

ERBUD

ERBUD S.A.

Condensed, Separate Financial Statement

for the accounting period ended on 31 March 2026

Drawn up in compliance with the International Accounting Standard (IAS) No. 34

CONDENSED SEPARATE STATEMENT OF PROFIT/LOSS AND OTHER COMPREHENSIVE INCOME

		For a 3-month period, ended on 31 Mar. 2026	For a 3-month period, ended on 31 Mar. 2025
	GOING CONCERN OPERATIONS		
Note 4.2.-4.3	Revenues from sales of products and services	283,378	377,655
Note 4.2.-4.3	Cost of products and services sold	262,964	359,050
	Gross sales profit/(loss)	**20,414**	**18,605**
Notes 4.3.	Cost of sales	2,860	2,636
Notes 4.3.	General and administrative (G&A) costs	17,712	20,953
	Other operating income	1,221	6,980
	Other operating expenses	63	339
	Reversal of losses/Losses on expected credit losses	(92)	-
Notes 4.2.	**Operating profit**	**908**	**1,657**
	Financial income	6,782	2,852
	Financial expenses	3,819	5,563
Notes 4.2.	**Gross profit/loss**	**3,871**	**(1,054)**
Notes 4.4.	Income tax	3,371	(221)
	Net profit /(loss) in the accounting period	**500**	**(833)**
	Other comprehensive income	**500**	**(833)**
	Basic and diluted earnings per share (in PLN)	**0.04**	**(0.07)**

CONDENSED SEPARATE STATEMENT OF FINANCIAL POSITION

		31 Mar. 2026	31 Dec. 2025
	ASSETS	**1,069,133**	**1,103,801**
	Investment properties	22,244	23,150
	Intangible assets	3,847	4,001
	Tangible fixed assets	45,439	32,353
	Financial assets	260,192	237,931
Notes 5.4.	Investments in subsidiaries and jointly controlled entities	188,111	188,111
	Deferred tax assets	40,652	42,842
	Receivables under building contracts - bid bonds	2,388	2,381
	Fixed assets	**562,873**	**530,769**
	Inventory	2,857	2,857
	Receivables under building contracts - bid bonds	25,459	26,696
Notes 2.2.	Pricing of building contracts - assets	173,211	184,114
Notes 5.1.	Trade receivables	222,286	243,015
Notes 5.1.	Income tax & VAT receivables	6,024	5,307
Notes 5.1.	Other receivables	5,462	7,544
	Financial assets	18,334	18,311
	Cash and cash equivalents	47,446	80,881
	Short-term prepayments	5,181	4,307
	Current assets	**506,260**	**573,032**
	LIABILITIES	**1,069,133**	**1,103,801**
Notes 3.1.	Share capital	1,193	1,193
Notes 3.1.	Supplementary capital	284,921	284,921
	Reserve capital	75,323	75,323
	Retained earnings	6,523	6,023
	Equity	**367,960**	**367,460**
Note 3.2.-3.4	Debt	118,959	104,259
	Provisions	898	898
	Long-term liabilities	**119,857**	**105,157**
Note 3.2.-3.4	Debt	93,494	51,118
	Provisions	33,048	33,080
	Liabilities vis-à-vis subcontractors - bid bonds	114,629	116,164
Notes 2.2.	Pricing of building contracts - liabilities	203,279	214,267
Notes 5.2.	Trade payables	115,918	196,482
Notes 5.2.	Other liabilities	20,948	20,073
	Short-term liabilities	**581,316**	**631,184**

CONDENSED SEPARATE STATEMENT OF CHANGES IN EQUITY

For a 3-month-period ended on 31 March 2025 and for a 3-month-period ended on 31 March 2026

	Share capital	Supplementary capital	Reserve capital	Retained earnings/(losses)	Equity
As of 1 Jan. 2025	**1,193**	**287,725**	**75,323**	**(16,841)**	**347,400**
Net profit/loss in the accounting period	-	-	-	(833)	**(833)**
Other comprehensive income	**-**	**-**	**-**	**(833)**	**(833)**
As of 31 Mar. 2025	**1,193**	**287,725**	**75,323**	**(17,674)**	**346,567**
As of 1 Jan. 2026	**1,193**	**284,921**	**75,323**	**6,023**	**367,460**
Net profit/loss in the accounting period	-	-	-	500	**500**
Other comprehensive income	**-**	**-**	**-**	**500**	**500**
As of 1 Mar. 2026	**1,193**	**284,921**	**75,323**	**6,523**	**367,960**

CONDENSED SEPARATE CASH FLOW STATEMENT

		For a 3-month period, ended on 31 Mar. 2026	For a 3-month period, ended on 31 Mar. 2025
	OPERATIONAL CASH FLOWS		
	Gross profit/loss	3,871	(1,054)
Notes 4.2.	Amortization and depreciation	3,285	3,199
	Foreign exchange gains/losses	(1,544)	(295)
	Dividends and interests	132	663
	Other non-cash adjustments	(642)	(94)
	Income tax paid	(5)	-
Notes 5.3.	Change of working capital balance	(59,380)	(59,785)
	Operational cash flows, net	**(54,283)**	**(57,366)**
	INVESTMENT ACTIVITY CASH FLOWS		
	Inflows from credits/loans extended	17,067	810
	Other inflows	507	1,420
	Expenditures on the acquisition of tangible fixed assets	(270)	(608)
	Loans extended expense	(34,901)	(13,473)
	Investment activity cash flows, net	**(17,597)**	**(11,851)**
	FINANCIAL ACTIVITY CASH FLOWS		
	Income from credits and loans taken	76,468	44,194
	Debt repayment expense - principal	(31,393)	(11,918)
	Lease debt repayment expense - principal	(1,961)	(1,434)
	Debt (interest) repayment expense	(4,669)	(4,521)
	Financial activity cash flows, net	**38,445**	**26,321**
	NET CASH FLOWS	**(33,435)**	**(42,896)**
	Opening cash balance	**80,881**	**115,984**
	Closing cash balance	**47,446**	**73,088**

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1. BACKGROUND INFORMATION

1. BACKGROUND INFORMATION

1.1. INTRODUCTION

Erbud S.A. is a joint-stock company established following the transformation from Erbud limited liability company, registered on 29 November 2006 by the District Court for the Capital City of Warsaw in Warsaw, 13th Commercial Division of the National Court Register, under No. 0000268667, with its registered office at ul. Franciszka Klimczaka 1.

Erbud Spółka z o.o. was established on 28 August 1990 and entered into the National Court Register on 8 August 2001, under entry No. 0000034299.

General civil engineering services concerning buildings (PKD 41.20.Z) delivered to other companies and public institutions are the core business of the Company.

The Company has been established for an indefinite period.

As of 31 March 2026 and as of the date of the Condensed Separate Financial Statements the Management Board consisted of:

Dariusz Grzeszczak – President of the Management Board

Agnieszka Głowacka – Vice-President of the Management Board

Jacek Leczkowski – Vice-President of the Management Board

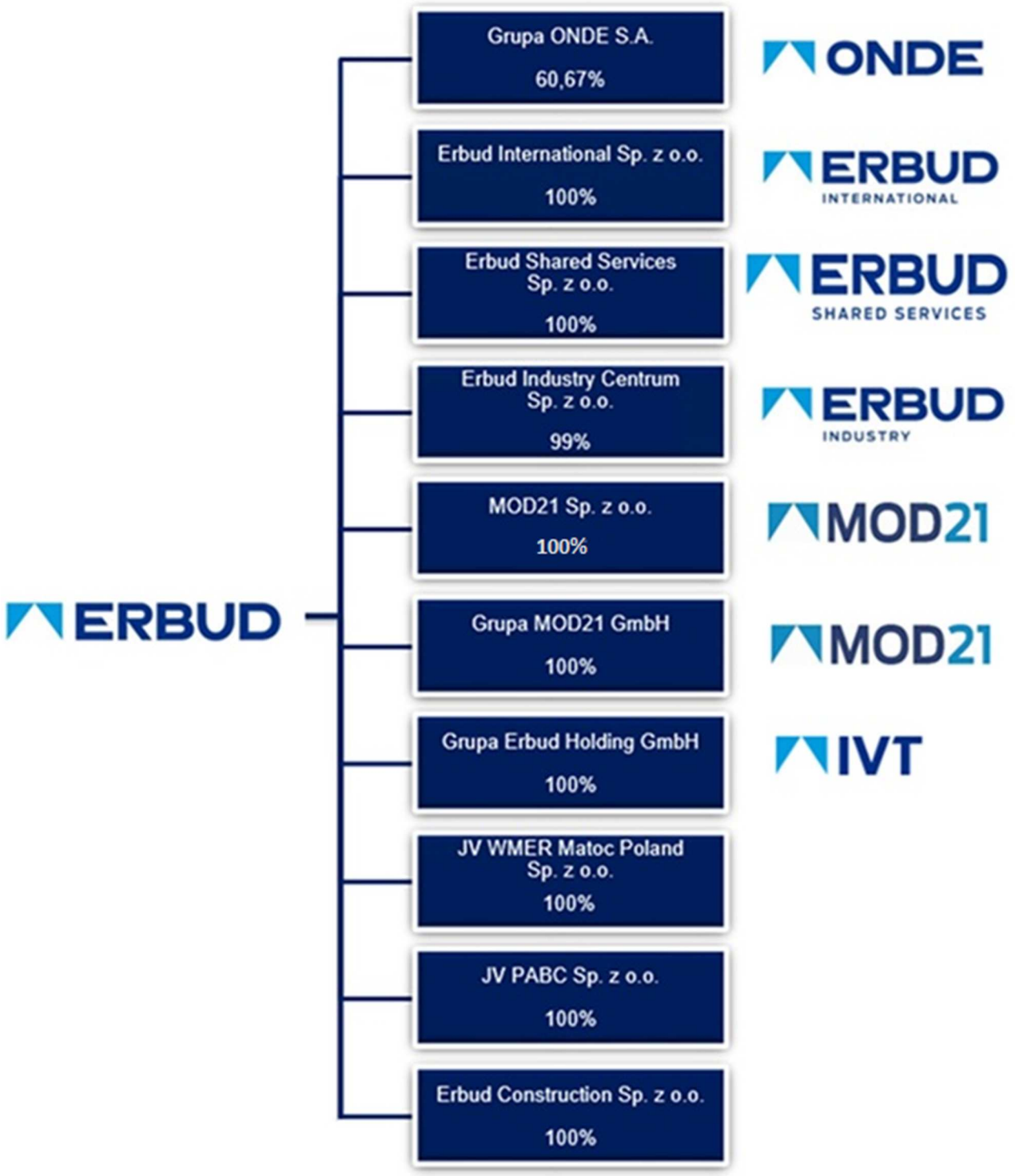
Tomasz Wojak – a Management Board Member

As of 31 March 2026 and as of the date of signing the Condensed Separate Financial Statements the Supervisory Board consisted of:

Roland Bosch	– the Supervisory Board Chairman
Michał Otto	– a Deputy Chairman of Supervisory Board
Albert Dürr	– a Supervisory Board Member
Janusz Reiter	– a Supervisory Board Member
Beata Jarosz	– a Supervisory Board Member
Michał Wosik	– a Supervisory Board Member
Sylwia Hałas-Dej	– a Supervisory Board Member
Seweryn Kubicki	– a Supervisory Board Member

The Company is the Parent Company of the Erbud S.A. Capital Group and draws up consolidated financial statements of the Erbud S.A. Group published on the Stock Exchange website in tab with ESPI/EBI Corporate Reports.

1. BACKGROUND INFORMATION



Detailed organisational chart with the Group structure is presented in the Note 5.4. The above graph shows shareholding of Erbud S.A. held in the individual member companies of the Erbud S.A. Capital Group as of 31 March 2026.

1. BACKGROUND INFORMATION

1.2. GROUNDS FOR DRAWING UP THE FINANCIAL STATEMENT

IFRS Compliance Statement

The Company's Condensed Separate Financial Statements, which ended on 31 March 2026, have been prepared in accordance with International Accounting Standard No. 34, as endorsed by the European Union.

The Condensed Separate Financial Statement is presented in Polish currency (Polish zloty, "PLN"), and all values are specified in thousands of Polish zlotys.

The Condensed Separate Financial Statements have been drawn up on the historical cost basis.

These Condensed Separate Financial Statements were endorsed for the publication by the Management Board on 12 May 2026.

Going concern

These Condensed, Separate Financial Statements have been drawn up following going concern principle applicable to the Company in the foreseeable future.

As of the date of endorsement of these Condensed, Separate Financial Statements, no circumstances existed that indicated any risk to the continuation of Company operations following a going concern principle.

As of 31 March 2026, the Company’s net working capital totalled PLN 75,056 thousand. In the Management Board's view, this situation does not affect the going concern assumption. In addition to its operational activities, Erbud S.A. also acts as a holding company for the entire Erbud S.A. Group. In addition, the Company has made significant investments in its subsidiaries. The Erbud S.A. Group reports a positive net working capital of PLN 278,311 thousand at consolidated level.

Impact of armed conflict in Ukraine

In 2026, the impact of the war in Ukraine on economic processes is smaller than in the previous years. The situation is fairly stable, but still forces the Group to operate in an evolving environment. Among the negative impacts of the war, the most significant for the company are the price hikes of materials and wage costs. This wage cost rise is further driven by the limited availability of workers due to demographic trends, wage pressures, and additional employment costs. The Polish currency has been strengthening, its value returning to the level predominant prior to the outbreak of hostilities in Ukraine.

The Company takes into account the risks of rising material and labour prices as well as foreign exchange volatility in the calculations it makes on an on-going basis. Management monitors the changing geo-political and economic situation and takes steps to minimise the negative impact of these changes, such as diversifying the business both geographically and by segment, while at the same time negotiating the terms of contracts with principals.

Impact of armed conflict in Iran

In the light of the on-going conflict in the Middle East, the Company’s Management Board has been closely monitoring the developments there. It seems that the Company will primarily feel the potential consequences through energy price hikes, particularly those of crude oil. Should prices of building materials rise, this would be due to any potential increases in this area. Another significant factor arising from this situation could be supply chain disruptions caused by the war, as well as exchange rate fluctuations triggered by uncertainty in the capital markets. However, in the overall assessment, this conflict does not pose a greater risk to the Group's operations than it does to those of other companies on the Polish market, as the Group does not operate directly in that region and does not have any business partners from countries directly involved in the conflict or directly affected by its consequences.

Key accounting estimates

These financial statements reflect the Company's estimates and assumptions regarding the future. Actual performance may differ from the estimates.

The most essential aspect of the Company's operations is the valuation of building contracts, given the nature of the Company's business. The principles applied during this process are discussed in Note 2. Building Contracts

1. BACKGROUND INFORMATION

The Company has made other material estimates relate, inter alia, to:

- set up provisions,

- assets write-downs – see Note 2.2,

- income tax – see Note 4.4,

- assumed depreciation rates,

- lease.

Any other material assumptions that were applied when estimating the above figures and that are not mentioned in this section are set forth in the accounting policies in the relevant notes to the financial statements.

Pricing at fair value

The measure of fair value of an asset or liability the Company takes into consideration the properties of a certain asset or liability, if the market players take into consideration these characteristics when measuring the assets or liabilities at the measurement date. In accordance with IFRS No. 13, the Company classifies its fair value measurements using a fair value hierarchy that reflects the weight of the inputs used in the fair value measurements. As of the individual balance sheet dates, the Company has no items measured at fair value but discloses fair value for items measured at amortized cost.

Conversion of items into foreign currencies

The items specified in the Condensed Separate Financial Statements are measured in the currency of the core business environment where the entity carries out its operations ("functional currency"). The functional currency of the Company and the currency used for the presentation of the financial statements is the Polish zloty (PLN).

Transactions in foreign currencies are recorded in the books at the time of initial recognition in the value converted into PLN at the average NBP rate prevailing at the transaction date.

At the balance-sheet date cash assets and liabilities denominated in currencies other than Polish zloty are converted into Polish zlotys using the appropriate average exchange rate, effective at the end of the accounting period, determined for a certain currency by the National Bank of Poland (NBP). The foreign exchange gains/losses are posted respectively into the line "financial gains (losses)" or in cases defined by accounting principles (policy), are capitalised in the assets value.

The non-cash assets and liabilities recognised at historic cost expressed in foreign currency are posted at historical exchange rate prevailing at the transaction date. Non-cash assets and liabilities are carried at fair value expressed in foreign currency are converted using the exchange rate prevailing at the date of fair value measurement.

1.3. THE APPLICATION OF NEW AND AMENDED STANDARDS, AND THEIR INTERPRETATIONS:

The application of new and amended standards, and their interpretations

The following new and amended standards, which came into force in 2026, were applied to this Condensed Consolidated Financial Statement:

a) Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates"

In August 2023, the IASB published amendments to IAS 21 'The Effects of Changes in Foreign Exchange Rates'. The amendments made are intended to make it easier for entities to determine whether a currency is convertible into another currency and to estimate the immediate exchange rate when a currency is not convertible. Additionally, the amendments to the standard introduce the requirement of additional disclosures when currencies are not convertible on how the alternative exchange rate is determined.

1. BACKGROUND INFORMATION

Published standards and interpretations, which are not yet effective and have not been applied by the Company before.

In these Condensed, Separate Financial Statements the Company has not decided to apply the following published standards, interpretations or amendments to existing standards before their effective date:

a) Amendments to the classification and measurement of financial instruments - Amendments to IFRS 9 and IFRS 7.

In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7 with the aim to:

a) define more precisely the recognition and derecognition dates for certain financial assets and liabilities, with an exemption for certain financial liabilities settled through an electronic funds transfer system;
b) clarify and add further guidance on assessing whether a financial asset complies with the SPPI criteria;
c) add new disclosures for certain instruments whose contractual terms may alter cash flows; and
d) update disclosures for equity instruments measured at fair value through other comprehensive income (FVOCI).

The published amendments shall apply to the financial statements for periods beginning on or after 1 January 2026.

b) Annual Improvements to IFRS Accounting Standards

"Annual Improvements to IFRS accounting standards introduce amendments to following standards: IFRS 1 "First-Time Adoption of International Financial Reporting Standards", IFRS 7 "Financial Instruments: Disclosures", IFRS 9 "Financial Instruments", IFRS 10 "Consolidated Financial Statements" and IAS 7 "Statement of Cash Flows".

The amendments contain clarifications and describe more precisely the guidelines for standards on recognition and measurement.

The published amendments shall apply to the financial statements for periods beginning on or after 1 January 2026.

c) Natural factor-dependent electricity contracts: Amendments to IFRS 9 and IFRS 7

In December 2024, the IASB published amendments to help companies better recognise the financial impacts of contracts related to electricity that is dependent on natural factors. These contracts often take the form of power purchase agreements (PPAs). The current guidance may not fully reflect the impact of these contracts on the Company's performance. To enable companies to better reflect these contracts in their financial statements, the IASB has amended IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures".

The amendments comprise:

a) clarification of the application of the 'own use' criterion;
b) allowing hedge accounting where these contracts are used as hedging instruments;
c) adding new disclosures to enable stakeholders to understand the impact of these contracts on financial performance and cash flows.

The published amendments shall apply to the financial statements for periods beginning on or after 1 January 2026.

d) IFRS 18 "Presentation and disclosures in financial statements"

In April 2024, the International Accounting Standards Board (IASB) published the new standard IFRS 18 'Presentation and Disclosures in Financial Statements". The new standard is intended to replace IAS 1 - Presentation of Financial Statements and will be effective from 1 January 2027. The changes to the superseded standard mainly relate to three issues: the statement of profit or loss, required disclosures about performance measures and issues related to the aggregation and disaggregation of information contained in financial statements.

The published standard shall apply to financial statements for periods beginning on or after 1 January 2027.

e) IFRS 19 "Subsidiaries without public accountability: disclosures".

In May 2024, the IASB issued a new accounting standard, IFRS 19, which can be adopted by certain subsidiaries applying IFRS accounting standards to improve the effectiveness of disclosures in their financial statements. The new standard introduces simplified and limited disclosure requirements. As a result, the qualifying subsidiary applies the requirements of other IFRS accounting standards with the exception of the disclosure requirements and instead applies the limited disclosure requirements of IFRS 19.

1. BACKGROUND INFORMATION

Eligible subsidiaries are entities that are not subject to "public accountability" as defined in the new standard. In addition, IFRS 19 requires the ultimate or intermediate parent of the entity to draw up publicly available consolidated financial statements in compliance with IFRS Accounting Standards.

Eligible entities may choose to apply the guidance of the new IFRS 19 standard for financial statements drawn up for periods beginning on or after 1 January 2027.

At the date of drawing up these Condensed, Separate Financial Statements, the amendments in question had not yet been endorsed by the European Union.

f) IFRS 19 "Subsidiaries without public accountability: disclosures".

In August 2025, the IASB issued amendments to IFRS 19 to support qualifying subsidiaries by reducing disclosure requirements for standards and amendments to standards issued between February 2021 and May 2024. The amendments apply to the following standards: IFRS 18: Presentation and Disclosures in Financial Statements; Amendments to IAS 7 and IFRS 7 - Supplier Financing Arrangements; Amendments to IAS 12 - International Tax Reform; Amendments to IAS 21 - Non-convertibility of Currencies; Amendments to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments.

Thanks to these amendments, IFRS 19 incorporates all updates to IFRS standards that will be effective from 1 January 2027 i.e. the effective date of IFRS 19.

At the date of drawing up these Condensed, Separate Financial Statements, the amendments in question had not yet been endorsed by the European Union.

g) Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates – Translation to a hyperinflationary presentation currency"

In November 2025, the International Accounting Standards Board (IASB) announced amendments to clarify how companies should translate financial statements from non-hyperinflationary currencies into hyperinflationary ones.

These minor amendments are intended to make the information provided more useful in a cost-effective manner. These amendments were developed in response to stakeholder feedback and aim to reduce diversity in practices and provide a clearer reporting framework for hyperinflationary currencies.

The amendments to IAS 21, "The Effects of Changes in Foreign Exchange Rates", will apply to financial years starting on or after 1 January 2027. However, the company may choose to apply them earlier.

At the date of drawing up these Condensed, Separate Financial Statements, the amendments in question had not yet been endorsed by the European Union.

h) IFRS 14 "Regulatory Deferral Accounts"

This standard allows entities that drawn up financial statements for the first time (on or after 1 January 2016) pursuant to IFRS to recognize amounts resulting from operations with regulated prices, in compliance with the previously applied accounting principles. To enhance comparability with entities that already apply IFRS and do not post such amounts, under published IFRS 14, amounts resulting from operations with regulated prices should be presented separately in both the statement of financial position, in the profit and loss account and the statement of other comprehensive income.

IFRS 14 will not be endorsed by virtue of the European Union's decision.

i) Amendments to IFRS 10 and IAS 28 regarding the sale or contribution of assets between the investor and its associates or joint ventures

The amendments solve the problem of the current inconsistency between IFRS 10 and IAS 28. Accounting recognition depends on whether non-monetary assets sold or contributed to an associate or joint venture are businesses or not.

Where a non-monetary asset is a 'business', the investor will show a full gain or loss from the transaction. Meanwhile if the assets do not meet the business definition criteria, the investor recognises a gain or loss excluding the portion that represents the interest of other investors.

The amendments were published on 11 September 2014.

1. BACKGROUND INFORMATION

As of the date of drawing up these separate financial statements, the endorsement of this amendment is deferred by the European Union.

None of these amendments will have a significant impact on the financial statements of the Erbud S.A. Group, except for the implementation of IFRS 18. The Group has analysed the impact of IFRS 18 on its future financial statements, and intends to start adapting their format to meet the new requirements during the second half of 2026. As IFRS 18 primarily introduces changes to the presentation and disclosure of information, the Group does not anticipate that its implementation will affect the basic or diluted earnings per share attributable to the shareholders of the Parent Company.

2. BUILDING CONTRACTS

2. BUILDING CONTRACTS

The Company signs fixed-price contracts for the execution of building contracts, mainly in the areas of housing construction (including entire housing estates), hotels, SPA facilities, shopping malls, wind farms, power plants, production rooms, and highways. Certain contracts with Customers also contain a variable pay in the form of penalties that may be imposed on the Company, for example, in the event of delays in contract performance.

The variable pay component adjusts the transaction price and the amount of revenue recognized. i.e., the Company recognizes some or all of the amount of variable pay in the transaction price only to the extent that it is highly probable that there will be no significant reversal of the cumulative amount of revenue recognized when the uncertainty related to volatility has been resolved. The Company recognises revenue from claims against the Customer only if it has external expert opinions confirming the validity of recognising an additional amount of remuneration under the contract, and to the extent that it is highly probable that these revenue amounts will not be reversed. To estimate the variable pay in value terms, the Company uses the expected value method. Historically, the Company has not incurred penalties from its customers and at any of the balance sheet dates there were no indications of penalties being recognised on contracts under implementation. Any contract changes (changes in scope of contract, price, or both) are recognized as a cumulative income adjustment.

Due to the specific nature of building contracts and services provided by the Company, in all building contracts the Company identifies only one performance obligation to which the entire value of the compensation is allocated.

Revenues and expenses on account of performed building contracts are recognized by the Company in time as the progress of works is made. The Company measures contract performance progress rate using the performance-based method, i.e. it determines the value of revenues and expenses under the performance of building contracts in the period from the Contract Date to the balancing date proportionally to the progress rate of a certain contract performance by way of evaluation of the achieved results and milestones. From thus determined figures the Company deducts revenues and expenses, which affected the financial result in previous years, generating revenues and costs under building contracts executed in the current period. A change of the estimated progress rate of contract execution is treated as a change in estimate and affects the amount of revenues recognized in the period in which the change in estimate was made. If it is not possible to determine progress rate of non-finished service (including construction service) or expected total cost of service delivery in a reliable manner, then the revenues are determined at the level of costs born in a certain accounting period, however, not higher than costs, which are expected to be covered by the employer in the future.

Conversely, the results of pricing, i.e. the determination of revenues and expenses using the progress rate method, are recorded as "Pricing of building contracts – assets (or liabilities)". The balances of assets under building contracts resulting from the excess of revenue recognized using the performance-based method over the invoiced revenues are subject to an impairment charge calculated similarly to the non-past due trade receivables. All above mentioned building contract assets at the Level 2 of the impairment model and a simplified matrix approach (similar to trade receivables) are used to calculate the impairment loss on these assets. Due to the manner in which balances on building contract assets are recognized, they are not subject to aging and are treated entirely as current, not past due.

The works performed under building contracts are invoiced in adherence to the schedule set forth in the contract. The Company recognizes invoiced revenues in the line "Trade and other receivables" (Note 5.1) The Contractors under building contracts signed with the Company retain part of the payments as contract performance bond. These figures are recognized as "Building contract receivables - bid bonds" and are refundable most often after project completion or after the end of the guarantee period.

The Company engages subcontractors to carry out work related to the implementation of building contracts. The company acts in the capacity of a general contractor. The invoiced costs related to subcontractors' employment are recognized as "Trade payables" (Note 5.2). The Company withholds a portion of payments vis-à-vis subcontractors in relation to the performance bond, and recognizes it the line "Building contract liabilities - bid bonds". The breakdown of revenues into revenues recognized in time and items recognized at point of time is presented in Note 4.2.

In connection with the execution of building contracts, and given the different timing of income and expenses for accounting and tax purposes, deferred income tax assets and liabilities are recognised in the statement of financial position.

The Company sets up provisions for contracts with negative margins when it has found out grounds to claim that a given building contract in progress will end with a loss. Provisions are charged into the costs of a given period at the full value of the expected loss on a given contract and are disclosed in the balance sheet under the heading "Provisions".

The Company provides only basic guarantees to its customers, which do not represent a separate duty to perform service. The warranty period varies depending on the contract under implementation and the components covered.

For certain building contracts executed under joint contractual arrangements in which the Company is the consortium or assignment leader, the Company has assessed that it acts as an intermediary with respect to the work performed by the other

2. BUILDING CONTRACTS

partner and which the Company as leader invoices the Employer. The Company defines its role as that of an intermediary under a certain contract where it identifies specific goods and services to be delivered and the Company has no control over them before they have been handed over to the customer. When the Company acts as an intermediary, it recognizes revenue upon the fulfilment of its obligation in the contractual amount of the fee or commission to which it will be entitled, in exchange for being commissioned by another party to provide specific services or goods. Due to the nature of the concluded consortia and orders, in which the Company acts as a leader, there are no fees and commissions as described above, hence no revenues are generated in the Company from commissions for invoicing to a customer work performed by another consortium member. The Company recognizes as revenues only the amount of remuneration due for the execution of its scope of work for the customer in adherence to the policy described above.

Payment date for the services delivered by the Company under building contracts range from 30 to 180 days from the invoice date and for other sales transactions are usually 30 days from the date of invoice. The payment deadline is a maximum of 12 months from the completion date of the work. Accordingly, the contracts under implementation do not contain a significant financing component except for amounts invoiced for building contracts, which are repaid at a later date as they represent deposits retained by the customer. The amounts retained under individual invoices represent a maximum of 10% of the remuneration for the contract execution and are subject to release for a period of up to 5 years once the contract has been completed. Revenues under the building contracts for the portion that is retained as a bid bond is recognized at a discounted amount.

The application of the performance-based method to the recognition of revenue and expenses under building contracts requires estimation of the progress rate of works performed under a certain contract, i.e. the quantity survey of work performed as of the balance-sheet date.

The physical quantity survey, used to determine the progress in contract performance, is taken by the construction site personnel. The quantity survey is carried out separately for each scope of work, i.e. each component or phase of the on-going contract, according to the assigned units of measurement (mainly square metres, kilograms and pieces).

The Company has adequate control processes in place to ensure that the calculation of actual project outcome is based on current and reliable estimates of the quantity survey, subject to verification and approval by designated persons. The quantity survey made by construction site personnel is subject to verification by the branch manager responsible for the construction site, and then additionally by the Company's internal audit department.

The Company keeps track of projects under implementation - building contracts in the internal system used for project management. Information concerning certain contract, its progress rate, is entered into the system by the Contract/Site Manager and then approved by the Branch Manager responsible for the construction site. The budgets of individual contracts are formally updated (revised) during the year based on current information and then they are approved by the Management Board. In the event of developments occurring between official budget reviews that have a material impact on the contract’s outcome, the total contract revenue or costs are updated on an on-going basis; i.e. changes to the scope of the contract or cost increases resulting from various factors are reflected in the Company’s internal system immediately after they have been negotiated by the Company with the customer.

2. BUILDING CONTRACTS

2.1. INCOME AND EXPENSES UNDER BUILDING CONTRACTS

The income and expenses figures under building contracts for the accounting period and on YTD basis are presented in the table below.

	For a 3-month period, ended on 31 Mar. 2026	For a 3-month period, ended on 31 Mar. 2025
	Contracts in the period	Contracts in the period
Figures recognised in the period		
Income under building contracts	279,866	375,389
Costs under building contracts	261,368	357,422
Net income before recognition and settlement of provisions for the contracts generating liabilities	**18,498**	**17,967**
Setting up provisions for the contracts generating liabilities	-	1
Release /utilization of provisions set up in the previous periods	32	-
Gross profit/loss	**18,530**	**17,966**
Gross profit margin		
excluding provisions for the contracts generating liabilities	7%	5%
including provisions for the contracts generating liabilities	7%	5%

Gross profit margin is defined as gross profit on sales divided by sales revenues.

2.2. RECONCILLIATION OF FIGURES RELATED TO NON-COMPLETED BUILDING CONTRACTS

	31 Mar. 2026	31 Dec. 2025
Revenues generated under non-completed building contracts YTD	2,616,961	2,515,346
Invoiced receivables from customers, YTD (excl. advances)	2,539,870	2,425,375
Balance of payments under non-completed building contracts	**77,091**	**89,971**
of which:		
(1) Assets for completed, non-invoiced construction works, gross	126,680	157,252
Asset impairment write-off under building contracts	(5,444)	(5,444)
(1a) Assets for completed, non-invoiced construction works, net	121,236	151,808
(2) Payables for non-completed invoiced construction works - liabilities under building contracts	49,589	67,281
Costs related to building contracts, YTD	2,446,866	2,337,166
Subcontractor expense and own expenses on a YTD basis.	2,368,855	2,240,405
Balance of payments under building contracts	**(78,011)**	**(96,761)**
of which:		
(3) Assets for non-completed, invoiced construction works of the subcontractors	51,975	32,306
(4) Liabilities for due and payable non-completed, invoiced construction works of the subcontractors	129,986	126,837
Balance of payments under building contracts	**(920)**	**(6,790)**
of which:		
Pricing of building contracts - assets	**173,211**	**184,114**
Pricing of building contracts - balance settlement (2)+(4)	179,575	194,118
Building contract liabilities - advances paid	23,704	20,149
Pricing of building contracts - liabilities - TOTAL	**203,279**	**214,267**

The gross contract asset amounts to PLN 126,680 thousand for the purposes of IFRS 15, as shown in item (1). The liability under contracts is the amount shown in item (2), namely PLN 49,589 thousand.

2. BUILDING CONTRACTS

At all dates that are initial dates of the periods indicated in the table above, the total opening balances were recognized as revenues in the period. The remaining portion of changes in the balance of building contract payables is due to the excess of revenue invoiced in a given period over revenue recognized in the statements of profit/loss. Due to the specific nature of its business, i.e., building contracts, the Company is unable to segregate cumulative changes in the amount of revenues recognized that would result from changes in the estimate of the profess rate of works or changes in the estimate of the transaction price to the extent that estimated penalties occur.

Assets under building contracts have the highest internal credit rating.

The impairment on assets under contracts is calculated using the write-down matrix as for trade receivables. The entire balance of assets under contract in all periods presented is not past due. he write-down ratio calculated according to the ECL method for contractual assets was 4.21% as of 31 March 2026, 4,21% as of 31 December 2025. The write-down amounts and movements on the impairment allowance for building contract assets in the financial statements presented are marginal, hence not presented.

Changes in the value of assets and liabilities arising from contract pricing result from the specific nature of settlement of building contracts and the invoicing schedules under individual contracts, i.e. there are contracts with different payment schedules, hence there is no typical relation between the payment deadline and the service performance obligation.

3. CAPITAL AND DEBT MANAGEMENT

3. CAPITAL AND DEBT MANAGEMENT

3.1. CAPITAL MANAGEMENT

Share capital comprises common stock and is carried at the nominal value (in adherence to the Company's Articles of Association and an entry made into the National Court Register).

Other supplementary capitals are set up mainly from retained earnings including amounts obligatorily appropriated to the reserve capital in accordance with the requirements of the Commercial Companies Code.

Reserve capitals are set up from retained earnings for the purposes of Company further development.

The Company's supplementary capital is set up in accordance with the provisions of the Polish Commercial Companies' Code and the decisions of the shareholders. Pursuant to the Commercial Companies Code, a supplementary capital should be set up to cover losses, that should account for at least 8% of the profit for a certain accounting year, until the supplementary capital reaches at least one third of the share capital. the supplementary capital set up in this manner is not subject to distribution. The General Meeting of Shareholders decides on the use of the supplementary and reserve capital, however, a part of the supplementary capital may be used only to cover the loss reported in the financial statements and is not subject to distribution into other purposes (PLN 398 thousand).

The Company manages its capital structure and as a result of changes in economic environment, it modifies its capital structure.
In order to maintain or adjust the capital structure, the Company may manage appropriately the dividend payment to shareholders or issue new shares.

The main objective of the Company's capital management is to maintain a good credit rating and safe equity ratios in order to support the Company's operations and increase shareholders' value.

Share capital

As of 31 March 2026, the share capital consisted of 11,929,836 shares with a total value of PLN 1,192,983.60, and the structure of shareholders holding over 5% of the share capital and members of the Management Board, Supervisory Boards or entities controlled by them was as follows:

Shareholder	No. of shares	% shareholding in share capital
Wolff & Muller Baubeteiligungen GmbH & Co.KG, including Wolff & Muller Holding GmbH & Co. KG	3,854,837	32.31%
Dariusz Grzeszczak directly and indirectly (Dariusz Grzeszczak, DGI Family Foundation) including:	2,553,460	21.40%
Dariusz Grzeszczak	*7,454*	*0.06%*
DGI Family Foundation	*2,546,006*	*21.34%*
Nationale Nederlanden OFE	1,200,000	10.06%
Allianz OFE, Allianz DFE, Second Allianz OFE	764,935	6.41%
PKO BP Bank Open-Ended Pension Fund	715,279	6.00%
Other shareholders	2,841,325	23.82%
Total	**11,929,836**	**100%**

The Company's Articles of Association do not grant the shareholders, referred to hereinabove, any personal rights vis-à-vis Erbud S.A., and in particular do not grant the right to appoint members of neither Company's Management nor Supervisory Boards.

The number of shares making up the approved capital equals to the number of shares issued. The par value per share for all share series is PLN 0.10. No shares were reserved for the purposes of the issue related to the exercise of put options. All issued shares are ordinary non-preference shares. There are no limitations on rights to shares or limitations on share transferability.

3. CAPITAL AND DEBT MANAGEMENT

As of the Report Date, the Company did not have information about contracts, which could result in future changes in the percentage structure of shares held by the existing shareholders.

Erbud S.A. shares are ordinary bearer shares and are not preference shares. There are no special control rights attached to the Company's shares. Furthermore, the Articles of Association of Erbud S.A. do not impose any restrictions on the transfer of share ownership or the exercise of voting rights. Nor do they contain any provisions whereby the capital rights attached to the securities are separated from holding the securities. The Company is not aware of any restrictions on the exercise of voting rights by holders of a specified proportion or number of votes, or any time limitations on the exercise of voting rights.

As of 31 March 2026 and the publication date of this Financial Statement, the share capital totals PLN 1,192,983.60 and is divided into 11,929,836 A-series ordinary bearer shares, each with a par value of PLN 0.10.

The total number of votes attached to all issued Company shares is 11.929.836.

None of the above-mentioned parties exercises sole control over the Erbud S.A. Group.

Basic earnings per share are calculated by dividing net profit /(loss) for the period, allocated to ordinary shareholders of the Company, by the weighted average number of the issued ordinary shares over the accounting period.

Own shares bought back by the Company for redemption are excluded from the calculation of the weighted average number of shares for the periods presented.

For purposes of calculating diluted earnings per share (EPS), net income/(loss) for the reporting period attributable to ordinary shareholders and the weighted average number of ordinary shares for the accounting period are adjusted for the effect of all diluting potential ordinary shares. Diluted earnings per share is equal to basic earnings per share as the Company has no dilutive instruments.

Stock split effected both during and after the accounting period adjust the weighted average number of ordinary shares for purposes of computing basic and diluted earnings per share for all periods presented.

Basic and diluted earnings per share are presented below.

	For a 3-month period, ended on 31 Mar. 2026	For a 3-month period, ended on 31 Mar. 2025
Net profit/loss	500	(833)
Average weighted number of ordinary shares (in pcs.)	11,929,836	11,929,836
Basic and diluted earnings per share (in PLN)	**0.04**	**(0.07)**

3.2. CREDIT AND LOAN LIABILITIES

Credit and loan liabilities are initially recognized at fair value less transaction costs. At each balancing date, credits and loans are priced at amortized cost using effective interest rate.

Following the entering into force of Regulation (EU) 2016/1011 of the European Parliament and of the Council on benchmarks used in financial instruments and financial contracts (known as the "IBOR Reform") on 1 January 2018, significant changes occurred in the reference rates used by the Company between 2022 and 2025. Some of them have been withdrawn and replaced with new indicators, whilst the method for calculating the remaining ones has been modified. As of the date of this report, the reform process is still on-going and relates in particular to the WIBOR rate. On 10 December 2024, the Steering Committee of the National Working Group (KS NGR) identified the WIRF index, which is based on unsecured deposit transactions, as the indicator intended to replace the WIBOR index. Subsequently, its official name was announced as POLSTR (Polish Short-Term Rate) in a statement dated 30 January 2025. In accordance with the current assumptions set out in the Roadmap, the process of converting existing contracts and financial instruments is expected to be completed by the end of 2027. However, this timetable may change as work progresses on implementing the new indicator and publishing updated guidelines and standards for its application.

With reference to the accounting implications of IBOR reform, the Group adheres to the following principles:

- Where the terms of financing agreements are amended as a direct result of IBOR reform and the change in basis for determining cash flows results in the application of an economically equivalent rate, the Company recognises the change prospectively by revising the effective interest rate. Any other changes to the contract's terms that do not directly result from the reform are accounted for in accordance with the relevant IFRS 9 requirements.

3. CAPITAL AND DEBT MANAGEMENT

- Where the terms of lease contracts are amended as a result of the IBOR Reform and the new rate used to calculate lease payments is economically equivalent to the previous one, the company re-measures the lease liability, taking into account the revised cash flows and updated discount rate.
- In the event of changes arising from the IBOR Reform relating to hedging instruments, hedged items, or identified hedged risks, the Group will update the hedging relationship documentation while maintaining the economic equivalence of the reference rate. The hedging relationship will not be terminated. In accordance with the adopted hedge accounting policy, the valuation effects arising from a change in the discount rate are recognised as market changes. Changes not directly related to the reform are accounted for in accordance with the relevant provisions of IFRS 9.

As the new benchmarks and final regulatory arrangements are still being developed, their impact on future reporting periods may be subject to change.

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	31 Mar. 2026	31 Dec. 2025
Long-term		
Bank loans	5,637	6,666
Loans	934	1,137
	6,571	**7,803**
Short-term		
Overdraft facilities	76,467	30,100
Bank loans	4,510	4,444
Loans	4,341	4,331
	85,318	**38,875**
Total credit and loan liabilities	**91,889**	**46,678**

The short-term loans bear interest at WIBOR 3M + 2.2% and a fixed rate of 8.76 % per annum.

As of the specified balance sheet dates, the fair value of loans and advances was not materially different from the amortized cost measurement. The fair value of credits and loans is estimated using DCF models based on cash flows reflecting the repayment schedule of loans granted. The discount rate was assumed to be WIBOR 1M per day plus a fixed percentage expressing the risk premium. Long-term credits and loans measured at amortized cost are classified at Level 2 of the fair value hierarchy.

Covenants

During the year, as of 31 March 2026 and up to the date of approval of the financial statement, all covenants have been met.

All covenants related to credit debt are based on the same ratios:

- EBITDA margin – not less than 1%

- debt-to-EBITDA ratio – no more than 2.5

- current ratio – not less than 1.2

- market capitalisation – not less than 20%

The terms used in the list of covenants are defined as follows:
Net debt means the total amount borrowed from other and related entities in the form of long-term and short-term loans, securities issues and other financial liabilities, excluding:

- liabilities arising from investments in renewable energy sources carried out under a project finance arrangement, for which the Borrower shall not be liable or jointly liable for liabilities arising from investments in renewable energy sources (its own financial liabilities and financial liabilities arising from joint and several liability), and
- lease liabilities as defined in IFRS 16, net of cash and other monetary assets;

EBITDA means, for each Calculation Period, the sum of operating profit and depreciation, excluding non-cash items relating to the revaluation of assets, creation and release of provisions and one-off events relating to the disposal of assets. It also

3. CAPITAL AND DEBT MANAGEMENT

excludes EBITDA generated by investments in renewable energy sources carried out under a project finance arrangement, for which the Borrower shall not be liable for any obligations arising from such investments.

The current ratio refers to the ratio of current assets plus non-current assets to current and long-term liabilities relating to deposits.

The net debt to EBITDA ratio is the ratio of net debt to EBITDA

EBITDA margin – defined as EBITDA divided by sales revenue, less revenue from investments in renewable energy sources.

At the end of each quarter, covenants are tested in accordance with the loan agreements. The covenants are calculated based on the Erbud S.A. Group's consolidated financial data for each loan.

As of 31 March 2026, the following values were recorded under the covenants:

- EBITDA margin – 2.27%

- debt/EBITDA ratio – 2.04

- current ratio – 1.26

- market capitalisation – 29%

3.3. DEBT RELATED TO ISSUED BONDS

Liabilities related to issued bonds are initially recognized at fair value less transaction costs. At each balancing date, the issued bond liabilities are priced at amortized cost using effective interest rate.

As of balance sheet date, the Company had the following outstanding debt in relation to issued bonds posted into short- and long-term liabilities.

Issue date	Type of issued bonds	Currency	Interest rate	Maturity date	Purpose of financing	Debt related to issued bonds	
						31 Mar. 2026	31 Dec. 2025
27 Feb. 2025	E-series bearer shares, dematerialized, unsecured	PLN	WIBOR 6M + 3.0%	27 Feb. 2029	refinancing of the debt arising from the Issuer's D-series bonds	75,442	76,994
			Total bond liability, of which:			**75,442**	**76,994**
			long-term			75,000	75,000
			short-term			442	1,994

3. CAPITAL AND DEBT MANAGEMENT

3.4. LEASE LIABILITIES

Period		31 Mar. 2026 Nominal value of minimum payments	31 Dec. 2025 Nominal value of minimum payments
Below 1 year	Short-term	7,734	11,962
Above 1 year	Long-term	37,388	23,504
Nominal value of minimum payments		**45,122**	**35,466**
Future lease-related financial costs		-	3,761
Present value of minimum payments		**45,122**	**31,705**
Below 1 year	Short-term	7,734	10,249
Above 1 year	Long-term	37,388	21,456

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

4.1. ALTERNATIVE PERFORMANCE MEASURES

The Management Board analyses the segment results using Key Performance Indicators (KPIs) such as EBIT, EBIT and EBITDA margins. The Company's Management Board considers the aforementioned measures as important additional performance measures and therefore presents them in the report next to the measures defined by IFRS. It should be borne in mind that EBIT, as well as EBIT and EBITDA margins these are not KPIs defined in IFRS and they do not represent standardized measures, therefore their calculation methods may differ from one entity to another in the market. Accordingly, these KPIs should not be analysed in isolation or as substitutes for measures defined by IFRS.

EBITDA and EBIT are measures showing the results achieved by the Company after eliminating the impact of income tax, financing costs and income and in the case of EBITDA, depreciation and amortization.

EBITDA is defined as profit after tax (net income), plus income tax expense, finance costs and depreciation and amortization, less financial income. The adjusted EBITDA is defined as EBITDA after taking out one-off events.

The Company defines EBIT as profit after tax (net income), plus income tax burdens, finance costs less finance income. Adjusted EBIT is defined as EBIT net of one-off items. These items are usually sudden and incidental in nature. Such events are exemplified by the payment of a substantial amount of compensation or the restructuring of a significant part of the business.

EBIT margin is a measure that shows the Company's profitability ignoring the impact of income taxes and finance costs and revenues. The Company defines EBIT margin as EBIT divided by revenues from the sales of goods and services.

	31 Mar. 2026	31 Mar. 2025
Net profit for the accounting period	**500**	**(833)**
Income tax	3,371	(221)
Gross profit	**3,871**	**(1,054)**
Financial expenses	3,819	5,563
Financial income	6,782	2,852
EBIT	**908**	**1,657**
Amortization and depreciation	**3,285**	3,199
EBITDA	**4,193**	**4,856**
Revenues from sales of products and services	283,378	377,655
EBIT margin	0%	0%

4.2. ACCOUNTING SEGMENTS

Based on the management reports provided to the person responsible for making operating decisions (i.e. the Management Board), the Company has identified three core operating segments that correspond to the accounting segments:

- residential/commercial buildings at home,
- residential/commercial buildings in foreign countries,
- other segments.

The operations were broken down into individual segments by classifying the significance of operations into the segment. Such a breakdown corresponds to the distribution of the main risks and returns on expenses incurred.

The financial data prepared for the purposes of management reporting, which is the basis for data on accounting segments, follows the same accounting principles as those applied to the preparation of the Company's Separate Financial Statements.

The Company has two contractors that generate more than 10% of total revenues.

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

Key information on segments in the accounting periods January 2026 - March 2026 and January 2025 - March 2025.

The Company operates in Poland and abroad (in Germany, Belgium). Revenues from external customers and assets in any country other than Poland are not significant, therefore they were aggregated in the total line and disclosed as "Foreign operations".

The Company's operations do not show signs of strong seasonal impact.

	For a 3-month period, ended on 31 Mar. 2026			For a 3-month period, ended on 31 Mar. 2025		
	Domestic market (Poland)	Foreign markets	Total	Domestic market (Poland)	Foreign markets	Total
Sales to third party customers, of which:	279,370	4,008	**283,378**	372,875	4,780	**377,655**
Accrued and deferred income	275,858	4,008	**279,866**	370,609	4,780	**375,389**
Income recognized at a certain point in time	3,512	-	**3,512**	2,266	-	**2,266**
Fixed assets other than financial instruments and deferred tax assets	497,589	-	**497,589**	368,356	-	**368,356**

The revenue generated abroad shown in the table above relates to the Company’s operations in Belgium.

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

Data concerning revenues and performance as well as assets and liabilities in individual accounting segments are presented in the table below. Costs that are classified by type are not allocated to segments.

and

				For a 3-month period, ended on 31 Mar. 2026
	Domestic building construction	Building construction in foreign countries	Other segments	Total continued activities
Total income				
Sales to third party customers	278,192	4,008	1,178	**283,378**
Total sales revenues	**278,192**	**4,008**	**1,178**	**283,378**
Segments' performance and reconciliation with Company's gross profit				
Cost of goods sold (COGS)	257,418	3,742	1,804	**262,964**
Sales margin	20,775	265	(626)	**20,414**
Sales margin %	7%	7%	(53%)	**7%**
Other operating profit/loss	(19,417)	(87)	(2)	**(19,506)**
Segment performance – EBIT	**1,357**	**179**	**(628)**	**908**
EBIT margin	0%	4%	(53%)	**0%**
Profit (loss) on financial activities (financial income less financial expenses)				**2,963**
Gross profit/loss				**3,871**
Income tax				**3,371**
Net profit/loss				**500**
Amortization & depreciation	3,285	-	-	**3,285**
Segment performance – EBITDA	**4,642**	**179**	**(628)**	**4,193**

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

	For a 3-month period, ended on 31 Mar. 2025			
	Domestic building construction	Building construction in foreign countries	Other segments	Total continued activities
Total income				
Sales to third party customers	371,764	4,780	1,111	**377,655**
Total sales revenues	**371,764**	**4,780**	**1,111**	**377,655**
Segments' performance and reconciliation with Company's gross profit				
Cost of goods sold (COGS)	353,443	4,537	1,070	**359,050**
Sales margin	18,321	243	41	**18,605**
Sales margin %	5%	5%	4%	**5%**
Other operating profit/loss	(16,528)	98	(518)	**(16,948)**
Segment performance – EBIT	**1,793**	**341**	**(477)**	**1,657**
EBIT margin	0%	7%	(43%)	**0%**
Profit (loss) on financial activities (financial income less financial expenses)				**(2,711)**
Gross profit/loss				**(1,054)**
Income tax				**(221)**
Net profit/loss				**(833)**
Amortization & depreciation	2,278	-	921	**3,199**
Segment performance – EBITDA	**4,071**	**341**	**444**	**4,856**

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

The main revenue estimates relate to the recognition of revenues generated by the building contracts. They are referred to in Note 2.1.

Revenue from the sale of goods and services is recognised when the Company has fulfilled its obligation to deliver those goods or services to the customer, in an amount reflecting the consideration to which the Company expects to be entitled in exchange for them. In the case of contracts where the compensation comprises a variable component, the Company applies the same principle: the Company recognises revenue in the amount of the expected compensation provided it is highly probable that this amount will not be reversed in future. The Company considers that the transfer of an asset takes place when the customer obtains control of that asset. The following circumstances indicate a transfer of control in accordance with IFRS 15: the seller's current right to payment for the asset, the customer's legal title to the asset, physical possession of the asset, the transfer of risks and rewards, and the customer's acceptance of the asset. Revenue comprises the amounts received or due in respect of products, goods, materials and services supplied, minus discounts, penalties, bonuses, VAT, excise duty and fuel duty. Revenue from the sale of goods and services is adjusted for gains or losses arising from the settlement of cash flow hedging instruments relating to such revenue.

Due to the specific nature of long-term contracts in progress, it is not possible to accurately estimate the period over which revenue will be recognised from contracts in progress at a given balance sheet date over a time horizon longer than one year.

Total revenues generated by the Company comes from construction activities run in Poland, Belgium and Germany and from other sales to local customers.

Revenue figures are presented in Note 4.2 Accounting segments.

4.3. COST OF GOODS SOLD (COGS)

	For a 3-month period, ended on 31 Mar. 2026	For a 3-month period, ended on 31 Mar. 2025
Third party services	191,609	256,784
including third party services from subcontractors	164,414	218,411
Material and energy consumption	38,371	80,603
Employee benefit expenses	34,699	32,911
Amortization and depreciation	3,285	3,199
Taxes and charges	1,284	1,600
Other cost categories	860	1,491
Total costs by type	**270,108**	**376,588**
Change in contract pricing balances	13,428	6,051
Cost of sale (negative value)	(2,860)	(2,636)
General management costs (negative value)	(17,712)	(20,953)
Manufacturing costs of products sold	**262,964**	**359,050**

4.4. TAXATION

The mandatory burdening of the financial result consists of two elements: current income tax and deferred tax.

Due to temporary differences between the value of assets and liabilities shown in the accounting books and their tax value and the tax loss deductible in the future, the Company, using the balance sheet method, sets up: deferred income tax liabilities concerning positive temporary differences and determines deferred tax assets in respect of foreign exchange losses and tax losses, which is deductible following the prudential principle.

Deferred income tax assets and liabilities are not recognized in the case of temporary differences arising upon initial recognition of an asset or liability in a transaction that is not a business combination and in case of transactions that have no impact on either the accounting or tax result.

Deferred tax assets and liabilities are offset if there is a legal right to set-off tax liabilities and current tax liabilities, and if the deferred tax concerns a tax imposed by the same tax authority on the same taxpayer. It implies that deferred income tax assets and liabilities are compensated in Company financial statements.

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

The Company only recognises a tax asset when projections of future financial performance indicate that a taxable profit will be gained to allow the asset to be realised in a specified future.

The balance sheet value of an deferred tax asset is verified at each balance-sheet date and is reduced accordingly by as much as it probability dropped to reach taxable income sufficient for partial or total realisation of the deferred tax asset. The judgement regarding the recoverability of deferred tax assets is based on the Company's projected financial performance and its impact on the recoverability of those assets.

As the Company is not subject to Pillar 2 requirements, there is no additional burden arising from the global minimum tax.

The determination of the effective income tax rate is presented in the table below:

	For a 3-month period, ended on 31 Mar. 2026	For a 3-month period, ended on 31 Mar. 2025
Gross profit before taxation	**3,871**	**(1,054)**
Tax according to the statutory tax rate applicable in Poland - 19%	**735**	**(200)**
Adjustments related to current income tax from previous years	1,181	-
Surplus of non-deductible expenses over non-taxable income	-	(21)
Excess of non-taxable income over non-deductible expenses	939	-
Permanent differences - non-tax deductible costs	516	-
Tax recognized in the financial net profit/loss	**3,371**	**(221)**
Current tax	1,181	(98)
Deferred tax	2,190	(123)
Effective tax rate	**87.08%**	**21.00%**

4.5. FINANCIAL RISK MANAGEMENT PRINCIPLES

While running its operations, the Company is exposed to the following significant types of financial risk: market risk (including currency risk, interest rate risk), credit risk and liquidity risk. The Company's Management Board is responsible for determining the rules for the management of such risks and for verifying them.

4.5.1.MARKET RISK – CURRENCY RISK

While performing its core operations, the Company does not enter into building contracts that are denominated in EUR.

4.5.2.MARKET RISK – INTEREST RATE RISK

The interest rate risk occurs mainly in connection with debt financing, i.e. bank credits and loans (Note 3.2), and financial lease products (Note 3.4), used by the Company.

In addition, the Company invests idle cash partly into variable interest rate deposits and extends variable interest rate loans.

Assets and liabilities bearing interest at variable interest rates expose the Company to the risk of cash flow volatility. Meanwhile assets and liabilities bearing fixed rate exposes the Company to the risk of fair value volatility, however, owing to the fact that the Group does not measure these items at fair value, this impact is not reflected in the financial statements.

The Company monitors the exposure to interest rate risk and prepares interest rate forecasts.

Trade receivables and building contract assets

The Company has a policy to assess and review the credit risk associated with all contracts, both at the pre-bid stage and during contract execution, in order to hedge against the credit risk arising from building contract receivables (i.e. trade receivables, building contract receivables - deposits and building contract valuation). Before signing a contract, each counterparty is evaluated in terms of its ability to meet its financial obligations. In the event of a negative assessment of the counterparty's payment capability, entering into the contract depends on the establishment of adequate financial or asset collaterals. Moreover, contracts with investors contain clauses providing for the right to suspend the execution of works, if

4. EXPLANATORY NOTES TO THE STATEMENT OF PROFIT/LOSS

there is a delay in the transfer of payments for services rendered. If possible contractual clauses are also developed to condition payments to subcontractors on the receipt of funds from the investor.

The Company has no credit risk concentration in relation to trade receivables and receivables under building contracts - in relation to bid bonds and valuation of building contracts.

4.5.3.LIQUIDITY RISK

In order to reduce the risk of liquidity loss, the Company maintains an appropriate amount of cash and transferable securities as well as enters into credit line agreements, which serve as additional liquidity security. To finance investment purchases, the Company uses own funds or long-term financial lease contracts, ensuring adequate sustainability of the financing structure for this type of assets.

The Company pursues a policy limiting credit exposures to individual financial institutions and issuers of debt securities, which are acquired as part of periodic investments of surplus cash.

Liquidity management is supported by the existing liquidity forecast reporting system by the Company.

4.5.4.CLIMATE RISK

Sudden changes in weather conditions, such as torrential rain or heat waves, are already having an impact on the construction industry. The impact of climate change on construction schedules, costs and safety on building sites may be exacerbated by these phenomena, resulting in a growing effect. Climate-related risks can result in work interruptions, schedule delays, and damage to machinery, equipment, and materials. They can also lead to elevated insurance costs. The ERBUD Group analyses these risks and incorporates them into its management strategies and operational activities.

The Group also analyses transition risks by evaluating the potential impact of regulatory, technological, market and reputational changes on its operations, resulting from stricter climate regulations and the transition to a low-carbon economy. It also monitors developments in new technologies and materials that could impact the way the business operates and its competitiveness.

At this stage, the Group has not identified any material impact of these risks on its operations. These risks do not affect the financial statements or the key assumptions applied to their drawing up. Further information can be found in the ERBUD Group's Sustainability Report.

5. OTHER NOTES

5. OTHER NOTES

5.1. TRADE RECEIVABLES AND OTHER RECEIVABLES

In the trade receivables as well as other receivables category ERBUD recognised mainly trade receivables from non-related entities (mainly due to issued invoices in relation to the building contracts executed by the Company) and budget receivables, including corporate income tax receivables and tax on goods and services receivables.

Trade receivables, with maturity typically from 30 to 180 days, are recognized at their nominal value, i.e. according to the amounts originally invoiced. Trade receivables are held for collection and meet the SPPI test, therefore, as of the balance sheet date, these items are measured at amortized cost, including a contingent impairment loss calculated using the expected loss model.

Receivables from the State budget are recognised at the amount due to the Company in accordance with applicable laws and regulations.

	31 Mar. 2026			31 Dec. 2025		
	Gross value	Write-down	Net value	Gross value	Write-down	Net value
Trade receivables	244,501	22,215	222,286	265,230	22,215	243,015
Corporate income tax receivables	230	-	230	1,407	-	1,407
VAT tax receivables	5,794	-	5,794	3,900	-	3,900
Other budget receivables	-	-	-	697	-	697
Other receivables	5,462	-	5,462	6,847	-	6,847
Total	**255,987**	**22,215**	**233,772**	**278,081**	**22,215**	**255,866**

Modifications of the write-off for trade receivables are presented in the table below:

	For a 3-month period, ended on 31 Mar. 2026	For a 12-month period, ended on 31 Dec. 2025
Opening balance of write-downs	**22,215**	**25,258**
Setting up/(reversal)of individual write-offs	-	-
Setting up /(reversal) of write-offs according to write-off matrix	-	(3,043)
Use of individual write-offs	-	-
Closing write-offs, of which:	**22,215**	**22,215**
Matrix-based calculated write-off	17,175	17,175
Individual write-off	5,040	5,040

For the remaining disputable receivables write-offs were set up based on estimated Discounted Cash Flows.

The Company is exposed to credit risk and foreign currency risk arising from trade receivables. However, there is no concentration of credit risk related to trade receivables since the Company has a large number of domestic customers. All receivables, except for those individually written off, are rated by the Company as having the highest internal credit rating grade. The Company estimates an allowance for expected credit losses in an amount equal to the expected credit losses over the entire life of all receivables, except those subject to an individual impairment write-down.

5.2. TRADE PAYABLES, OTHER LIABILITIES

Trade payables and other liabilities include primarily trade payables to non-related parties, advances received, payroll liabilities and tax liabilities.

Trade payables are initially carried at fair value (corresponding to the nominal value) and as of the balance sheet date they are priced at amortized cost.

5. OTHER NOTES

The received advance payments refer mainly to payments from contractors for the performance of building contracts and are recognized at the nominal value of the payment received.

Wage and salary payables are recognized at the value due for the work performed, calculated in accordance with the concluded contracts.

Tax liabilities(including tax on goods and services, corporate income tax, personal income tax) are recognized at the amount requiring payment by the Company in compliance with the effective and applicable legislation.

Short-term employee benefit liabilities

This category comprises provisions for non-utilized holidays. The basis for calculation of provision for non-utilized leave is the specification of non-utilized leave days at a certain balancing date broken down by employees and their daily gross salary plus social contribution surcharges paid by the Employer.

	31 Mar. 2026	31 Dec. 2025
Trade payables	**115,918**	**196,482**
including from related entities	2,852	8,055
Other liabilities	**20,948**	**20,073**
wages and salaries	1,590	1,268
short-term employee benefit liabilities	9,495	9,495
other	9,863	9,310
Total	**136,866**	**216,555**

5.3. EXPLANATORY NOTES TO THE CASH FLOW STATEMENT

Reconciliation of the change in working capital balance for the period from 31 January to 31 March 2026 and for the period from 1 January to 31 March 2025.

	Change in balance of Cash Flow Statement in the period from January 2026 to March 2026	Change in balance of Cash Flow Statement in the period from January 2025 to March 2025
Change in provision balance	(32)	1
Change of receivables balance	23,302	(31,710)
Change in balances of short-term liabilities, excluding credits and loans	(100,367)	(20,943)
Change in settlement of assets and liabilities under building contracts	17,717	(5,197)
Change in balance of prepayments and accruals	-	(1,936)
Change of working capital balance	**(59,380)**	**(59,785)**

5.4. GROUP STRUCTURE

Shares, interests in subsidiaries and jointly controlled entities

Shares, interests in subsidiaries and jointly-controlled entities are carried at historical cost less any impairment losses recognised.

Non-financial fixed assets impairment

5. OTHER NOTES

At the end of each reporting period, the Company assesses whether any assets may have been impaired. When such circumstances have been identified or when an annual impairment test needs to be carried out, the Company's estimates the recoverable value of a given asset.

The recoverable amount of an asset corresponds to the fair value of the asset or cash centre less costs to sell or value in use, whichever is higher. This value is determined for individual assets, unless a certain asset does not generate cash inflows on its own, which are mostly independent from those generated by other assets or asset categories. If the carrying amount of an asset is greater than its recoverable amount, an impairment loss has occurred and a write-down to the determined recoverable amount is then made.

For the estimation of the value in use, the projected cash flows are discounted to their present value using a discount rate before taxation that reflects current market estimation of the time value of money and the risk typical for a given asset. Impairment losses on non-financial assets used in operations are recognised as other expenses.

Group Structure

As of 31 March 2026, the Group comprised the Parent Company Erbud S.A. and fully consolidated subsidiaries and subsidiaries consolidated on the equity basis.

Item	Name of entity	Registered office	Scope of activities	% share in share capital	balance sheet value of interests/ shares	% share in share capital	balance sheet value of interests/ shares
				31 Mar. 2026	31 Mar. 2026	31 Dec. 2025	31 Dec. 2025
	Shares held directly						
1	ONDE S.A.	Toruń	Road engineering and renewable energy sources	**60.67%**	**39,871**	60.67%	39,871
2	Erbud International Sp. z o.o.	Rzeszów	Construction services	**100.00%**	**431**	100.00%	431
3	Erbud Construction Sp. z o.o.	Toruń	Construction services	**100.00%**	**-**	100.00%	-
4	MOD21 GmbH	Düsseldorf, Germany	Construction services	**100.00%**	**88,198**	100.00%	88,198
5	Erbud Shared Services Sp. z o.o.	Warsaw	Support services	**100.00%**	**12,000**	100.00%	12,000
6	Erbud Holding Deutschland GmbH	Düsseldorf, Germany	Management services	**100.00%**	**21,162**	100.00%	21,162
7	Hebud Sp. z o.o. in liquidation	Minsk, Belarus	Construction services	**100.00%**	**-**	100.00%	-
8	JV WMER Matoc Poland Sp. z o.o	Warsaw	Construction services	**100.00%**	**269**	100.00%	269
9	JV PABC Sp. z o.o.	Warsaw	Construction services	**100.00%**	**5**	100.00%	5
10	MOD21 Sp. z o.o.	Ostaszewo	Modular timber construction	**100.00%**	**650**	100.00%	650
11	Erbud Industry Centrum Sp. z o.o.	Łódź	Maintenance services in the industrial segment	**99.00%**	**25,035**	99.00%	25,035
12	Tauron Serwis Sp. z o.o.	Jaworzno	Maintenance services in the industrial segment	**4.14%**	**490**	4.14%	490
	TOTAL				**188,111**		188,111

As of 31 March 2026, there were no grounds for impairment. All the companies listed in the table above (except for Tauron Serwis Sp. z o.o.) are subsidiaries of Erbud S.A.

5. OTHER NOTES

Shares held indirectly by the Parent Company (corresponding to the voting rights held)

Item	Name of entity	Registered office	Scope of activities	31 Mar. 2026	31 Dec. 2025
	Shares held indirectly				
1	IVT Beteiligungs GmbH	Düsseldorf, Germany	SPV	**100.00%**	100.00%
2	IVT Weiner + Reimann GmbH	Oberhausen, Germany	Maintenance services in the industrial segment	**100.00%**	100.00%
3	IVT Menzenbach GmbH	Oberhausen, Germany	Maintenance services in the industrial segment	**100.00%**	100.00%
4	WTL20 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
5	WTL40 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
6	WTL80 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
7	WTL100 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
8	WTL120 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
9	WTL130 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
10	WTL140 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
11	WTL150 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
12	WTL160 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
13	WTL170 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
14	IDE Projekt Sp. z o.o.	Toruń	Design services in the RES segment	**100.00%**	100.00%
15	Satchwell Polska Toruń Sp. z o.o.	Toruń	Maintenance services in the industrial segment	**100.00%**	100.00%
16	Solar Serby Sp. z o.o.	Warsaw	Renewable energy sources	**0.00%**	0.00%
17	DEPVPL 22 Sp. z o.o. Power Plant	Toruń	Renewable energy sources	**100.00%**	100.00%
18	KWE Sp. z o.o.	Warsaw	Renewable energy sources	**50.00%**	50.00%
19	IKR GmbH	Bitterfeld - Wolfen	Maintenance services in the industrial segment	**100.00%**	100.00%
20	WTL270 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
21	WTL210 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
22	WTL50 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
23	Park Słoneczny Ciechanów Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
24	Park Lewałd Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
25	FW Gumienice Sp. z o.o. (*wind farm*)	Toruń	Renewable energy sources	**100.00%**	100.00%
26	DEVOZE Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
27	Solar Kazimierz Biskupi Sp. z o.o.	Warsaw	Renewable energy sources	**50.00%**	50.00%
28	PV KADŁUBIA 2 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
29	PV SZCZEPANÓW Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
30	ONDE GmbH	Düsseldorf, Germany	Development of contracting activities in the RES business segment	**100.00%**	100.00%
31	ONDE DEV 1 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
32	ONDE DEV 2 Sp. z o.o.	Toruń	Renewable energy sources	**50.00%**	50.00%
33	ONDE DEV 3 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
34	ONDE DEV 4 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
35	ONDE DEV 5 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
36	ONDE DEV 6 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
37	ONDE Energy Sp. z o.o	Toruń	Renewable energy sources	**100.00%**	100.00%
38	ONDE DEV 8 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
39	Żabów Photovoltaic Farm Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
40	CKTiS Sp. z o.o.	Biała	Maintenance services in the industrial segment	**100.00%**	100.00%

5. OTHER NOTES

41	WINDIFY SP. Z O.O.	Toruń	Renewable energy sources	**100.00%**	100.00%
42	ONDE DEV 9 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
43	ONDE DEV 10 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
44	ONDE DEV 11 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
45	ONDE DEV 12 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
46	ONDE DEV 13 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
47	ONDE DEV 14 Sp. z o.o.	Toruń	Renewable energy sources	**100.00%**	100.00%
48	ONDE ROMANIA S.R.L.	Bucharest	Renewable energy sources	**100.00%**	100.00%

As of 31 March 2026, there were no grounds for impairment recognition of shares in subsidiaries and associated companies. All the companies listed in the table above are indirect subsidiaries of Erbud S.A. (except for Tauron Serwis Sp. z o.o.), with the exception of entities in which Erbud S.A. holds a 50% voting interest, which are jointly controlled with other entities.

5.5. POST-ACCOUNTING PERIOD EVENTS

After the balance sheet date and up to the date of these Condensed Separate Financial Statements, there were no material events, not recognised in the financial statements, affecting the Group's assets and financial position at the balance sheet date.

Signatures of all Management Board members:

Dariusz Grzeszczak /President of the Management Board/	Jacek Leczkowski /Vice-President of the Management Board/
Agnieszka Głowacka /Vice-President of the Management Board/	Tomasz Wojak /A Management Board member/

Warsaw, 12 May 2026