



SEMI-ANNUAL REPORT
FOR THE 1ST HALF OF 2021 OF
DEKPOL CAPITAL GROUP

Pinczyn, 24th of September 2021



Semi-annual report for the period 01.01-30.06.2021 of DEKPOL Capital Group
(data in thousands of PLN)

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SELECTED CONSOLIDATED FINANCIAL DATA

Selected consolidated financial data	thousand PLN		thousand EUR	
	01.01.2021-30.06.2021	01.01.2020-30.06.2020	01.01.2021-30.06.2021	01.01.2020-30.06.2020
I. Net revenue from sales of products, goods, and materials	472 772	527 475	103 970	118 766
II. Profit (loss) on operating activity	40 648	44 167	8 939	9 945
III. Profit (loss) before tax	33 476	41 399	7 362	9 321
IV. Net profit (loss)	26 912	33 350	5 918	7 509
V. Earnings (loss) per ordinary share (in PLN / EUR)	3,22	3,99	0,71	0,90
VI. Net cash flows from operating activity	(91 717)	68 999	(20 170)	15 536
VII. Net cash flows from investment activity	(5 037)	(2 944)	(1 108)	(663)
VIII. Net cash flows from financial activity	47 994	(77 071)	10 555	(17 353)
IX. Total net cash flows	(48 760)	(11 016)	(10 723)	(2 480)
	30.06.2021	31.12.2020	30.06.2021	31.12.2020
X. Total assets	1 010 008	953 497	223 414	206 617
XI. Liabilities and provisions for liabilities	686 141	660 017	151 774	143 022
XII. Long-term liabilities	236 268	128 920	52 262	27 936
XIII. Short-term liabilities	449 873	531 097	99 512	115 086
XIV. Equity	323 868	293 479	71 640	63 595
XV. Share capital	8 363	8 363	1 850	1 812
XVI. Number of shares at the end of the period	8 362 549	8 362 549	8 362 549	8 362 549
XVII. Book value per share (in PLN / EUR)	39	35	9	8

The above financial data for the financial year 2021 and analogous period of year 2020 have been converted into EUR according to the following rules:

- individual items of assets and liabilities - at the average exchange rate announced on the day:

- 31st of December 2020 – 4,6148 PLN / EUR
- 30th of June 2021 – 4,5208 PLN / EUR.



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- individual items of the profit and loss account and cash flow statement - according to the exchange rate being the arithmetic mean of average exchange rates set by the National Bank of Poland on the last day of each month of the financial period:

- from 1st of January till 30th of June 2020 – 4,4413 PLN / EUR,
- from 1st of January till 30th of June 2021 – 4,5472 PLN / EUR.

Condensed interim consolidated financial statement.

CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION - ASSETS

Item	Note	30.06.2021	31.12.2020
Fixed assets		257 921	252 569
Property, plant and equipment	11.	81 427	81 796
Intangible assets	13.	229	216
Goodwill		0	0
Investment properties	12.	147 204	147 155
Stocks and shares		26	26
Receivables	17.	5 547	1 737
Other long-term financial assets	15.	8 638	5 530
Long-term deferred charges		0	0
Deferred income tax assets	29.	14 849	16 108
Current assets		752 087	700 928
Inventory	16.	237 026	228 781
Receivables due to contracts with clients		53 193	35 404
Trade receivables and other receivables	17.	333 587	275 628
Other short-term financial assets		0	0
Short-term deferred charges	19.	19 548	3 622
Cash and cash equivalent	18.	108 733	157 493
including cash on escrow accounts		31 339	19 016
Assets in total		1 010 008	953 497



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CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION – LIABILITIES

Item	Note	30.06.2021	31.12.2020
Equity		323 868	293 479
Share capital	20.	8 363	8 363
Equity from sales of shares over its nominal value		26 309	26 309
Other equities		254 570	228 422
Own shares (-)		0	0
Exchange differences on conversion		-3	-3
Reserve capital		0	0
Retained earnings:		32 627	28 387
Equity falling to shareholders of parent entity		321 866	291 478
Non-controlling shares		2 002	2 002
Long-term liabilities	23.	236 268	128 920
Deferred income tax provision	29.	23 631	19 726
Liabilities and provisions on employee benefits	21.	175	175
Other long-term provisions		0	0
Long-term credits, borrowings and debt instruments	22.	184 107	86 063
Other long-term financial liabilities	22.	5 646	3 865
Other long-term liabilities	23.	22 709	19 092
Short-term liabilities	23.	449 873	531 097
Liabilities and provisions on employee benefits	21.	21	21
Other short-term provisions	21.	57 945	64 247
Short-term credits, borrowings and debt instruments	22.	123 969	161 844
Other short-term liabilities	22.	4 426	11 919
Liabilities due to contracts with clients		0	0
Trade liabilities and other liabilities	23.	259 235	287 361
Receivables from future terms	24.	4 278	5 706
Liabilities connected to assets intended for sale		0	0
Liabilities in total		1 010 008	953 497



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CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Item	Note	01.01.- 30.06.2021	01.01.- 30.06.2020
Sales revenues	26.	472 772	527 475
Costs of goods sold	26	403 218	453 134
Gross profit (loss) from sales		69 555	74 340
Selling costs		13 756	17 971
General administrative expenses		14 347	9 615
Other operating revenues	26.	5 025	6 088
Other operating costs	26.	5 829	8 676
Profit (loss) from operating activities		40 648	44 167
Financial revenues, including:	27.	1 640	587
pricing of financial instruments at fair value		1 325	499
Financial expenses, including:	27.	8 812	3 355
pricing of financial instruments at fair value		0	0
Share in profit (loss) in entities priced by ownership value method		0	0
Profit (loss) before tax		33 476	41 399
Income tax	28.	6 564	8 048
Profit (loss) from continued operations		26 912	33 350
Net profit (loss)		26 912	33 350
Other net comprehensive income		3 476	-3 622
Comprehensive income falling to non-controlling shareholders		0	0
Comprehensive income falling to shareholders of parent entity		30 388	29 728



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CONDENSED INTERIM CONSOLIDATED CASH FLOW STATEMENT

Item	01.01.- 30.06.2021	01.01.- 30.06.2020
Profit (loss) before tax	33 476	41 399
Adjustments:	5 362	7 393
Depreciation	5 170	5 669
Change of fair value of investment properties	0	0
Change in the fair value of financial assets (liabilities) valued by the result	0	0
Write-offs updating financial assets	0	499
Profit (loss) from sales of non-financial tangible assets	-99	-428
Profit (loss) from sales of financial assets (other than derivatives)	0	1
Profits (losses) from foreign exchange differences	-2 563	120
Interests and shares in profits	2 854	2 530
Other adjustments	0	0
Change in working capital	-130 323	30 199
Change in stocks	-8 246	79 822
Change in receivables	-81 578	-76 872
Change in liabilities	-24 030	-7 414
Change of provisions and deferred charges	-16 469	34 650
Other adjustments	0	14
Income tax from profit before taxation	6 564	8 048
Income tax paid	-6 795	-1 943
Net cash from operating activities	-91 717	68 999
Expenses related to acquisition of intangible assets	-178	-41
Inflows from sales of intangible assets	0	0
Expenses related to acquisition of property, plant and equipment	-1 621	-2 961
Inflows from sales of property, plant and equipment	323	82
Expenses related to acquisition of investment properties	-49	0
Inflows from sales of investment properties	0	0
Acquisition of subsidiaries, net of cash	0	0
Repayments received from loans granted	0	0
Loans granted	-3 000	0



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Expenses related to acquisition of other financial assets	-516	-24
Interest received	4	0
Inflows from sales of other financial assets	0	0
Net cash from investment activities	-5 037	-2 944
Net inflows from issue of shares	0	0
Acquisition of own shares	0	0
Inflows from issue of debt securities	88 354	0
Redemption of debt securities	-81 951	-6 883
Inflows from loans and borrowings taken out	73 701	8 182
Repayment of loans and borrowings	-23 637	-63 555
Repayment of liabilities under finance lease	-2 750	-4 644
Interest paid	-5 723	-10 171
Dividends paid	0	0
Inflows from received grants	0	0
Other inflows (expenses) from investment activities	0	0
Net cash from financial activities	47 994	-77 071
Change in net cash and cash equivalents without foreign exchange differences	-48 760	-11 016
Change in cash and cash equivalents due to foreign exchange differences	0	0
Change in net cash and cash equivalents	-48 760	-11 016
Cash and cash equivalents at the beginning of the period	157 493	123 331
Cash and cash equivalents at the end of the period	108 733	112 314
including cash of limited disposal right	31 339	4 518

* Cash of limited disposal right includes cash on escrow accounts that are released by the supervising banks at the disposal of the Company as the property development works progress



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CONDENSED INTERIM STATEMENT IN CHANGES IN CONSOLIDATED EQUITY

For the period 01.01-30.06.2021

Item	Common equity	Own shares (-)	Equity from sale of shares over its nominal value	Reserve capital from retained earnings	Other equities	Not divided retained learnings	The capital of non-controlling shareholders	Exchange differences on the conversion of subordinate entities	Total
Balance as at beginning	8 363	0	26 309	232 040	-3 618	28 387	2 002	-3	293 479
Error correction of previous years	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0
Issue of shares	0	0	0	0	0	0	0	0	0
Transfer of financial result to capital	0	0	0	22 672	0	-22 672	0	0	0
Refund of cash contributions	0	0	0	0	0	0	0	0	0
Revaluation reserve	0	0	0	0	0	0	0	0	0
Transactions with owners in total	0	0	0	22 672	0	-22 672	0	0	0
Net profit (loss)	0	0	0	0	0	26 912	0	0	26 912
Other total comprehensive income	0	0	0	0	3 476	0	0	0	3 476
Comprehensive income	0	0	0	0	3 476	26 912	0	0	30 388
Balance at the end of period	8 363	0	26 309	254 712	-142	32 627	2 002	-3	323 868



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For the period 01.01-31.12.2020

Item	Common equity	Own shares (-)	Equity from sale of shares over its nominal value	Reserve capital from retained earnings	Other equities	Not divided retained learnings	The capital of non-controlling shareholders	Exchange differences on the conversion of subordinate entities	Total
Balance as at beginning	8 363	0	26 309	188 479	0	19 160	2	1	242 314
Error correction of previous years	0	0	0	0	0	17	0	0	17
Dividends	8 363	0	26 309	188 479	0	19 177	2	1	242 331
Issue of shares	0	0	0	0	0	0	0	0	0
Transfer of financial result to capital	0	0	0	0	0	0	2 000	0	2 000
Refund of cash contributions	0	0	0	43 561	0	-43 561	0	0	0
Revaluation reserve	0	0	0	0	0	0	-1	0	-1
Transactions with owners in total	0	0	0	0	0	0	0	0	0
Net profit (loss)	0	0	0	43 561	0	-43 561	2 000	0	2 000
Other total comprehensive income	0	0	0	0	0	52 771	0	0	52 771
Comprehensive income	0	0	0	0	-3 618	0	0	-3	-3 622
Balance at the end of period	0	0	0	0	-3 618	52 771	0	-3	49 149
Balance as at beginning	8 363	0	26 309	232 040	-3 618	28 387	2 002	-3	293 479



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ADDITIONAL INFORMATION AND NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENT

1. GENERAL INFORMATION

Name and location of the reporting entity (parent entity):

DEKPOL S.A.

Gajowa street 31, 83-251 Pinczyn

Registration court, register number:

District Court Gdańsk-North in Gdańsk, VII Commercial Division of the National Court Register under ID (KRS) number 0000505979.

The main shareholder of the Company (77,13% of share capital) is Mr. Mariusz Tuchlin, who came into the possession of shares (previously stakes) of the DEKPOL Company on 18th of December 2006, as a result of the transformation of legal form led by him since 1993 of the business (previously under the name Zakład Produkcyjno-Uługowy „DEKPOL” – Mariusz Tuchlin in a limited liability company.

Dekpol S.A. headquartered in Pinczyn has been created by the conversion of a limited liability company into a joint stock company in accordance with the resolution of the Extraordinary General Meeting of Shareholders Dekpol Sp. o.o. from 1st of April 2014, minuted within Notarial Deed by a notary Janina Ciechanowska at the Notary Office in Starogard Gdanski, Repertory A Number 3829/2014.

Transformed Company was entered into the National Court Register kept by the District Court Gdańsk-North in Gdańsk, VII Commercial Division of the National Court Register, under ID number 505979. The company was registered on 11th of April 2014.

The Company has a tax identification number (TIN) 592-21-37-980 and REGON number 220341682.

Since 8th of January 2015 the Company's shares are listed on the Stock Exchange in Warsaw.

The principal activities:



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The principal activities of the Company according to KRS are as follows:

Nazwa	PKD
Manufacture of machinery for mining, quarrying and construction	PKD - 28.92.Z
Realization of building projects related to erection of buildings	PKD-41.1
Building works related to erection of residential and non-residential buildings	PKD-41.20
Works related to construction of other civil engineering projects not elsewhere classifiedj	PKD-42.9
Buying and selling of own real estate	PKD-68.10.Z
Rental and operating of own or leased real estate	PKD-68.20.Z
Retail sale of fuel for motor vehicles in fuel stations	PKD - 47.30.Z
Operation of gravel and sand pits; mining of clays and kaolin	PKD – 08.12.Z
Manufacture of metal structures and parts of structures	PKD – 25.11.Z

2. PERSONAL COMPOSITION OF THE ISSUER'S MANAGEMENT BOARD AND SUPERVISORY BOARD

As of 30th of June 2021 and at the day of publication of this report the Management Board is composed of:

Name and surname	Function
Mariusz Tuchlin	President of the Management Board
Katarzyna Szymczak-Dampc	Vice-President of the Management Board

The term of office of the President of the Management Board, Mr. Mariusz Tuchlin, will expire on 4th of June 2024, and the term of office of the Vice-President of the Management Board, Ms. Katarzyna Szymczak-Dampc, will expire on 31st of December 2025.

In the first half of 2021 and until the publication of this report, there were no changes in the composition of the Company's Management Board.



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Composition of the Supervisory Board of Dekpol S.A. as at 30.06.2021 and as at the date of publication of this report:

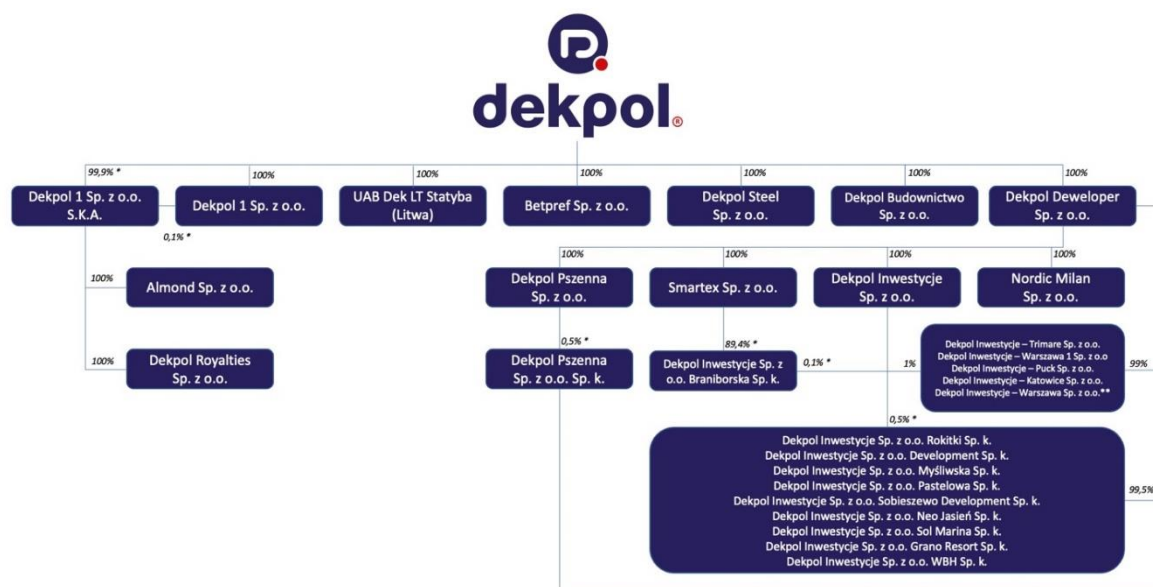
Name and surname	Function
Roman Suszek	Chairman of the Supervisory Board
Jacek Grzywacz	Vice-Chairman of the Supervisory Board
Jacek Kędzierski	Member of the Supervisory Board
Grzegorz Wąsacz	Member of the Supervisory Board
Wojciech Sobczak	Member of the Supervisory Board

In the first half of 2021 and until the publication of this report, there were no changes in the composition of the Company's Supervisory Board.

3. STRUCTURE OF CAPITAL GROUP

As at 30th of June 2021 and as at the date of publication of this report, Dekpol S.A. was part of the Dekpol S.A. Capital Group (Issuer) as the parent company and direct or indirect subsidiaries of Dekpol S.A.

The organizational structure of the Issuer's Capital Group as at the report publication date is presented in the diagram below:



* Amount of share in the company's profits and losses



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*** The company was established in July 2021 - as at the date of publication of this report, the company was not entered into the National Court Register and remains a limited liability company in organization*

The operating activities of the Capital Group are conducted by subsidiaries.

Activity of Dekpol S.A.

Dekpol S.A. acts as the managing holding company of the Capital Group and provides services to entities from the Dekpol Capital Group. Due to the fact of conducting operational activities in the field of general contracting until 31st of December 2020, Dekpol S.A. remains responsible for the obligations under some of the concluded contracts, to the extent that the consent of the contractors was not obtained for the taking over of these obligations by the subsidiary Dekpol Budownictwo Sp. z o.o. as part of an in-kind contribution of an organized part of the enterprise on 31st December 2020. Additionally, as of 30th of June 2021 Dekpol S.A. is a party to one agreement in the scope of the general contracting segment concluded in the first half of 2021. The primary obligation under the general contracting activity, also in relation to contracts concluded until 31st December 2020, remains Dekpol Budownictwo Sp. z o.o

General contracting activities

Activities in the field of general contracting, starting from 1st of January 2021, are carried out by Dekpol Budownictwo Sp. z o.o. The issuer holds 100% of the subsidiary's shares.

Previously, this activity was carried out by Dekpol S.A. Effective on 1st January 2021, it was transferred to a subsidiary by means of an in-kind contribution of an organized part of the enterprise, covering the activities of the Department of General Contractor. The organized part of the enterprise was organizationally, functionally and financially separated in the internal structure of Dekpol S.A. a set of intangible and tangible assets intended for business activities, including, in particular, comprehensive implementation of investments in the field of construction and assembly works at the request of investors.

Property development activity

The developer activity is carried out by Dekpol Deweloper Sp. z o.o. (The issuer owns 100% of the company's shares) and its subsidiaries - special-purpose companies or limited partnerships.

Dekpol Deweloper Sp. z o.o. since 2019, he has been running and supporting the property development activities of entities from the Dekpol Capital Group, performing tasks including the preparation and implementation of development



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projects, sale of real estate, design and implementation of finishing works as well as after-sales service.

Individual projects are implemented by subsidiaries - special purpose vehicles:

- 1) Dekpol Pszenna Sp. z o.o. Sp.k. – a special purpose vehicle established to carry out a development investment under the name of Grano Hotel and Grano Residence in Gdańsk at Pszenna street;
- 2) Dekpol Inwestycje Sp. z o.o. Pastelowa Sp.k. a special purpose vehicle established to carry out a development investment under the name of Pastelowa in Gdańsk;
- 3) Dekpol Inwestycje Sp. z o.o. Rokitki Sp.k. – a special purpose vehicle established to carry out development investments in Rokitki and Śliwiny near Tczew;
- 4) Dekpol Inwestycje Sp. z o.o. Development Sp. k. – a special purpose vehicle established to implement smaller development investments, including in Jurata, Hel and Gdańsk;
- 5) Dekpol Inwestycje Sp. z o.o. Braniborska Sp. k. – a special purpose vehicle established to carry out a development investment in Wrocław;
- 6) Dekpol Inwestycje Sp. z o.o. Myśliwska Sp. k. – a special purpose vehicle established to carry out a development investment under the name Foresta in Gdańsk;
- 7) Dekpol Inwestycje Sp. z o.o. Grano Resort Sp. k. - a special purpose vehicle established to carry out a development investment in Gdańsk on the Sobieszewo Island;
- 8) Dekpol Inwestycje Sp. z o.o. WBH Sp. k. - a special purpose vehicle established to carry out an investment in Warsaw, on the property at Prądyńskiego street 21;
- 9) Dekpol Inwestycje Sp. z o.o. Neo Jasień Sp. k. - a special purpose vehicle established to carry out a development investment under the name Neo Jasień in Gdańsk;
- 10) Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k. - a special purpose vehicle established to carry out a development investment in Wiślinka;
- 11) Dekpol Inwestycje Sp. z o.o. Sobieszewo Development Sp. k. - a special purpose vehicle established to implement smaller property development investments in Gdańsk on the Sobieszewo Island (e.g., Villa Neptun);
- 12) Nordic Milan Sp. z o.o. - the company has completed the Eco Milan development project in Milanówek;
- 13) Dekpol Inwestycje – Trimare Sp. z o.o. - a special purpose vehicle established to carry out a development investment in Sztutowo;



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- 14) Dekpol Inwestycje – Warszawa 1 Sp. z o.o. – a special purpose vehicle established to carry out property development investments in and around Warsaw;
- 15) Dekpol Inwestycje – Puck Sp. z o.o. – a special purpose vehicle established to carry out development investments in Puck;
- 16) Dekpol Inwestycje Warszawa Sp. z o.o. – a special purpose vehicle established to implement development investments in and around Warsaw (the company established on 15th of July 2021, as at the date of publication of the report, the company remains under organization and has not yet been entered in the Register of Entrepreneurs of the National Court Register);
- 17) Dekpol Inwestycje Katowice Sp. z o. o. - a special purpose vehicle established to carry out development investments in Katowice.

Dekpol Deweloper Sp. z o.o. is the only limited partner of the special purpose vehicles specified in points 1) - 4) and 6) - 11) above, as well as the sole partner of the company specified in point 12). Dekpol Deweloper Sp. z o.o. owns 99% of the shares of the companies listed in points 13) - 17), and the remaining shares belong to the subsidiary Dekpol Deweloper Sp. z o.o., i.e. the company Dekpol Inwestycje Sp. z o.o.

The shareholders of Dekpol Inwestycje Sp. z o.o. Braniborska Sp. k. (point 5) above) are:

- Dekpol Inwestycje Sp. z o.o. (general partner with a profit and loss share of 0.1%),
- Smartex Sp. z o.o. (limited partner with profit and loss share of 89.4%),
- a natural person not related to the Issuer in any other way (limited partner with a profit and loss share of 10,5%).

Subsidiaries of Dekpol Deweloper Sp. z o.o. (Dekpol Deweloper owns 100% of the shares of these companies) are also:

- 1) Smartex Sp. z o.o. – limited partner of a special purpose vehicle established to carry out a development investment in Wrocław at ul. Braniborska - Dekpol Inwestycje Sp. z o.o. Braniborska Sp. k;
- 2) Dekpol Pszenna Sp. z o.o. – general partner of a special purpose vehicle established by implementation of a development investment at Pszenna street in Gdańsk;
- 3) Dekpol Inwestycje Sp. z o.o. – general partner of the limited partnerships indicated in items 2) -11) above and the shareholder holds 1% of shares in the companies indicated in points 13) - 17) above.



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Production activities

The production activity is carried out by Dekpol Steel Sp. z o.o. and Betpref Sp. z o.o., where Dekpol S.A. owns 100% of shares in the indicated companies.

The subject of activities of Dekpol Steel Sp. z o.o. (entity separated in 2020) is the production and sale of buckets and accessories for construction machinery. Betpref Sp. z o.o. since 2018 has been running a precast concrete production plant in Toruń. In 2020, Betpref Sp. z o.o. expanded its activity with the production of steel structures in the plant located in Pinczyn.

Other entities from Dekpol Capital Group

Dekpol S.A. he is also a partner of entities from the Group performing functions other than operating activities of the Capital Group:

- 1) Almond Sp. z o.o. - a company that owns real estate in Gdańsk at ul. Toruńska 12 (Hotel Almond),
- 2) Dekpol Royalties Sp. z o.o. – the company was established to manage the Group's intangible assets; on 31st of March 2021, the company's authorities approved the merger plan of the company (as the acquired company) with Dekpol Deweloper sp.z o.o. (acquiring company) pursuant to Art. 492 § 1 item 1 of the Commercial Companies Code, i.e. by transferring all the assets of the acquired company to the acquiring company; by the date of publication of this report, the merger of the companies has not been registered in the National Court Register,
- 3) Dekpol 1 Sp. z o.o. s.k.a. – an entity that owns 100% of the shares of the companies indicated in points 1) and 2) above and other property rights; on 31st of March 2021, the company's authorities approved the merger plan of the company (as the acquired company) with Dekpol Deweloper sp.z o.o. (acquiring company) pursuant to Art. 492 § 1 item 1 of the Commercial Companies Code, ie by transferring all the assets of the acquired company to the acquiring company; by the date of publication of this report, the merger of the companies has not been registered in the National Court Register,
- 4) Dekpol 1 Sp. z o.o. – general partner of the company indicated in point 3) above (100% of the company's shares are held by Dekpol S.A.); on 31st of March 2021, the company's authorities approved the merger plan of the company (as the acquired company) with Dekpol Deweloper sp.z o.o. (acquiring company) pursuant to Art. 492 § 1 item 1 of the Commercial Companies Code, ie by transferring all the assets of the acquired company to the acquiring company; by the date of publication of this report, the



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merger of the companies has not been registered in the National Court Register,

- 5) UAB DEK LT Statyba – an entity established to support the construction activities of Dekpol S.A. in Lithuania and in order to manage future contracts in general contracting carried out in the territory of this country (100% of the company's shares are held by Dekpol S.A.).

Other entities in which entities from the Dekpol Group participate

Entities from the Dekpol Group also participate as partners of the following entities, not belonging to the Group (associated companies):

- 1) Mineral Group Sp. z o.o. – an entity established to conduct activities related to the exploration and extraction of mineral resources. Dekpol Developer Sp. z o.o. holds 50 out of 101 shares in the share capital of this company (amounting to PLN 5.000).
- 2) Dekpol 1 SPV Sp. z o.o. – entity appointed by Dekpol S.A. in order to implement investment projects together with a subsidiary of the President of the Management Board, OMT Holding Sp. z o.o. Dekpol S.A. holds 49 out of 100 shares in the share capital of this company (amounting to PLN 5.000).

All direct and indirect subsidiaries of the Issuer are subject to full consolidation. Associated companies are valued using the equity method.

4. PREPARATION RULES OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENT AND STATEMENT OF COMPLIANCE

Interim condensed financial statement of the Dekpol Capital Group for 6 months ended 30th of June 2021 has been prepared in accordance with International Accounting Standards and International Financial Reporting Standards and related interpretations announced in the form of regulations of European Commission (hereinafter referred to as IFRS).

Interim condensed financial statement of the Dekpol Capital Group for 6 months ended 30th of June 2021 has been prepared under assumption of continuation of business by the Company in the foreseeable future. Statement presents financial position of Dekpol Capital Group as of 30th of June 2021 and 31st of December 2020, results achieved with the Group's operations and cash flow for the period of 6 months ended 30th of June 2021 and 30th of June 2020.

The consolidation was prepared using the full method and covered all entities within Capital Group.



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The functional currency of the Dekpol S.A. Capital Group and the presentation currency of this interim condensed consolidated financial statement is the Polish zloty (PLN).

5. CHANGES OF ACCOUNTING PRINCIPLES (POLICIES)

The accounting principles (policies) applied to prepare the interim condensed consolidated financial statement are consistent with those applied to the preparation of the annual consolidated financial statement of the Group for the year ended on 31st of December 2020 and the application of new or changed standards and interpretations applicable to annual periods beginning on or after 1st of January 2021.

Other new or amended standards and interpretations that have been applied for the first time in 2021 have no material impact on the interim condensed consolidated financial statement of the Group.

5.1. CHANGES IN ACCOUNTING POLICY AND FAILURES CONCERNING PREVIOUS YEARS AND THEIR IMPACT ON FINANCIAL RESULT AND EQUITY

In the reporting period, no errors related to previous years were found in previously published financial statements that would have a significant impact on the financial result or / and equity. The consolidated financial statement of the Group for the first half of 2021 is created by using new or amended standards and interpretations applicable to annual periods beginning on or after 1st of January 2021.

6. PLATFORM FOR APPLIED INTERNATIONAL FINANCIAL REPORTING STANDARDS

6.1. DECLARATION OF COMPLIANCE

This financial statement has been prepared in accordance with the International Accounting Standards, International Financial Reporting Standards and related interpretations published in the form of European Commission Regulations, hereinafter referred to as IFRS.

6.2. PREVIOUS APPLICATION OF STANDARDS AND INTERPRETATIONS

The company did not apply any standards or interpretations prior to its entry into force.



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7. SEASONALITY AND CYCLICITY OF ACTIVITIES

The Company's operations are characterized by seasonality typical for the construction industry - an increase in demand for construction services in the period from spring to autumn.

The Issuer tries to plan implementation schedules so as to ensure indoor finishing works in winter and perform tasks that can be carried out in freezing temperatures. In addition, the Issuer also obtains works related to the implementation of external rainwater and sanitary sewage networks made of PVC pipes and water pipes made of PE pipes, whose implementation is scheduled for a low season, and reduced temperatures do not have a significant impact on the quality of services provided.

The winter period is also used for works related to obtaining orders and planning of future works. Despite this, the diversification of financial results in individual quarters of the year should be taken into account.

Construction production is also sensitive to changes in the economic situation. In good times, there is a noticeable increase in investment, while in recessions there is investment neglect.

8. POSITIONS AFFECTING ASSETS, LIABILITIES, EQUITY, NET PROFIT OR CASH FLOW, WHICH ARE UNUSUAL FOR THEIR TYPE, SIZE OR FREQUENCY

During the period, there were no significant events affecting asset, liability, equity, net profit or cash flow items.

9. CHANGES IN ESTIMATED QUOTAS

The Management Board updated the estimates regarding the expected margin on long-term contracts and their advancement, inventory and receivable write-offs, assets and provisions for deferred income tax and other provisions. Data on the estimated values are presented in the notes below. No depreciation rates were changed.

10. CHANGES IN THE COMPOSITION OF THE DEKPOL CAPITAL GROUP IN THE FIRST HALF OF 2021 AND TILL THE PUBLICATION DAY OF THIS REPORT

On 1st of January 2021, there was the transfer to Dekpol Budownictwo Sp. z o.o. an organized part of the enterprise (OPE) of Dekpol S.A., operating under the name of



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"General Contracting Department" and covering, in particular, comprehensive implementation of investments in the field of construction and assembly works at the request of investors. The organized part of the enterprise comprised a separate department within the Issuer's structures and an independent enterprise performing the above tasks independently.

The OPE included, inter alia, rights and obligations under employment contracts and all employee files relating to the transferred employees, stocks of materials, fixed and movable assets and elements of equipment, intangible assets, receivables from contractors, cash, rights resulting from contracts with investors, subcontractors, service providers, suppliers, customers, rights and obligations arising from contracts concluded with financial institutions and lease agreements, lease of movable property, intellectual property rights, administrative decisions, concessions, licenses, permits, certificates and others.

The transfer of OPE was due to an in-kind contribution to cover the share capital in connection with the acquisition by the Company on 31st of December 2020 of 1,399,900 new shares in Dekpol Budownictwo Sp. z o.o. with a total nominal value of PLN 69,995 million. After the increase, the share capital of Dekpol Budownictwo Sp. z o.o. amounts to PLN 70 million.

On 31st of March 2021, the management boards of Dekpol 1 sp.z o.o., Dekpol 1 sp.z o.o. s.k.a., Dekpol Royalties sp.z o.o. (jointly as the Acquired Companies) and Dekpol Developer sp.z o.o. (The Acquiring Company) agreed on a merger plan for these companies pursuant to Art. 492 § 1 item 1 of the Commercial Companies Code, i.e. by transferring all assets of the Acquired Companies to the Acquiring Company and increasing the share capital of the Acquiring Company. As a result of the merger, the Acquired Companies will be dissolved without liquidation, and all their rights and obligations will be taken over by the Acquiring Company by way of universal succession. Until the date of publication of this report, the merger of the companies has not been registered with the National Court Register.

The above events are the result of actions taken in previous years related to the reorganization of the Company and the Dekpol Capital Group. One of their main goals is the development and maintenance of the high growth dynamics of individual segments of the Group's operations and the introduction of a management system adapted to the increasing scale of the Company's operations, the expanded structure, as well as further development plans.

Management Board of Dekpol S.A. withdrew from registration in the National Court Register of the company Pastelowe Usługi Sp. z o.o., therefore the contract for the establishment of the above-mentioned companies pursuant to Art. 169 § 1 of the Commercial Companies Code will be dissolved.



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On 16th of July 2021, the special purpose vehicle Dekpol Inwestycje - Trimare Sp. z o.o. The purpose of its creation is the implementation of a real-estate development investment in Sztutowo.

On 11th of August 2021, the special purpose vehicle Dekpol Inwestycje - Warszawa 1 Sp. z o.o. The purpose of the creation is the implementation of real-estate development investments in and around Warsaw.

On 16th of August 2021, the special purpose vehicle Dekpol Inwestycje - Puck Sp. z o.o. The purpose of the creation is the implementation of real-estate development investments in Puck.

On 22nd of September 2021, the special purpose vehicle Dekpol Inwestycje - Katowice Sp. z o.o. The purpose of the creation is the implementation of real-estate development investments in Katowice.

11. PROPERTY, PLANT AND EQUIPMENT

Item	30.06.2021	31.12.2020
Land	6 078	6 211
Buildings and structures	33 483	33 609
Machines and technical devices	24 614	23 873
Vehicles	9 095	9 924
Other fixed assets	1 491	2 005
Fixed assets under construction	6 551	6 011
Advances in respect of tangible fixed assets	116	163
Net value of property, plant and equipment	81 427	81 796

12. INVESTMENT PROPERTIES

Item	30.06.2021	31.12.2020
Land not leased	41 804	41 755
Real estate leased	105 400	105 400
Advances for investment properties	0	0
Net carrying amount	147 204	147 155

13. GOODWILL AND OTHER INTANGIBLE ASSETS

Item	30.06.2021	31.12.2020
Goodwill	0	0



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Patents and licenses	229	216
Development costs	0	0
Other intangible assets	0	0
Intangible assets net	229	216

14. STOCKS AND SHARES

There are shares in associated companies with a total value of PLN 26.450. Dekpol SA holds shares in Dekpol SPV1 Sp. z o.o. with a value of PLN 2.450 and Dekpol Deweloper sp.z o.o. holds shares in Mineral Group Sp. z o.o. worth PLN 24.000.

15. OTHER FINANCIAL ASSETS

Item	30.06.2021	31.12.2020
Derivatives	0	0
Other long-term financial assets	3 299	2 783
Long-term granted loans	5 339	2 747
Other long-term financial assets	8 638	5 530
Short-term loans	0	0
Shares in Open Investment Funds	0	0
Other short-term financial assets	0	0

16. INVENTORIES

Structure of inventories

Item	30.06.2021	31.12.2020
Materials balance values	24 235	13 768
Goods balance values	949	859
Finished products balance values	1 642	3 071
Semi-finished products and work in progress	5 869	3 594
Premises under construction balance value	131 843	168 407
Finished premises balance value	72 489	39 081
Inventories	237 026	228 781

Inventory write-offs

Item	30.06.2021	31.12.2020
Inventory write- offs at the beginning of period	922	961



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Inventory write- offs created in period	452	1 119
Inventory write- offs reversal in period (-)	0	197
Inventory write-offs other changes	0	-961
Inventory write-offs at the end of period	1 374	922

17. RECEIVABLES

Long-term receivables

Item	30.06.2021	31.12.2020
Deposits from construction services	5 367	1 605
Deposits from other titles	5	132
Other receivables	175	0
Receivables write-downs (-)	0	0
Long-term receivables	5 547	1 737

Long-term receivables write-offs

Item	30.06.2021	31.12.2020
Status at the beginning of period	0	0
Write-offs as cost in period	0	0
Write-offs used (-)	0	0
Write-off terminated addend as income in period (-)	0	0
Other changes (net FX differences from settlement)	0	0
Status at the end of period	0	0

Short-term receivables

Item	30.06.2021	31.12.2020
Net trade receivables	234 655	205 109
Current income tax receivables	139	37
Receivables due to other taxes, duties and social security	44 938	13 004
Deposits from construction services balance value	28 821	37 528
Deposits from other titles	136	153
Prepay and advance payment balance value	16 464	16 141
Other receivables balance value	8 436	3 656
Dividend receivables - short-term	0	0



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Trade receivables and other receivables	333 587	275 628
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The average payment terms set for general contracting activities are 60 days. The average payment terms for the property development activity are 30 days. The average payment terms for production activities are 50 days.

Short-term receivables write-offs

Item	30.06.2021	31.12.2020
Status at the beginning of period	9 567	7 934
Write-offs terminated added as income in period (-)	-2 500	-150
Write-offs used (-)	0	-19
Write-offs as cost in period	2 910	1 802
Other changes (net FX differences from settlement)	0	0
Status at the end of period	9 977	9 567

18. CASH

Item	30.06.2021	31.12.2020
Bank accounts	108 256	120 276
Including cash of limited disposal rights*	31 339	19 016
Cash in deposit	447	173
Short-term deposits	0	37 014
Other cash and cash equivalent	30	30
Cash and cash equivalents	108 733	157 493

* cash of limited disposal right includes cash on escrow accounts that are released by the supervising banks at the disposal of the Company as the development works progress.

19. SHORT-TERM DEFERRED CHARGES

Item	30.06.2021	31.12.2020
Insurance	348	693
Guarantees	0	413
Provisions from sale of premises	658	192
Other	18 542	2 324



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Deferred charges in total	19 548	3 622
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20. EQUITIES

Share capital

Item	30.06.2021	31.12.2020
Share capital	8 363	8 363
Number of shares	8 362 549	8 362 549
Nominal Share value (PLN)	1	1

Equity	The number of shares issued as of 30.06.2021	The number of shares issued as of 31.12.2020	The number of shares authorized for issue as of 30.06.2021	The number of shares authorized for issue as of 31.12.2020
Series A	6 410 000	6 410 000	0	0
Series B	1 952 549	1 952 549	0	0
Total:	8 362 549	8 362 549	0	0

Major shareholders

Shareholders of Dekpol S.A. holding more than 5% of the total number of votes at the General Meeting of the Company as at the date of publication of this report, also on 24th of September 2021, according to the best knowledge of the Management Board of Dekpol S.A.:

Shareholder	Number of shares/number of votes	Share in the share capital and the total number of votes (%)
Mariusz Tuchlin	6.466.845	77,33%
Familiar S.A., SICAV-SIF*	679.583	8,13%
Other shareholders	1.216.121	14,54%
Total	8.362.549	100%

* based on the number of registered shares for the Ordinary General Meeting of the Company convened for 28th of June 2019

21. PROVISIONS

Item	30.06.2021	31.12.2020
Provisions for unused holidays	3 008	2 271
Provisions for court litigations	829	906



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Provisions for losses on construction contracts	0	0
Provisions for guarantee repairs	5 165	5 058
Provision for contract costs	32 222	52 433
Other provisions	16 721	3 579
Other short-term provisions	57 945	64 247
Provisions for retirement benefits - short-term	21	21
Provisions for employee benefits – short-term	21	21
Provisions for retirement benefits - long-term	175	175
Provisions for employee benefits – long-term	175	175
Other long-term provisions	0	0
Provisions	58 141	64 442

22. FINANCIAL LIABILITIES

Specification of financial liabilities

Item	30.06.2021	31.12.2020
Other long-term financial liabilities	5 646	3 865
Loans, borrowings and long-term debt-instruments	184 107	86 063
Long-term financial liabilities	189 753	89 928
Other short-term financial liabilities	4 426	11 919
Loans, borrowings and short-term debt-instruments	123 969	161 844
Short-term financial liabilities	128 395	173 763
Financial liabilities in total	318 148	263 692

Liabilities of Dekpol S.A.:

Loans and borrowings as of 30.06.2021	Loan value	Balance	Currency	Interest rate	Date of repayment
Long-term					
PKO BP investment loan 54 1020 1462 0000 7396 0134 7483	5 817	4 831	PLN	WIBOR 1M + margin	16.07.2026
Long-term loans and borrowings in total	5 817	4 831	PLN	-	-
Short-term					
BS Wschowa revolving loan 164/IWS/2018	10 146	3 296	PLN	WIBOR 1M + margin	19.08.2021 ¹
Alior Bank overdraft facility, agreement U0003447412540	10 000	9 981	PLN	WIBOR 3M + margin	16.07.2021 ²
SGB-Bank revolving S.A. loan,	30 000	9 416	PLN	WIBOR 3M + margin	14.07.2022



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agreement no. REW/2200155/2020/2						
SGB-Bank S.A. overdraft facility, agreement no. KRB/2200155/2020/1	15 000	14 967	PLN	WIBOR 3M + margin	14.07.2022	
PKO BP overdraft facility, agreement LKW 38 1020 1462 0000 7102 0368 2028	3 000	2 916	PLN	WIBOR 1M + margin	15.07.2022	
PKO BP revolving loan, agreement LKW 38 1020 1462 0000 7102 0368 2028	22 000	19 595	PLN	WIBOR 1M + margin	15.07.2022	
PKO BP investment loan 54 1020 1462 0000 7396 0134 7483	1 183	1 183	PLN	WIBOR 1M + margin	16.07.2026	
other		10	PLN			
Short-term loans and borrowings in total	0	0	EUR	-	-	
	91 329	61 364	PLN	-	-	

¹as at the date of publication of the report, there is no debt - the loan has been repaid in accordance with the repayment date

²as at the date of publication of the report, the contract was changed in terms of the repayment date (extension to 12.08.2023)

Loans and borrowings as of 31.12.2020	Loan value*	Balance	Currency	Interest rate	Date of repayment
Long-term					
PKO BP investment loan 54 1020 1462 0000 7396 0134 7483	5 423	5 423	PLN	WIBOR 1M + margin	16.07.2026
Long-term loans and borrowings in total	5 423	5 423	PLN	-	-
Short-term					
ING - ALEO discount agreement no. 891/2017/00000901/00	2 500	0	PLN	WIBOR 1M + margin	31.12.2020
mBank revolving loan, agreement 10/034/19/Z/LF	25 000	0	PLN	WIBOR 1M + margin	30.06.2021
mBank overdraft facility, agreement 10/033/19/Z/VV	10 000	9 662	PLN	WIBOR ON + margin	30.06.2021
Santander overdraft facility, agreement no. K01263/17	6 000	2 805	PLN	WIBOR 1M + margin	22.12.2021
Santander revolving loan, agreement no. K03957/19	1 100	0	EUR	EURIBOR 1M + margin	31.01.2021
BŚ Wschowa revolving loan 164/IWS/2018	10 146	4 796	PLN	WIBOR 1M + margin	19.08.2021
Alior Bank overdraft facility, agreement U0003447412540	10 000	10 000	PLN	WIBOR 3M + margin	16.07.2021



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SGB-Bank S.A. revolving loan, agreement no. REW/2200155/2020/2	30 000	6 034	PLN	WIBOR 3M + margin	14.07.2022
SGB-Bank S.A. overdraft facility, agreement no. KRB/2200155/2020/1	15 000	0	PLN	WIBOR 3M + margin	14.07.2022
PKO BP overdraft facility, agreement LKW 38 1020 1462 0000 7102 0368 2028	3 000	2 962	PLN	WIBOR 1M + margin	15.07.2022
PKO BP revolving loan, agreement LKW 38 1020 1462 0000 7102 0368 2028	22 000	12 338	PLN	WIBOR 1M + margin	15.07.2022
PKO BP investment loan 54 1020 1462 0000 7396 0134 7483	1 577	1 183	PLN	WIBOR 1M + margin	16.07.2026
Santander Factoring sp. z o.o. factoring agreement no. 4004/6537/2020	2 200	0	EUR	EURIBOR 1M + margin	28.02.2021
BPS Faktor S.A. factoring agreement no. 377/377/2020	15 000	0	PLN	WIBOR 1M + margin	30.06.2021
other		2	PLN		
Short-term loans and borrowings in total	3 300	0	EUR	-	-
	155 646	49 782	PLN	-	-

Bonds (nominal value):

Bonds at the end of the reporting period 30.06.2021	Nominal value	Balance	Currency	Interest rate	Date of repayment
Long-term					
Bonds series I	50 000	50 000	PLN	WIBOR 6M+ margin	28.10.2023
Bonds series J	11 000	11 000	PLN	WIBOR 6M+ margin	22.06.2024
Bonds series K*	21 500	21 500	PLN	WIBOR 6M+ margin	23.08.2024
Bonds series L*	17 650	17 650	PLN	WIBOR 6M+ margin	23.08.2024
Long-term bonds in total	100 150	100 150	PLN	-	-
Short-term					
-	-	-	-	-	-
Short-term bonds in total	0	0	PLN	-	-

* as at the date of publication of the report, Bonds series K and L have been assimilated and appear under one common code assigned to series K bonds, ISIN PLDEKPL00107

Bonds at the end of the reporting period 31.12.2020	Value*	Balance	Currency	Interest rate	Date of repayment
Long-term					
Bonds series I	50 000	50 000	PLN	WIBOR 6M+ margin	28.10.2023
Bonds series J	11 000	11 000	PLN	WIBOR 6M+ margin	22.06.2024
Long-term bonds in total	61 000	61 000	PLN	-	-
Short-term					
Bonds series DA	15 000	15 000	PLN	WIBOR 6M+ margin	30.04.2021
Bonds series DB	20 000	20 000	PLN	WIBOR 6M+ margin	30.04.2021
Bonds series G*	52 134	52 134	PLN	WIBOR 6M+ margin	08.03.2021
Bonds series H*	10 559	10 559	PLN	WIBOR 6M+ margin	08.03.2021



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Short-term bonds in total	97 693	97 693	PLN	-	-
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Liabilities of companies from Dekpol Capital Group:

Loans and borrowings as of 30.06.2021	Company	Loan value	Balance	Currency	Interest rate	Date of repayment
Long-term						
Alior Bank S.A. - revolving loan, agreement U0003400195815A ¹	Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k.	59 162	0	PLN	WIBOR 3M + margin	2022-07-31
Alior Bank S.A. - credit for VAT, agreement U0003400195815B ²	Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k.	4 800	0	PLN	WIBOR 3M + margin	2022-07-31
mBank revolving loan, agreement 10/027/20/Z/OB	Dekpol Inwestycje sp. z o.o. Sobieszewo Development sp. k.	5 973	0	PLN	WIBOR 1M+margin	2022-12-31
Long-term loans and borrowings in total		69 935	0	PLN	-	-
Short-term						
Santander Factoring sp. z o.o. factoring agreement no. 3673/5447/2019	Dekpol Steel Sp. z o.o.	24 000	17 100	PLN	WIBOR 1M + margin	2021-10-31
Alior Bank S.A. - overdraft facility, agreement U0003444593097	Dekpol Steel Sp. z o.o.	20 000	5 632	PLN	WIBOR 3M + margin	2022-07-02
ING - ALEO discount agreement no. 891/2020/00001802/00	Dekpol Budownictwo Sp. z o.o.	2 500	1 562	PLN	WIBOR 1M+margin	2021-12-31
mBank revolving loan, agreement 10/034/19/Z/LF	Dekpol Budownictwo Sp. z o.o.	25 000	20 571	PLN	WIBOR 1M+margin	2022-06-30
mBank overdraft facility, agreement 10/033/19/Z/VV	Dekpol Budownictwo Sp. z o.o.	10 000	9 583	PLN	WIBOR O/margin	2022-06-30
Santander overdraft facility, agreement no. K01263/17	Dekpol Budownictwo Sp. z o.o.	6 000	0	PLN	WIBOR 1M+margin	2021-12-22
Santander revolving loan, agreement no. K03957/19	Dekpol Budownictwo sp. z o.o.	1 100	0	EUR	EURIBOR 1M+margin	2021-07-31 ³
BPS Faktor S.A. factoring agreement no. 377/377/2020	Dekpol Budownictwo Sp. z o.o.	15 000	3 244	PLN	WIBOR 1M + margin	2022-06-29
Santander Factoring sp. z o.o.	Dekpol Budownictwo Sp.	18 000	0	PLN	WIBOR 1M + margin	2021-10-31



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z o.o.							
PKO BP overdraft facility, agreement 73 1020 1462 0000 7602 0375 0023	Dekpol Budownictwo Sp. z o.o.	3 000	2 557	PLN	WIBOR 3M+margin	2022-04-19	
PKO BP overdraft facility, agreement 18 1020 1462 0000 7402 0378 6613	Betpref Sp. z o.o.	3 000	2 348	PLN	WIBOR 3M+margin	2022-04-19	
other			27	PLN			
Short-term loans and borrowings in total		126 500	62 604	PLN			
		1 100	0	EUR			

¹ as at the date of publication of the report, the agreement was changed in terms of the loan amount (decreased to 57 416,85 thousands of PLN) and the repayment date (extension to 31.12.2023)

² as at the date of publication of the report, the contract was changed in terms of the repayment date (extension to 31.12.2023)

³ credit completed

Loans and borrowings as of 31.12.2020	Company	Loan value	Balance	Currency	Interest rate	Date of repayment
Long-term						
Alior Bank S.A. - revolving loan, agreement U0003400195815A	Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k.	59 162	0	PLN	WIBOR 3M + margin	2022-07-31
Alior Bank S.A. - kredyt na VAT, agreement U0003400195815B	Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k.	4 800	0	PLN	WIBOR 3M + margin	2022-07-31
Long-term loans and borrowings in total		63 962	0	PLN	-	-
Short-term						
Santander Factoring sp. z o.o. factoring agreement no. 3673/5447/2019	Dekpol Steel Sp. z o.o.	24 000	10 872	PLN	WIBOR 1M + margin	2021-10-31
Alior Bank S.A. - overdraft facility, agreement U0003444593097	Dekpol Steel Sp. z o.o.	20 000	2 763	PLN	WIBOR 3M + margin	2022-07-02
other	Dekpol Steel sp. z o.o.		4	PLN		
other	Betpref sp. z o.o.		6			
Short-term loans and borrowings in total		44 000	13 645	PLN	-	-

Bonds (nominal value):

Bonds at the end of the reporting period 30.06.2021	Value	Balance	Currency	Interest rate	Date of repayment
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Long-term							
Bonds series A (Dekpol Deweloper Sp. z o.o.)	21 500	21 500	PLN	WIBOR 6M+ margin*	2023-08-30		
Bonds series B (Dekpol Deweloper Sp. z o.o.)	10 000	10 000	PLN	WIBOR 6M+ margin	2024-08-01		
Bonds series C (Dekpol Deweloper Sp. z o.o.)	15 650	15 650	PLN	fixed	2025-06-24		
Bonds series A (Dekpol Budownictwo Sp. z o.o.)	15 000	15 000	PLN	WIBOR 6M+margin	2025-04-30		
Bonds series B (Dekpol Budownictwo Sp. z o.o.)	20 000	20 000	PLN	WIBOR 6M+margin	2025-10-30		
Long-term bonds in total	82 150	82 150	PLN	-	-		
Short-term							
Short-term bonds in total	0	0	PLN	-	-		

*from 19.06.2022 change to a fixed interest rate

Bonds at the end of the reporting period 31.12.2020	Value	Balance	Currency	Interest rate	Date of repayment
Long-term					
Bonds series A (Dekpol Deweloper Sp. z o.o.)	21 500	21 500	PLN	WIBOR 6M+ margin	19.06.2022
Long-term bonds in total	21 500	21 500	PLN	-	-
Short-term					
Short-term bonds in total	0	0	PLN	-	-

* nominal value

23. TRADE AND OTHER LIABILITIES

Long-term liabilities

Item	30.06.2021	31.12.2020
Deposits received	22 709	19 092
Other liabilities (long-term)	0	0
Other long-term liabilities	22 709	19 092

Short-term

Item	30.06.2021	31.12.2020
Trade liabilities	172 124	175 226
Liabilities due to remunerations	2 652	1 834
Liabilities due to current income tax	165	7 566
Liabilities due to other taxes, duties and social securities	11 042	10 072



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Short-term received bails	18 278	16 424
Prepayments and deposits received for supplies	52 493	76 054
Other short-term liabilities	2 481	185
Trade and other liabilities	259 235	287 361

24. DEFERRED INCOME BALANCE

Specification of deferred income

Item	Short-term	Long-term	Total
Grants received	451	3 828	4 278
Deferred charges	0	0	0
Other charged	0	0	0
Liabilities – deferred charges in total	451	3 828	4 278

25. ASSETS HELD FOR SALE AND DISCONTINUED OPERATIONS

In the reporting period, the Group did not have any assets held for sale and did not discontinue any of the activities.

26. OPERATING REVENUES AND COSTS

Revenues due to contracts with clients

Item	01.01.-30.06.2021	01.01.-30.06.2020
Revenues from sales of products	458 170	513 329
Revenues from sales of services	3 888	3 852
Revenues from sales of goods and materials	10 714	10 294
Sales revenues	472 772	527 475

Costs by type

Item	01.01.-30.06.2021	01.01.-30.06.2020
Cost of goods and materials sold	8 496	9 933
Remuneration	21 747	20 283
Depreciation	5 170	5 669
Employee benefits	5 750	5 148
Consumption of materials and energy	183 393	123 120
Outsourced services	235 343	253 220



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Taxes and fees	2 294	1 549
Other costs by type	3 811	3 461
Costs by type	466 004	422 383
Administrative expenses	-14 347	-9 615
Selling costs	-13 756	-17 971
Own work capitalized	574	720
Movements in the balance of products	-35 258	57 617
Own selling costs	403 218	453 134

Own selling costs

Item	01.01.-30.06.2021	01.01.-30.06.2020
Cost of product sold	392 435	439 998
Cost of services sold	2 286	3 203
Cost of goods and materials sold	8 496	9 933
Own selling cost	403 218	453 134

Other operating revenues

Item	01.01.-30.06.2021	01.01.-30.06.2020
Profit on disposal of non-financial fixed assets	102	428
Re-invoices	0	0
Pricing of investment properties to its fair value	0	0
Release of provisions	77	3 636
Fines and compensations	286	1 585
Grants	1 413	253
Overdue liabilities	0	0
Scrap yield	0	0
Bonus from turnover	0	0
Surplus stock	10	4
Other titles	637	132
Provisions write-offs reversal in period (-)	0	50
Profit on disposal write-offs reversal in period (-)	2 501	0



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Other operating revenues	5 025	6 088
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Other operating costs

Item	01.01.-30.06.2021	01.01.-30.06.2020
Provision write-offs reversal in period	452	61
Pricing of investment properties to its fair value	0	0
Establishment of provisions	42	899
Cost related to acquisition of subsidiaries	0	0
Cost of defects repairs and scrap page	24	1 061
Donations	287	423
Bonus from turnover	0	0
Inventory deficits	0	2
Receivables	1 577	0
Contractual penalties	5	2
Other titles	1 654	1 702
Material losses	2	0
Court litigation costs	0	0
Re-invoicing costs	0	0
Compensations	217	260
Receivables write-offs reversal in period	1 565	4 266
Loss on disposal of non-financial fixed assets	3	1
Other operating costs	5 829	8 676

27. FINANCIAL REVENUES AND EXPENSES

Financial revenues

Item	01.01.-30.06.2021	01.01.-30.06.2020
Interests	316	88
Profit from sale of financial assets	0	0
Dividends	0	0
Reversal of write-offs	0	0
Other financial revenues	0	0
Surplus of positive exchange differences over the negative ones	0	0
Pricing of financial instruments at fair value	1 325	499
Financial revenues	1 640	587



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Financial expenses

Item	01.01.-30.06.2021	01.01.-30.06.2020
Other financial costs	0	0
Interests	6 427	2 982
Write-offs	0	0
Loss from sale of financial assets	0	0
Surplus of negative exchange differences over the positive ones	2 385	373
Pricing of financial instruments at fair value	0	0
Financial costs	8 812	3 355



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28. INCOME TAX

Income tax

Item	01.01.-30.06.2021	01.01.-30.06.2020
Current income tax	2 214	4 895
Deferred income tax	4 349	3 153
Income tax	6 564	8 048

29. DEFERRED INCOME TAX

Deferred tax

Item	01.01.-30.06.2021	01.01.-30.06.2020
Assets and provisions for deferred income tax, as at the beginning of the period	3 618	17 065
Other comprehensive income (+/-)	0	0
Settlement of a business combination	0	0
Financial result (+/-)	5 164	3 151
Other (including net exchange differences on translation)	0	0
Assets and provisions for deferred income tax, as at the end of the period	8 782	20 216
Deferred income tax assets	14 849	5 555
Deferred income tax provisions	23 631	25 771

30. FINANCIAL INSTRUMENTS

Financial instruments – assets

Item	30.06.2021	31.12.2020
Long-term receivables	5 547	1 737
Trade receivables and other receivables	345 012	275 628
Receivables due to contracts with clients net	234 655	205 109
Dividend receivables –short-term	0	0
Receivables evaluated at fair value	350 559	277 365
Loans and receivables	5 339	5 530
Shares and shares in units	0	0
Stocks and shares in subsidiaries	0	0
Stocks and shares in affiliates and jointly controlled entities	26	26



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Financial assets evaluated at fair value through financial result	0	0
Cash and cash equivalents	108 733	157 493
Financial assets available for sale	0	0
Held-to-maturity financial assets	0	0
Financial assets	464 657	440 414

Financial instruments - liabilities

Item	30.06.2021	31.12.2020
Liabilities evaluated at depreciated cost	317 795	263 691
Liabilities evaluated at fair value through financial value	0	0
Liabilities evaluated at nominal value	293 368	301 628
Financial liabilities	611 163	565 319

31. FINANCIAL INSTRUMENTS - RISK

In the activity of DEKPOL Capital Group important are the following types of financial risks:

- Interest rate risk – while operating on the market, the Group is exposed to interest rate risk. The Group has financial liabilities, whose financial cost is calculated based on the underlying variable interest rate WIBOR and a fixed margin.
- foreign exchange risk and the risk of changes in raw material prices – The Group executes part of construction contracts in EURO currency, in order to minimize currency risk, it adjusts the currency of the contract to the currency of expenses related to the performance of a given contract. The remaining exposure to foreign exchange risk is secured by concluding forward contracts.
- Credit risk – the possible economic crisis may cause financial instability of the Group's customers and hence periodic impediments to the recovery and the formation of payment gridlock. The Group minimizes credit risk through diversification of the portfolio of customers and consistent using of procedures for monitoring and collection of overdue receivables.
- Liquidity risk – the Company manages liquidity risk by financial planning, operational activities in order to be completely matched and by the surplus of available financing sources over the current needs of the Group. Relevant data on the maturity dates of financial assets and financial liabilities are presented in the previous part of the report.

In 2020 the Group started securing general contracting agreements denominated in a foreign currency against the risk of exchange rate fluctuations by concluding forward currency contacts.



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The company applies hedge accounting. As a result of measuring the effectiveness of the hedge in the current period, the effective part of the value of PLN 175 thousand gross was recognized, presented in the revaluation reserve in the net value of PLN 142 thousand. Effective part of the collateral recognized in the previous period, in the amount of PLN 1.325.000, recognized in the financial result for the current period (financial income).

	30.06.2021	31.12.2020
Equity	323 868	293 479
Share capital	8 363	8 363
Capital from the sale of shares above their nominal value	26 309	26 309
Other capitals	254 570	228 422
including revaluation reserve for FX forward	-142	-3 618
Own shares (-)	0	0
Exchange differences from conversion	-3	-3
Reserve capital	0	0
Retained earnings:	32 627	28 387
Non-controlling shares	2 001	2 001

32. OPERATING SEGMENTS

Revenues, results and other in reporting period

Item	General contracting	Property development	Production of steel structures and accessories	Other	Exclusions
Sales revenues in total	308 719	91 442	55 216	17 395	472 772
Operating expenses in total	287 391	73 328	48 278	22 324	431 321
Other operating revenues	0	0	0	5 025	5 025
Other operating expenses	0	0	0	5 829	5 829
Operating result	21 328	18 115	6 937	-5 733	40 648
Financial revenues	0	0	0	1 640	1 640
Financial expenses	0	0	0	8 812	8 812
Income tax	0	0	0	6 564	6 564



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Net result	21 328	18 115	6 937	-19 469	26 912
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Revenues, result and others in previous reporting period

Opis	General contracting	Property development	Production of steel structures and accessories	Other	Exclusions
Sales revenues in total	283 353	188 221	36 744	19 157	527 475
Operating expenses in total	264 340	158 450	32 249	25 682	480 720
Other operating revenues	0	0	0	6 088	6 088
Other operating expenses	0	0	0	8 676	8 676
Operating result	19 013	29 771	4 495	-9 113	44 167
Financial revenues	0	0	0	587	587
Financial expenses	0	0	0	3 355	3 355
Income tax	0	0	0	8 048	8 048
Net result	19 013	29 771	4 495	-19 929	33 350

33. CONSTRUCTION SERVICES

Agreements on construction services – active contracts cumulatively until the balance sheet date

Assets due to contracts for construction services	01.01.- 30.06.2021	01.01.- 31.12.2020
Status at the beginning of the period	35 404	66 457
Impairment loss	0	0
Valuation adjustments	0	0
Transfer to receivables (invoicing)	-35 404	-66 457
Valuation at the end of the period	53 193	35 404
Status at the end of the period	53 193	35 404

Liabilities due to contracts for construction services	01.01.- 30.06.2021	01.01.- 31.12.2020
Status at the beginning of the period	0	0
Valuation adjustments	0	0
Transfer to revenues (execution)	0	0
Valuation at the end of the period	0	0
Status at the end of the period	0	0



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Other liabilities due to contracts with clients	01.01.- 30.06.2021	01.01.- 31.12.2020
Status at the beginning of the period	76 054	14 452
Advances paid	92 272	395 398
Transfer to revenues (execution)	-115 833	-333 796
Valuation at the end of the period	0	0
Status at the end of the period	52 493	76 054

The total transaction price assigned to benefits that have not been met	01.01.- 30.06.2021	01.01.- 31.12.2020
Other	0	0
Sale of premises	80 594	90 408
Contracts for construction services	388 207	356 371

The company estimates that all contracts concluded in 2019-2020 will be settled by 2021 at the latest.

34. CASH RECONCILIATION

The specification of cash is presented in Note 18.

35. TRANSACTIONS WITH AFFILIATES

According to the specification on the next page

Transactions and balances with affiliates in reporting period

Item	Consolidated	Subsidiary not consolidated	Associated and jointly controlled companies	Other affiliated	Total
Net sales (without VAT)	0	0	0	59	59
Revenue from interest	0	0	0	0	0
Net purchases (without VAT)	0	0	0	1 908	1 908
Cost of interest	0	0	0	0	0
Loans received	0	0	0	0	0
Loans granted	0	0	0	0	0
Short-term receivables	0	0	0	4	4
Long-term receivables	0	0	0	0	0
Short-term liabilities	0	0	0	9 392	9 392
Long-term liabilities	0	0	0	0	0



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Dividends granted	0	0	0	0	0
Dividends paid	0	0	0	0	0
Total	0	0	0	11 362	11 362

Transactions and balances with affiliates in previous reporting period

Item	Consolidated	Subsidiary not consolidated	Associated and jointly controlled companies	Other affiliated	Total
Net sales (without VAT)	0	0	0	503	503
Revenue from interest	0	0	0	0	0
Net purchases (without VAT)	0	0	0	7 006	7 006
Cost of interest	0	0	0	0	0
Loans received	0	0	0	0	0
Loans granted	0	0	0	0	0
Short-term receivables	0	0	0	0	0
Long-term receivables	0	0	0	0	0
Short-term liabilities	0	0	0	3 624	3 624
Long-term liabilities	0	0	0	0	0
Dividends granted	0	0	0	0	0
Dividends paid	0	0	0	0	0
Total	0	0	0	11 133	11 133

36. OTHER INFORMATION

Issue of series B bonds by Dekpol Deweloper Sp. z o.o.

On 15th of January 2021, the Management Board of Dekpol Deweloper Sp. z o.o. adopted a resolution on the issue of series B bonds with a total nominal value of no more than PLN 15 million. On 1st of February 2021, the Management Board of Dekpol Deweloper Sp. z o.o. adopted a resolution on the allocation of series B bonds. The Management Board decided to allocate 10 000 series B bearer bonds with a nominal value of PLN 1 000 each and a total nominal value of PLN 10 million. The bonds were issued at an issue price of PLN 1 000 each. The bonds are secured bearer securities with an interest rate equal to WIBOR 6M and a margin. Interest is payable in six-month periods. Only cash benefits are payable under the bonds. The redemption of the bonds will take place on 1st of August 2024. Moreover, the Company may demand early redemption of the bonds on each of the interest payment days, starting from the third interest period, paying in such a case a specific premium on this account. The bondholder may request early redemption of the bonds in the



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event of inter alia the Group's capital of the company exceeds certain debt ratios. The funds from the bond issue were allocated to the day-to-day operations of the Dekpol Deweloper Sp. z o.o. , in particular for financing the purchase of land.

Redemption of G and H series bonds of Dekpol S.A.

On 8th of March 2021, the Company redeemed in full all the remaining series G and H bonds, in line with their maturity. Due to the payment of a part of the series K bonds by setting off the receivables from the series G and H bonds, a total of 52.451 bonds with a nominal value of PLN 1.000 each were subject to redemption, including 43.009 series G bonds and 9.442 series H bonds. The total nominal value of the redeemed bonds was 52,45 million PLN.

Bond issue program

On 21st of April 2021, the Polish Financial Supervision Authority approved the prospectus of Dekpol S.A. drawn up in connection with the public offering and application for admission to trading on the regulated Catalyst market, operated by the Warsaw Stock Exchange, of bearer bonds with a total nominal value of no more than PLN 150 million (Bonds). The bond issue program was established by a resolution of the Management Board of Dekpol S.A. of 29th of September 2020 (the program covered the issue of bonds with a total nominal value of no more than PLN 200 million, while bonds with a value of PLN 50 million were issued in November 2020 - series I bonds). The bonds covered by the prospectus will be issued in series as part of recurring issues within 12 months from the date of approval of the prospectus and offered on the terms and in accordance with the principles described in the prospectus and the terms of issue of a given series of Bonds. The first series of bonds (P2021A) was issued in August 2021, as discussed in more detail in section 5.4. of this report.

Redemption of series DA and DB bonds of Dekpol S.A.

On 30th of April 2021, the Company redeemed in full series DA and DB bonds, in accordance with the maturity of the bonds. The redemption covered a total of 35.000 bonds with a nominal value of PLN 1.000 each, including 15.000 DA series bonds and 20.000 DB series bonds. The total par value of the redeemed bonds was PLN 35 million.

Issue of series C bonds by Dekpol Deweloper Sp. z o.o.

On 24th of June 2021, Dekpol Deweloper Sp. z o.o. issued 15.650 series C bonds with a total nominal value of PLN 15,65 million. The bonds were issued pursuant to Art. 33 point 2 of the Act of 15th of January 2015 on bonds. The Bonds were issued at an issue price of PLN 975 each, with a fixed interest rate maturing on 24th of June 2025. Interest on the Bonds is payable in six-month periods. The Company is required to redeem the Bonds earlier on 30th of June 2024, with the principal amount of PLN 5,65



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million. In addition, Dekpol Deweloper may demand early redemption of all or part of the Bonds by paying a specific premium on this account (0-2% of the value of the redeemed Bonds depending on the maturity date). The bondholder may request early redemption of the Bonds in the cases specified in the Terms and Conditions of the Bonds Issue. The Bonds are secured with a surety granted by Dekpol S.A. and assignments of claims for the repayment of the loans referred to below, established in favor of the collateral administrator. The funds from the issue of the Bonds are intended for the day-to-day operations of Dekpol Deweloper, including granting loans to Dekpol Inwestycje Sp. z o.o. Neo Jasień Sp.k. and Dekpol Inwestycje Sp. z o.o. Pastelowa Sp.k. for financing of own property development investments and refinancing the purchase of land in the scope of Neo Jasień and Osiedle Pastelowe investments, respectively.

Change of the Terms and Conditions of the Series A Bonds of Dekpol Deweloper Sp. z o.o.

On 24th of June 2021, Dekpol Deweloper Sp. z o.o. concluded an agreement with the investment fund, which is the sole bondholder of A-series bonds, to amend the Terms and Conditions of the Bonds Issue. Series A bonds were issued on 19th of June 2019 in the number of 30.000 secured bonds with a total nominal value of PLN 30 million, at an issue price of PLN 985,00 each Bond, with a variable interest rate based on WIBOR 6M + margin and the maximum redemption date falling on 19th of June 2022, of which 8.500 Bonds were redeemed on 19th of December 2020 in accordance with the provisions of the Bond Issue Terms and Conditions.

The amendment to the Terms of Issue of Series A Bonds included, inter alia, extending the redemption date of the Bonds until 30th of August 2023 and changing the interest rate on the Bonds in the extended period to a specific fixed interest rate. In addition, the Issuer also undertook to early redeem 9.000 Bonds on 19th of June 2022.

Purchase of a plot of land in Puck

On 20th of August 2021, Dekpol Inwestycje - PUCK Sp. z o.o. purchased a plot of land with an area of 1,3614 ha in the town of Puck. The purchase price of the property is not a significant value from the perspective of the financial situation and results of the Dekpol Group. The Company plans to carry out a real-estate development investment on the property in question in the coming years.

The Meeting of Bondholders of Series I Bonds of Dekpol S.A.

On 31st of August 2021, there was a Meeting of Bondholders of Series I Bonds of Dekpol S.A., which adopted a resolution on changing the Terms and Conditions of Series I Bonds issued by Dekpol S.A. in such a way that point 11.2.3. Terms of the Bonds Issue, as worded:



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„11.2.3. The mortgage on the Real Estate will be entered in the land and mortgage register with the highest priority by 31st of August 2021”

has received the following new wording:

„11.2.3. The mortgage on the Real Estate will be entered in the land and mortgage register with the highest priority by 31st of August 2022”

Dekpol S.A. on 31st of August 2021 submitted the Issuer's Statement on the consent for the amendment to the Terms of Issue of Series I Bonds in the manner provided in the above-mentioned resolution of the Bondholders' Meeting.

As at the date of the Bondholders' Meeting, the Mortgage on the Real Estate was entered in second place along with the claim for transfer to an empty mortgage seat, created after the mBank S.A. mortgage was deleted, being in the first place. On 6th of September 2021, the Court canceled the mBank S.A. mortgage, which means that the Mortgage on Real Estate, which is a security for series I bonds, is already entered with the highest priority.

Conclusion of a multi-purpose credit line agreement with BNP Paribas Bank Polska S.A.

On 22nd of September 2021. Dekpol Budownictwo Sp. z o.o. concluded with BNP Paribas Bank Polska S.A. a multi-purpose credit line agreement ("Agreement") in the amount of PLN 30 million, including an overdraft facility up to a maximum amount of PLN 3 million (Loan 1) and a revolving loan up to a maximum amount of PLN 30 million (Loan 2), guarantee line up to the maximum amount PLN 30 million (Guarantee line) and a line of letters of credit in the maximum amount of PLN 5 million (Letters of credit line).

The purpose of the line is to finance current operations, finance / refinance costs related to the performance of contracts, issuing bank guarantees and opening documentary letters of credit.

The Company is entitled to use the limit for a period of 12 months from the date of the Agreement. The loan period is 120 months from the conclusion of the Agreement.

The interest rate on Credit 1 and Credit 2 is variable based on the WIBOR 1M or EURIBOR 1M rate (depending on the currency in which the financing is to be launched) increased by the Bank's margin. The Agreement is secured by i.a. blank promissory note with a promissory note declaration, surety under civil law up to PLN 45 million granted by Dekpol SA, contractual mortgage up to PLN 45 million on a property located in Pinczyn and on a property located in Rokitki, assignment from an insurance policy, and in the case of Loan 2 additionally, the transfer of receivables from financed contracts.



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The contract contains formal and legal conditions, the fulfillment of which is necessary to start financing, as well as obligations, inter alia, to maintain the debt ratios of the Borrower and the Dekpol Capital Group at certain levels.

Impact of the Covid -19 virus

In addition, the COVID-19 virus, which continues to spread despite vaccinations, is a factor influencing the global and Polish economy. The Dekpol Group identifies potential risks that may affect individual areas of the Group's operations resulting directly or indirectly from the current situation. At the same time, it should be noted that the situation related to the virus also has a positive effect on the Group's operations. Recently, a significant change in the approach of international entities to issues related to the diversification of their activities has been observed. It is an activity aimed at securing supply chains that have been broken or paralyzed during the lock-down. The company still sees an opportunity in this respect, through the possible prospect of these entities transferring production or new investments, e.g. from the area of logistics projects, to Poland. The impact of COVID-19 may also be reflected in the approach to the e-commerce area, which is now even more important. As the situation continues to develop, the Issuer believes that it is not possible to provide quantitative estimates of the potential impact of the current situation on the Group. The possible impact will be included in the next periodic reports.

37. EVENTS AFTER BALANCE SHEET DATE

Conclusion of the general contracting agreement on construction of a production plant in Lithuania

On 21st of July 2021 the Company was informed that Press Glass UAB based in Lithuania ("Ordering Party") had signed a contract with the Company for the performance of as a general contractor of construction works consisting in the construction of a production plant with development, infrastructure and accompanying facilities and other elements indicated in the project, located in the Special Economic Zone in Kaunas, Lithuania ("Agreement").

The deadline for the implementation of the subject of the Agreement was set for June 2022. The total net remuneration of the Company for the performance of the above-mentioned investment is approx. 8% of the revenues of the Capital Group of the Company for 2020 (converted at the EUR exchange rate of 21st of July 2021).

The agreement provides for contractual penalties, inter alia in case of delays in the performance of the Agreement and delay in removing defects and faults. In addition, the parties to the Agreement have the right to demand payment of a



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contractual penalty in the amount of 10% of the contract price for withdrawal from the Agreement for reasons attributable to the other party to the Agreement. The maximum number of contractual penalties may not exceed 10% of the remuneration. The parties are entitled to seek compensation for the damage in full, on general terms. Each party has the right to withdraw from the Agreement in the cases specified in the Agreement. The contractor is entitled to subcontract some of the works.

Pursuant to the Agreement, the parties agreed that the final contractor for the subject of the Agreement would be Dekpol Budownictwo Sp. z o.o. (the company selected by the Ordering Party on 9th of July 2021 as the general contractor of the project "Construction of the insulated glass production and processing plant in Lithuania in the Special Economic Zone in Kaunas") after obtaining the relevant authorizations to conduct business in the field of construction works in Lithuania.

The events were announced by the Company in current reports No. 29/2021 of 9th of July 2021 and No. 31/2021 of 21st of July 2021.

Receipt of a permit for construction of the 2nd and 3rd stage of Sol Marina investment in Wiślinka

On 23rd of July 2021, Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k. received issued by the Starosty of Gdańsk the final decision of building permit on construction of apartments complex as a part of the II and III stage of the Sol Marina project along with necessary infrastructure and road layout and car parks in Wiślinka.

As a part of the above-mentioned stages of the Sol Marina investment, the Company aims to construct 31 apartment buildings with 267 apartments with a total usable floor area of approximately 12 thousand of m² as well as 293 parking lots and 129 berths. The estimated value of revenues obtained from implementation of the above-mentioned stages of the investment will amount to approximately 26% of revenues of the Dekpol Capital Group for the year 2020. Implementation of the II stage and III stage of the investment shall be completed in Q2 2023 and Q2 2024, respectively. The first apartments will be handed over in the 2Q 2023 and in 2Q 2024, respectively.

The Company informed about the event in the current report No. 32/2021 of 23rd of July 2021.

Issue of P2021 A series bonds as part of the bond issue program

On 10th of August 2021 the Management Board of DEKPOL S.A. adopted a resolution to make an initial allocation of 25 000 series P2021A bearer bonds with a nominal value of PLN 1.000 each and a total nominal value of PLN 25 million, issued on the



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basis of the prospectus approved by the Polish Financial Supervision Authority on 21st of April 2021 as part of the bond issue program in the form of a public offering within the meaning of the provisions of the Act on Public Offering ("Bonds").

The bonds were issued pursuant to Art. 33 point 1 of the Act on Bonds.

P2021A series bonds were allocated subject to the condition precedent of the final settlement of the Bond purchase transaction as part of the issue by the National Depository for Securities S.A. (Krajowy Depozyt Papierów Wartościowych S.A.). The condition precedent referred to above was met on 13th of August 2021. Thus, the final Bonds were allocated and the Bonds were issued.

The bonds are issued at an issue price equal to their nominal value. The interest on the Bonds is variable, based on the WIBOR 3M base rate increased by a margin. Interest on the Bonds is payable in 3-month periods. The bonds are not secured. The redemption of the Bonds will take place on 13th of February 2025. The Bondholder has the right to demand early redemption of the Bonds in standard cases specified in the terms of the bond issue, including inter alia in the event that the Company's Capital Group exceeds certain debt ratios. The Company may request early redemption of the Bonds on each of the interest payment days, paying a premium of 0-1.25% of the nominal value of the Bonds subject to redemption, depending on the date of the request.

The funds from the issue of the Bonds will be used to finance the current operations of the Issuer's Capital Group.

On 12th of August 2021 the Company it was informed about the declaration of the National Depository for Securities S.A. ("KDPW") for registration in the securities depository under the code ISIN PLDEKPL00123, up to 25.000 series P2021A bearer bonds of the Company with a nominal value of PLN 1.000 each. The Bonds were to be registered on the basis of the settlement orders referred to in § 5 of the Detailed Rules of Operation of the National Depository for Securities, submitted after the resolution on admitting the Bonds to trading on the regulated market. The condition for registration of the Bonds was their admission to trading on the regulated market.

On 11th of August 2021, the Management Board of the Warsaw Stock Exchange S.A. adopted Resolution No. 795/2021 on the admission of the Bonds to exchange trading on the Catalyst main market as of the date of registration of the Bonds by the National Depository for Securities S.A.

On 13th of August 2021, the Company was notified that the National Depository for Securities had completed the final settlement of the Bonds and thus that the issue of series P2021A bonds had been completed.

On 17th of August 2021 the Management Board of the Warsaw Stock Exchange S.A. adopted a resolution, in which it decided to introduce, as of 19th of August 2021,



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bonds of the Company, on the primary market, marked by The National Depository for Securities S.A. with the code "PLDEKPL00123" and note the above-mentioned bonds in the continuous trading system under the abbreviated name "DKP0225".

Moreover, the WSE Management Board decided to set the last trading day for the above-mentioned bonds as of 4th of February 2025.

The above events were announced by the Company in current reports No. 33/2021 of 10th of August 2021, No. 34/2021 of 12th of August 2021, No. 35/2021 of 13th of August 2021, No. 36/2021 of 18th of August 2021 and No. 37/2021 of 19th of August 2021. The Company announced the establishment of the bond issue program in the current report No. 24/2020 of 29th of September 2020.

Conclusion of another annex to the contract for general contracting of the investment - the Karuzela Kołobrzeg shopping center

On 25th of August 2021 Dekpol Budownictwo Sp. z o.o. ("Contractor") signed with Karuzela Kołobrzeg Sp. z o.o. ("Ordering Party") the next annex to the general contracting agreement for the investment - the Karuzela Kołobrzeg shopping center, concerning the construction of a shopping mall along with other facilities such as roundabout, parking spaces for cars, etc. signed in January 2020 ("Annex no. 4").

Pursuant to Annex No. 4, the parties agreed on changes to the existing works in such a way that the Contractor is commissioned, in addition to the ongoing Works 1 specified in the report 23/2020 and the above-mentioned the annual report, implementation of works necessary for the proper functioning of the facility of Leroy Merlin Inwestycje Sp. z o.o., as an independent building ("Works 2"), as well as works related to the construction of a shopping center ("Works 3"). The deadline for completion of Works 1, Works 2 and Works 3 falls on the end of August 2021, November 2021 and August 2022, respectively. Therefore, the total lump sum remuneration for the performance of the Agreement was set at over 10% of the revenues of the Issuer's Capital Group for 2020, including for Works 3 approx. 7%.

The Company informed about the event in the current report No. 38/2021 of 25th of August 2021. Concluding the above-mentioned of the agreement, the Company informed in the current report No. 3/2020 of 21st of January 2021, and in subsequent current reports, the Company informed about the concluded annexes to the agreement.

Implementation of the TRIMARE real estate development investment in Sztutowo

On 30th of August 2021, it was concluded between Dekpol Budownictwo Sp. z o.o. and Dekpol Inwestycje - TRIMARE Sp. z o.o. a general contracting agreement, the subject of which is the implementation by the Issuer's indirect subsidiary - Dekpol



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Inwestycje - TRIMARE Sp. z o.o. a new real estate development investment involving the construction of a complex of multi-family residential buildings in Sztutowo.

The investment will be implemented in two stages, including the construction of 9 and 8 residential buildings, respectively, with 189 and 128 apartments, respectively, with a total usable area of approx. 6.2 thousand sqm and 5.7 thousand sqm. The estimated value of revenues obtained from the implementation of the Investment will total over 10% of the revenues of the Dekpol Capital Group for 2020. The implementation of individual stages of the investment will be completed in the fourth quarter of 2022 and the second quarter of 2023, respectively.

The Company informed about the event in the current report No. 39/2021 of 30th of August 2021.

Conclusion of the letter of intent with Panattoni Development Europe Sp. z o. o.

On 31st of August 2021 the Management Board of Dekpol S.A. received an information about signing by Panattoni Development Europe Sp. z o.o. ("Ordering Party") of the letter of intent with the Issuer's subsidiary – Dekpol Budownictwo Sp. z o.o. confirming selection of Dekpol Budownictwo as the general contractor of investment covering construction of the warehouse along with accompanying infrastructure in Błonie Wieś ("Investment"). Completion of Investment and obtaining of use permit should take place in February 2022. The value of net remuneration for implementation of the Investment has been set at approx. 5% of sales revenues of Issuer's Capital Group for 2020 (converted according to the EUR exchange rate as at 31st of August 2021). The letter of intent also includes provisions concerning construction of two more warehouse buildings for an additional remuneration of 3% and 6% of the above mentioned revenues respectively, where their implementation should be treated as optional and must previously be confirmed by the Ordering Party.

The Company informed about the event in the current report No. 40/2021 of 31st of August 2021.

Arrangement of key terms of agreement on performance of construction works on a warehouse

On 2nd of September 2021, Dekpol Budownictwo Sp. z o. o. agreed with Pruszcz Logistics Sp. z o. o. the key terms of agreement on performance of construction works on a warehouse of an area of approximately 50 thousands of m² along with office building and external infrastructure in Będzieszyn.

The deadline for implementation of the above-mentioned investment has been set on April 2022, and the remuneration for performance of works was set at the level of approximately 9% of sales revenues of the Dekpol Capital Group for the year 2020.



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The Company informed about the event in the current report No. 41/2021 of 3rd of September 2021.

Obtaining a building permit for the second stage of a multi-family housing estate under the project "Osiedle Kociewskie"

On 17th of September 2021 the Management Board of the Issuer received information that Dekpol Inwestycje Sp. z o.o. Rokitki Sp. K. ("Subsidiary") obtained a permit for the construction of the 2nd stage of the estate of multi-family residential buildings "Osiedle Kociewskie", issued by the Powiat Starosty in Tczew, along with the necessary technical infrastructure in Rokitki.

As part of the above-mentioned investment stage, the construction of 3 residential buildings is planned, which will include 129 apartments with a total usable area of approx. 5 270 square meters.

The estimated value of revenues obtained from the implementation of the above-mentioned stage will amount to approx. 3% of sales volume of Dekpol S.A. for 2020. Planned completion of the second stage of the investment is to take place in November 2022. The project will be implemented by the Subsidiary, and the capital expenditure will be financed from own and external funds.

The Company informed about the event in the current report No. 43/2021 of 17th of September 2021.

Agreement on the key terms of the contract for the execution of construction works for the production hall

On 23rd of September 2021, Dekpol Budownictwo Sp. z o. o. agreed with a company from the Panattoni Group on the key terms of the contract for the performance of construction works as a general contractor, including the construction of a production hall with accompanying infrastructure in Radomsko "Investment". The completion of the Investment is to be completed in July 2022. The value of the net remuneration for the implementation of the Investment was set at approx. 8% of sales revenues of the Issuer's Capital Group for 2020, converted according to the EUR exchange rate of 23rd of September 2021. The Issuer will inform about the conclusion of the contract in an appropriate current report.

The Company informed about the event in the current report No. 44/2021 of 23rd of September 2021.

Agreement on the key terms of the contract for the performance of construction works for two warehouse halls

On 23rd of September 2021, Dekpol Budownictwo Sp. z o. o. agreed with a subsidiary of the Panattoni Group the key terms of the contract for the performance of



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construction works as a general contractor, including the construction of two warehouse halls - a logistics center with accompanying infrastructure in Kolbudy "Investment".

The completion of the first phase of the Investment is to take place in March 2022, while the completion of the entire scope will be determined by the Parties during the implementation of the Investment. The value of the net remuneration for the performance of the entire Investment has been set at the level of approx. 14% of sales revenues of the Issuer's Capital Group for 2020, converted at the euro exchange rate of 23rd of September 2021. The Issuer will inform about the conclusion of the contract in an appropriate current report.

The Company informed about the event in the current report No. 45/2021 of 23rd of September 2021.

Conclusion by a subsidiary of annexes to loan agreements with Alior Bank S.A.

On 24th of September 2021, a complete set of documentation related to the change of loan agreements concluded by the Issuer's subsidiary - Dekpol Inwestycje Sp. z o.o. Sol Marina Sp. k. with Alior Bank SA, i.e. non-revolving loan agreement ("Loan 1") and revolving loan agreement ("Loan 2"), about which the Issuer informed in the current report No. 9/2020 of 19th of March 2020.

In accordance with the annexes to the above-mentioned agreements, the final repayment date for Loan 1 and Loan 2 was extended until the end of December 2023 (until 31st of July 2022). At the same time, the limit of Credit 1 has now been set at PLN 57.4 million (previously PLN 59.2 million).

The Company informed about the event in the current report No. 46/2021 of 24th of September 2021.



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38. LIABILITIES AND CONDITIONAL ASSETS

Specification of liabilities and conditional assets

Item	30.06.2021	31.12.2020
Conditional liabilities towards affiliates - guarantees of satisfactory performance of contracts	0	0
Conditional liabilities towards affiliates – guarantees and sureties of repayment of financial liabilities	0	0
Other conditional liabilities	0	0
Conditional liabilities towards affiliates	0	0
Granted guarantees of satisfactory performance of contracts - insurance	80 413	66 246
Granted guarantees of satisfactory performance of contracts - banking	20 344	20 738
Granted guarantees and sureties of repayment of financial liabilities	0	0
Court litigations	0	0
Other conditional liabilities	0	0
Conditional liabilities towards non-affiliates	100 757	86 983
Conditional liabilities	100 757	86 983
Received guarantees of satisfactory performance of contracts from affiliates	0	0
Received guarantees and sureties of repayment of liabilities from affiliates	0	0
Other conditional assets	0	0
Conditional assets from affiliates	0	0
Received guarantees of satisfactory performance of contracts from non-affiliates - insurance	4 623	4 083
Received guarantees of satisfactory performance of contracts from non-affiliates - banking	5 241	3 280
Received guarantees and sureties of repayment of liabilities from non-affiliates	0	0
Conditional receivables - Court litigations	0	0
Other conditional assets from non-affiliates	0	0
Conditional assets from non-affiliates	9 863	7 362
Conditional assets	9 863	7 362

The Group grants also guarantee on performed works. Largely, the responsibility from this title rests on subcontractors. It has also been established a provision for predicted costs of guarantee repairs, which will last the Group.



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39. EARNINGS PER SHARE

Item	01.01.-30.06.2021	01.01.-30.06.2020
Net profit (loss) attributable to shareholders of parent entity	26 912	33 350
Weighted average number of ordinary shares (in thousands)	8 363	8 363
Major earning per share (in PLN)	3,22	3,99
Weighted diluted average number of ordinary shares (w thousands)	8 363	8 363
Net profit (loss) from continued operations attributable to shareholders of parent entity	26 912	33 350
Basic earnings per share from continuing operations (in PLN)	3,22	3,99
Net profit (loss) from continued operations attributable to shareholders of parent entity	3,22	3,99
Weighted diluted average number of ordinary shares (w thousands)	8 363	8 363
Diluted earnings per share in PLN from continued operations	0	0



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SELECTED FINANCIAL DATA

Selected separate financial data	Thousands of PLN		Thousands of EUR	
	01.01.2021- 30.06.2021	01.01.2020- 30.06.2020	01.01.2021- 30.06.2021	01.01.2020- 30.06.2020
I. Net revenue from sales of products, goods and materials	94 416	374 733	20 764	84 375
II. Profit (loss) on operation activity	5 402	14 366	1 188	3 235
III. Profit (loss) before tax	2 193	13 381	482	3 013
IV. Net profit (loss)	1 777	10 822	391	2 437
V. Earnings (loss) per ordinary share (in PLN/EUR)	0,21	1,29	0,05	0,29
VI. Net cash flows from operating activity	(16 560)	28 505	(3 642)	6 418
VII. Net cash flows from investment activity	(43 171)	5 135	(9 494)	1 156
VIII. Net cash flows from financial activity	(43 993)	(56 463)	(9 675)	(12 713)
IX. Total net cash flows	(103 724)	(22 822)	(22 811)	(5 139)
	30.06.2021	31.12.2020	30.06.2021	31.12.2020
X. Total assets	480 616	792 996	106 312	171 838
XI. Liabilities and provisions for liabilities	217 597	535 372	48 132	116 012
XII. Long-term liabilities	120 194	108 691	26 587	23 553
XIII. Short-term liabilities	97 403	426 681	21 546	92 459
XIV. Equity	263 019	257 624	58 180	55 826
XV. Share capital	8 363	8 363	1 850	1 812
XVI. Number of shares at the end of the period	8 362 549	8 362 549	8 362 549	8 362 549
XVII. Book value per share (in PLN/EUR)	31	31	7	7

The above financial data for 2021 the corresponding period of 2020 have been converted into EUR according to the following principles:

- individual assets and liabilities – are the average exchange rate for the day:

- 31st of December 2020 – 4,6148 PLN / EUR
- 30th of June 2021 – 4,5208 PLN / EUR.

- Individual items on the income statement and statement of cash flows - by the arithmetic average of average exchange rates set by the Polish National Bank on the last day of each month during the accounting period:

- from 1st of January till 30th of June 2020 – 4,4413 PLN / EUR,



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- from 1st of January till 30th of June 2021 – 4,5472 PLN / EUR.

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENT

CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Item	Nota	30.06.2021	31.12.2020
Fixed assets		346 860	365 627
Property, plant and equipment		19 383	28 694
Investment properties		29 034	29 034
Intangible assets		135	232
Stocks and shares		276 117	273 101
Receivables		8 770	11 622
Other long-term financial assets		11 952	9 240
Long-term prepayments		0	0
Deffered income tax assets		1 469	13 704
Current assets		133 756	427 370
Inventory		17 183	25 493
Receivables due to contracts with clients		0	39 517
Trade receivables and others receivables		111 115	252 171
Other short-term financial assets		0	0
Short-term prepayments		354	1 359
Cash and cash equivalents		5 104	108 828
Including cash on escrow accounts		0	0
Assets classified as held for sale		0	0
Assets in total		480 616	792 996

Item	Nota	30.06.2021	31.12.2020
Equity		263 019	257 624
Share capital		8 363	8 363
Capital from the sale of shares above their nominal value		26 309	26 309



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Other capitals		226 570	200 280
Own shares (-)		0	0
Reserve capital		0	0
Profit (loss) from previous years		0	0
The result of the current year		1 777	22 672
Long-term liabilities		120 194	108 691
Deffered income tax provision		13 762	20 637
Liabilities and provisions for employee benefits		69	69
Other long-term reserves		0	0
Loans and long-term debt instruments		103 291	65 007
Other long-term financial liabilities		1 951	2 816
Other long-term liabilities		1 121	20 162
Short-term liabilities		97 403	426 681
Liabilities and provisions for employee benefits		10	10
Other short-term provisions		1 916	57 076
Loans and short-term debt instruments		61 364	148 181
Other short-term financial liabilities		1 659	10 650
Liabilities due to contracts with clients		0	0
Trade liabilities and other liabilities		32 455	210 765
Revenues for future periods		0	0
Liabilities related to assets held for sale		0	0
Total liabilities		480 616	792 996



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CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Item	Nota	01.01.-30.06.2021	01.01.-30.06.2020
Revenue from sales		94 416	374 733
Costs of goods sold		87 281	349 929
Gross profit (loss) from sales		7 135	24 804
Selling costs		548	5 735
General administrative expenses		3 674	4 472
Other operating income		3 047	5 627
Other operating expenses		558	5 858
Operating profit (loss)		5 402	14 366
Share in profit (loss) of entities accounted using the equity method		0	0
Financial revenue		1 480	1 245
Financial expenses		4 688	2 230
Profit (loss) before tax		2 193	13 381
Income tax		417	2 558
Profit (loss) from continuing operations		1 777	10 822
Net profit (loss)		1 777	10 822
Exchange differences on the translation of foreign operations		0	0
Other net comprehensive income		1 777	-3 618
Comprehensive income		1 777	7 204



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CONDENSED INTERIM FINANCIAL STATEMENT OF CASH FLOW

Item	01.01.- 30.06.2021	01.01.- 30.06.2020
Profit (loss) before tax	2 193	13 381
Adjustments:	5 057	3 225
Depreciation	947	3 083
Change in the fair value of investment property	0	0
Write-offs updating financial assets	0	-499
Profit (loss) on sale of non-financial fixed assets	-48	-428
Profit (loss) from sales of financial assets (other than derivatives)	0	0
Profits (losses) due to foreign exchange differences	0	-6
Interest and shares in profits	4 158	1 074
Change in working capital	-16 585	14 458
Income tax paid	-7 643	-1 429
Net cash from operating activity	-16 560	28 505
Expenses related to acquisition of intangible assets	-9	-41
Inflows from sales of intangible assets	0	0
Expenses related to acquisition of property, plant and equipment	-714	-2 708
Inflows from sales of property, plant and equipment	48	82
Expenses related to acquisition of investment real estate	0	-229
Inflows from sales of investment real estate	0	0
Net inflows from sales of subsidiaries	0	0
Net expenses related to acquisition of subsidiaries	-39 500	-7 152
Repayments of loans granted	0	18 970
Expenses for acquisition of other financial assets	0	-500
Inflows from sales of other financial assets	0	0
Loans granted	-3 000	-3 800
Interest received	4	513
Dividends received	0	0
Net cash from investing activities	-43 171	5 135
Net inflows from issue of shares	0	0
Inflows from issue of debt securities	27 704	0
Other inflows (expenses) from financial activities	0	0
Inflows from grants received	0	0
Redemption of debt securities	-67 451	-6 883
Inflows from loans and borrowings taken out	9 769	8 316



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Repayment of loans and borrowings	-9 078	-48 797
Repayment of liabilities under finance lease	-673	-3 171
Interest paid	-4 264	-5 928
Dividends paid	0	0
Net cash flows from financial activity	-43 993	-56 463
Net change in cash and cash equivalents	-103 724	-22 822
Cash and cash equivalents at the beginning of the period	108 828	76 454
Cash and cash equivalents at the end of the period	5 104	53 632
Including cash of limited disposal right	0	482



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CONDENSED INTERIM SEPARATE STATEMENT OF CHANGES IN EQUITY

Data for period 01.01 – 30.06.2021

Item	Share capital	Own shares (-)	Capital from the sale of shares above their nominal value	Reserve capital from retained earnings	Other capitals	Unallocated retained earnings	The capital of non-controlling shareholders	Exchange differences on the conversion of subordinated entities	Total
Balance at the beginning of the period	8 363	0	26 309	203 898	-3 618	22 672	0	0	257 624
Error corrections of previous years	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0
Issue of shares	0	0	0	0	0	0	0	0	0
Transfer of financial result to capital	0	0	0	22 672	0	-22 672	0	0	0
Refund of cash contributions	0	0	0	0	0	0	0	0	0
Capital adjustment related to the spin-off of an organized part of the enterprise due to cash flow hedges	0	0	0	0	3 618	0	0	0	3 618
Total transactions with the owners	0	0	0	22 672	0	-22 672	0	0	0
Net profit (loss)	0	0	0	0	0	1 777	0	0	1 777
Other total net income	0	0	0	0	0	0	0	0	0
Total income	0	0	0	0	0	1 777	0	0	1 777
Balance at the end of the period	8 363	0	26 309	226 570	0	1 777	0	0	263 019



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Data for period 01.01 – 31.12.2020

Item	Share capital	Own shares (-)	Capital from the sale of shares above their nominal value	Reserve capital from retained earnings	Other capitals	Unallocated retained earnings	The capital of non-controlling shareholders	Exchange differences on the conversion of subordinate entities	Total
Balance at the beginning of the period	8 363	0	26 309	180 793	0	23 105	0	0	238 570
Error corrections of previous years	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0
Issue of shares	0	0	0	0	0	0	0	0	0
Transfer of financial result to capital	0	0	0	23 105	0	-23 105	0	0	0
Refund of cash contributions	0	0	0	0	0	0	0	0	0
Revaluation reserve	0	0	0	0	0	0	0	0	0
Total transactions with the owners	0	0	0	23 105	0	-23 105	0	0	0
Net profit (loss)	0	0	0	0	0	22 672	0	0	22 672
Other total net income	0	0	0	0	-3 618	0	0	0	-3 618
Total income	0	0	0	0	-3 618	22 672	0	0	19 054
Balance at the end of the period	8 363	0	26 309	203 898	-3 618	22 672	0	0	257 624



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(data in thousands of PLN)

ADDITIONAL INFORMATION TO CONDENSED INTERIM SEPARATE FINANCIAL STATEMENT

Rules for preparing an interim condensed separate financial statement

Interim condensed separate financial statement of Dekpol S.A. for the period of 6 months ended 30th of June 2021 was prepared in accordance with International Accounting Standards and International Financial Reporting Standards and related interpretations announced in the form of European Commission regulations (hereinafter referred to as IFRS).

Interim condensed separate financial statement of Dekpol S.A. for the six months ended 30th of June 2021 was prepared assuming that the Company would continue as a going concern in the foreseeable future. The report presents the financial situation of Dekpol S.A. as at 30th of June 2021 and 31st of December 2020, the results achieved on the operations of the Company and cash flows for the six months ended 30th of June 2021 and 30th of June 2020, respectively.

In the interim condensed separate financial statement for the period of six months ended 30th of June 2021 the same accounting principles (policy) and calculation methods were followed as in the last annual financial statements for 2020, including the changes described in point no. 4 of the notes to the condensed interim consolidated financial statement for the half-year period ended 30th of June 2021, which due to transitional provisions or immaterial nature were applied prospectively.

In the reporting period, there were no significant changes in the estimates or change in the rules for determining the value of assets and liabilities and measurement of the financial result.



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(data in thousands of PLN)

On 31st of December 2020, Dekpol S.A. concluded with the subsidiary Dekpol Budownictwo Sp. z o.o. a transfer agreement for Dekpol Budownictwo Sp. z o.o. an organized part of the enterprise (OPE) of Dekpol S.A., worth PLN 137.2 million, operating under the name of "General Contracting Department" and covering, in particular, comprehensive implementation of investments in the field of construction and assembly works at the request of investors. The organized part of the enterprise comprised a separate department within the Issuer's structures and an independent enterprise performing the above tasks independently.

Pursuant to the concluded agreement, the OPE was issued on 1st of January 2021 (an event after the balance sheet date). The OPE included, inter alia, rights and obligations under employment contracts and all employee files relating to the transferred employees, stocks of materials, fixed and movable assets and elements of equipment, intangible assets, receivables from contractors, cash, rights resulting from contracts with investors, subcontractors, service providers, suppliers, customers, rights and obligations resulting from contracts concluded with financial institutions and lease agreements, lease of movable property, intellectual property rights, administrative decisions, concessions, licenses, permits, certificates and others.

The transfer of OPE was due to an in-kind contribution to cover the share capital in connection with the acquisition by the Company on 31st of December 2020 of 1.399.900 new shares in Dekpol Budownictwo Sp. z o.o. with a total nominal value of PLN 69,995 million. After the increase, the share capital of Dekpol Budownictwo Sp. z o.o. amounts to PLN 70 million.

In connection with the above mentioned event Dekpol S.A. contributed assets and liabilities constituting the OPE with a net carrying amount of PLN 3.021 thousand. This amount is also the value of the shares in Dekpol Budownictwo Sp. z o.o. recognized in the separate financial statement of Dekpol S.A. Revenues from general contracting from 1st of January 2021 are recognized in principle in Dekpol Budownictwo Sp. z o.o.

In connection with the abovementioned event, the comparability of data in the SFS is difficult, however, it is fully maintained in segment reporting, which is presented in Note 32 to this report.

The above events were the result of activities undertaken in previous years related to the reorganization of the Company and the Dekpol Capital Group, which was aimed at introducing a management system adapted to the increasing scale of the Company's operations and its individual segments, the expanded structure, as well as further development plans.



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(data in thousands of PLN)

Signatures of all Members of the Management Board:

Mariusz Tuchlin	President of the Management Board
Katarzyna Szymczak-Dampc	Vice-President of the Management Board

Signature of person responsible for bookkeeping:

Anna Miksza	Chief Accountant Officer
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