Independent Auditor's Report

To the General Meeting and the Supervisory Board of Erbud S.A.

Audit Report on the Annual Consolidated Financial Statements

Our Opinion

In our opinion, the accompanying annual consolidated financial statements:

- present a true and fair view of the consolidated financial position of Erbud S.A. ('the Parent Company') and its subsidiaries (hereinafter referred jointly as 'the Group') as of 31 December 2024 and the consolidated financial result and consolidated cash flows of the Group for the financial year then ended in accordance with the applicable International Financial Reporting Standards as endorsed by the European Union and the accounting principles (policies) adopted;

- comply in form and content with the legal regulations applicable to the Group and the Parent Company's Statutes.

This opinion is consistent with our additional report to the Audit Committee of the parent company, which we have issued on the date of this report.

Subject of our Audit

We have audited the annual consolidated financial statements of the Erbud S.A. Capital Group, which comprise:

- Consolidated Statement of Financial Position as of 31 December 2024;

and statements drawn up for the financial year ended on that day:

- Consolidated Statement of Profit or Loss;
- Consolidated Statement of Comprehensive Income;
- Consolidated Statement of Changes in Equity;
- Consolidated Cash Flow Statement, and
- Notes, including a description of material accounting policies adopted and other explanatory information.

Grounds for the Opinion

We conducted our audit in accordance with the National Auditing Standards adopted by resolutions of the National Council of Statutory Auditors and a resolution of the Polish Agency for Audit Oversight (the Polish acronym "PANA"), as well as in accordance with the provisions of the Act of 11 May 2017 on Statutory Auditors, Audit Firms and Public Supervision ('Act on Statutory Auditors') and EU Regulation No. 537/2014 of 16 April 2014 on detailed requirements for statutory audits of public-interest entities ('EU Regulation'). Our responsibility under the Polish Agency for Audit Oversight (PANA) is further described in the section Auditor's responsibility for the audit of the consolidated financial statements.

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

Independence

We are independent from the Group in accordance with the 'Handbook of the International Code of Ethics for Professional Accountants (including International Standards on Independence)' ('Code of Ethics'), adopted by virtue of resolution of the National Council of Statutory Auditors, and other ethical requirements applicable to our audit of the consolidated financial statements in Poland. In accordance with these requirements and the Code of Ethics, we have fulfilled our other ethical obligations. In carrying out the audit, the principal auditor and the audit firm remained independent of the Group as required by the Auditor's Act and the EU Regulation.

Our audit approach

Summary



- The overall materiality assumed for the audit was determined to be PLN 22.3m, accounting for 0.75% of the Group's sales revenue
- We audited the Parent Company and 1 subsidiary in Poland.
- The scope of our audit covered 85% of the Group's revenues and 83% of its total assets (excluding intercompany settlements).
- Accounting treatment of building contracts

We planned our audit based on a determination of materiality and an assessment of the risk of material misstatement of the consolidated financial statements. In particular, we considered where the Parent Company's management made subjective judgements, such as when making key accounting estimates that required assumptions and considering the occurrence of future events that are inherently uncertain. We also considered the risk of circumvention of internal controls by the parent company's board of directors, including whether there was evidence of bias on the part of the parent company's board of directors that would represent a risk of material misstatement due to fraud.

Materiality

The scope of our audit was influenced by the level of materiality applied. The audit involves performing procedures to obtain reasonable assurance whether the consolidated financial statements, taken as a whole, do not contain material misstatements. Misstatements can arise from fraud or error. A material misstatement is one that, either individually or in the aggregate, is reasonably likely to affect the economic decisions of users taken on the basis of the consolidated financial statements.

On the basis of our professional judgment, we have established quantitative materiality thresholds, including overall materiality to the consolidated financial statements, which are presented below. These thresholds, along with qualitative factors, enabled us to determine the scope of our audit and the nature, timing and extent of audit procedures, and to assess the potential impact of misstatements, both individually and in aggregate, on the consolidated financial statements as a whole.

Overall materiality for the Group	PLN 22.3 million
Assessment basis	0.75% of the Group's sales revenue
Rationale for adopted basis	We have taken the value of sales as the basis for determining materiality. This is because it is a measure that is monitored and analysed by both the owners of the Parent Company and the users of the financial statements. We have used a materiality level of 0.75% as, in our professional opinion, this is within the range of acceptable quantitative materiality levels.

We have agreed with the Audit Committee and the Supervisory Board of the Parent Company that we will report misstatements in the consolidated financial statements identified during the audit of more than PLN 1.1 million, as well as misstatements below this amount, if in our opinion this is justified by qualitative factors.

Scope of Group audit

We have planned the scope of our audit to perform sufficient work to express an opinion on the consolidated financial statements, having regard to the structure, accounting processes and controls of the Group and the industry in which the Group operates.

We have audited the Parent Company and ONDE S.A., which is the only subsidiary relevant to the audit of the annual consolidated financial statements. For selected significant balances in other components of the Group, we have performed limited procedures. The scope of our audit covered 85% of the Group's revenue and 83% of the total assets of all consolidated Group member companies, excluding intercompany settlements. The audit team visited the Group's shared services centre, Erbud Shared Services Sp. z o.o., as well as other subsidiaries, e.g. ONDE S.A. and MOD21 Sp. z o.o.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were the most significant during our audit of the consolidated financial statements for the current period. This comprises the most significant assessed risks of material misstatement. This includes assessed risks of material misstatement due to fraud. We have considered these matters in auditing the consolidated financial statements taken as a whole and in forming our opinion on them. We do not express a separate opinion on these matters.

Key audit matter	How our audit addressed this issue
Accounting treatment of building contracts In 2024, the Group recognised revenue from on-going building contracts in the amount of PLN 2,396.9 million, which it reported in the Consolidated Statement of Profit or Loss under 'Revenue from the sale of goods and services'. As of 31 December 2024, the results of the valuation of the building contracts are shown in the consolidated financial statements as assets in the amount of PLN 351,5 million and as liabilities in the amount of PLN 431,9 million, respectively, in the lines 'Valuation of building contracts - assets' and 'Valuation of building contracts - liabilities' of the Consolidated Statement of Financial Position. Revenue from building contracts is recognised in line with the percentage of completion. The Group member companies measure the performance of contracts by recognising revenue over the life of the contract using a	Our audit procedures included, in particular: • understanding the internal control system in relation to the valuation of building contracts and the determination of profit or loss for the period covered by these contracts; • testing a sample of selected controls, relevant to determining the correct pricing of building contracts related in particular to: (a) the budgeting and cyclical analysis of project budgets and, where appropriate, their updating; (b) the verification and appropriate allocation of project costs; these tests included confirmation of the allocation of cost invoices to the relevant construction project; - testing of a selected sample for verification of compliance of contractual clauses from a contract with the customer, the customer-approved work acceptance

performance -based method and an input-based method. Under the performance-based method, revenue and costs arising from the execution of building contracts in the period from the contract date to the balance sheet date, taking into account the revenue and costs affecting the financial profit or loss in the previous years, are determined in accordance with the stage of completion of the respective contract by assessing the performance achieved and the stage of work. Under the input method, revenue from the execution of building contracts in the period from the contract date to the balance sheet date, including revenue that had an impact on the financial performance in the previous years, is determined in proportion to the stage of completion of the contract in question by comparing the costs incurred for the contract in question according to the cost inventory as of the balance sheet date with the total cost budget for the contract in question.
Due to the specific nature of the Group's business, the determination of the amount of revenue to be recognised in a given financial year involves estimation and is based on the budgeted total costs and revenues for each contract. The estimates relate to previously unplanned costs incurred during the execution of works under contract. The Parent Company's management regularly reviews all contracts where there is a risk of significant additional costs not originally budgeted. If such situations arise, the budget is updated. The value of the expected total revenue under a certain contract is updated when the building contract is annexed or when the Company receives third party expert advice confirming the legitimacy of the recognition of variable compensation under the contract.
Details of the Group's accounting policies and the accounting for construction contracts are set out in Note 2 to the Consolidated Financial Statements.
Given the inherent risk of uncertainty associated with material estimates made by the Parent Company's management and the volume of the Group's revenue from building contracts, we considered this to be a key issue in our audit.

certificate, the issued sales invoice and the customer payment;
- Performance of retail testing on a sample of contracts selected on the basis of quantitative and qualitative criteria, including but not limited to:
- reconciliation of revenue under contracts to the agreement;
- recalculation of revenues according to the project completion rate assumed by the Group member companies, reconciliation of costs incurred, recalculation of planned margin;
- understanding through discussions with management and analysis of documentation, the reasons for variations between the actual margin and the budgeted margin and, where we considered it necessary, verify these variances against source documentation;
- reconciliation of a selected sample of issued revenue invoices to customer payments;
- addressing the risk of misallocation of contract costs, by reviewing reallocations between costs allocated to individual projects;
- testing the correctness of the recognition in the relevant period of cost invoices received after the balance sheet date;
- in the case of income from claims, verification of its validity and recoverability;
• evaluation of source evidence for on-going and completed project litigation, potential penalties and claims; and
- assessing the completeness and accuracy of the building contract disclosures in the consolidated financial statements.

Responsibility of the Management Board and Supervisory Board of the Parent Company for the consolidated financial statements

The Parent Company's management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards as endorsed by the European Union, the accounting principles (policy) adopted, applicable laws and the Parent Company's Statutes, and for such internal control as the Parent Company's management determines is necessary to enable the drawing up of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

While drawing up the consolidated financial statements, the Parent Company's management is responsible for assessing the Group's ability to continue as a going concern, disclosing, where appropriate, matters relating to going concern and adopting the going concern basis of accounting, unless the Parent Company's management either intends to liquidate the Group or to discontinue its operations, or has no realistic alternative but to do so.

The Management Board of the Parent Company and the members of the Supervisory Board are responsible for ensuring that the consolidated financial statements comply with the requirements of the Accounting Act of 29 September 1994 ("Accounting Act"). The members of the Parent Company's Supervisory Board are responsible for overseeing the financial reporting process.

Auditor's responsibility for the audit of the consolidated financial statements

Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit report with our opinion attached. A reasonable assurance is a high level of assurance, but does not guarantee that an audit performed in accordance with the Polish Agency for Audit Oversight will always detect an existing material misstatement. Misstatements may arise from fraud or error and are considered material if they could reasonably be expected, either individually or in the aggregate, to affect the economic decisions of users taken on the grounds of the consolidated financial statements.

The scope of the audit does not include assurance on the future profitability of the Group or on the efficiency and effectiveness of the parent company's Management Board in the current or future conduct of its business.

When auditing in accordance with the Polish Agency for Audit Oversight guidelines, we use professional judgement and maintain professional scepticism as well as:

- we identify and assess the risks of material misstatement of the consolidated financial statements due to fraud or error, design and perform audit procedures appropriate to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit opinion. The risk of a material misstatement resulting from fraud going undetected is higher than that resulting from error because fraud may involve collusion, forgery, deliberate omissions, misrepresentation or circumvention of internal controls;

- we obtain an understanding of the internal control relevant to the audit in order to design audit procedures that are appropriate under certain circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control;

- we assess the appropriateness of the accounting policies used and the reasonableness of the accounting estimates and related disclosures made by the Parent Company's management;

- we conclude on the appropriateness of the Parent Company's management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether there are any material uncertainties related to events or conditions that may cast significant doubt on the Parent Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on audit evidence obtained up to the date of the auditor's report, but future events or conditions may cause the Group to discontinue to be a going concern;

- we assess the overall presentation, structure and content of the consolidated financial statements, including disclosures, and whether the consolidated financial statements give a true and fair view of the underlying transactions and events;

- we plan and perform the Group audit to obtain sufficient appropriate audit evidence about the financial information of the entities or business units within the Group as a basis for expressing an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the work done for the Group audit and are solely responsible for our audit opinion.

We communicate with the Parent Company's Audit Committee regarding, among other things, the planned scope and timing of the audit and the principal findings of the audit, including any significant internal control weaknesses identified during the audit.

We make a statement to the Parent Company's Audit Committee that we have complied with the relevant ethical requirements for independence and disclose all relationships and other matters that could reasonably be considered to pose a threat to our independence and, where applicable, report on the steps taken to address these threats and the safeguards in place.

Out of the matters communicated to the Audit Committee of the Parent Company, we identified those matters that were most significant in the audit of the consolidated financial statements for the current period and therefore considered them to be key audit matters. We describe these matters in our Auditor's Report unless a law or regulation prohibits public disclosure about them or unless, under exceptional circumstances, we determine that the matter should not be communicated in our report because the negative consequences could reasonably be expected to outweigh the public interest benefits of such disclosure.

Miscellanea

Miscellanea

Other information consists of:

- Combined Operations Report of the Parent Company and the Group for the year ended 31 December 2024 (the 'Combined Operations Report'), together with the Corporate Governance Statement, which represents a separate part of the Combined Operations Report.

Other information does not include the consolidated financial statements and the auditor's report on them.

Responsibility of the Management Board and Supervisory Board of the Parent Company

The Management Board of the Parent Company is responsible for drawing up the Combined Operations Report in accordance with the law.

The Management Board and the members of the Supervisory Board of the parent company are obliged to ensure that the combined management report, including the separate part, complies with the Accounting Act requirements.

Auditor's responsibility

Our Audit Opinion on the Consolidated Financial Statements does not cover the Combined Operations Report.

In connection with our audit of the consolidated financial statements, our responsibility under the Polish Agency for Audit Oversight guidelines is to read the Combined Operations Report and in doing so, consider whether it is materially inconsistent with the Parent Company's separate financial statements and the Group's consolidated financial statements, based on our knowledge obtained in the course of our audit, or otherwise appears to be materially misstated. If, on the grounds of the work performed, we find a material misstatement in the Combined Operations Report, we are required to report this in our Audit Report.

Our responsibility under the Act on Statutory Auditors is also to express an opinion as to whether the Combined Operations Report, to the extent not relevant to sustainability reporting, has been drawn up in accordance with the regulations, whether it is consistent with the information contained in the parent company's separate financial statements and the Group's consolidated financial statements and whether, based on the knowledge about the Group and its environment acquired during the audit, material misstatements have been identified in the Combined Operations Report, to the extent not relevant to sustainability reporting, and indication what each such material misstatement consists of.

In addition, we are required to express an opinion on whether the Parent Company and the Group have included the required information in the Corporate Governance Statement.

Statement on Combined Operations Report

We state that, in the light of the knowledge about the Group and its environment acquired during our audit, we have not identified any material misstatements in the Combined Operations Report, to the extent not relevant to sustainability reporting.

The Combined Operations Report, insofar as it relates to sustainability reporting, for the year ended 31 December 2024 has been the subject of a separate limited assurance engagement, in respect of which we issued an unmodified opinion on 25 March 2025.

As a result of our procedures under the guidelines of the Polish Agency for Audit Oversight regarding the finding of material misstatements in the Operations Report, as far as sustainability reporting is concerned, we have no matters to report to this extent.

Opinion on the Combined Operations Report to the extent not referring to the sustainable development reporting

Based on the efforts taken during the audit, in our opinion, the Combined Operations Report, to the extent not applicable to the sustainable development reporting:

- has been drawn up in accordance with the requirements of Article 49 of the Accounting Act and paragraph 71 of the Ordinance of the Minister of Finance of 29 March 2018 on current and periodic information provided by issuers of securities and the conditions for recognising as equivalent information required by the laws of a third country (the "Current Information Regulation");
- is consistent with the information provided in the separate financial statements of the Parent Company and the consolidated financial statements of the Group.

Opinion on the Corporate Governance Statement

In our opinion, the Parent Company and the Group have included the information set out in paragraph 70(6)(5) of the Current Information Ordinance in their Corporate Governance Statement. Furthermore, in our opinion, the information provided in the Corporate Governance Statement, referred to in paragraph 70.6(5)(c-f), (h) and (i) of this Ordinance is consistent with the applicable regulations and with the information contained in the Parent Company's separate financial statements and the consolidated financial statements.

Report on other legal and regulatory requirements

Opinion on the compliance of the labelling of the consolidated financial statements with the requirements of the European Single Electronic Format (“ESEF”)

In connection with the audit of the consolidated financial statements, we have been engaged by the Management Board of the Parent Company, in compliance with the contract for the audit of the consolidated financial statements, to perform an attestation service to provide reasonable assurance as to whether the consolidated financial statements of the Group as of 31 December 2024, drawn up in a single electronic reporting format and contained in a file named 2594006DOIYZFLCUVQ09-2024-12-31-0-pl. ZIP ("consolidated financial statements in ESEF format") in compliance with the requirements set forth in Article 4 of Commission Delegated Regulation (EU) No 2019/815 of 17 December 2018 supplementing Directive 2004/109/EC of the European Parliament and of the Council with regard to regulatory technical standards for specifications for the uniform electronic reporting format (the "ESEF Regulation").

Description of the subject matter of the assignment and applicable criteria

The consolidated financial statements in ESEF format have been drawn up by the Management Board of the Parent Company in order to comply with the technical requirements for the specifications of the uniform electronic reporting format and labelling that are set forth in the ESEF Regulation.

Our assurance service focuses on the compliance of the consolidated financial statements in ESEF format with the requirements of the ESEF Regulation, and the requirements set forth therein are, in our opinion, appropriate criteria for our opinion.

Responsibility of the Management Board and Supervisory Board of the Parent Company

The Parent Company's management is responsible for drawing up the consolidated financial statements in ESEF format in accordance with the technical requirements for the specification of the uniform electronic reporting format, which are set forth in the ESEF Regulation. This responsibility comprises the selection and application of appropriate XBRL tags using the taxonomy set forth in the ESEF Regulation. The Parent Company's management's responsibility also involves designing, implementing and maintaining a system of internal control to ensure that the consolidated financial statements are drawn up in ESEF format free from material non-compliance with the requirements of the ESEF Regulation and that they are labelled in accordance with those requirements.

The members of the Parent Company's Supervisory Board are responsible for overseeing the financial reporting process, which includes the drawing up of the consolidated financial statements in compliance with the format prescribed by law.

Auditor's responsibility

Our objective was to express an opinion, based on the attestation service performed, that provides reasonable assurance whether the consolidated financial statements in ESEF format have been labelled, in all material respects, in accordance with the requirements of the ESEF Regulation.

We have performed the service in accordance with the National Standard on Assurance Engagements Other than Audits and Reviews 3001PL - 'Audit of Financial Statements Prepared in Uniform Electronic Reporting Format' ('KSUA 3001PL') and where applicable with the National Standard on Assurance Engagements Other than Audits and Reviews 3000 (Z) as set forth in the International Standard on Assurance Engagements 3000 (Revised) - 'Assurance Engagements Other than Audits and Reviews of Historical Financial Information' ('KSUA 3000 (Z)'). These standards require us to plan and perform procedures so as to obtain reasonable assurance that the consolidated financial statements in ESEF format have been labelled, in all material respects, in accordance with the specified criteria.

Reasonable assurance is a high level of assurance, but does not guarantee that a service delivered in accordance with KSUA 3001PL standard and where applicable in accordance with KSUA 3000 (Z) standard will always detect a material misstatement (material non-compliance).

The choice of procedures depends on the auditor's judgement, including his or her estimate of the risk of material misstatement due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in ESEF format in order to plan appropriate procedures to provide the auditor with sufficient and relevant evidence. The evaluation of the functioning of the internal control system was not carried out in order to express an opinion on its effectiveness.

Quality management and ethical requirements

We apply the National Standard on Quality Control 1 adopted after the International Standard on Quality Control (PL) 1 - "Quality management for companies performing audits or reviews of financial statements or involved in other assurance or similar engagements," prepared by the International Auditing and Assurance Standards Board and adopted by a resolution of the Board of the Polish Agency for Audit Oversight ("Resolution of the Agency Board)"). In compliance with the requirements of the Resolution of the Agency Board, we maintain a comprehensive quality control system that comprises documented policies and procedures for compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

While delivering the service, we complied with the independence and other ethical requirements set forth in the Code of Ethics. The Code of Ethics is based on the fundamental principles of integrity, objectivity, professional competence and due diligence, confidentiality and professional conduct. We have also complied with the other independence and ethics requirements that apply to this assurance service in Poland.

Summary of Work Performed

The procedures we planned and carried out were designed to obtain reasonable assurance that the consolidated financial statements in ESEF format are presented, in all material respects, in accordance with the applicable requirements. Our procedures included, but were not limited to:

- gaining an understanding of the process for preparing the consolidated financial statements in ESEF format, covering the Group's process for selecting and applying XBRL tags and ensuring compliance with the ESEF Regulation, including an understanding of the mechanisms of the internal control system associated with this process;
- reconciliation, on a selected sample, of the labelled information contained in the consolidated financial statements in ESEF format with the audited consolidated financial statements;
- an assessment of compliance with technical standards for the specification of a uniform electronic reporting format, including the use of XHTML;
- assessing the completeness of the tagging of information in the consolidated financial statements in ESEF format with XBRL tags;
- assessment of whether XBRL tags from the taxonomy defined in the ESEF Regulation have been used appropriately and whether taxonomy extensions have been used appropriately in situations where no relevant elements have been identified in the basic taxonomy defined in the ESEF Regulation;
- an assessment of the correctness of the anchoring of the applied taxonomy extensions to the core taxonomy defined in the ESEF Regulation.

We are of the opinion that the evidence we have is sufficient and appropriate to form the basis of our audit opinion.

Opinion

In our opinion, based on the procedures performed, the consolidated financial statements in ESEF format are presented, in all material respects, in accordance with the requirements of the ESEF Regulation.

Statement on the Provision of Non-Audit Services

To the best of our knowledge and belief, we declare that non-audit services banned under Article 5(1) of the EU Regulation and Article 136 of the Act on Statutory Auditors have not been provided and that the non-audit services we have provided to the Parent Company and entities controlled by it within the European Union comply with the laws and regulations applicable in Poland.

The non-audit services we provided to the Parent Company and its controlled entities within the European Union between the beginning of the audited period and the date of the Auditor's Report are set forth in the Combined Operations Report in Section 8.6.

Appointment of the audit firm

We were first appointed to audit the Group's annual consolidated financial statements by a resolution of the Parent Company's Supervisory Board dated 9 May 2016 and again by resolutions dated 22 March 2019, 7 January 2021 and 20 March 2024. We have audited the Group's consolidated financial statements continuously from the financial year ended 31 December 2016, i.e. for nine (9) consecutive years.

The key auditor responsible for the audit on behalf of PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp.k., a company entered on a list of audit firms under number 144, which resulted in this Independent Auditor's Report, is Jakub Waszkiewicz.

Jakub Waszkiewicz

Key Auditor

Lic. No. 13836

Warsaw, 25 March 2025