



The Polish original should be referred to in matters of interpretation.
Translation of auditor's report originally issued in Polish.

Ernst & Young Audyt Polska spółka z ograniczoną
odpowiedzialnością sp. k.
Rondo ONZ 1
00-124 Warszawa

+48 (0) 22 557 70 00
+48 (0) 22 557 70 01
www.ey.com/pl

INDEPENDENT AUDITOR'S REPORT ON THE AUDIT

To the General Meeting and Supervisory Board of ULMA Construcccion Polska S.A.

Audit report on the annual financial statements

Opinion

We have audited the annual financial statements of ULMA Construcccion Polska S.A. (the 'Company') located in Brwinów, at Koszajec 50, containing: general information, the statement of profit and loss and other comprehensive income for the period from 1 January 2018 to 31 December 2018, the statement of financial position as at 31 December 2018, the statement of changes in equity, the statement of cash flows for the period from 1 January 2018 to 31 December 2018 and additional information to the financial statements, including a summary of significant accounting policies (the 'financial statements').

In our opinion, the financial statements:

- give a true and fair view of the financial position of the Company as at 31 December 2018 and its financial performance and its cash flows for the period from 1 January 2018 to 31 December 2018 in accordance with required applicable rules of International Accounting Standards, International Financial Reporting Standards approved by the European Union and the adopted accounting policies,
- are in respect of the form and content in accordance with legal regulations governing the Company and the Company's Statute,
- have been prepared based on properly maintained accounting records, in accordance with chapter 2 of the Accounting Act dated 29 September 1994 (the 'Accounting Act').

The opinion is consistent with the additional report to the Audit Committee issued on 27 March 2019.

Basis for opinion

We conducted our audit in accordance with the International Standards on Auditing in the version adopted as the National Auditing Standards by the National Council of Statutory Auditors (“NAS”) and pursuant to the Act of 11 May 2017 on Statutory Auditors, Audit Firms and Public Oversight (the ‘Act on Statutory Auditors’) and the Regulation (EU) No. 537/2014 of the European Parliament and of the Council of 16 April 2014 on specific requirements regarding statutory audit of public-interest entities and repealing Commission Decision 2005/909/EC (the ‘Regulation 537/2014’). Our responsibilities under those standards are further described in the ‘Auditor’s responsibilities for the audit of the financial statements’ section of our report.

We are independent of the Company in accordance with the Code of ethics for professional accountants, published by the International Federation of Accountants (the ‘Code of ethics’), adopted by the National Council of Statutory Auditors and other ethical responsibilities in accordance with required applicable rules of the audit of financial statements in Poland. We have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of ethics. While conducting the audit, the key certified auditor and the audit firm remained independent of the Company in accordance with the independence requirements set out in the Act on Statutory Auditors and the Regulation 537/2014.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. They include the most significant assessed risks of material misstatement, including the assessed risks of material misstatement due to fraud. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we have summarized our reaction to these risks and in cases where we deemed it necessary, we presented the most important observations related to these types of risks. We do not provide a separate opinion on these matters.

Key audit matter	How the matter was addressed in our audit
<p>Impairment of trade receivables</p> <p>Referring to notes 2 and 9 of the financial statements, trade receivables amounting to PLN 41.9 million make up 11.7% of the balance sheet total of accounts as at 31 December 2018, including overdue receivables in the amount of PLN 16.6 million.</p> <p>Impairment analysis of trade receivables has been assessed as the key audit matter to the audit of the financial statements due to:</p> <p>(i) the materiality of the above-mentioned current assets in the financial statements,</p> <p>(ii) materiality of the impact of the professional judgment of the Company's Management Board necessary to assess the credit risk of the Company's debtors and the value of the bad debt provision.</p> <p>Reference to related disclosures in the financial statements</p> <p>The Company has disclosed the overdue receivables and related bad debt provision in the notes 2 and 9 to the financial statements as of 31 December 2018. Related accounting policy has been presented in the notes to the financial statements as of 31 December 2018.</p>	<p>We have gained understanding of the process relating to the monitoring of trade receivables including aging monitoring to identify collection risks. We performed a walkthrough of the process, evaluated design and tested operating effectiveness of the controls related to the process. In particular, we assessed Management's estimations related to the assessment of provisions for bad debts by analysis of evidence to support the recoverability, as well as understanding the individual stages of debt collection and court proceedings to estimate the Management's judgement regarding recoverability, of the older un-provided, or not adequately provided, debts. Our audit included also the following procedures:</p> <ul style="list-style-type: none"> - analysis of aging of receivables, discussing overdue receivables where no bad debt provision was recognized and assessing Management's judgement to check the level of impairment; - testing aging of receivables on a sample basis; - selecting a sample of significant trade receivable balances where a bad debt provision was recognized, understanding the rationale behind the Management's judgement and collecting the supporting documentation for the Management's judgment (including legal letters, collaterals or settlements between the parties involved); - consulting of sample of collaterals with our specialists; - obtaining direct external confirmations for a sample of customer account receivables' balances; - examining, on a sample basis, evidence related to post year end payments. <p>We have assessed the disclosures and its scope in the financial statements related to overdue receivables and bad debt provision.</p>

Key audit matter	How the matter was addressed in our audit
<p data-bbox="204 412 592 443">Property, plant and equipment</p> <p data-bbox="204 465 807 703">The carrying value of the Company's property, plant and equipment amounted to PLN 217.1 million as of 31 December 2018, which constitutes 60.7% of total assets. The analysis of the economic useful lives and estimated residual values is the matter of Management's estimate and requires application of judgement.</p> <p data-bbox="204 725 807 1061">As of the year end Management has reassessed economic useful lives and residual values of property, plant and equipment. Determination of the residual value was based on the current estimated market value and judgements regarding the property, plant and equipment liquidation rules, as well as, the commissioning date and condition of the property, plant and equipment expected at the end of the useful life.</p> <p data-bbox="204 1084 807 1155">The issue was identified as key audit matter for the audit of the financial statements due to:</p> <ul style="list-style-type: none"> <li data-bbox="204 1178 807 1249">(i) significance of the above fixed assets in the financial statements, <li data-bbox="204 1272 807 1442">(ii) materiality of the impact of the professional judgment of the Company's Management Board necessary to assess economic useful life periods of and residual values of property, plant and equipment. <p data-bbox="204 1487 783 1559">Reference to related disclosures in the financial statements</p> <p data-bbox="204 1581 807 1863">The Company disclosed the matters regarding changes in property, plant and equipment as well as major judgements and estimates made in determination of useful lives and residual values as well as identification of liquidated items of property, plant and equipment in notes 1.D and 4 to the financial statements for the year ended 31 December 2018.</p>	<p data-bbox="828 465 1437 1003">We have gained understanding of the property, plant and equipment recognition, valuation and liquidation processes, performed a walkthrough of the process and tested design and operating effectiveness of the controls related to the process. We have obtained and evaluated the assumptions made by the Management in the determination of useful lives and residual values and their consistency, with the principles of International Accounting Standard 16 "Property, plant and equipment". We have also assessed the economic useful lives and residual values assumed by the Management through analysis of the historical experience through analysis of available external market data.</p> <p data-bbox="828 1025 1437 1227">We have assessed the adequacy of the disclosures in the financial statements related to property, plant and equipment including nature and value of assumptions regarding its recognition, valuation and liquidation.</p>

Responsibilities of the Company's Management and members of the Supervisory Board for the financial statements

The Company's Management is responsible for the preparation, based on properly maintained accounting records, the financial statements that give a true and fair view of the financial position and the financial performance in accordance with required applicable rules of International Accounting Standards, International Financial Reporting Standards approved by the European Union, the adopted accounting policies, other applicable laws, as well as the Company's Statute, and is also responsible for such internal control as determined is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, The Company's Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless The Company's Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Company's Management and the members of the Company's Supervisory Board are required to ensure that the financial statements meet the requirements of the Accounting Act. The members of the Company's Supervisory Board are responsible for overseeing the Company's financial reporting process.

Auditor's responsibility for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not guarantee that an audit conducted in accordance with NAS will always detect material misstatement when it exists. Misstatements may arise as a result of fraud or error and are considered material if it can reasonably be expected that individually or in the aggregate, they could influence the economic decisions of the users taken on the basis of these financial statements.

In accordance with International Auditing Standard 320, section 5, the concept of materiality is applied by the auditor both in planning and performing the audit, and in evaluating the effect of identified misstatements on the audit and of uncorrected misstatements, if any, on the financial statements and in forming the opinion in the auditor's report. Hence all auditor's assertions and statements contained in the auditor's report are made with the contemplation of the qualitative and quantitative materiality levels established in accordance with auditing standards and auditor's professional judgment.

The scope of the audit does not include assurance on the future profitability of the Company nor effectiveness of conducting business matters now and in the future by the Company's Management.



Throughout the audit in accordance with NAS, we exercise professional judgment and maintain professional skepticism and we also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or override of internal control,
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control,
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Company's Management,
- conclude on the appropriateness of the Company's Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our independent auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our independent auditor's report, however, future events or conditions may cause the Company to cease to continue as a going concern,
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and communicate to them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated to the Audit Committee, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other information, including the Directors' Report

The other information comprises the Directors' Report for the period from 1 January 2018 to 31 December 2018 and the representation on the corporate governance (jointly 'Other Information').

Responsibilities of the Company's Management and members of the Supervisory Board

The Company's Management is responsible for the preparation the Other Information in accordance with the law.

The Company's Management and members of the Company's Supervisory Board are required to ensure that the Directors' Report (with separate elements) meets the requirements of the Accounting Act.

Auditor's responsibility

Our opinion on the financial statements does not include the Other Information. In connection with our audit of the financial statements, our responsibility is to read the Other Information and, in doing so, consider whether it is materially inconsistent with the financial statements or our knowledge obtained during the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this Other Information, we are required to report that fact in our independent auditor's report. Our responsibility in accordance with the Act on Statutory Auditors is also to issue an opinion on whether the Directors' Report was prepared in accordance with relevant laws and that it is consistent with the information contained in the financial statements.

In addition, we are required to issue an opinion on whether the Company has included the required information in the representation on application of corporate governance.

Opinion on the Directors' Report

Based on the work performed during our audit, in our opinion, the Directors' Report:

- has been prepared in accordance with the article 49 of the Accounting Act and paragraph 70 of the Decree of the Minister of Finance dated 29 March 2018 on current and periodic information published by issuers of securities and conditions for recognition as equivalent the information required by laws of non-EU member states (the 'Decree on current and periodic information'),
- is consistent with the information contained in the financial statements.

Moreover, based on our knowledge of the Company and its environment obtained during our audit, we have not identified material misstatements in the Directors' Report.

Opinion on the corporate governance application representation

In our opinion, in the representation on application of corporate governance, the Company has included information stipulated in paragraph 70, section 6, point 5 of the Decree on current and periodic information.

Moreover, in our opinion, the information stipulated in paragraph 70, section 6, point 5 letter c-f, h and i of the Decree included in the representation on application of corporate governance is in accordance with applicable laws and information included in the financial statements.

Representation on the provision of non-audit services

To the best of our knowledge and belief, we declare that we have not provided services other than audits of the financial statements to the Company and its subsidiaries, in particular we have not rendered services other than audits, which are prohibited based on article 5 item 1 of Regulation 537/2014 and article 136 of the Act on Statutory Auditors.



Appointment of the audit firm

We were appointed for the audit of the Company's financial statements initially based on the resolution of Supervisory Board from 26 April 2017. The financial statements of the Company have been audited by us uninterruptedly starting from the financial year ended on 31 December 2017, i.e. for the past 2 consecutive years.

Warsaw, 27 March 2019

Key Certified Auditor

Marcin Kowalczyk
certified auditor
no in the register: 12840

on behalf of:
Ernst & Young Audyt Polska spółka
z ograniczoną odpowiedzialnością sp. k.
Rondo ONZ 1, 00-124 Warsaw
no on the audit firms list: 130