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## INDEPENDENT AUDITOR'S REPORT ON THE AUDIT

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

Audit report on the annual financial statements

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### Opinion

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We have audited the annual financial statements of ULMA Construccjon Polska S.A. (the 'Company') located in Brwinów at Koszajec 50, which comprise the general information, the profit and loss account along with the statement of comprehensive income for the period from 1 January 2023 to 31 December 2023, the statement of financial position as at 31 December 2023, the statement of changes in equity for the period from 1 January 2023 to 31 December 2023, the statement of cash flows for the period from 1 January 2023 to 31 December 2023 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 2023 and its financial performance and its cash flows for the period from 1 January 2023 to 31 December 2023 in accordance with required applicable rules of International Financial Reporting Standards approved by the European Union and the adopted accounting policies,
- comply in respect of the form and content with laws applicable to Company and its 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 8 April 2024.

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### Basis for opinion

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We conducted our audit in accordance with the National Standards on Auditing in the version of International Auditing Standards ("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 International Ethics Standards Board for Accountants' (IESBA) International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), 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 IESBA Code. 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 EU Regulation 537/2014.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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 our audit responded to this matter
<b>Impairment of trade receivables</b>	
<p>Referring to notes 3 and 9 of the financial statements, trade receivables amounting to PLN 45.7 million make up 12.4% of the total assets of statement of financial position as at 31 December 2023, including overdue receivables after the provision for expected credit losses in the amount of PLN 16.6 million that constitute 36.3% of trade receivables.</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 trade receivables in the financial statements,</p> <p>(ii) significance of the impact of the judgment made, as well as estimates of the Company's Management Board necessary to assess the credit risk of the Company's debtors and the value of provision for expected credit losses, in particular in relation to individually material trade receivables.</p> <p><b>Reference to related disclosures in the financial statements</b></p> <p>The Company has disclosed the overdue receivables and related provision for expected credit losses in the notes 3 and 9 to the financial statements. Related accounting policy has been presented in the notes 3 and 9 to the financial statements.</p>	<p>We have gained understanding of the process relating to the monitoring of trade receivables including monitoring of received payments prepared by the Company's Management to identify collection risks.</p> <p>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 provision for expected credit losses by analysis of evidence to support the recoverability, as well as understanding the individual stages of debt collection of the older unprovided, or not adequately provided, debts.</p> <p>Our audit included also the following procedures:</p> <ul style="list-style-type: none"> <li>– analysis of aging of receivables, discussing overdue receivables where no provision for expected credit losses was recognized and assessing Management's judgement to check the level of impairment;</li> <li>– testing aging of receivables on a sample basis, in order to confirm its' accuracy in the analysis of Company's Management;</li> <li>– selecting a sample of significant trade receivable balances where provision for expected credit losses 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);</li> <li>– obtaining direct external confirmations for a sample of customer account receivables' balances;</li> <li>– analysis of assumptions applied by Management in calculation of provision for</li> </ul>

Key audit matter	How our audit responded to this matter
	<p>expected credit losses, including scenarios of recoverability; – examination, on a sample basis, of evidence related to post year end payments.</p> <p>We have assessed the disclosures and their scope in the financial statements related to overdue receivables and provision for expected credit losses.</p>
<b>Fixed assets valuation</b>	
<p>The carrying value of the Company's property, plant and equipment amounted to PLN 247.6 million as of 31 December 2023, which constitutes 67.2% of total assets in the statement of financial position. The analysis of the economic useful lives, estimated residual values and impairment of property, plant and equipment is the matter of Management's estimate and requires application of judgement. As of the year end the Management has reassessed economic useful lives, residual values and impairment of property, plant and equipment.</p> <p>The issue was identified as key audit matter for the audit of the financial statements due to</p> <p>(i) significance of the above fixed assets in the financial statements,</p> <p>(ii) significance of the impact of the judgment made of the Company's Management Board necessary to value the property, plant and equipment.</p> <p><b>Reference to related disclosures in the financial statements</b></p> <p>The Company disclosed the matters regarding changes in property, plant and equipment as well as major judgements and estimates made in valuation of property, plant and equipment in notes 2 and 4 to the financial statements.</p>	<p>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.</p> <p>We have obtained and evaluated the assumptions made by the Management in the determination of useful lives, residual values and impairment of property, plant and equipment.</p> <p>We have assessed the consistency of accounting policies applied by the Company in relation to initial valuation of fixed assets, depreciation charges, impairment and fixed assets disposals with the principles of IAS 16 Property, plant and equipment.</p> <p>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 applicable International Financial Reporting Standards adopted by the European Union, the applied accounting policies, other applicable laws, as well as the Company's Statute, and is also responsible for such internal control as the Company's Management Board determines 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.

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### **Auditor's responsibility for the audit of the financial statements**

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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 a 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 they, individually or in the aggregate, could reasonably be expected to influence the economic decisions of the users taken on the basis of these financial statements.

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 opinions 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 efficiency or effectiveness of conducting business matters now and in the future by the Company's Management Board.

As part of an 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, actions taken to eliminate threats or safeguards applied.

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.

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### **Other information, including the Directors' Report**

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The Other information comprises the management report of the Company for the period from 1 January 2023 to 31 December 2023 („Directors' Report") together with the statement on corporate governance and other documents comprising the annual financial report for the financial year ended 31 December 2023 ('Annual Report') excluding the financial statements and the independent auditor's report on the audit ('Other Information').

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

The Company's Management is responsible for the preparation of 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 responsibilities*

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 in the 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 statement on corporate governance.

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### **Opinion on the Directors' Report**

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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.

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### Statement on Other information

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

We have nothing to report with respect to the remaining Other information.

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### Opinion on the corporate governance statement

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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 statement on corporate governance is in accordance with applicable laws and information included in the financial statements.

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### Statement on the provision of non-audit services

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To the best of our knowledge and belief, we represent that services, which we have provided to the Company and its controlled undertakings, are compliant with the laws and regulations applicable in Poland, and that non-audit services, which are prohibited under article 5 item 1 of Regulation 537/2014 and article 136 of the Act on Statutory Auditors, were not provided. The non-audit services, which we have provided to the Company and its controlled undertakings in the audited period, have been disclosed in the Directors' Report.

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### Appointment of the audit firm

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We were appointed for the audit of the Company's financial statements initially based on the resolution of the Supervisory Board from 26 April 2017 and reappointed based on the resolutions from 31 March 2020, as well as from 19 May 2022. 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 7 consecutive years.

Warsaw, 8 April 2024

Key Certified Auditor

Tomasz Kołakowski

certified auditor

no in the register: 13846

on behalf of:

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

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no on the audit firms list: 130