

## **AUDITOR'S REPORT**

**of the consolidated**

**financial statement**

**for the period**

**from 1<sup>st</sup> of January 2020 till 31<sup>st</sup> of December 2020**

**of Dekpol Developer Sp. z o.o.**

**Capital Group**

**in Pinczyn**

**INDEPENDENT AUDITOR'S REPORT  
ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS**

**For the Shareholders' Meeting**

**of Dekpol Deweloper Sp. z o.o. Capital Group  
headquartered in Pinczyn, Gajowa street 31**

**Report on the audit of the annual consolidated financial statement**

**Opinion**

**We have audited the annual consolidated financial statement of a capital group in which the parent company is Dekpol Deweloper Sp. z o.o. ("Parent") ("Group") containing the consolidated statement of financial position as at 31<sup>st</sup> of December 2020 and the consolidated statement of comprehensive income, consolidated statement of changes in equity, consolidated cash flow statement for the financial year from 1<sup>st</sup> of January until 31<sup>st</sup> of December 2020 and the additional information containing a description of the adopted accounting principles and other explanatory information ("consolidated financial statement").**

**In our opinion, the attached consolidated financial statement:**

- **presents a fair and clear picture of the Group's consolidated property and financial position as at 31<sup>st</sup> of December 2020 and its consolidated financial result and consolidated cash flows for the financial year ended on that date in accordance with the applicable International Financial Reporting Standards approved by the European Union and adopted principles (accounting policy);**
- **comply in terms of form and content with the provisions of law applicable to the Group and the agreement of the Parent Company.**

## **Basis for opinion**

**We conducted our audit in accordance with the National Auditing Standards in the wording of the International Standards on Auditing adopted by the Resolution of the National Council of Statutory Auditors No. 3430 / 52a / 2019 of 21<sup>st</sup> of March 2019 on national auditing standards and other documents, as amended. ("NAS") and pursuant to the Act of 11<sup>th</sup> of May 2017 on statutory auditors, audit firms and public supervision ("Act on statutory auditors" - i.e. the uniform text of the Journal of Laws of 2020, item 1415). Our responsibilities under these standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statement's section of our report.**

**We are independent from the Group Companies in accordance with the International Code of Ethics for Professional Accountants (including the International Standards of Independence) of the Council of International Ethical Standards for Accountants ("IESBA Code") adopted by the resolution of the National Council of Statutory Auditors No. 3431 / 52a / 2019 of 25<sup>th</sup> of March 2019 on the principles of professional ethics of statutory auditors and other ethical requirements that apply to audits of financial statements in Poland. We have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. During the audit, the key statutory auditor and the audit firm remained independent from the Company in accordance with the independence requirements set out in the Act on Statutory Auditors.**

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

## **Responsibility of the Parent's Management Board for the consolidated financial statement**

**The Management Board of the Parent Company is responsible for the preparation of the consolidated financial statement that present a fair and clear picture of the property and financial position and financial result of the Group in accordance with the International Financial Reporting Standards approved by the European Union, the adopted accounting principles (policy) and the provisions of law and contract applicable to the Group, as well as for internal control which the Management Board of the parent company deems necessary to enable the preparation of consolidated financial statement that are free from material misstatement, whether due to fraud or error.**

**When preparing the consolidated financial statement, the Management Board of the Parent Company is responsible for assessing the Group's ability to continue as a going concern, disclosing, if applicable, going concern matters and adopting the going concern principle as the basis of accounting, except when the Management Board or intends to liquidate the Group. either to abandon the business, or there is no viable alternative to winding up or ceasing business.**

The Management Board of the Parent Company is obliged to ensure that the consolidated financial statement meets the requirements provided for in the Accounting Act (Accounting Act "- i.e. Journal of Laws of 2021, item 217).

#### **Responsibility of the statutory auditor for the audit of the consolidated financial statement**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an audit report that includes our opinion. Reasonable certainty is a high level of certainty, but it does not guarantee that an audit conducted in accordance with the NAS will always detect the existing material misstatement. Misstatements may arise from fraud or error and is considered material if, individually or in combination, it can be reasonably expected to influence economic decisions of users taken on the basis of this consolidated financial statement.

The scope of the audit does not include the assurance as to the future profitability of the Group or the effectiveness or efficiency of the management of its affairs by the Management Board of the parent company now or in the future.

We use professional judgment and maintain professional skepticism when auditing under NAS, as well as:

- we identify and assess the risks of material misstatement of the consolidated financial statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting material misstatement due to fraud is greater than that due to error because fraud may include collusion, forgery, willful omission, misrepresentation or the circumvention of internal control;
- we obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control;
- we assess the appropriateness of the applied accounting principles (policy) and the validity of accounting estimates and related disclosures made by the Management Board of the parent company;
- we draw a conclusion on the appropriateness of the application by the Management Board of the Parent Company of the going concern basis as the basis of accounting and, based on the audit evidence obtained, whether there is a material uncertainty related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that there is a material uncertainty, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statement or, if such disclosures are inadequate, we modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report, however future events or conditions may cause the Group to discontinue going concern;

- we evaluate the overall presentation, structure and content of the consolidated financial statement, including disclosures, and whether the consolidated financial statement presents the underlying transactions and events in a manner that ensures fair presentation;
- we obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statement. We are responsible for the direction, supervision and performance of the group audit, and remain solely responsible for our audit opinion.

#### **Other information, including a Report on activities**

Other information includes the report on the Group's activities for the financial year ended on 31<sup>st</sup> of December 2020 ("Report on activities").

#### **Responsibility of the Management Board of the parent company**

The Management Board of the Parent Company is responsible for the preparation of the Report on the activities in accordance with the law.

The Management Board of the Parent Company is obliged to ensure that the Report on the Group's operations complies with the requirements of the Accounting Act.

#### **Responsibility of the statutory auditor**

Our opinion on the audit of the consolidated financial statement does not include the Report on the activities. In connection with the audit of the consolidated financial statement, our responsibility is to read the Report on the activities and, in doing so, consider whether it is not materially inconsistent with the consolidated financial statement or our knowledge obtained during the audit, or otherwise appears to be materially distorted. If, on the basis of the work performed, we find material misstatements in the report on operations, we are required to inform about it in our audit report. Our obligation, in accordance with the requirements of the Act on statutory auditors, is also to issue an opinion on whether the report on operations has been prepared in accordance with the regulations and whether it is consistent with the information contained in the consolidated financial statement.

#### **Opinion on the Report on activities**

Based on the work performed in the course of the audit, in our opinion the Report on the Group's activities:

- has been drawn up in accordance with Art. 49 of the Accounting Act;
- is consistent with the information contained in the consolidated financial statement.

Moreover, in the light of the knowledge about the Group and its environment obtained during our audit, we declare that we did not find any material misstatements in the Report on the Group's operations.

**The key statutory auditor on the audit resulting in this independent auditor's report is:**

**Piotr Witek  
Key Statutory Auditor  
Registration number 9631  
Chairman of the Board**

**Acting on behalf of:**

**MOORE Rewit Audyt Sp. z o.o.  
80-137 Gdańsk, ul. Starodworska 1  
An audit firm entered on the list of authorized entities  
to audit financial statements under the number 101**

**Gdańsk, 20<sup>th</sup> of August 2021**