VAT credit for bad debt which is disclosed in trade and other payables.

### Liquidity Risk

The liquidity risk management consists in maintaining a relevant level of cash, availability of financing owing to a sufficient amount of credit instruments granted to the Group and ability to close market positions. The Group maintains cash sufficient to satisfy any due liabilities and ensures the possibility of financing owing to the credit lines granted to it.

Over 90% of trade liabilities of the Group is payable within 2 months from the balance sheet date.

### Working capital management

The working capital of individual companies of the ULMA Construcción Polska S.A. Capital Group is managed on the level of the Capital Group. The main purposes of capital management include ensuring a relevant level of operating liquidity and possibilities of implementation of investment projects of individual companies of the Group in accordance with approved budgets.

### Dividend policy

The dividend policy adopted in the Group is also subordinated to the goals presented above. Every decision on payment of dividend is preceded by the analysis of current and development needs of every company of the Capital Group as a whole.



### 3. New accounting standards and interpretations of the International Financial Reporting Standards (IFRS) Interpretations Committee

The following standards and interpretations were issued by the International Accounting Standards Board (IASB) or the International Financial Reporting Interpretations Committee (IFRIC) but are not yet effective:

Standard	Description of changes	Effective date:
IFRS 15 <i>Revenue from Contracts with Customers</i> and clarifications to IFRS 15	The standard applies to all contracts with customers except those that are covered by other IFRS in whole or in part (e.g. lease, insurance contracts and financial instruments).  IFRS 15 unifies the requirements concerning the recognition of revenues by implementing a uniform five-step model of revenue recognition, replacing the guidelines of e.g. IAS 18 Revenues, IAS 11 Construction Contracts and the related interpretations.	01 January 2018
IFRS 9 <i>Financial Instruments</i>	Changes to measurement classification – replacement of the existing category with two categories: <ul style="list-style-type: none"> <li>• Instruments measured at amortised cost</li> <li>• Instruments measured at fair value</li> </ul> Amendment to hedge accounting	01 January 2018
IFRS 14 <i>Regulatory Deferral Accounts</i>	Accounting principles and disclosures concerning regulatory deferral accounts.	The standard in its current version will not be applicable in EU
Amendments to IFRS 10 and IAS 28	Contains guidelines concerning disposal or contribution of assets by an investor to affiliated entities or joint ventures.	Not specified
IFRS 16 <i>Leases</i>	The standard cancels the differentiation between operating leases and financial leases with lessees. All contracts meeting the new definition of lease will as a matter of principle be recognised like financial leases are now.	01 January 2019
Modifications to IAS 12	Clarification of settlement method of deferred income tax relating to unrealised losses	01 January 2017
Modifications to IAS 7	An initiative concerning modifications to disclosures	01 January 2017
Modifications to IFRS 2	Classification and Measurement of Share-based Payment Transactions	01 January 2018
Modifications to IFRS 4	The application of IFRS 9 Financial Instruments jointly with IFRS 4 Insurance Contracts	01 January 2018
Annual amendments to IFRS (2014-2016 cycle)	List of amendments related to: IFRS 1 – elimination of short-term exemptions for entities applying IFRS for the first time; IFRS 12 – clarification of the application scope of disclosure requirements; IAS 28 – measurement of investee entities at fair value through the financial result or with an individual method.	01 January 2018/ 01 January 2017
Modifications to IAS 40	Changes to classification of properties – transfer of investment properties to other asset groups	01 January 2018
IFRIC 22 <i>Foreign Currency Transactions and Advance Consideration</i> .	Guidelines concerning identification of transaction date and the applicable SPOT exchange rate to be used at making or receiving payment of advance in a foreign currency.	01 January 2018

Unless specified otherwise, all amounts are in PLN '000.



IFRS 17 Insurance Contracts	The standard introduces a completely new approach to the recognition of revenues and profit/loss at the time insurance services are provided.	01 January 2021
IFRIC 23 Uncertainty over Income Tax Treatments	IFRIC clarifies the methods of recognition and measurement required by IAS 12 Income Tax in case of uncertainty over income tax treatments	01 January 2019

The Group intends to implement the above new IFRS standards and amendments to standards and interpretations thereof, approved by the International Accounting Standards Board but not effective until the approval of these interim abbreviated consolidated financial statements for publication, as soon as they become effective.

### Impact of the new regulations on future financial statements of the Company

The new standard IFRS 9 Financial Instruments introduces fundamental changes to the classification, presentation and measurement of financial instruments. The standard will implement a new impairment measurement model that will require a longer recognition of anticipated credit losses and an update of the rules of applying hedge accounting. The amendments are aimed at adapting the requirements related to risk management by supporting the entities preparing financial statements to reflect better the undertaken actions.

IFRS 15 is aimed at unifying and simplifying the rules of revenue recognition by implementing one model of revenue recognition. In particular, the standard will affect revenue recognition under contracts or contract packets under which separate services are provided and/or goods are delivered to customers.

The new standard IFRS 16 Leases changes the rules of recognising contracts meeting the definition of lease. In the Group's opinion, in particular, the change will relate to such areas as: lease of passenger car and forklift truck fleets, rental of the Logistics Centre in Gdańsk and the yard in Warsaw at ul. Klasyków. The implementation of the standard will have the following effects:

- in the statement of financial condition: an increase of the value of non-financial fixed assets and financial liabilities,
- in the comprehensive income statement: a reduction of operational expenses (other than depreciation/amortisation), an increase of depreciation/amortisation expenses and financial expenses.

As at the approval of these consolidated financial statements, the Management Board did not complete its works on the assessment of IFRS 9, IFRS 15 and IFRS 16 on the attached consolidated financial statements. The final outcome will be preceded with a further detailed analysis of the standards, clarification and additional information issued by the International Accounting Standards Board.

The accounting principles (policies) applied to prepare the abbreviated interim consolidated financial statements are compliant with those applied to the annual consolidated financial statements of the Group for the year that started on 1 January 2016.

After 1 January 2016 no new or modified standards and interpretations have been published that would apply to periods commencing on or after 1 January 2016. The standards and interpretations that have been



issued and not yet approved by the European Union or have been approved by the European Union but not applied by the Capital Group, were presented in the annual consolidated financial statements for 2016, published on 16 March 2017.

#### 4. Information on business segments

ULMA Construcción Polska S.A. Capital Group distinguishes two basic segments in its business activity:

servicing of construction sites – a sector covering lease of shuttering and scaffolding systems with broadly understood logistics service and settlement of construction projects at the end of the contract,  
sales of construction materials – a segment covering the sales of shuttering systems classified as fixed assets or working assets (products and goods) of the Group and other construction materials.

The accounting principles applied in operating segments are compliant with the Group's accounting policies as described in note 1. The Ulma Group is organised and managed in segments split by the types of offered products and services. As a matter of principle, the Ulma Group settles transactions between segments as if they were carried out between unrelated entities – at arm's length. In its analyses of each operating segment, the management of the Ulma Group focuses its attention on the EBITDA generated (net profit for the financial period plus depreciation/amortisation).

In construction industry in which the Capital Group is involved there is the phenomenon of seasonality. There is slowed down activity of construction companies in winter months and intensified activity in the summer and autumn seasons. Additionally, weather conditions are important in each year.

There are no instances of client concentration in the Group.

Results per segments are the following:

##### 6 months ended on 30 June 2017

Item description	Servicing construction sites	Sales of construction materials	Capital Group
Total sales revenues	78,653	18,381	97,034
Internal sales	(306)	(7,054)	(7,360)
<b>Sales revenues</b>	<b>78,347</b>	<b>11,327</b>	<b>89,674</b>
Operational expenses (net of internal transactions)	(48,214)	(11,215)	(59,429)
<b>EBITDA</b>	<b>30,133</b>	<b>112</b>	<b>30,245</b>

##### 6 months ended on 30 June 2016

Item description	Servicing construction sites	Sales of construction materials	Capital Group
Total sales revenues	74,110	16,723	90,834
Internal sales	38	(4,875)	(4,837)

Unless specified otherwise, all amounts are in PLN '000.



<b>Sales revenues</b>	<b>74,148</b>	<b>11,848</b>	<b>85,997</b>
Operational expenses (net of internal transactions)	(49,579)	(7,803)	(57,383)
<b>EBITDA</b>	<b>24,569</b>	<b>4,045</b>	<b>28,614</b>

Profit (loss) reconciliation at operational level with the net profit or loss of the Group has been presented below.

	6 months of 2017	6 months of 2016
<b>Profit (loss) per segment at EBITDA level</b>	<b>30,245</b>	<b>28,614</b>
Amortisation/depreciation	(23,954)	(23,501)
Interest income	649	752
Other financial income	-	2
Interest expense	(70)	(83)
Other financial expenses	(468)	25
Share in profit of affiliated entities	(209)	(173)
<b>Profit (loss) before tax</b>	<b>6,193</b>	<b>5,635</b>
Income tax	(1,729)	(1,605)
<b>Net profit (loss)</b>	<b>4,464</b>	<b>4,030</b>

Assets assigned to individual segments are presented in the table below.

Item description	Servicing construction sites	Sales of construction materials	Not assigned	Capital Group
As at 30 June 2017	164,694	8,855	156,896	330,445
As at 31 December 2016	157,737	8,296	169,899	335,932
As at 30 June 2016	170,336	12,551	151,492	334,379

Reconciliation of the assets of individual segments with total assets of the Group is presented below.

The Group does not allocate liabilities to individual segments. Tangible fixed assets not allocated to segments cover fixed assets other than shuttering of PLN 90,557 thousand.

Other receivables not allocated to segments cover primarily receivables under loans granted to related entities of PLN 32,000 thousand.

Item description	30 June 2017	31 December 2016	30 June 2016
Segments' assets	173,549	166,033	182,887
Non-allocated tangible fixed assets	90,557	92,264	90,857
Non-allocated intangible assets	154	201	221

Unless specified otherwise, all amounts are in PLN '000.



Investments in affiliates	848	-	393
Deferred income tax asset	1,072	1,071	-
Other fixed assets	3,985	4,012	4,040
Long-term receivables	-	981	981
Tax and other receivables	35,268	34,423	34,000
Derivative instruments	22	-	-
Cash and cash equivalents	24,990	36,947	21,000
<b>Total assets</b>	<b>330,445</b>	<b>335,932</b>	<b>334,379</b>

Group's revenues and fixed assets (net of long-term receivables and interests in associated entities) in terms of geography are as follows:

Item description	30 June 2017	31 December 2016	30 June 2016
Domestic sales revenues	72,519	148,174	71,118
Foreign sales revenues	17,155	32,313	14,879
<b>Total sales revenues</b>	<b>89,674</b>	<b>180,487</b>	<b>85,997</b>
Domestic fixed assets	201,518	198,227	211,797
Foreign fixed assets	12,092	11,732	7,424
<b>Total fixed assets</b>	<b>213,610</b>	<b>209,959</b>	<b>219,221</b>

Unless specified otherwise, all amounts are in PLN '000.



## 5. Tangible fixed assets

Table of changes in tangible fixed assets in the period from 01 January 2017 to 30 June 2017.

	Land, buildings and structures	Plant, machinery and motor vehicles	Scaffolding systems	Other fixed assets	Fixed assets under construction	Total tangible fixed assets
<b>GROSS VALUE</b>						
<b>As at 01 January 2017</b>	<b>106,077</b>	<b>11,261</b>	<b>504,269</b>	<b>3,024</b>	<b>59</b>	<b>624,690</b>
Increases due to purchases	35	307	29,243	74	118	29,777
Increases – inventory surpluses, reclassifications	-	-	4,451	-	(48)	4,403
Decreases – sales	-	(13)	(3,919)	-	-	(3,932)
Decreases – liquidations, shortages and reclassifications	(30)	(258)	(12,616)	(32)	-	(12,936)
FX gains/losses	(5)	(76)	(1,210)	(26)	(11)	(1,328)
<b>As at 30.06.2017</b>	<b>106,077</b>	<b>11,221</b>	<b>520,218</b>	<b>3,040</b>	<b>118</b>	<b>640,674</b>
<b>ACCUMULATED AMORTISATION</b>						
<b>As at 01 January 2017</b>	<b>18,814</b>	<b>6,641</b>	<b>390,786</b>	<b>2,703</b>	-	<b>418,944</b>
Amortisation for the period	1,437	588	21,799	82	-	23,906
Decreases – sales	-	(13)	(3,276)	(2)	-	(3,291)
Decreases – liquidations, reclassifications	(14)	(251)	(7,308)	(35)	-	(7,608)
FX gains/losses	(1)	(32)	(697)	(18)	-	(748)
<b>As at 30.06.2017</b>	<b>20,236</b>	<b>6,933</b>	<b>401,304</b>	<b>2,730</b>	-	<b>431,203</b>
<b>NET VALUE:</b>						
<b>As at 01 January 2017</b>	<b>87,263</b>	<b>4,620</b>	<b>113,483</b>	<b>321</b>	<b>59</b>	<b>205,746</b>
<b>As at 30 June 2017</b>	<b>85,841</b>	<b>4,288</b>	<b>118,914</b>	<b>310</b>	<b>118</b>	<b>209,471</b>

Unless specified otherwise, all amounts are in PLN '000.



**Table of changes in tangible fixed assets in the period from 01 January 2016 to 31 December 2016.**

	Land, buildings and structures	Plant, machinery and motor vehicles	Scaffolding systems	Other fixed assets	Fixed assets under construction	Total tangible fixed assets
<b>GROSS VALUE</b>						
<b>As at 1 January 2016</b>	<b>103,796</b>	<b>9,957</b>	<b>482,968</b>	<b>2,962</b>	<b>141</b>	<b>599,824</b>
Increases due to purchases	2,369	1,760	53,489	178	58	57,854
Increases – inventory surpluses, reclassifications	-	3	9,206	-	(131)	9,078
Decreases – sales	-	(484)	(13,805)	(120)		(14,409)
Decreases – liquidations, shortages and reclassifications	(84)	(7)	(27,354)	-	(9)	(27,454)
FX gains/losses	(4)	32	(235)	4	-	(203)
<b>As at 31.12.2016</b>	<b>106,077</b>	<b>11,261</b>	<b>504,269</b>	<b>3,024</b>	<b>59</b>	<b>624,690</b>
<b>ACCUMULATED AMORTISATION</b>						
<b>As at 01 January 2016</b>	<b>16,078</b>	<b>6,005</b>	<b>373,925</b>	<b>2,598</b>	<b>-</b>	<b>398,606</b>
Amortisation for the period	2,805	1,074	44,725	222	-	48,826
Decreases – sales	(68)	(441)	(14,161)	(118)	-	(14,788)
Decreases – liquidations, reclassifications	-	-	(13,691)	-	-	(13,691)
FX gains/losses	(1)	3	(12)	1	-	(9)
<b>As at 31.12.2016</b>	<b>18,814</b>	<b>6,641</b>	<b>390,786</b>	<b>2,703</b>	<b>-</b>	<b>418,944</b>
<b>NET VALUE:</b>						
<b>As at 01 January 2016</b>	<b>87,718</b>	<b>3,952</b>	<b>109,043</b>	<b>364</b>	<b>141</b>	<b>201,218</b>
<b>As at 31 December 2016</b>	<b>87,263</b>	<b>4,620</b>	<b>113,483</b>	<b>321</b>	<b>59</b>	<b>205,746</b>

Unless specified otherwise, all amounts are in PLN '000.



**Table of changes in tangible fixed assets in the period from 1 January to 30 June 2016.**

	Land, buildings and structures	Plant, machinery and motor vehicles	Scaffolding systems	Other fixed assets	Fixed assets under construction	Total tangible fixed assets
<b>GROSS VALUE</b>						
<b>As at 01 January 2016</b>	<b>103,796</b>	<b>9,957</b>	<b>482,968</b>	<b>2,962</b>	<b>141</b>	<b>599,824</b>
Increases due to purchases	46	683	37,156	108	54	38,047
Increases – inventory surpluses,		-	6,934	(36)	(131)	6,767
Decreases – sales		(239)	(8,190)	(36)	-	(8,465)
Decreases – liquidations, shortages and reclassifications		(3)	(12,559)	-	(9)	(12,571)
FX gains/losses	(1)	17	(66)	7	-	(43)
<b>As at 30.06.2016</b>	<b>103,841</b>	<b>10,415</b>	<b>506,243</b>	<b>3,005</b>	<b>55</b>	<b>623,559</b>
<b>ACCUMULATED AMORTISATION</b>						
<b>As at 01 January 2016</b>	<b>16,078</b>	<b>6,005</b>	<b>373,925</b>	<b>2,598</b>	<b>-</b>	<b>398,606</b>
Amortisation for the period	1,390	499	21,430	118	-	23,437
Decreases – sales	-	(200)	(7,256)	(36)	-	(7,492)
Decreases – liquidations, reclassifications	-	-	(6,061)	-	-	(6,061)
FX gains/losses	-	2	103	4	-	109
<b>As at 30.06.2016</b>	<b>17,468</b>	<b>6,306</b>	<b>382,141</b>	<b>2,684</b>	<b>-</b>	<b>408,599</b>
<b>NET VALUE:</b>						
<b>As at 01 January 2016</b>	<b>87,718</b>	<b>3,952</b>	<b>109,043</b>	<b>364</b>	<b>141</b>	<b>201,218</b>
<b>As at 30 June 2016</b>	<b>86,373</b>	<b>4,109</b>	<b>124,102</b>	<b>321</b>	<b>55</b>	<b>214,960</b>

Depreciation charge to tangible fixed assets increased:

Item	6 months of 2017	12 months of 2016	6 months of 2016
Costs of sold products, goods and materials	22,409	45,801	21,912
Sales and marketing costs	3	1	-
Overheads	1,494	3,024	1,525
<b>Total</b>	<b>23,906</b>	<b>48,826</b>	<b>23,437</b>

Unless specified otherwise, all amounts are in PLN '000.



## 6. Intangible assets

Table of transfers of intangible assets in the period from 01 January 2017 to 30 June 2017

	Licenses and software	Other	Total intangible assets
<b>GROSS VALUE</b>			
As at 01 January 2017	4,708	40	4,748
Increases	-	-	-
FX gains/losses	1	(3)	(2)
As at 30.06.2017	4,709	37	4,746
<b>ACCUMULATED AMORTISATION</b>			
As at 01 January 2017	4,508	39	4,547
Amortisation for the period	48	-	48
FX gains/losses	(1)	(2)	(3)
As at 30.06.2017	4,555	37	4,592
<b>NET VALUE:</b>			
As at 01 January 2017	200	1	201
As at 30 June 2017	154	-	154

Table of transfers of intangible assets in the period from 01 January 2016 to 31 December 2016

	Licenses and software	Other	Total intangible assets
<b>GROSS VALUE</b>			
As at 01 January 2016	4,574	39	4,613
Increases	123		123
Decreases – sale	(3)		(3)
FX gains/losses	14	1	15
As at 31.12.2016	4,708	40	4,748
<b>ACCUMULATED AMORTISATION</b>			
As at 01 January 2016	4,374	39	4,413
Amortisation for the period	132	1	133
Decreases – sale	(3)	-	(3)
FX gains/losses	5	(1)	4
As at 31.12.2016	4,508	39	4,547
<b>NET VALUE:</b>			
As at 01 January 2016	200	0	200
As at 31 December 2016	200	1	201

Unless specified otherwise, all amounts are in PLN '000.



**Table of changes in intangible assets in the period from 1 January to 30 June 2016.**

	Licenses and software	Other	Total intangible assets
<b>GROSS VALUE</b>			
As at 01 January 2016	<b>4,574</b>	<b>39</b>	<b>4,613</b>
Increases	84	-	84
FX gains/losses	4	-	4
As at 30.06.2016	<b>4,662</b>	<b>39</b>	<b>4,701</b>
<b>ACCUMULATED AMORTISATION</b>			
As at 01 January 2016	<b>4,374</b>	<b>39</b>	<b>4,413</b>
Amortisation for the period	65	-	65
As at 30.06.2016	<b>2</b>	<b>-</b>	<b>2</b>
<b>NET VALUE:</b>	<b>4,441</b>	<b>39</b>	<b>4,480</b>
As at 01 January 2016	<b>200</b>	<b>-</b>	<b>200</b>
As at 30 June 2016	<b>221</b>	<b>-</b>	<b>221</b>

The amortisation charge of intangible assets increased:

Item	6 months of 2017	12 months of 2016	6 months of 2016
Costs of sold products, goods and materials	3	5	-
Sales and marketing costs	-	-	-
Overheads	45	128	65
<b>Total</b>	<b>48</b>	<b>133</b>	<b>65</b>

Unless specified otherwise, all amounts are in PLN '000.



## 7. Financial instruments

	Book value			Fair value			Fair value hierarchy
	30 June 2017	31 December 2016	30 June 2016	30 June 2017	31 December 2016	30 June 2016	
Cash	24,990	36,948	21,000	24,990	36,948	21,000	Item 1
<b>Receivables and loans granted</b>							
Trade and other receivables	52,575	50,613	52,173	52,575	50,613	52,173	Item 3
Loans granted	32,000	32,981	33,181,	32,000	32,981	33,181,	Item 3
<b>Derivative instruments</b>							
Financial instruments measured at fair value through financial result	22	-	-	22	-	-	Item 2
<b>Financial liabilities</b>							
Liabilities under factoring of trade payables	3,011	3,046	5,316	3,011	3,046	5,316	Item 3
Trade and other payables	39,863	20,582	24,827	39,863	20,582	24,827	Item 3
<b>Derivative instruments</b>							
Financial instruments measured at fair value through financial result	-	13	69	-	13	69	Item 2

As measure by the Company, the fair value of cash, receivables and loans granted, financial liabilities and other liabilities is not different than the book value due to short maturities.

In the period ended on 30 June 2017 or in the period ended on 30 June 2016 there were no transfers between level 1 and level 2 of the fair value hierarchy and no instrument was transferred from/to level 3 of the fair value hierarchy.



## 8. Shares in affiliates

Name of the entity, including legal form	Registered Office	Scope of business activity	Balance sheet value of shares	% of initial capital owned
ULMA Cofraje S.R.L.	Bucharest Romania	sales and lease of shuttering, sales of construction materials	848	30.00

In H1 2017, the share capital of ULMA Cofraje S.R.L Romania was increased by RON 3,850 thousand. The shares in the increased share capital were acquired by the existing shareholders in the existing % proportion in the capital held and in votes.

The share of ULMA Construcción Polska S.A. in the negative financial result of the associated company for H1 2017 was PLN 209 thousand.

Basic information on the affiliate.

	30 June 2017	31 December 2016	30 June 2016
Assets	10,840	12,411	14,318
Liabilities	5,220	11,981	12,371
Sales revenues	4,991	9,942	4,908
Financial result net	(695)	(2,083)	(577)

## 9. Other fixed assets

Other fixed assets include the book value of the perpetual usufruct right of land in the amount of PLN 3,985 thousand. The right of perpetual usufruct of lands expires on 5 December 2089.

The Group recognises the above perpetual usufruct right of land as operational lease.



## 10. Trade and other receivables

	30 June 2017	31 December 2016	30 June 2016
Trade receivables from unrelated entities	87,016	84,637	86,278
Impairment charges on trade receivables	(38,987)	(37,846)	(36,818)
<i>Net trade receivables</i>	<i>48,029</i>	<i>46,791</i>	<i>49,460</i>
Other receivables	1,739	992	433
Prepayments	1,043	701	845
Trade receivables from affiliated entities	1,764	2,129	1,436
Loan receivables	32,000	32,981	33,180
<b>Total trade and other receivables</b>	<b>84,575</b>	<b>83,594</b>	<b>85,354</b>
of which:			
<b>Long-term part</b>	-	981	981
<b>Short-term part</b>	<b>84,575</b>	<b>82,613</b>	<b>84,373</b>

On the basis of the conducted analyses, the Group has assessed that the book value of individual receivables presented in these interim abbreviated consolidated financial statements is close to the fair value of those receivables.

There is no concentration of credit risk arising from trade receivables due to a large number of clients.

The net value of impairment charges to receivables increased by the amounts of the written-off receivables in the total amount of PLN 1,218 thousand (PLN 3,664 thousand in 2016, PLN 1,392 thousand in the 6 months of 2016) was recognised in the costs of sales and marketing in the consolidated profit and loss account.

Changes in impairment charges of trade receivables and other receivables are the following:

	6 months of 2017	12 months of 2016	6 months of 2016
<b>As at the beginning of the period</b>	<b>37,846</b>	<b>37,338</b>	<b>37,338</b>
Increases – impairment charges on trade receivables	2,268	3,537	1,252
Application	(934)	(2,901)	(1,642)
Adjustment of earlier impairment charges	(5)	(57)	(16)
FX gains/losses	(188)	(71)	(114)
<b>As at the end of the period</b>	<b>38,987</b>	<b>37,846</b>	<b>36,818</b>

All the impairment charges to receivables apply to short-term receivables.



## 11. Inventories

	30 June 2017	31 December 2016	30 June 2016
Materials	2,372	2,704	4,196
Goods	2,810	1,266	4,033
<b>Gross value of inventories</b>	<b>5,182</b>	<b>3,970</b>	<b>8,229</b>
Impairment charge to inventories	(340)	(340)	(340)
<b>Net value of inventories</b>	<b>4,842</b>	<b>3,630</b>	<b>7,889</b>

## 12. Cash and cash equivalents

	30 June 2017	31 December 2016	30 June 2016
Cash in hand and in bank accounts	24,990	36,948	21,000
<b>Total cash, including:</b>	<b>24,990</b>	<b>36,948</b>	<b>21,000</b>
Restricted cash	112	112	185

For the purposes of the cash flow statement, cash and overdraft include:

	30 June 2017	31 December 2016	30 June 2016
Cash and cash equivalents	24,990	36,948	21,000
Overdraft facility	-	-	-
<b>Cash and cash equivalents disclosed in the cash flow statement</b>	<b>24,990</b>	<b>36,948</b>	<b>21,000</b>

Unless specified otherwise, all amounts are in PLN '000.



### 13. Share capital and reserve capital

	Number of shares	Nominal value of shares	Share premium	Total
<b>As at 01.01.2016</b>	<b>5,255,632</b>	<b>10,511</b>	<b>114,990</b>	<b>125,501</b>
– increases	-	-	-	-
– decreases	-	-	-	-
<b>As at 31 December 2016</b>	<b>5,255,632</b>	<b>10,511</b>	<b>114,990</b>	<b>125,501</b>
– increases	-	-	-	-
– decreases	-	-	-	-
<b>As at 30 June 2017</b>	<b>5,255,632</b>	<b>10,511</b>	<b>114,990</b>	<b>125,501</b>

All shares are ordinary bearer shares with the nominal value of PLN 2.00. All shares are paid up.

As at 30 June 2017, the Company's shareholding structure was as follows:

	Share capital		Votes at the GSM	
	Number of	%	Number of votes	%
ULMA CyE, S. Coop	3,967,290	75.49	3,967,290	75.49
OFE Aviva BZ WBK	263,400	5.01	263,400	5.01
Free float	1,024 942	19.50	1,024 942	19.50

### 14. Loans

As at 30 June 2017, the Group holds a liability under a short-term loan contracted by its subsidiary entity in Ukraine of PLN 547 thousand (UAH 3,840 thousand).



## 15. Trade and other payables

	30 June 2017	31 December 2016	30 June 2016
Trade payables towards unrelated entities	22,436	16,256	14,340
Payables to related entities	12,619	1,726	5,227
Taxes and other charges	7,840	6,596	7,392
Accruals	3,734	2,297	4,308
Deferred income	2	1	1
Other liabilities	1,072	302	952
<b>Total trade and other payables</b>	<b>47,703</b>	<b>27,178</b>	<b>32,220</b>
Of which:			
<b>Long-term part</b>	-	-	-
<b>Short-term part</b>	47,703	27,178	32,220

## 16. Liabilities under factoring of trade payables

In 2015 the Group entered with mBank into a factoring agreement pursuant to which the Group's trade payables to selected entities are paid by the bank within 14 days of invoice issue by the supplier. The payment date by the Group to the bank is 75 days of the payment date of the amount to the supplier. As at 30 June 2017, the Group's liabilities to the bank amounted to PLN 3,011 thousand. The amount was disclosed in the interim abbreviated consolidated statement of financial condition as Liabilities under factoring of trade payables.

## 17. Leases

### Operational leasing

Operating lease contracts include lease of passenger car fork-lift truck fleets, rental of the Logistics Centre in Gdańsk and the yard in Warsaw at ul. Klasyków, perpetual use of the site in Jaworzno.

The total amount of future minimum payments for the leases amounts to:

	30 June 2017	31 December	30 June 2016
Below one year	4,800	3,799	3,642
1 to 5 years	13,486	11,104	10,643
Over 5 years	2,465	2,936	4,172
<b>Total</b>	<b>20,751</b>	<b>17,839</b>	<b>18,457</b>

Pursuant to the contract, the right of perpetual usufruct of land expires on 5 December 2089.

Unless specified otherwise, all amounts are in PLN '000.



## 18. Deferred income tax

	30 June 2017	31 December 2016	30 June 2016
Deferred income tax asset:	4,442	3,842	4,203
Deferred income tax liabilities:	(4,450)	(5,707)	(6,769)
Set-off	3,370	2,771	4,203
Book value of deferred income tax asset	1,072	1,071	-
Book value of deferred income tax liability	(1,080)	(2,936)	(2,566)

Changes in deferred income tax assets and liabilities in the course of the year (before taking into account their set-off under a single jurisdiction) are the following:

### Deferred income tax liabilities

Temporary differences title	Valuation of tangible fixed assets.	Unrealised FX gains/losses	Other	Total
<b>As at 01.01.2016</b>	<b>7,442</b>	<b>311</b>	<b>106</b>	<b>7,859</b>
Recognition of financial result	(2,248)	(429)	(238)	(2,915)
Charges on financial result	-	445	162	607
Recognition in equity	-	156	-	156
<b>As at 31.12.2016</b>	<b>5,194</b>	<b>483</b>	<b>30</b>	<b>5,707</b>
Recognition of financial result	(999)	(101)	(38)	(1,138)
Charges on financial result	-	77	57	134
Recognition in equity	-	(253)	-	(253)
<b>As at 30.06.2017</b>	<b>4,195</b>	<b>206</b>	<b>49</b>	<b>4,450</b>

Unless specified otherwise, all amounts are in PLN '000.



## Deferred income tax asset

Temporary differences title	Tax losses	Measurement of tangible fixed assets and working assets	Provisions for costs	Unrealised FX gains/losses	Total
<b>As at 01.01.2016</b>	-	<b>1,187</b>	<b>3,112</b>	<b>1</b>	<b>4,300</b>
Recognition of financial result	-	90	1,063	120	<b>1,273</b>
Charges on financial result	-	(209)	(1,406)	(116)	<b>(1,731)</b>
<b>As at 31.12.2016</b>	-	<b>1,068</b>	<b>2,769</b>	<b>5</b>	<b>3,842</b>
Recognition of financial result	-	8	798	52	<b>858</b>
Charges on financial result	-	-	(205)	(53)	<b>(258)</b>
<b>As at 30.06.2017</b>	-	<b>1,076</b>	<b>3,362</b>	<b>4</b>	<b>4,442</b>

## 19. Pension liabilities

	30 June 2017	31 December 2016	30 June 2016
The liabilities, included in the statement of financial position, arising from:			
Pension benefits	185	185	207
<b>Total</b>	<b>185</b>	<b>185</b>	<b>207</b>
Of which:			
<b>Long-term</b>	<b>144</b>	<b>144</b>	<b>193</b>
<b>Short-term</b>	<b>41</b>	<b>41</b>	<b>14</b>

The Group conducts the actuarial valuation of pension benefits provision at the end of every financial year.



## 20. Sales revenues

	6 months of 2017	6 months of 2016
Sales revenues from construction site services	78,347	74,149
Revenue from sales of construction goods and materials	11,327	11,848
<b>Total sales revenues</b>	<b>89,674</b>	<b>85,997</b>

- servicing of construction sites – a sector covering lease of shuttering and scaffolding systems with broadly understood logistics service and settlement of construction projects at the end of the contract,
- sales of construction materials – a sector covering the sales of shuttering systems classified as fixed assets or working assets (products and goods) of the Group and other construction materials.

Sales revenues to the entity which controls the ULMA Construcción Polska S.A. Capital Group in the 6-month period ended on 30 June 2017 amounted to PLN 1,623 thousand (in the equivalent period of 2016 – PLN 1,523 thousand).

## 21. Prime costs

	6 months of 2017	6 months of 2016
Depreciation of tangible fixed assets and intangible assets	23,954	23,501
Costs of employment benefits (note 20 a)	15,757	16,036
Consumption of raw materials, auxiliary materials and energy	5,656	5,483
Transport services	7,186	7,085
Rental and tenancy services	6,215	6,036
Overhauls and maintenance	4,471	4,513
Assembly services	1,858	2,206
Other outsourced services	7,032	6,993
Other expenses	4,635	4,876
Value of goods and materials sold	7,146	4,900
<b>Total prime costs</b>	<b>83,761</b>	<b>81,629</b>
Of which:		
Costs of sold products, goods and materials	73,997	69,814
Sales and marketing costs	2,802	3,113
Administrative expenses	7,111	8,702
<b>20 a) Costs of employee benefits</b>		
Costs of salaries and costs of termination of employment benefits	12,884	13,320
Costs of social insurance and employee benefits	2,873	2,716
<b>Total costs of employee benefits</b>	<b>15,757</b>	<b>16,036</b>

Unless specified otherwise, all amounts are in PLN '000.



## 22. Other operating revenues and costs

22 a) Other operating revenues	6 months 2017	6 months of 2016
Stock taking	1,076	-
Profit on the change of fair value of forward contracts	71	-
Damages received	-	42
Sale of components of tangible fixed assets	2	105
Recovered fixed assets	149	1,634
Re-invoices	89	102
Other revenues	3	23
<b>Other operating revenues in total</b>	<b>1,390</b>	<b>1,906</b>

22 b) Other operating costs	6 months 2017	6 months of 2016
Loss on the change of fair value of forward contracts	-	(53)
Elimination of tangible fixed assets	(693)	(1,018)
Other expenses	(170)	(90)
<b>Other operating costs in total</b>	<b>(863)</b>	<b>(1,161)</b>

## 23. Financial income and expenses

23 a) Financial revenue	6 months 2017	6 months of 2016
Interest on funds in the bank account	246	345
Interest on loan granted	403	407
<b>Total financial income</b>	<b>649</b>	<b>752</b>

23 b) Financial expenses	6 months 2017	6 months of 2016
Interest costs:		
– other	(70)	(83)
	<b>(70)</b>	<b>(83)</b>
FX gains/losses	(459)	38
Costs of loans, bank guarantees	(9)	(12)
<b>Total financial expenses</b>	<b>(538)</b>	<b>(57)</b>

Unless specified otherwise, all amounts are in PLN '000.



## 23 c) FX profit/loss

Below, the impact of exchange rate differences on the financial result of ULMA Construcción Polska S.A. Group is presented:

	6 months 2017	6 months of 2016
Sales revenues	(158)	138
Costs of sold products, goods and materials	253	(209)
Financial expenses	(459)	38
<b>Total FX profit (loss)</b>	<b>(364)</b>	<b>(33)</b>

The amount of FX gains concerning net investments in subsidiaries, recognised directly in equity amounted to PLN 253 thousand in H1 2017 and PLN 263 thousand in H1 2016.

## 24. Income tax

	6 months of 2017	6 months of 2016
Current tax	(3,341)	(2,696)
Deferred tax (note 17)	1,612	1,091
<b>Total income tax</b>	<b>(1,729)</b>	<b>(1,605)</b>

Income tax on the pre-tax profit of the Group differs in the following way from the theoretical amount which the Group would have generated if it had used the weighted average tax rate applicable to the profit of its consolidated companies:

	6 months of 2017	6 months of 2016
<b>Profit /(loss) before tax</b>	<b>6,193</b>	<b>5,635</b>
Tax calculated at the applicable rates (19% for Poland, 18% for Ukraine, 20% for Kazakhstan, 15% for Lithuania).	947	967
Non-taxable income	52	(142)
Non-tax deductible expenses	477	881
Deferred income tax liability recognised in equity	253	(101)
<b>Charges on financial result due to income tax</b>	<b>1,729</b>	<b>1,605</b>

Tax authorities may control accounting books and tax settlements within 5 years following the end of the year (3 years in Ukraine) in which tax returns were submitted, and assess additional tax together with penalty interest thereon to Group Companies. In the opinion of the Management Board no circumstances exist indicating the possible occurrence of any essential liabilities in consideration thereof.



## 25. Dividend per share

Pursuant to Resolution No. 7 of the General Shareholders' Meeting of ULMA Construcción Polska S.A. of 21 April 2017, the net profit for the financial year 2016 in the amount of PLN 10,711,612.37 and part of the retained profits carried forward in the amount of PLN 17,668,800.43, totalling PLN 28,380,412.80 were allocated for distribution to the shareholders in the form of dividend, i.e. in the amount of PLN 5.40 gross per share.

The date of the rights to dividend has been set for 5 May 2017, and the dividend distribution date has been set for 18 May 2017.

## 26. Conditional items

Upon request of ULMA Construcción Polska S.A., mBANK granted a bank guarantee to a Company's client covering performance of a rental contract. The bank guarantee expires on 30.09.2019. The guarantee is related to the construction of the Logistics Centre in Gdańsk. The investment was commissioned in Q1 2015. The Group has been using the Logistics Centre in Gdańsk pursuant to a long-term rental contract. As at the balance sheet date, the amount of the bank guarantee was PLN 3,303 thousand.

## 27. (Off-balance sheet) investment liabilities

As on the balance sheet date there are no future investment liabilities in the ULMA Construcción Polska S.A. Capital Group incurred but not recognised yet in the abbreviated interim consolidated statement of financial position.

Future operating lease liabilities (*where a Group company is the lessee*) are disclosed in Note 17.

## 28. Valuation of financial instruments at fair value

On the basis of the conducted analyses, the Group assessed that the book value of individual financial instruments disclosed in these abbreviated interim consolidated financial statements is close to the fair values of those instruments.

## 29. Material events and events after the balance sheet date

After the balance sheet date there were no events which might significantly affect the presented abbreviated interim consolidated financial statements.

## 30. Transactions with related entities

The Group is controlled by ULMA C y E, S. Coop. with its registered office in Spain which held 75.49% of the Company's shares. The remaining 24.51% shares were held by many shareholders.

ULMA Construcción Polska S.A. Capital Group is composed of the following companies:

### Parent entity:

ULMA Construcción Polska S.A. with its registered office in Koszajec (municipality of Brwinów)

### Subsidiaries:

Unless specified otherwise, all amounts are in PLN '000.



- ULMA Opałubka Ukraine with its registered office in Kiev, Gnata Juri 9, was established on 18.07.2001. It was registered in the Sviatoshyn Branch of State Administration for the city of Kiev under no. 5878/01 and was assigned the id. no. 31563803. The company operates in the area of sales and lease of shuttering, sales of construction materials. The issuer holds 100% in the capital and the total number of votes of the company.
- ULMA Opałubka Kazachstan sp. z o.o. with its registered office in Astana, Taszenowa 25. Its strategic purpose is the development of the basic activity of the Group, i.e. lease of shuttering and scaffolding systems and dissemination of knowledge in the area of application of the shuttering technology to the construction process in Kazakhstan. The issuer holds 100% in the capital and the total number of votes of the company.
- ULMA Construcción BALTIC with its registered office in Vilnius at Pylimo 41-12. The business of the company covers: lease of construction scaffolding and shuttering, wholesale and retail sale of scaffolding and shuttering, sale and lease of other construction devices and other commercial activities. The issuer holds 100% in the capital and the total number of votes of the company.

**Additionally, the Group holds shares in an affiliated entity:**

ULMA Cofraje SRL with its registered office in Bragidaru, Soseaua de Centura nr 2-8 Corp C20 (Romania), set up on 09.10.2007. It is registered in the National Trade Register Office in Bucharest under No. J23/289/30.01.2013. The Company operates on the area of lease and sales of shuttering and scaffolding. The issuer holds 30% in the capital and the total number of votes of the company. The remaining 70% of share in the Company's capital belongs to the entity which controls the Group: ULMA C y E, S. Coop. with its registered office in Spain.

Subsidiaries are consolidated with the use of the full method, while the affiliated with the use of the equity method.

Transactions concluded by the companies of the ULMA Construcción Polska S.A. Capital Group with affiliates were of typical and routine nature, were concluded at an arm's length basis, and their nature and conditions resulted from running ongoing operations.

Details of transactions between the ULMA Construcción Polska S.A. Group units and its related entities:

Settlement balance as at the balance-sheet date	As at	
	30 June 2017	30 June 2016
<b>Due from related entities</b>	<b>1,764</b>	<b>1,436</b>
Of which:		
- from the Parent Company	934	1,240
- from the associated entity	9	130
- from other related entities	821	66
<b>Liabilities due to related undertakings</b>	<b>12,619</b>	<b>5,227</b>

Unless specified otherwise, all amounts are in PLN '000.



Of which:		
- to the Parent Company	12,194	5,092
- to the associated entity	7	-
- due to related entities	418	135
Loan receivables – ULMA Cofraje s.r.l. Romania (EUR thousand).	-	221
Interest receivable on the loan (EUR thousand).	-	1
Loan receivables – ULMA CyE S. Coop. (PLN thousand)	32,000	32,000
Interest receivable on the loan (EUR thousand)	-	199

	6 months 2017	6 months of 2016
<b>Sales and purchases from Group entities</b>		
<b>Sales by ULMA to related entities</b>	<b>2,673</b>	<b>1,704</b>
Of which:		
- to the Parent Company	1,623	1,523
- to the associated entity	14	1
- to other related entities	1,036	180
<b>Purchases from the ES Group entities</b>	<b>19,878</b>	<b>29,109</b>
Of which:		
- from the Parent Company	19,302	28,885
- from the associated entity	7	-
- from other related entities	569	224
<b>Interest and loan income</b>	<b>403</b>	<b>407</b>
Of which:		
- from the Parent Company	397	399
- from the associated entity	6	8

The sales and purchase transactions with Group entities are related primarily to sales of formwork and rental of formwork.

**Transactions with members of the Parent Company's Management Board and Supervisory Board, their spouses, siblings, ascendants, descendants and the Parent Company's key managerial personnel and the ULMA Group companies with related entities.**

Key managerial personnel of the Parent Company and the Companies in the ULMA Group includes members of the Company's Management Board and Supervisory Board as well as members of the Management Board and Supervisory Board of subsidiary and associated companies. In the period of 6 months of 2017 and in the similar period of 2016 the Group Companies did not grant to managing and supervising persons and their relatives, any advances, loans, guarantees and sureties, and no other contracts were concluded with them obliging them to provide any benefits to the Parent Company and its related entities.

As at 30 June 2017, 31 December 2016 and as at 30 June 2016 there were no loans granted by Group companies to managing and supervising persons and their relatives.



### 31. Remuneration of key managerial personnel

In the period of 6 months of 2017 Members of the Management Board and Supervisory Board were paid remuneration including bonus as follows:

	6 months of 2017	6 months of 2016
<b>Management Board of ULMA Construcción Polska S.A.</b>		
Rodolfo Carlos Muñiz Urdampilleta	616	628
Andrzej Kozłowski	260	790
of which: post-employment benefits	260	325
Andrzej Sterczyński	222	221
Krzysztof Orzełowski	192	189
<b>ULMA Opatówka Ukraine</b>		
Dmitriv Lyakhovetskiy	137	111
<b>ULMA Opatówka Kazakhstan</b>		
Marlena Sowińska	-	245
Eugeniusz Czuczalów	55	-
<b>ULMA Construcción BALTIC</b>		
Vykintas Kuzmickas	99	100
<b>Supervisory Board of ULMA Construcción Polska S.A.</b>		
Rafał Alwasiak	-	11
Michał Markowski	18	-
Andrzej Kozłowski	36	-

Other Members of the Management Board and Members of the Supervisory Board do not receive remuneration.



## 32. Profit per share

Basic profit per share is calculated as a quotient of the profit per shareholders of the Company and the weighted average number of ordinary shares in the course of the year.

	6 months 2017	6 months of 2016
Profit per shareholders of the parent company	4,464	4,030
Number of ordinary shares as at the balance-sheet date	5,255,632	5,255,632
Weighted average number of ordinary shares	5,255,632	5,255,632
Basic profit per share (in PLN per share)	0.85	0.77
Diluted profit per share (in PLN per share)	0.85	0.77

## 33. Information on employment

	6 months of 2017	2016	6 months of 2016
ULMA Construcción Polska S.A.	243	229	230
ULMA Construcción Polska S.A. Group	326	301	292

Unless specified otherwise, all amounts are in PLN '000.



### 34. Translation of selected financial data into EUR

Translation of selected financial data into EUR is presented in the table below:

ITEM	in PLN '000		In EUR '000	
	6 months of 2017	6 months of 2016	6 months of 2017	6 months of 2016
Net revenues from sales of products, goods and materials	89,674	85,997	20,999	19,632
Profit (loss) on operations	6,291	5,113	1,473	1,167
Gross profit (loss)	6,193	5,635	1,450	1,286
Net profit (loss)	4,464	4,030	1,045	920
Net cash flows from operating activities	16,073	(13,824)	3,764	(3,156)
Net cash flows from investing activities	(65)	(102)	(15)	(23)
Net cash flows from financing activities	(27,833)	-	(6,518)	-
Net cash flows	(11,825)	(13,926)	(2,769)	(3,179)
Diluted profit per share	0.85	0.77	0.20	0.18
Profit per ordinary share (in PLN/EUR)	0.85	0.77	0.20	0.18
	in PLN '000		In EUR '000	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Total assets	330,445	335,932	78,184	75,934
Liabilities	52,841	33,467	12,502	7,565
Long-term liabilities	1,224	3,080	289	696
Short-term liabilities	51,617	30,387	12,213	6,869
Equity	277,604	302,465	65,682	68,369
Share capital	10,511	10,511	2,487	2,376
Weighted average number of shares	5,255,632	5,255,632	5,255,632	5,255,632
Number of shares as at the balance-sheet date	5,255,632	5,255,632	5,255,632	5,255,632
Book value per share (in PLN/EUR)	52.82	57.55	12.50	13.01

Individual items of assets, equity and liabilities have been translated into EUR applying the mean exchange rates announced by the President of the National Bank of Poland, effective as at the balance sheet date. The mean EUR exchange rate as at 30 June 2017 was 4.2265 PLN/EUR and as at 31 December 2016 it was 4.4240 PLN/EUR.



The rate applied the items in the statement of comprehensive income and the items in cash flow statement was the arithmetic mean of exchange rates effective in the specified period, i.e. data for the period from 1.01. – to 30.06.2017 translated at the rate = 4.2704 PLN/EUR, the data for the equivalent period of 2016 was translated at the rate = 4.3805 PLN/EUR.

### On behalf of the Management Board of ULMA Construcción Polska S.A.

Rodolfo Carlos Muñiz Urdampilleta,  
**President of the Management Board**

.....

Andrzej Sterczyński,  
**Member of the Management Board**

.....

Krzysztof Orzełowski,  
**Member of the Management Board**

.....

Ander Ollo Odriozola,  
**Member of the Management Board**

.....

### Signature of the person appointed to keep accounting books

Henryka Padzik,  
**Chief Accountant**

.....

Koszajec, 14 September 2017

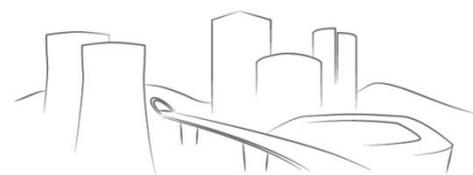


# INTERIM ABBREVIATED STANDALONE FINANCIAL STATEMENTS

## ULMA Construcción Polska S.A.

**FOR THE PERIOD OF 6 MONTHS ENDED ON 30 June 2017**

**(along with an independent auditor's report from the review)**



**From the beginning** of your projects



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# **ULMA Construcción Polska S.A.**

## **GENERAL INFORMATION**



## Object of business activity

ULMA Construcción Polska S.A. operates in the area of:

- lease and sales of scaffolding and construction panels,
- designs of panels and scaffolding application on commission,
- export of construction services,
- sales of construction materials and raw materials and concrete accessories,

ULMA Construcción Polska S.A., is a joint-stock company (Company). The Company commenced its activity on 14 February 1989 under the business name of Bauma Sp. z o.o., as a limited liability company, and was registered in Rep. No. A.II – 2791. On 15 September 1995, it was transformed into a joint-stock company incorporated by a notarial deed before Robert Dor, a notary public, in the Notary Public Office in Warsaw, registered in Rep. No. A 5500/95. On 29 October 2001, the District Court in Warsaw, 13th Commercial Division of the National Court Register, registered the Company in the Register of Entrepreneurs under entry no. KRS 0000055818. On 6 November 2006 the General Shareholders' Meeting, in its Resolution No. 1, decided to change the Company's name from BAUMA S.A. to ULMA Construcción Polska S.A. A relevant entry to the National Court Register was made on 14 November 2006.

## Registered office

Koszajec 50  
05-840 Brwinów, Poland

## The composition of supervisory and management bodies as at 30 June 2017 and as at the date the financial statements were approved for publication

### Supervisory Board

Aitor Ayastuy Ayastuy	Chairman of the Supervisory Board
María Lourdes Urcelay Ugarte	Deputy Chairwoman of the Supervisory Board
Iñaki Irizar Moyua	Member of the Supervisory Board
Andrzej Kozłowski	Member of the Supervisory Board
Michał Markowski	Member of the Supervisory Board

### Audit Committee

Michał Markowski	Chairman of the Committee
Aitor Ayastuy Ayastuy	Member of the Committee
Maria Lourdes Urcelai Ugarte	Member of the Committee

Unless specified otherwise, all amounts are in PLN '000.



## **Management Board**

Rodolfo Carlos Muñiz Urdampilleta  
Krzysztof Orzełowski  
Ander Ollo Odriozola  
Andrzej Sterczyński

President of the Management Board  
Member of the Management Board  
Member of the Management Board  
Member of the Management Board

## **Statutory Auditor**

Ernst & Young Audyt Polska spółka z ograniczoną odpowiedzialnością sp. k.  
Rondo ONZ 1

00-124 Warszawa

The Company is registered in the register of entities authorised to audit financial statements under number 130.

## **Banks**

mBank S.A.,  
PEKAO S.A.,  
BGŻ BNP PARIBAS S.A.  
PKO Bank Polski S.A.  
Banko de Sabadell (Spain)

## **Stock exchange listings**

The Company is listed on the Warsaw Stock Exchange ("GPW").  
GPW ticker: ULM.



**ULMA Construcción Polska S.A.**  
**ABBREVIATED INTERIM STANDALONE  
FINANCIAL STATEMENTS**  
**for the period of 6 months of 2017**



## Interim abbreviated standalone statement of financial condition

	Note	30 June 2017	31 December	30 June 2016
<b>ASSETS</b>				
I. Fixed assets				
1. Tangible fixed assets	2.	197,422	194,063	207,582
2. Intangible assets	3.	110	152	175
3. Investments in subsidiaries and affiliates	5.	8,358	8,198	8,198
4. Other fixed assets	6.	3,985	4,012	4,040
5. Long-term receivables	7.	15,621	18,468	18,159
<b>Total fixed assets</b>		<b>225,496</b>	<b>224,893</b>	<b>238,154</b>
II. Current assets				
1. Inventories	8.	3,473	2,374	3,399
2. Trade and other receivables	7.	77,742	78,239	81,181
3. Current income tax receivables		-	94	-
4. Derivative instruments	4.	22	-	-
5. Cash and cash equivalents	9.	21,556	32,717	14,176
<b>Total current assets</b>		<b>102,793</b>	<b>113,424</b>	<b>98,756</b>
<b>Total assets</b>		<b>328,289</b>	<b>338,317</b>	<b>336,910</b>
<b>EQUITY AND LIABILITIES</b>				
I. Equity				
1. Share capital	10.	10,511	10,511	10,511
2. Reserve capital – share premium	10.	114,990	114,990	114,990
3. Retained profit, of which:		153,778	181,368	172,443
<i>a. Net profit (loss) for the financial period</i>		<i>790</i>	<i>10,711</i>	<i>1,786</i>
<b>Total equity</b>		<b>279,279</b>	<b>306,869</b>	<b>297,944</b>
II. Liabilities				
1. Long-term liabilities				
a. Deferred income tax liabilities	14.	1,080	2,935	3,458
b. Long-term liabilities due to pension benefits	15.	145	145	193
<b>Total long-term liabilities</b>		<b>1,225</b>	<b>3,080</b>	<b>3,651</b>
2. Short-term liabilities				
a. Short-term liabilities due to pension benefits	15.	41	41	14
b. Liabilities under factoring of trade payables	12.	3,011	3,046	5,316
c. Current income tax liabilities		315	-	244
d. Derivative instruments	4.	-	13	69
e. Trade and other payables	11.	44,418	25,268	29,672
<b>Total short-term liabilities</b>		<b>47,785</b>	<b>28,368</b>	<b>35,315</b>
<b>Total liabilities</b>		<b>49,010</b>	<b>31,448</b>	<b>38,966</b>
<b>Total equity and liabilities</b>		<b>328,289</b>	<b>338,317</b>	<b>336,910</b>

Unless specified otherwise, all amounts are in PLN '000.



## Interim abbreviated standalone profit and loss account and other comprehensive income

	Note	6 months of 2017	6 months of 2016 (transformed data)
Sales revenues	16.	81,847	78,451
Costs of sold products, goods and materials	17.	(70,508)	(67,824)
<b>I. Gross profit on sales</b>		<b>11,339</b>	<b>10,627</b>
Sales and marketing costs	17.	(2,700)	(2,944)
Overheads and administrative expenses	17.	(6,250)	(7,199)
Other operating revenues	18.	1,074	1,912
Other operating expenses	18.	(610)	(1,160)
<b>II. Profit (loss) on operations</b>		<b>2,853</b>	<b>1,236</b>
Financial income	19.	979	1,545
Financial expenses	19.	(2,314)	(96)
<i>Net financial income / (expenses)</i>		<i>(1,335)</i>	<i>1,449</i>
<b>III. Profit (loss) before tax</b>		<b>1,518</b>	<b>2,685</b>
Income tax	20.	(728)	(899)
<b>IV. Net profit (loss) for the financial period</b>		<b>790</b>	<b>1,786</b>
Other comprehensive income		-	-
<b>V. Comprehensive income for the financial period</b>		<b>790</b>	<b>1,786</b>
Weighted average number of ordinary shares		5,255,632	5,255,632
Basic and diluted profit per share in the period (in PLN per share)	22.	0.15	0.34

Unless specified otherwise, all amounts are in PLN '000.



## Interim abbreviated standalone statement of changes in equity

Item	Share capital at nominal value	Share premium	Retained profit	Total equity
<b>As at 01.01.2016</b>	<b>10,511</b>	<b>114,990</b>	<b>170,657</b>	<b>296,158</b>
Total net comprehensive income in 2016	-	-	10,711	<b>10,711</b>
<b>As at 31.12.2016</b>	<b>10,511</b>	<b>114,990</b>	<b>181,368</b>	<b>306,869</b>
Total net income in H1 2017	-	-	790	<b>790</b>
Dividend distribution	-	-	(28,380)	<b>(28,380)</b>
<b>As at 30.06.2017</b>	<b>10,511</b>	<b>114,990</b>	<b>153,778</b>	<b>279,279</b>

Item	Share capital at nominal value	Share premium	Retained profit	Total equity
<b>As at 01.01.2016</b>	<b>10,511</b>	<b>114,990</b>	<b>170,657</b>	<b>296,158</b>
Total net income in H1 2016	-	-	1,786	<b>1,786</b>
<b>As at 30.06.2016</b>	<b>10,511</b>	<b>114,990</b>	<b>172,443</b>	<b>297,944</b>

Unless specified otherwise, all amounts are in PLN '000.



## Interim abbreviated standalone cash flow statements

	Note	6 months of 2017	6 months of 2016)
<b>Net profit for the financial period</b>		<b>790</b>	<b>1,786</b>
Adjustments:			
– Income tax	20.	728	899
– Fixed assets depreciation	2.	22,422	22,783
– Amortisation of intangible assets	3.	41	53
– Net value of scaffolding – fixed assets sold		794	724
– (Profit)/loss on goodwill changes due to financial instruments		(35)	61
– Change in the value of interests in associated entity		900	
– Interest and dividend income		(979)	(938)
– Interest expense		-	-
– (Profit)/loss on currency exchange differences		1,600	(611)
– Purchase of scaffolding – fixed assets		(26,132)	(35,765)
Changes in working assets:			
– Inventory		(1,099)	(1,016)
– Trade and other receivables		296	(2,646)
– Trade and other payables		19,115	(59)
		<b>18,441</b>	<b>(14,730)</b>
Income tax paid		(2,175)	(1,642)
<b>Net cash inflows from operating activities</b>		<b>16,266</b>	<b>(16,372)</b>
Purchase of tangible fixed assets		(418)	(620)
Inflows on disposal of tangible fixed assets		2	105
Purchase of intangible assets		-	(81)
Loans granted		-	(1,079)
Repayment of granted loans		1,624	-
Interest received		905	1,155
Purchase of financial assets		(1,059)	-
<b>Net cash inflows in investing activity</b>		<b>1,054</b>	<b>(520)</b>
Loans and borrowings received		-	-
Repayment of loans and borrowings		-	-
Payments under financial lease		-	-
Interest paid		-	-
Dividend paid		(28,380)	-
<b>Net cash outflows on financing activity</b>		<b>(28,380)</b>	<b>-</b>
<b>Net increase / (decrease) of cash and overdraft facility</b>		<b>(11,060)</b>	<b>(16,892)</b>
Cash, cash equivalents and overdraft facility as at the beginning of the period		32,717	31,061
FX (loss)/profit on valuation of cash and overdraft facility		(101)	6
<b>Cash, cash equivalents, and overdraft facility as at the end of the period</b>	<b>9.</b>	<b>21,556</b>	<b>14,176</b>

\*) transformed data

Unless specified otherwise, all amounts are in PLN '000.

ABBREVIATED INTERIM STANDALONE FINANCIAL STATEMENTS OF ULMA Construccjon Polska S.A. for 6 months of 2017



**ULMA Construcción Polska S.A.**

**ADDITIONAL INFORMATION  
TO INTERIM ABBREVIATED STANDALONE  
FINANCIAL STATEMENTS**



## Notes to the interim abbreviated standalone financial statements

### 1. Description of key accounting principles

These interim abbreviated standalone financial statements for the period of 6 months ended 30 June 2017 were prepared in accordance with the requirements of IAS 34 “Interim Financial Reporting” and the Regulation of the Minister of Finance of 19 February 2009 on current and periodic disclosure provided by issuers of securities and on conditions under which information required by legal regulations of a non-Member State may be recognised as equivalent (consolidated text: Journal of Laws of 2014, item 133) and present the financial standing of ULMA Construcción Polska S.A. Group as at 30 June 2017, results of its operations and cash flows for the period of 6 months ended 30 June 2017.

These interim abbreviated standalone financial statements have been prepared based on the assumption that the Company will continue as a going concern in the foreseeable future.

The duration of existence of ULMA Construcción Polska S.A. is indefinite.

While preparing the interim abbreviated standalone financial statements, the Company applied the same accounting principles as described in the audited financial statements as at 31 December 2016. The interim abbreviated standalone financial statements as at 30 June 2017 should be read together with the audited financial statements as at 31 December 2016, published on 16 March 2017.

Accounting principles applied to the individual financial statements and not presented in the consolidated financial statements are presented below.

### Investments in subsidiaries and affiliates

Investments in subsidiaries and affiliates are recognised at historical costs adjusted by impairments. The effects of the revaluation of investments in subsidiaries are classified as financial incomes or costs of the reporting period in which the change took place.

### Error adjustment

The Company adjusted comparable data for the period of 6 months ended on 30 June 2016. The adjustment applies to reclassification of FX gains of PLN 607 thousand previously recognised as financial income in order to present the net result on FX gains/losses.



## 2. Tangible fixed assets

Table of changes in tangible fixed assets in the period from 01 January 2017 to 30 June 2017.

	Land, buildings and structures	Technical equipment, machines and means of transport	Scaffolding systems	Other fixed assets	Fixed assets under construction	Total tangible fixed assets
<b>GROSS VALUE</b>						
As at 01 January 2017	106,009	10,375	479,155	2,583	47	598,169
Increases due to purchases	34	222	26,132	43	119	26,550
Increases – inventory surpluses, reclassifications	-	-	4,379	-	(47)	4,332
Decreases – sales	-	(3)	(11,835)	-	-	(11,838)
Decreases – liquidations, inventory shortages	(21)	(257)	(11,672)	(34)	-	(11,984)
As at 30.06.2017	106,022	10,337	486,159	2,592	119	605,229
<b>ACCUMULATED AMORTISATION</b>						
As at 01 January 2017	18,784	6,279	376,629	2,414	-	404,106
Amortisation for the period	1,436	535	20,404	47	-	22,422
Decreases – sales	-	(2)	(11,143)	-	-	(11,145)
Decreases – liquidations, inventory shortages	(9)	(255)	(7,278)	(34)	-	(7,576)
As at 30.06.2017	20,211	6,557	378,612	2,427	-	407,807
<b>NET VALUE:</b>						
As at 01 January 2017	87,225	4,096	102,526	169	47	194,063
As at 30 June 2017	85,811	3,780	107,547	165	119	197,422

Unless specified otherwise, all amounts are in PLN '000.



Table of changes in tangible fixed assets in the period from 01 January 2016 to 31 December 2016.

	Land, buildings and structures	Technical equipment, machines and means of transport	Scaffolding systems	Other fixed assets	Fixed assets under construction	Total tangible fixed assets
<b>GROSS VALUE</b>						
As at 01 January 2016	103,725	9,327	467,981	2,621	131	583,785
Increases due to purchases	2,368	1,532	43,934	81	47	47,962
Increases – inventory surpluses, reclassifications	-	-	13,176	-	(131)	13,045
Decreases – sales	-	(484)	(18,751)	(119)		(19,354)
Decreases – liquidations, inventory shortages	(84)	-	(27,185)	-		(27,269)
As at 31.12.2016	106,009	10,375	479,155	2,583	47	598,169
<b>ACCUMULATED AMORTISATION</b>						
As at 01 January 2016	16,051	5,738	364,839	2,377	-	389,005
Amortisation for the period	2,801	979	42,705	154	-	46,639
Decreases – sales	-	(438)	(17,324)	(117)	-	(17,879)
Decreases – liquidations, inventory shortages	(68)	-	(13,591)	-	-	(13,659)
As at 31.12.2016	18,784	6,279	376,629	2,414	-	404,106
<b>NET VALUE:</b>						
As at 01 January 2016	87,674	3,589	103,142	244	131	194,780
As at 31 December 2016	87,225	4,096	102,526	169	47	194,063

Unless specified otherwise, all amounts are in PLN '000.



**Table of changes in tangible fixed assets in the period from 1 January to 30 June 2016.**

	Land, buildings and structures	Technical equipment, machines and means of transport	Scaffolding systems	Other fixed assets	Fixed assets under construction	Total tangible fixed assets
<b>GROSS VALUE</b>						
<b>As at 01 January 2016</b>	<b>103,725</b>	<b>9,327</b>	<b>467,981</b>	<b>2,621</b>	<b>131</b>	<b>583,785</b>
Increases due to purchases	45	485	35,765	43	47	36,385
Increases – inventory surpluses, reclassifications	-	-	6,917	-	(131)	6,786
Decreases – sales	-	(239)	(8,858)	(35)	-	(9,132)
Decreases – liquidations, inventory shortages	-	-	(12,756)	-	-	(12,756)
<b>As at 30.06.2016</b>	<b>103,770</b>	<b>9,573</b>	<b>489,049</b>	<b>2,629</b>	<b>47</b>	<b>605,068</b>
<b>ACCUMULATED AMORTISATION</b>						
<b>As at 01 January 2016</b>	<b>16,051</b>	<b>5,738</b>	<b>364,839</b>	<b>2,377</b>	<b>-</b>	<b>389,005</b>
Amortisation for the period	1,388	465	20,841	89	-	22,783
Decreases – sales	-	(198)	(8,066)	(35)	-	(8,299)
Decreases – liquidations, inventory shortages	-	-	(6,003)	-	-	(6,003)
<b>As at 30.06.2016</b>	<b>17,439</b>	<b>6,005</b>	<b>371,611</b>	<b>2,431</b>	<b>-</b>	<b>397,486</b>
<b>NET VALUE:</b>						
<b>As at 01 January 2016</b>	<b>87,674</b>	<b>3,589</b>	<b>103,142</b>	<b>244</b>	<b>131</b>	<b>194,780</b>
<b>As at 30 June 2016</b>	<b>86,331</b>	<b>3,568</b>	<b>117,438</b>	<b>198</b>	<b>47</b>	<b>207,582</b>

Depreciation charge to tangible fixed assets increased:

Item	6 months of 2017	12 months of 2016	6 months of 2016
Costs of sold products, goods and materials	22,116	45,999	22,449
Sales and marketing costs	3	1	-
Overheads	303	639	334
<b>Total</b>	<b>22,422</b>	<b>46,639</b>	<b>22,783</b>

Unless specified otherwise, all amounts are in PLN '000.



### 3. Intangible assets

Table of transfers in intangible assets in the period from 01 January 2017 to 30 June 2017.

	Licenses and software	Other	Total intangible assets
<b>GROSS VALUE</b>			
As at 01 January 2017	4,554	37	4,591
Increases	-	-	-
Decreases – sale, liquidation	(1)	-	(1)
As at 30.06.2017	4,553	37	4,590
<b>ACCUMULATED AMORTISATION</b>			
As at 01 January 2017	4,402	37	4,439
Amortisation for the period	41	-	41
Decreases – sale, liquidation	-	-	-
As at 30 June 2017	4,443	37	4,480
<b>NET VALUE:</b>			
As at 01 January 2017	152	-	152
As at 30 June 2017	110	-	110

Table of changes in intangible assets in the period from 01 January 2016 to 31 December 2016.

	Licenses and software	Other	Total intangible assets
<b>GROSS VALUE</b>			
As at 01 January 2016	4,439	37	4,476
Increases	118	-	118
Decreases – sale	(3)	-	(3)
As at 31.12.2016	4,554	37	4,591
<b>ACCUMULATED AMORTISATION</b>			
As at 01 January 2016	4,292	37	4,329
Amortisation for the period	113	-	113
Decreases – sale	(3)	-	(3)
As at 31.12.2016	4,402	37	4,439
<b>NET VALUE:</b>			
As at 01 January 2016	147	-	147
As at 31 December 2016	152	-	152



The amortisation charge of intangible assets increased:

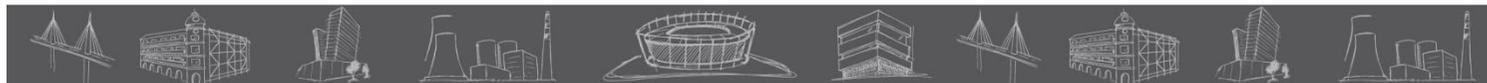
Item	6 months of 2017	12 months of 2016	6 months of 2016
Costs of sold products, goods and materials	2	4	2
Sales and marketing costs	-	-	-
Overheads	39	109	51
<b>Total</b>	<b>41</b>	<b>113</b>	<b>53</b>

#### 4. Financial instruments

	Book value			Fair value			Fair value hierarchy
	30 June 2017	31 December 2016	30 June 2016	30 June 2017	31 December 2016	30 June 2016	
Cash	21,556	32,717	14,176	21,556	32,717	14,176	Item 1
<b>Receivables and loans granted</b>							
Trade and other receivables	45,316	45,612	47,868	45,316	45,612	47,868	Item 3
Loans granted	48,047	51,095	51,472	48,047	51,095	51,472	Item 3
<b>Derivative instruments</b>							
Financial instruments measured at fair value through financial result	22	-	-	22	-	-	Item 2
<b>Financial liabilities</b>							
Liabilities under factoring of trade payables	3,011	3,046	5,316	3,011	3,046	5,316	Item 3
Trade and other payables	36,902	18,939	22,534	36,902	18,939	22,534	Item 3
<b>Derivative instruments</b>							
Financial instruments measured at fair value through financial result	-	13	69	-	13	69	Item 2

As measure by the Company, the fair value of cash, receivables and loans granted, financial liabilities and other liabilities is not different than the book value due to short maturities.

In the period ended on 30 June 2017 or in the period ended on 30 June 2016 there were no transfers between level 1 and level 2 of the fair value hierarchy and no instrument was transferred from/to level 3 of the fair value hierarchy.



## 5. Investments in subsidiaries and affiliates

As at 30 June 2017

No.	Entity name	Registered office	Scope of business activity	Character of the relation	Date of taking up control	Value of interests by purchase price	Impairment charges	Balance sheet value of shares/interests	Percentage of share capital owned	Share in total number of votes at general meeting
1.	ULMA Opałubka Ukraine	Ukraine	sales and lease of shuttering, sales of construction materials	subsidiary	18.07.2001	5,818	-	5,818	100	100
2.	ULMA Cofraje	Romania	sales and lease of shuttering, sales of construction materials	affiliate	02.11.2007	3,977	(1,662)	2,315	30	30
3.	ULMA Opałubka Kazakhstan	Kazakhstan	sales and lease of shuttering, sales of construction materials	Subsidiary	27.08.2010	83	-	83	100	100
4.	ULMA Construcction BALTIC	Lithuania	sales and lease of shuttering, sales of construction materials	subsidiary	27.04.2012	142	-	142	100	100
						<b>10,020</b>	<b>(1,662)</b>	<b>8,358</b>		

Unless specified otherwise, all amounts are in PLN '000.

ABBREVIATED INTERIM STANDALONE FINANCIAL STATEMENTS OF ULMA Construcction Polska S.A. for 6 months of 2017



## 6. Other fixed assets

Other fixed assets include the book value of the perpetual usufruct right of land in the amount of PLN 3,985 thousand. The right of perpetual usufruct of lands was acquired by the Company in 2007 and expires on 5 December 2089.

## 7. Trade and other receivables

	30 June 2017	31 December 2016	30 June 2016
Trade receivables from non-affiliated entities	78,414	77,486	80,059
Impairment charges on trade receivables	(36,998)	(35,878)	(35,118)
<i>Net trade receivables</i>	<i>41,416</i>	<i>41,608</i>	<i>44,941</i>
Other receivables	20	18	60
Prepayments	983	682	803
Trade receivables from affiliated entities	2,897	3,304	2,063
Loans granted	48,047	51,095	51,473
<b>Total trade and other receivables</b>	<b>93,363</b>	<b>96,707</b>	<b>99,340</b>
of which:			
<b>Long-term part</b>	<b>15,621</b>	<b>18,468</b>	<b>18,159</b>
<b>Short-term part</b>	<b>77,742</b>	<b>78,239</b>	<b>81,181</b>

On the basis of the conducted analyses the Company has assessed that the book value of individual receivables presented in these interim abbreviated standalone financial statements is close to the fair values of these receivables.

There is no concentration of credit risk arising from trade receivables because the Company has a large number of clients.

The net value of impairment charges to receivables increased by the amounts of the written-off receivables in the total amount of PLN 1,442 thousand (PLN 3,228 thousand in 2016 and PLN 1,634 in the 6 months of 2016) was recognised in the costs of sales and marketing.

Changes in impairment charges of trade receivables and other receivables are the following:

	30 June 2017	31 December 2016	30 June 2016
<b>As at the beginning of the period</b>	<b>35,878</b>	<b>35,221</b>	<b>35,221</b>
Increases – impairment charges on trade receivables	1,606	2,820	1,250
Increases – impairment charges on the interest for delay	-	-	-
Application	(480)	(2,106)	(1,338)
Adjustment of earlier impairment charges	(6)	(57)	(15)
<b>As at the end of the period</b>	<b>36,998</b>	<b>35,878</b>	<b>35,118</b>

All the impairment charges to receivables apply to short-term receivables.

Unless specified otherwise, all amounts are in PLN '000.



## 8. Inventories

	30 June 2017	31 December 2016	30 June 2016
Materials	1,799	1,319	1,869
Goods	2,014	1,395	1,870
<b>Gross value of inventories</b>	<b>3,813</b>	<b>2,714</b>	<b>3,739</b>
Impairment charge to inventories	(340)	(340)	(340)
<b>Net value of inventories</b>	<b>3,473</b>	<b>2,374</b>	<b>3,399</b>

## 9. Cash and cash equivalents

	30 June 2017	31 December 2016	30 June 2016
Cash in hand and in bank accounts	21,556	32,717	14,176
Short-term bank deposits	-	-	-
<b>Total cash, including:</b>	<b>21,556</b>	<b>32,717</b>	<b>14,176</b>
Restricted cash	112	112	185

For the purposes of the cash flow statement, cash and overdraft include:

	30 June 2017	31 December 2016	30 June 2016
Cash and cash equivalents	21,556	32,717	14,176
Overdraft facility	-	-	-
<b>Cash and cash equivalents disclosed in the cash flow statement</b>	<b>21,556</b>	<b>32,717</b>	<b>14,176</b>



## 10. Share capital and reserve capital

	Number of shares	Nominal value of shares	Share premium	Total
<b>As at 01.01.2016</b>	<b>5,255,632</b>	<b>10,511</b>	<b>114,990</b>	<b>125,501</b>
– increases	-	-	-	-
– decreases	-	-	-	-
<b>As at 31 December 2016</b>	<b>5,255,632</b>	<b>10,511</b>	<b>114,990</b>	<b>125,501</b>
– increases	-	-	-	-
– decreases	-	-	-	-
<b>As at 30 June 2017</b>	<b>5,255,632</b>	<b>10,511</b>	<b>114,990</b>	<b>125,501</b>

All shares are ordinary bearer shares with the nominal value of PLN 2.00. All shares are paid up.

As at 30 June 2017, the Company's shareholding structure was as follows:

	Share capital		Votes at the GSM	
	Number of shares	%	Number of votes	%
ULMA CyE, S. Coop	3,967,290	75.49	3,967,290	75.49
OFE Aviva BZ WBK	263,400	5.01	263,400	5.01
Free float	1,024 942	19.50	1,024 942	19.50

Unless specified otherwise, all amounts are in PLN '000.



## 11. Trade and other payables

	30 June 2017	31 December 2016	30 June 2016
Trade payables towards unrelated entities	20,470	15,358	13,300
Payables to related entities	12,640	1,735	5,343
Liabilities arising from social insurance and other obligations	7,516	6,329	7,139
Accruals	3,524	1,816	3,735
Deferred income	2	2	1
Other liabilities	266	28	154
<b>Total trade and other payables</b>	<b>44,418</b>	<b>25,268</b>	<b>29,672</b>
of which:			
<b>Long-term part</b>	-	-	-
<b>Short-term part</b>	<b>44,418</b>	<b>25,268</b>	<b>29,672</b>

## 12. Liabilities under factoring of trade payables

In 2015 the Company entered with mBank into a factoring agreement pursuant to which the Company's trade payables to selected entities are paid by the bank within 14 days of invoice issue by the supplier. The payment date by the Company to the bank is 75 days of the payment date by the bank of the amount to the supplier. As at 30 June 2017, the Company's related liabilities to the bank amounted to PLN 3,011 thousand. The amount was disclosed in the interim abbreviated standalone statement of financial condition as Liabilities under factoring of trade payables.

## 13. Leases

### 13 a) Finance lease

Company's liabilities under financial leases were repaid in 2014. The lease contract covered machines to clean formwork. As at the balance sheet date, the Company does not use any fixed assets pursuant to financial leases.

### 13 b) Operating lease

Operating lease contracts include lease of passenger car fork-lift truck fleets, rental of the Logistics Centre in Gdańsk and the yard in Warsaw at ul. Klasyków, perpetual use of the site in Jaworzno.

Unless specified otherwise, all amounts are in PLN '000.



The total amount of future minimum payments for the leases amounts to:

	30 June 2017	31 December 2016	30 June 2016
Below one year	4,800	3,799	3,642
1 to 5 years	13,486	11,104	10,643
Over 5 years	2,465	2,936	4,172
<b>Total</b>	<b>20,751</b>	<b>17,839</b>	<b>18,457</b>

Pursuant to the contract, the right of perpetual usufruct of land expires on 5 December 2089.



## 14. Deferred income tax

	30 June 2017	31 December 2016	30 June 2016
Deferred income tax asset:	3,370	2,772	3,312
Deferred income tax liabilities:	(4,450)	(5,707)	(6,770)
Set-off	3,370	2,772	-
Book value of deferred income tax asset	-	-	-
Book value of deferred income tax liability	(1,080)	(2,935)	-

Changes in deferred income tax assets and liabilities in the course of the year (before taking into account their set-off under a single jurisdiction) are the following:

### Deferred income tax liabilities

Temporary differences title	Valuation of tangible fixed assets.	Unrealised FX gains/losses	Other	Total
<b>As at 01.01.2016</b>	<b>7,442</b>	<b>311</b>	<b>106</b>	<b>7,859</b>
Recognition of financial result	(2,248)	(429)	(238)	(2,915)
Charges on financial result	-	601	162	763
<b>As at 31.12.2016</b>	<b>5,194</b>	<b>483</b>	<b>30</b>	<b>5,707</b>
Recognition of financial result	(999)	(354)	(38)	(1,391)
Charges on financial result	-	77	57	134
<b>As at 30.06.2017</b>	<b>4,195</b>	<b>206</b>	<b>49</b>	<b>4,450</b>

### Deferred income tax asset

Unless specified otherwise, all amounts are in PLN '000.



Temporary differences title	Tax losses	Provisions for costs	Unrealised FX gains/losses	Total
<b>As at 01.01.2016</b>	-	<b>3,111</b>	<b>1</b>	<b>3,112</b>
Recognition of financial result	-	1,063	120	<b>1,183</b>
Charges on financial result	-	(1,406)	(117)	<b>(1,523)</b>
<b>As at 31.12.2016</b>	-	<b>2,768</b>	<b>4</b>	<b>2,772</b>
Recognition of financial result	-	798	52	<b>850</b>
Charges on financial result	-	(200)	(52)	<b>(252)</b>
<b>As at 30.06.2017</b>	-	<b>3,366</b>	<b>4</b>	<b>3,370</b>

## 15. Pension liabilities

	30 June 2017	31 December 2016	30 June 2016
The liabilities, included in the statement of financial position, arising from:			
Pension benefits	186	186	207
<b>Total pension benefits</b>	<b>186</b>	<b>186</b>	<b>207</b>
<b>Of which:</b>			
Long-term	145	145	193
Short-term	41	41	14

The Company conducts the actuarial valuation of pension benefits provision at the end of every financial year.

Change in balance sheet liability:

	30 June 2017	31 December 2016	30 June 2016
Opening balance of pension benefits provision	186	207	207
Amounts allocated to pension benefits provision	-	12	-
Interest expense	-	6	-
Actuarial profit and loss, net	-	(27)	-
Benefits paid	-	(12)	-
<b>Closing balance of pension benefits provision</b>	<b>186</b>	<b>186</b>	<b>207</b>

## 16. Sales revenues

Unless specified otherwise, all amounts are in PLN '000.



	6 months of 2017	6 months of 2016
Sales revenues from construction site services	68,309	67,889
Revenue from sales of construction goods and materials	13,538	10,562
<b>Total sales revenues</b>	<b>81,847</b>	<b>78,451</b>

servicing of construction sites – a sector covering lease of shuttering and scaffolding systems with broadly understood logistics service and settlement of construction projects at the end of the contract, sales of construction materials – a sector covering the sales of shuttering systems classified as fixed assets or working assets (products and goods) of the Group and other construction materials.

## 17. Prime costs

	6 months of 2017	6 months of 2016
Depreciation of tangible fixed assets and intangible assets	22,463	22,835
Costs of employment benefits (note 17 a)	13,610	13,889
Consumption of raw materials, materials and energy	5,377	5,308
Transport services	6,869	6,880
Rental and tenancy services	5,381	5,122
Repair services	4,429	4,512
Assembly services	1,858	2,206
Other outsourced services	6,400	6,522
Other expenses	4,032	4,296
Value of goods, materials and scaffoldings sold (components of fixed assets)	9,039	6,397
<b>Total prime costs</b>	<b>79,458</b>	<b>77,967</b>
Of which:		
Costs of sold products, goods and materials	70,508	67,824
Sales and marketing costs	2,700	2,944
Overheads	6,250	7,199
<b>17 a) Costs of employee benefits</b>		
Costs of salaries and costs of termination of employment benefits	11,105	11,449
Costs of social insurance and employee benefits	2,505	2,440
<b>Total costs of employee benefits</b>	<b>13,610</b>	<b>13,889</b>

## 18. Other operating revenues and costs

Unless specified otherwise, all amounts are in PLN '000.



<b>18 a) Other operating revenues</b>	<b>6 months of 2017</b>	<b>6 months of 2016</b>
Stock taking	760	-
Profit on the change of fair value of forward contracts	71	-
Damages received	-	42
Sale of components of tangible fixed assets	2	105
Recovered fixed assets	149	1,634
Re-invoices	89	102
Other revenues	3	29
<b>Other operating revenues in total</b>	<b>1,074</b>	<b>1,912</b>

<b>18 b) Other operating costs</b>	<b>6 months of 2017</b>	<b>6 months of 2016</b>
Loss on the change of fair value of forward contracts	-	(53)
Elimination of tangible fixed assets	(440)	(1,018)
Other expenses	(170)	(89)
<b>Other operating costs in total</b>	<b>(610)</b>	<b>(1,160)</b>

Unless specified otherwise, all amounts are in PLN '000.



## 19. Financial income and expenses

19 a) Financial income	6 months of 2017	6 months of 2016 (transformed data)
Interest income:		
– loans granted	811	888
– on cash in bank accounts and delays in payment of receivables	168	50
FX gains/losses	-	607
<b>Total financial income</b>	<b>979</b>	<b>1,545</b>

19 b) Financial expenses	6 months of 2017	6 months of 2016 (data restated)
Interest costs:		
– bank credits	-	-
– lease	-	-
– for delay in payment of obligations	(70)	(83)
	<b>(70)</b>	<b>(83)</b>
Profit on changes of fair value of forward contracts of the financial activity	-	-
FX gains/losses	(1,335)	-
Costs of loan, guarantee acquisition	(9)	(13)
Impairment charges on financial assets	(900)	-
<b>Total financial expenses</b>	<b>(2,314)</b>	<b>(96)</b>

Unless specified otherwise, all amounts are in PLN '000.



## 20. Income tax

	6 months of 2017	6 months of 2016
Current tax	(2,584)	(2,188)
Deferred tax (note 14)	1,856	1,289
<b>Total income tax</b>	<b>(728)</b>	<b>(899)</b>

Income tax on the pre-tax gross profit of the Company differs from the theoretical amount which would have been achieved by using the applicable tax rate on pre-tax profit in the following way:

	6 months of 2017	6 months of 2016
Profit before tax	1,518	2,685
Tax calculated in accordance with applicable rates (19%)	288	510
Non-taxable income and adjustments to income	138	(142)
Non-tax deductible expenses	302	531
Charges on financial result due to income tax	728	899

Tax authorities may control accounting books and tax settlements within 5 years following the end of a year, in which tax returns were submitted, and charge the Company with additional tax together with penalty interest. In the opinion of the Management Board no circumstances exist indicating the possible occurrence of any essential liabilities in consideration thereof.

## 21. Valuation of financial instruments at fair value

On the basis of the conducted analyses, the Company has assessed that the book value of individual financial instruments presented in these interim abbreviated standalone financial statements is close to fair value of those instruments.



## 22. Profit (loss) per share

Basic profit per share is calculated as a quotient of the profit per shareholders of the Company and the weighted average number of ordinary shares in the course of the year.

	6 months of 2017	6 months of 2016
Profit/(loss) attributable to shareholders of the parent company	790	1,786
Number of ordinary shares as at the balance-sheet date	5,255,632	5,255,632
Weighted average number of ordinary shares	5,255,632	5,255,632
Basic profit/(loss) per share (in PLN per share)	0.15	0.34
Diluted profit/(loss) per share (in PLN per share)	0.15	0.34

## 23. Conditional items

Upon request of ULMA Construcción Polska S.A., mBANK granted a bank guarantee to a Company's client covering performance of a rental contract. The bank guarantee expires on 30.09.2019. The guarantee is related to the construction of the Logistics Centre in Gdańsk. The investment was commissioned in Q1 2015. The Group has been using the Logistics Centre in Gdańsk pursuant to a long-term rental contract. As at the balance sheet date, the amount of the bank guarantee was PLN 3,303 thousand.

## 24. Events after the balance sheet date

On 21 August 2017 a decision was taken on dividend distribution by the subsidiary entity ULMA Opałubka Ukraina of UAH 24,657 thousand to its sole shareholder – ULMA Construcción Polska S.A.

After the balance sheet date there were no events which might significantly affect the presented interim abbreviated standalone financial statements.



## 25. Transactions with related entities

The Group is controlled by ULMA C y E, S. Coop. with its registered office in Spain which held 75.49% of the Company's shares. The remaining 24.51% shares were held by many shareholders.

ULMA Construcción Polska S.A. Capital Group is composed of the following companies:

### Parent entity:

- ULMA Construcción Polska S.A. with its registered office in Koszajec (municipality of Brwinów)

### Subsidiaries:

- ULMA Opałubka Ukraine with its registered office in Kiev, Gnata Juri 9, was established on 18.07.2001. It was registered in the Sviatoshyn Branch of State Administration for the city of Kiev under no. 5878/01 and was assigned the id. no. 31563803. The company operates in the area of sales and lease of shuttering, sales of construction materials. The issuer holds 100% in the capital and the total number of votes of the company.
- ULMA Opałubka Kazachstan sp. z o.o. with its registered office in Astana, Taszenowa 25. Its strategic purpose is the development of the basic activity of the Group, i.e. lease of shuttering and scaffolding systems and dissemination of knowledge in the area of application of the shuttering technology to the construction process in Kazakhstan. The issuer holds 100% in the capital and the total number of votes of the company.
- ULMA Construcción BALTIC with its registered office in Vilnius at Pylimo 41-12. The business of the company covers: lease of construction scaffolding and shuttering, wholesale and retail sale of scaffolding and shuttering, sale and lease of other construction devices and other commercial activities. The issuer holds 100% in the capital and the total number of votes of the company.

Additionally, the Group holds shares in an affiliated entity:

- ULMA Cofraje SRL with its registered office in Bragidaru, Soseaua de Centura nr 2-8 Corp C20 (Romania), set up on 09.10.2007. It is registered in the National Trade Register Office in Bucharest under No. 22679140. The Company operates on the area of lease and sales of shuttering and scaffolding. The issuer holds 30% in the capital and the total number of votes of the company. The remaining 70% of the Company's share capital belongs to the entity which controls the Group: ULMA C y E, S. Coop. with its registered office in Spain.

Transactions concluded by ULMA Construcción Polska S.A. with its affiliates were of typical and routine nature, were concluded on an arm's length basis, and their nature and conditions resulted from running ongoing operations.



Details of transactions between ULMA Construcción Polska S.A. and its related entities.

<b>Settlement balance as at the balance-sheet date</b>	<b>30 June 2017</b>	<b>30 June 2016</b>
<b>Trade receivables</b>	<b>2,897</b>	<b>2,063</b>
Of which:		
- from the Parent Company	934	1,240
- from subsidiary entities	1,134	627
- from the associated entity	9	130
- from other related entities	820	66
<b>Accounts payable</b>	<b>12,640</b>	<b>5,343</b>
Of which:		
- to the parent company	12,194	5,092
- to subsidiary entities	21	116
- to the associated entity	7	-
- to other related entities	418	135

<b>Sales and purchases from Group entities</b>	<b>6 months of 2017</b>	<b>6 months of 2016</b>
<b>Sales</b>	<b>10,613</b>	<b>7,211</b>
Of which:		
- to the Parent Company	1,623	1,523
- to subsidiary entities	7,940	5,507
- to the associated entity	14	1
- to other related entities	1,036	180
<b>Purchases</b>	<b>22,055</b>	<b>31,137</b>
Of which:		
- from the Parent Company	19,302	28,885
- from subsidiary entities	2,177	2,028
- from the associated entity	7	-
- from other related entities	569	224

The sales and purchase transactions with Group entities are related primarily to sales of formwork systems and rental of formwork.

<b>Loans, interest, dividends</b>	<b>6 months of 2017</b>	<b>6 months of 2016</b>
Loans granted – EUR thousand	-	-
Loans granted – USD thousand – to a related entity	-	280
Loans repaid – EUR thousand – from the associated entity	241	-

Unless specified otherwise, all amounts are in PLN '000.



Loans repaid – USD thousand – from a subsidiary entity	200	-
<b>Interest income on loans – PLN thousand</b>	<b>811</b>	<b>888</b>
Of which:		
- from the Parent Company	397	399
- from subsidiary entities	408	481
- from the associated entity	6	8

ULMA Construcción Polska S.A. granted an investment loan to its subsidiary, ULMA Opałubka Ukraine sp. z o.o., in the amount of USD 1,500 thousand with a fixed market interest rate by 4 January 2019. The loan receivables as at 30 June 2017 amounted to USD 1,300 thousand .

ULMA Construcción Polska S.A. extended to its associated entity – ULMA Cofraje srl Romania a long-term loan in the amount of EUR 241,000 thousand. The loan was fully repaid in June 2017.

ULMA Construcción Polska S.A. extended to its subsidiary – ULMA Opałubka Kazakhstan, a long-term loan in the amount of EUR 2,500 thousand. The loan was extended on arm's length basis until 30 June 2018.

ULMA Construcción Polska S.A. extended to its subsidiary – ULMA Opałubka Kazakhstan, a short-term loan in the amount of USD 350 thousand . The loan was granted subject to market terms and conditions by 25 September 2017. As at the balance sheet date, the debt of ULMA Opałubka Kazakhstan under the loan USD 115 thousand .

ULMA Construcción Polska S.A. extended to its parent company – ULMA CyE, S. Coop, several loans totalling PLN 32,000 thousand. The loan was granted subject to market terms and conditions by 30 December 2017.



## 26. Translation of selected financial data into EUR

Translation of selected financial data into EUR is presented in the table below:

ITEM	in PLN '000		In EUR '000	
	6 months of 2017	6 months of 2016	6 months of 2017	6 months of 2016
Net revenues from sales of products, goods and materials	81,847	78,451	19,166	17,909
Profit on operations	2,853	1,236	668	282
Gross profit (loss)	1,518	2,685	355	613
Net profit (loss)	790	1,786	185	408
Net cash flows from operating activities	16,266	(16,372)	3,809	(3,737)
Net cash flows from investing activities	1,054	(520)	247	(119)
Net cash flows from financing activities	(28,380)	-	(6,646)	-
Net cash flows	(11,060)	(16,892)	(2,590)	(3,856)
Diluted profit per ordinary share (in PLN/EUR)	0.15	0.34	0.04	0.08
Basic profit per ordinary share (in PLN/EUR)	0.15	0.34	0.04	0.08
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Total assets	328,289	338,317	77,674	76,473
Liabilities	49,010	31,448	11,596	7,108
Long-term liabilities	1,225	3,080	290	696
Short-term liabilities	47,785	28,368	11,306	6,412
Equity	279,279	306,869	66,078	69,365
Share capital	10,511	10,511	2,487	2,376
Weighted average number of shares	5,255,632	5,255,632	5,255,632	5,255,632
Number of shares as at the balance-sheet date	5,255,632	5,255,632	5,255,632	5,255,632
Book value per share (in PLN/EUR)	53.14	58.39	12.57	13.20

Individual items of assets, equity and liabilities have been translated into EUR applying the mean exchange rates announced by the President of the National Bank of Poland, effective as at the balance sheet date. The mean EUR exchange rate as at 30 June 2017 was 4.2265 PLN/EUR and as at 31 December 2016 it was 4.4240 PLN/EUR.

Unless specified otherwise, all amounts are in PLN '000.



The rate applied to the total revenues report items and the cash flow statement was the arithmetic mean of exchange rates effective on the last day of each month in the specified period, i.e. data for the period 1.01. – to 30.06.2017 translated at the rate = 4.2704 PLN/EUR, the data for the equivalent period of 2016 was translated at the rate = 4.3805 PLN/EUR.

### On behalf of the Management Board of ULMA Construcción Polska S.A.

Rodolfo Carlos Muñiz Urdampilleta,  
**President of the Management Board**

.....

Andrzej Sterczyński,  
**Member of the Management Board**

.....

Krzysztof Orzełowski,  
**Member of the Management Board**

.....

Ander Ollo Odriozola,  
**Member of the Management Board**

.....

### Signature of the person appointed to keep accounting books

Henryka Padzik,  
**Chief Accountant**

.....

Koszajec, 14 September 2017