MANAGEMENT REPORT FOR 1-3Q OF 2012

1. Description of the organization of the ERBUD Group and changes in the structure

1.1 The Parent

Erbud S.A. is a Parent Company of the Erbud Group [the "Parent"].

The core business of the Group is broadly understood construction activity performed in general contracting and subcontracting in the country and abroad. ERBUD S.A. is the dominant entity in the Group.

1.2 Consolidated related parties

As at 30 September 2012 the structure of Erbud Group was as follows.

The Group consists of the Parent Company Erbud SA, based in Warsaw and the following subsidiaries:

Subsidiary name	Seat	Core business	Percentage of shares held by the Parent and votes at AGM as of		
			30.09.2012	30.06.2012	31.12.2011
Erbud International Sp. z o.o.	Toruń	Construction	100%	100%	100%
ER Services Sp. z o.o. (dawniej TOPLUX Sp. z o.o.)	Toruń	Construction	0%	100%	100%
GWI GmbH	Niemcy	Construction	85%	85%	85%
Ersteel Sp. z o.o.	Toruń	Steel structures	100%	100%	100%
Erbud Rzeszów Sp. z o.o.	Rzeszów	Construction	79%	79%	79%
Delta Sp. z o.o.	Toruń	Construction	100%	100%	100%
Toruńska Sportowa S.A. w likwidacji	Toruń	Sports, leisure and entertainment	39%	39%	39%
Grupa Budlex	Warszawa	Housing development	90%	90%	90%
Przedsiębiorstwo Budownictwa Drogowo -Inżynieryjnego S.A.	Toruń	Road-engineering	94.27%	94.27%	94.27%
Erbud Energetyka Sp. z o.o.	Toruń	Construction	100%	100%	86.36%
Erbud Construction	Toruń	Construction	100%	100%	100%

a) Subsidiaries included in the consolidated financial statements of the Group by full method:

- Erbud International Sp. z o.o.
- GWI GmbH
- Grupa Budlex
- PBDI S.A.
- Erbud Energetyka Sp. z o.o.
- Ersteel Sp. z o.o.

b) Subsidiaries excluded from the consolidated financial statements:

- Erbud Rzeszów Sp. z o.o.
- Erbud Construction Sp. z o.o.
- Delta Sp. z o.o.

On 31 August 2012, there was a business combination of two subsidiaries of Erbud, and namely ER Services Sp. z o.o. and Ersteel Sp. z o.o.
ERr Services" Sp. z o.o. was acquired under Art. 492 § 1 item 1 of the Code of Commercial Companies by Ersteel Sp. z o.o. i..e by taking over shares of the acquired company ER Services by the acquiring company Ersteel Sp. z o.o. with a simultaneous increase of the share capital of the Acquirer.
There is the identity of the shareholders in the mergered companies. In each one, ERBUD SA with registered office in Warsaw (KRS No. 0000268667) is a sole shareholder.

In the third quarter of 2012 there were no changes in the structure of shares held by the Issuer.

2. Standpoint of the Erbud's S.A. Management Board as regards meeting forecasts published in the prospectus in light of the results presented herewith

The Management Board of Erbud S.A. did not publish any projections or estimates for 2012.

3. Shareholders of the Parent

According to information held by ERBUD S.A., there were following changes in the shareholding of the Issuer by the report publication date:

On **6 January 2012**, the Erdud's Management Board was informed of the acquisition of the Issuer's shares by a person related. The proxy of Erbud S.A. purchased 2,702 shares.

On **9 January 2012**, the Erdud's Management Board was informed of the acquisition of the Issuer's shares by a person related. The proxy of Erbud S.A. purchased 67 shares.

On **10 January 2012**, the Erdud's Management Board was informed of the acquisition of the Issuer's shares by a person related. The proxy of Erbud S.A. purchased 1,229 shares.

On **11 January 2012**, the Erdud's Management Board was informed of the acquisition of the Issuer's shares by a person related. The proxy of Erbud S.A. purchased 1,742 shares.

On **13 February 2012**, the Erdud's Management Board was informed of the disposal of the Issuer's shares by a person related. The proxy of Erbud S.A. sold 1,200 shares.

On **30 May 2012,** the Erdud's Management Board was informed of the acquisition of the Issuer's shares by the company monitoring by the Management Board member. The Company purchased 23,900 shares.

On **30 May 2012,** the Erdud's Management Board was informed of the acquisition of the Issuer's shares by the Management Board member. The person related bought 9,500 shares.

On **15 June 2012,** the Erdud's Management Board was informed of the acquisition of the Issuer's shares by the Supervisory Board member. Person related bought 8,500 shares.
On **10 September 2012,** the Erdud's Management Board was informed of the sale of the Issuer's shares by the Proxy of Erbud S.A. Person related sold 500 shares.

On **19 September 2012,** the Issuer's Management Board received information on acquiring shares of the Issuer by the shareholder Juladal Investment Ltd. (a company controlled by the Issuer's Board). Juladal purchased 25,400 shares.

On **25 September 2012,** the Issuer's Management Board received information on acquiring shares of the Issuer by the shareholder Juladal Investment Ltd. (a company controlled by the Issuer's Board). Juladal purchased 4,773 shares.

On **8 October 2012,** the Erdud's Management Board was informed of the sale of the Issuer's shares by the Proxy of Erbud S.A. Person related sold 2,635 shares.

On **26 October 2012,** the Erdud's Management Board was informed of the sale of the Issuer's shares by the Proxy of Erbud S.A. Person related sold 1,116 shares.

On **11 September 2012,** the Issuer's Management Board adopted a resolution specifying the value of the subscribed capital under the authorized capital and related to the implementation of the third tranche of Management Stock Options Scheme (Resolution No. 8/2012 of the Management Board of the company operating under the name Erbud SA, seated in Warsaw)
Pursuant to Art. 310 § 2 in connection with Art. 431 § 7 and Art. 453 § 1 of the Commercial Companies Code, 33,787 (thirty-three thousand seven hundred and eighty-seven) ordinary bearer shares of Series G with a par value of PLN 0.10 (ten Groszy) per share has been acquired additionally in the increased share capital (under authorized capital). Thereby the share capital worth PLN 3,378.70 (three thousand three hundred and seventy-eight, point seven zero) has been acquired within the increase.
The said share capital increase was made in accordance with Article 5 item 5 of the Statute of the Company and the Company's Management Board Resolution No. 5/2012 dated 23 April 2012 on the increase of the share capital of the Company under the authorized capital by issuing Series G shares and depriving the existing shareholders of pre-emptive rights to the shares of Series, covered by a notarial deed drawn up under the Repertory A No. 1995/2012.
With regard to the foregoing, the nominal capital of the Company amounts to PLN 1,267,795.60 (one million two thousand sixty-seven seven hundred and ninety-four, point six zero) and is divided into:
a) 2,000,000 ordinary bearer shares of series A,
b) 8,000,000 ordinary bearer shares of series B,
c) 71,025 ordinary bearer shares of series C,
d) 2,500,000 ordinary bearer shares of series D,
e) 31,686 ordinary bearer shares of series E,
f) 41,458 ordinary bearer shares of series F,
g) 33,787 ordinary bearer shares of series G.

Therefore, the Issuer's share capital as at 30 September 2012 consists of the following shares series:

Series	Number of shares	Price in PLN	Value in PLN
A	2 000 000	0.10	200 000.00
B	8 000 000	0.10	800 000.00
C	71 025	0.10	7 102.50
D	2 500 000	0.10	250 000.00
E	31 686	0.10	3 168.60
F	41 458	0.10	4 145.80
Total	12 644 169	0.10	1 264 416.90

On 12 November 2012,the Management Board of Erbud S.A. received information that the District Court for the Capital City of Warsaw, XIII Commercial Division of the National Court Register has registered the Issuer's share capital increase to the value of PLN 1,267,795.60.The increase results from the issuance of 33,787 shares of series G, which were sold to employees of the Issuer within the Employee Incentive Scheme.

The Issuer's share capital as at the report publication date consists of the following shares:

Series	Number of shares	Price in PLN	Value in PLN
A	2 000 000	0.10	200 000.00
B	8 000 000	0.10	800 000.00
C	71 025	0.10	7 102.50
D	2 500 000	0.10	250 000.00
E	31 686	0.10	3 168.60
F	41 458	0.10	4 145.80
G	33 787	0.10	3 378.70
Total	12 677 956	0.10	1 267 795.60

Accordingly, the shareholding (shareholders having more than 5%) as at the date of this report is as follows:

Shareholders holding over 5 percent of ERBUD SA shares as at 30.09.2012

Aggregate number of Erbud shares: 12 644 169

No.	Shareholder	Class of shares	Number of shares held	Equity percentage	Voting power	% of voting rights
1	Wolff & Müller Baubeteiligungen GmbH & Co. KG, of which Wolff & Müller Holding GmbH & Co. KG	ordinary	4 152 865	32.84%	4 152 865	32.84%
2	Juladal Investment Limited	ordinary	2 848 347	22.53%	2 848 347	22.53%
3	Aviva OFE Aviva BZ WBK	ordinary	1 183 146	9.36%	1 183 146	9.36%
4	ING OFE	ordinary	1 269 709	10.04%	1 269 709	10.04%
5	Dariusz Grzeszczak, of which a subsiadry monitoring by Dariusz Grzeszczak	ordinary	773 900	6.12%	773 900	6.12%
6	Free Float	ordinary	2 416 202	19.11%	2 416 202	19.11%
		Total	12 644 169	100.00%	12 644 169	100.00%

Shareholders holding over 5 percent of ERBUD SA shares as at 14.11.2012

Aggregate number of Erbud shares: 12 677 956

No.	Shareholder	Class of shares	Number of shares held	Equity percentage	Voting power	% of voting rights
1	Wolff & Müller Baubeteiligungen GmbH & Co. KG, of which Wolff & Müller Holding GmbH & Co. KG	ordinary	4 152 865	32.84%	4 152 865	32.84%
2	Juladal Investment Limited	ordinary	2 848 347	22.53%	2 848 347	22.53%

3	Aviva OFE Aviva BZ WBK	ordinary	1 183 146	9.36%	1 183 146	9.36%
4	ING OFE	ordinary	1 269 709	10.04%	1 269 709	10.04%
5	Dariusz Grzeszczak, of which a subsiadry monitoring by Dariusz Grzeszczak	ordinary	773 900	6.12%	773 900	6.12%
6	Free Float	ordinary	2 449 989	19.38%	2 449 989	19.38%
		Total	12 677 956	100,00%	12 677 956	100.00%

4. The Erbuds S.A. shares or rights to them (options) held by the managing and supervising staff as at the date of the report submission, including changes in ownership in 3Q 2012

As of 31 September 2012, the members of managing and supervising staff held the following number of shares.

Persons related holding shares of ERBUD SA as at 30.09.2012

Aggregate number of Erbud shares: **12 644 169**

No.	Person related	Relationship	Class of shares	Number of shares	Equity percentage	Voting power	% of voting rights
1	Dariusz Grzeszczak	Erbud's SA Management Board member	ordinary	773 900	6.12%	773 900	6,12%
2	Józef Adam Zubelewicz	Erbud's SA Management Board member	ordinary	259 500	2.05%	259 500	2,05%
3	Walenty Twardy	Proxy of Erbud SA	ordinary	17 124	0.14%	17 124	0,14%
4	Piotr Augustyniak	Proxy of Erbud SA	ordinary	6 112	0.05%	6 112	0,05%
5	Bogdan Dürr	President of Erbud International Sp. zo. o. / Proxy of Erbud S.A.	ordinary	6 712	0.05%	6 712	0,05%
6	Beata Krzywicka	Spouse of Proxy's of Erbud S.A.	ordinary	3 636	0.03%	3 636	0,03%
7	Tomasz Krzywicki	Proxy of Erbud SA	ordinary	2 750	0.02%	2 750	0,02%
8	Agnieszka Głowacka	Proxy of Erbud SA	ordinary	4 436	0.04%	4 436	0,04%
9	Włodzimierz Czystowski	Proxy of Erbud SA	ordinary	8 725	0.07%	8 725	0,07%
10	Mariola Zielińska	Proxy of Erbud SA	ordinary	2 818	0.02%	2 818	0,02%
11	Grzegorz Krzywicki	Proxy of Erbud SA	ordinary	3 033	0.02%	3 033	0,02%
12	Radosław Kałamaga	Proxy of Erbud SA	ordinary	3 704	0.03%	3 704	0,03%
13	Waldemar Kozłowski	Proxy of Erbud SA	ordinary	0	0.00%	0	0,00%
14	Maciej Wyrzykowski	Proxy of Erbud SA	ordinary	0	0.00%	0	0,00%
15	Mirosław Młynarski	Proxy of Erbud SA	ordinary	4 479	0.04%	4 479	0,04%
16	Albert Dürr	Erbud's SA Supervisory Board member	ordinary	8 500	0.07%	8 500	0,07%
TOTAL				**1 105 429**	**8.74%**	**1 105 429**	8.74%

The Management Board members and holders of a commercial power of attorney did not have any Erbud's shares options.

5. Information about the proceedings pending before a court, authority responsible for arbitration or public administration as at 31 September 2012

On 22 December 2010, Erbud SA brought to the Regional Court in Warsaw, XVI Commercial Division an action for payment against Bank Millennium S.A.
Value of the dispute: PLN 71,065,496.
The respondent: Bank Millennium S.A. in Warsaw.
In 2008, the Bank Millennium S.A. advised the Issuer (Erbud S.A.) concluding a transaction on currency options to protect euro-denominated contracts executed by the Issuer against an exchange rate risk. The Bank's offer resulted from the Issuer's need to adequate secure its situation.
The product was presented by the Bank as an instrument optimally adapted to the requirements of Erbud S.A. In the fourth quarter of 2008, as a result of the drastic depreciation of the Polish zloty against euro, the Bank Millennium S.A. reported to the Issuer a negative valuation of its exposure. At the same time, there arose a dispute as to content of the currency options transactions, primarily concerning exclusion of optional structures.

In the course of many talks, the Issuer presented its position to the Bank, which required execution of the transaction, including action for compulsory execution of claims. In order to reduce the amount of potential loss, the disputed transactions were restructured, and the Bank has been informed about future legal action to compensate damage resulting from the transactions of currency options.
The restructuring details were announced by the Issuer in the Current Report No. 43/2008 of 21.11.2008, and in the financial statements for the year 2008. The Issuer has never agreed with the position of the Bank Millennium S.A. and therefore call the Bank twice to pay the amount of PLN 71,065,496, which consists of amounts collected by the Bank from the Issuer's bank account, lost benefits, and legal and financial advisors' fees. Accordingly, the Issuer has decided to enter a lawsuit for payment in order to compensate the damage suffered.

As at the report publishing date, the case is stated as follows. There were three sessions, on which two witnesses - one from Erbud SA and one from Bank Millennium SA - have been heard.

6. Information about the concluding by the Issuer and its subsidiaries transactions of a non-routine and unusual nature with associates of a value exceeding EUR 500,000.00

In 3Q 2012, there took place transactions with related parties, that value in the period from the beginning of the fiscal year exceeded the PLN equivalent of EUR 500,000. Most transactions were of a routine nature and resulted from the statutory activities of the companies of the Group.

7. Information about loan, pledges or guarantees granted by the Issuer or its subsidiary over 3 quarters of 2012

Guarantees and loans granted by the Issuer are summarized below:

Description	30.09.2012	30.06.2012	31.03.2012	31.12.2011	30.09.2011
Guarantee to repay the loan for Erbud International Sp. z o.o.	0	4 000	4 000	4 000	4 000
GWI GmbH – guarantee to repay the loan	8 228	8 523	10 557	10 557	10 557
GWI GmbH – guarantee to repay the loan issued by BRE Bank S.A.	11 107	11 505	10 750	10 750	10 750
GWI GmbH – guarantee to repay the loan	4 114	4 261	4 000	4 000	4 000

Budlex Sp. z o.o. - loan	24 974	24 974	24 974	24 974	24 974
Ersteel Sp. z o.o. - loan	0	0	0	0	5 113
Ersteel Sp. z o.o. - guarantee	0	0	0	0	900
Budlex Pestalozziego Sp. z o.o.	12 286	12 286	12 286	12 286	12 286
GWI GmbH, Erbud International – surety for financial guarantees line	30 853	31 960			
Total contingent liabilities	**91 562**	**97 509**	**65 567**	**65 567**	**71 580**

List of guarantees in the Budlex Group:

Liability	**Amount**	**Guarantor**	**Debtor**	**Bank**
Guarantee to the loan amount, incl. interest and other receivables due to the bank	1 000 000.00	Budlex Winnica sp. z o.o.	Budlex S.A.	PKO BP S.A.
Bill guarantee	8 367 000.00	Budlex S.A.	Budlex Construction sp. z o.o.	BRE Bank Hipoteczny S.A.
Bill guarantee	9 200 000.00	Budlex S.A.	Budlex Koszarowa sp. z o.o.	BRE Bank Hipoteczny S.A.
Bill guarantee	9 007 931.00	Budlex S.A.	Budlex Sielanka Sp. z o.o.	PKO BP S.A
Bill guarantee	26 000 00.00	Budlex S.A.	Budlex Glinki A3 sp. z o.o.	BRE Bank Hipoteczny S.A
Bill guarantee	11 400 00.00	Budlex S.A.	Budlex Powstania Listopadowego sp. z o.o.	Bank Pocztowy SA
Bill guarantee	1 000 000.00	Budlex S.A.	Budlex Powstania Listopadowego sp. z o.o.	Bank Pocztowy SA
Bill guarantee	8 080 890.00	Budlex S.A.	Budlex Zbożowa 1 sp. z o.o. s.k.	Bank PKO BP S.A.

Off-balance sheet liabilities of the Issuer in the form of financial guarantees (Bank and Insurance guarantees):

Description	**30.09.2012**	**30.06.2012**	**31.03.2012**	**31.12.2011**	**30.09.2011**
Liabilities payment guarantee	65 331	57 944	64 783	53 728	53 728
Performance bond	131 765	112 154	130 428	181 704	189 586
Defects remedying guarantee	105 194	102 996	98 705	95 702	127 001
Total contingent liabilities	**302 291**	**273 094**	**293 916**	**331 134**	**370 315**

8. Key events occurred over three quarters of 2012 and the significant events after 30.09.2012

Contracts concluded by:

Erbud S.A. - in Poland

Investor/ZN	Branch Toruń	Branch Warszawa	Branch Rzeszów	Branch Wrocław	Branch Kraków	Power Construction Division	Branch Szczecin
Dakota Investment		312					
Novum Apartaments					93 359		
LC Corp Wrocław				20 200			
Alfa Investment	27 600						
Siding modernisation, Rybnik						10 032	
Tauron Renewable Energy Sources						5 016	
Ulma		26 000					
FSB Bakeries				24 450			
Rząśnia wind Farm	41 852						
PRW Sp. z o.o.				34 600			
Hospital No.1, Szczecin							19 020
Wadowice Hospital			3 950				
Solna Mall	77 426						
Dafni						15 085	
Eurocentrum		336 694					
Sopot	14 500						
Zosin			16 800				
Office Park		46 800					
Convertion works - Rydygier Hospital in Kraków			2 585				
Exhibition Centre, Opole				32 000			
Shopping Centre MAGNOLIA				5 400			
Adria – Phase III		34 500					
Hyperbaric chamber - Rydygier Hospital in Kraków			3 800				
TOTAL	161 378	444 306	27 135	116 650	93 359	30 133	19 020

ERBUD S.A. – Overseas

Haitkamp	2 226

Erbud International – Overseas

Van Roey	2 528
Vanhout	1 971
THV Kanal	16 515
MBG	25 028
Vanhout	745
Total	46 788

PBDI S.A.

Strabag	53
Toruńskie Wodociągi	150
GDDKiA	474
Eurowind Project	7 072
Eurowind Project	1 455
Eurowind Project	2 593
Strabag	220
PBD Bielczyny	113
Powiat Toruński	2 990
Usługi Transportowe Lidia Kmita	20
Strabag	36
UM Ciechocinek	32
MSM Kopernik	21
Intank	17
MZD Toruń	595
MSM Toruń	16
SANDO sp. z o.o.	3 000
MZD Toruń	1 625
Erbud S.A. (Ekopal sp. z o.o.)	7 778
Gmina Wielka Nieszawka	29
UM Ciechocinek	22
MZD Toruń	134
GDDKiA	498
Grawil sp. z o.o.	203
Grawil sp. z o.o.	133
Powiatowy Zarzad Dróg w Świeciu	100
MPO w Toruniu	16
Miejski Zarząd Dróg w Toruniu	17
Miejski Zarząd Dróg w Toruniu	49
Zarząd Dróg Wojewódzkich w Wąbrzeźnie	96
Gmina Wilków	358
Melbud S.A.	107
Apator S.A.	685
DROKOL	49
Alstal Drogi sp. z o.o.	1 506
ThyssenKrupp Energostal Toruń	61
MZK w Toruniu	10
Eurowind Polska III sp. z o.o.	2 762
MZD Toruń	36
GDDKiA	3 496
Er Energia	1 586
MZD Toruń	549
Total	40 763

GWI GmbH

Clariant Produkte GmbH	25 162
GBG	14 205
Conesta	14 238
Oberkasseler Project	38 804
HW Ingenieure	23 970
Zellstoff Stendal GmbH	7 553
Total	123 932

9. Other information, which in the Issuer's opinion is important for assessing its personnel situation, the asset and financial position, financial results and their changes and information that is relevant to assess the feasibility of the Issuer's obligations

9.1.1 List of signed loan agreements and agreements for multi-purpose guarantee lines

Available debts of the Erbud Group under the contracts signed were as follows:

Bank name	Type of liability	Amount in PLN '000	CU	Interest rate	Maturity date	Instalments payment	Borrower
Fortis Bank	Overdraft credit	3 000	PLN	WIBOR 1M + margin	2013-09-30	In one amount	Erbud S.A.
BGŻ S.A.	Overdraft credit	5 000	PLN	WIBOR 1M + margin	2012-12-31	In one amount	Erbud S.A.
BRE Bank S.A.	Overdraft credit	10 000	PLN	WIBOR 1M + margin	2012-12-31	In one amount	Erbud S.A.
PKO BP S.A.	Overdraft credit	20 000	PLN	Call rate of PKO BP + margin	2013-03-31	In one amount	Erbud S.A.
Alior Bank S.A.	Overdraft credit	10 000	PLN	WIBOR 1M + margin	2013-09-27	In one amount	Erbud S.A.
ING Bank Śląski S.A.	Overdraft credit	32 000	PLN	WIBOR 1M + margin	2013-08-20	In one amount	Erbud S.A.; Budlex Sp. z o.o., PBDI
KBC Bank	Overdraft credit	1 500	EUR	EURIBOR + 2,5%	2012-12-31	In one amount	GWI
Fortis Bank S.A.	Overdraft credit	3 000	PLN	WIBOR 3M + margin	2013-08-20	In one amount	PBDI S.A.
Deutsche Bank AG	Investment loan	2 700	EUR	2,59% pa - fixed rate	30.06.2012	In one amount	GWI GmbH
Deutsche Bank AG	Investment loan	71.8	EUR	2,99% pa - fixed rate	30.06.2017	Equal monthly instalments	GWI GmbH
Commerz bank	Overdraft credit	1 000	EUR	5,5% pa - fixed rate	31.05.2012	In one amount	GWI GmbH

Moreover, the above said banks may grant contractual guarantees to the Group.

Bank name	Type of liability	Amount in PLN '000	CU	Company
Fortis Bank S.A.	Bid bond, performance bond, repair works guarantee, repayment of advances, re-guarantee	27.000	PLN	Erbud S.A.
BRE Bank S.A.	Bid bond, performance bond, repair works guarantee	70.000	PLN/USD/USD	Erbud S.A
PKO BP	Bid bond, performance bond, repair works guarantee	30.000	PLN	Erbud S.A
Kredyt Bank S.A.	Performance bond, repair works guarantee, payment guarantee	34.000	PLN	Erbud S.A
Alior Bank S.A.	Performance bond, repair works guarantee, payment guarantee	40.000	PLN	Erbud S.A
ING S.A.	Performance bond, repair works guarantee, payment guarantee	48.000	PLN	Erbud S.A; PBDI S.A.
Fortis Bank S.A.	Bid bond, performance bond, repair works guarantee, repayment of advances, re-guarantee	4.000	PLN	PBDI S.A.

KBC Bank	Performance bond, repair works guarantee, payment guarantee	1.000	EUR	GWI GmbH

9.1.2 Credit agreements signed by the companies of the Budlex Group

No.	Borrower	Creditor	Kind of credit	Amount in PLN '000	Interest rate	Maturity date
1	Budlex S.A.	Bank PKO BP SA	Overdraft credit	1 000	WIBOR 1M +margin	2013-01-24
2	Budlex S.A.	ING Bank Śląski	Revolving credit	12 000	WIBOR 1M +margin	2012-08-20
3	Budlex Construction Sp. z o.o.	BRE BANK HIPOTECZNY SA	Land purchase loan	8 367	WIBOR 6M +margin	2012-12-28
4	Budlex Koszarowa sp. z o.o.	BRE BANK HIPOTECZNY SA	Investment loan	9 200	WIBOR 3M +margin	2015-01-31
5	Budlex Sielanka sp. z o.o.	PKO BP SA	Development loan	9 007	WIBOR 3M +margin	2012-12-31
6	Budlex Pestalozziego sp. z o.o.	BOŚ BANK SA	Non-renewable revolving credit	12 286	WIBOR 6M +margin	2014-11-30
7	Budlex Glinki A3 sp. z o.o.	BRE BANK HIPOTECZNY SA	Investment loan	26 000	WIBOR 3M +margin	2015-09-15
8	Budlex Powstania Listopadowego sp. z o.o.	Bank Pocztowy SA	Non-renewable revolving credit	11 400	WIBOR 1M +margin	2013-08-13
9	Budlex Powstania Listopadowego sp. z o.o.	Bank Pocztowy SA	Revolving credit	1 000	WIBOR 1M +margin	2013-03-29
10	Budlex Zbożowa 1 sp. z o.o. s.k.	PKO BP SA	Development loan	8 080	WIBOR 3M +margin	2013-30-11

9.2. Significant financial agreements

On 27 September 2012, Erbud entered into a credit agreement No. U0002139462604 worth PLN 50m (fifty million zlotys) with Alior Bank SA, seated in Warsaw. Under this agreement Erbud S.A. may benefit from an overdraft of up to PLN 10m (ten million zlotys), and place orders for providing financial guarantees by the Bank within the limits of up to PLN 40m (forty million). The line has been made available for a period of 12 months. Bank debt is secured by assignment of construction contracts receivables in the amount of 150% of the limit granted. Other conditions of this agreement do not differ from the market terms.

On 27 September 2012, the company Deptak Projekt P2 Sp. z o.o., in which Budlex S.A. - a subsidiary of the Issuer - holds a 50% stake, has signed with BRE Bank Hipoteczny S.A a credit agreement to finance the development of a retail centre in Poznan at Półwiejska 2 Street. The loan amount is EUR 16,500,000. The loan will be available subject to prior obtaining of final building permit, which is expected to be issued in October this year.

On 23 October 2012, Annex No. 6 to the Loan Agreement was signed with ING Bank Śląski SA. Under this Annex, the Issuer as well as its subsidiaries PBDI SA and Budlex SA are allowed to use the credit line and financial guarantees line. The total value of lines amounts to PLN 80 million, of which the debt financing line (overdraft) is PLN 35m. Other conditions are similar to those on the market. The line will be available by 20 August 2013.

9.3. Important information about subsidiaries

9.3.1 General information

By 30 September 2012 and to the report publication, there were no events that could have an impact on the Erbud Group..

9.3.2 Informacje o zawarciu transakcji z podmiotami powiązanymi w Grupie Emitenta.

By 30 September 2012 and to the report publication, the Issuer and its subsidiaries have not concluded any transactions with its affiliates under conditions other than market conditions.

9.4 Other relevant factors, which in the Issuer's opinion can influence the future performance of the Group

9.5. The Issuer's Supervisory Board

On 31 May 2012, the General Meeting of Shareholders of Erbud SA appointed by resolutions Nos. 14-20/2012 the following members of the Supervisory Board:

Full name	Post/Function	Term beginning	Term ending
Udo Berner	Chairman of the Supervisory Board	31.05.2012	31.05.2015
Józef Olszyński	Vice-Chairman of the Supervisory Board	31.05.2012	31.05.2015
Albert Dürr	Member of the Supervisory Board	31.05.2012	31.05.2015
Gabriel Główka	Member of the Supervisory Board	31.05.2012	31.05.2015
Lech Wysokiński	Member of the Supervisory Board	31.05.2012	31.05.2015
Zofia Dzik	Member of the Supervisory Board	31.05.2012	31.05.2015
Michał Otto	Chairman of the Supervisory Board	31.05.2012	31.05.2015

There are two committees working within the Supervisory Board of Erbud SA: Remuneration Committee and Audit Committee.

To the report publication, the composition of the Supervisory Board has not changed.

9.6. The Issuer's Management Board

On 31 May 2012, the Supervisory Board appointed the Management Board of Erbud SA for a new three-year joint term of office in the following composition:

Full name	Post/Function	Term beginning	Term ending
Dariusz Grzeszczak	Management Board member	31.05.2012	31.05.2015
Józef Adam Zubelewicz	Management Board member	31.05.2012	31.05.2015

To the report publication, the composition of the Management Board has not changed.

Signatures of the Management Board Members

Józef Zubelewicz
/Board member/

Dariusz Grzeszczak
/Board member/

Warsaw, 14 November 2012