

*Piaseczny, April 26, 2024*

# Ladies and Gentlemen,

It is my pleasure to present to you the Annual Report of the Dekpol Group and Company for 2023, preceded by this brief word of introduction, in which we summarize the most important achievements of the past year.

The year 2023 was more stable in terms of doing business than previous years, although of course it was not without challenges. Naturally, like all entrepreneurs we faced, among other things, cost inflation and high interest rates, but changes in these areas were not as rapid as before. The experience we gained in the past turbulent years has paid off in a relatively calmer, though still challenging, market environment. We have proven as an organization that we are able to take advantage of the market situation and synergies within the Group to strengthen our position, which translates into our financial results. As a result, revenues of Dekpol Group in 2023 amounted to PLN 1.57 billion, up 13% y/y. EBITDA reached PLN 132.13 million. We ended the year 2023 with a net profit of approximately PLN 90.37 million, compared to PLN 78.91 million in 2022, and was higher by less than 15%.

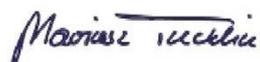
We are very satisfied with the results achieved. In particular, the second half of the year was exceptionally successful in the General Contracting segment and in the Property Development segment. Dekpol Budownictwo is strengthening its position in the industrial and logistics investment market, gaining new references, and expanding its range of competencies, such as prefabricated hall construction systems and "design and build" services. The company entered 2024 with a strong order backlog and is still on its way to search for margin-attractive orders and further development of the team's competencies.

In the property development segment, our flexible strategy of having a diverse offering allows us to adapt smoothly to changes in the market - an example was the rapid recovery in the popular sector after the introduction of the "Bezpieczny Kredyt 2%" program. In addition, Dekpol Deweloper is effectively leveraging its strong brand in the premium segment by offering "second home" units in attractive coastal locations, which are becoming increasingly popular among customers for capital preservation or building assets for the future. A major market success last year was also the opening of the Grano Solmarina Hotel, developed by us, to guests. As a result, Dekpol Deweloper not only achieved, but significantly exceeded operational goals set for 2023 and came close in terms of contracting levels to the record year of 2021 in this regard.

Despite difficulties in the market, the situation at Dekpol Steel is gradually stabilizing, and the organizational changes being implemented give hope for a return to the expected results in this segment in the future. It is also worth to note the steadily growing contribution of the prefabrication segment to the Group's operations. The Betpref company, which we have been steadily developing since its acquisition in 2018, has been executing more and more orders, and the favorable acquisition of the Kombet Plant in Działdowo in 2022 further strengthens our position in this promising area.

The success, which is expressed, among other things, in the achieved results for 2023, would not have been possible if it were not for the enormous amount of work put into building a safe and stable financial sphere for Dekpol Group, especially in view of the constantly growing scale of our business. We maintain operational stability and consistently implement our business plans, which is appreciated not only by our Contractors, but also by Investors - as a result, we carried out consecutive successful bond issues last year, raising financing for further development while maintaining debt ratios at a safe level.

Summarizing, thanks to strategic diversification, effective use of conditions created by the market in individual segments, internal cooperation within the Group and a solid financial position, Dekpol Group achieves satisfactory financial results, despite numerous business challenges. At this point, I would like to thank all the Group's employees for their daily commitment to the development of the Dekpol Group, our Contractors for their fruitful cooperation and our Investors for their trust and confidence in the successful execution of our plans.



**Mariusz Tuchlin**  
President of Management Board  
Dekpol Capital Group

