

Schedule No. 3
Pro-forma balance sheet of the “Residential Business Division of Echo Investment S.A.”

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (PLN THOUSAND)	As at 31 March 2023	Transactions after 31 March 2023			Pro forma data (including transactions after 31 March 2023)
		Final sale of real estate (April)	Distribution of profit under SPV 136 SK (June)	Share capital decrease in SPV 136 SK (June)	
Assets					
Fixed assets					
Intangible assets	159	--	--	--	159
Tangible fixed assets	5.317	--	--	--	5.317
Investment real estate	-	--	--	--	-
Investment properties under construction	-	--	--	--	-
Long-term financial assets	15.960	--	(11.679)	--	4.281
Derivative financial instruments	-	--	--	--	-
Other assets	-	--	--	--	-
Deferred income tax assets	33.752	--	--	--	33.752
Land designated for development	-	--	--	--	-
	55.188		(11.679)		43.509
Current assets					
Inventory	700.886	(25.820)	--	--	675.066
Income tax receivables	118	--	--	--	118
Other tax receivables	6.493	--	--	--	6.493
Trade and other receivables	126.167	--	--	--	126.167
Short-term financial assets	--	--	--	--	--
Derivative financial instruments	--	--	--	--	--
Cash and cash equivalents	74.351	--	(30.000)	--	44.351
	908.015	(25.820)	(30.000)	--	852.195
Total Assets	963.203	(25.820)	(41.679)	--	895.704
Equity and liabilities					
Equity					
Equity held by parent entity shareholders	261.010	20.324	(42.000)	(35.000)	204.334
Equity of non-controlling shareholders	--	--	--	--	--
	261.010	20.324	(42.000)	(35.000)	204.334
Long-term liabilities					
Facilities, loans and bonds	134.589	--	--	--	134.589
Long-term provisions	114	--	--	--	114
Deferred income tax provision	22.005	--	--	--	22.005
Other liabilities	4.312	--	--	--	4.312
Liabilities owed under contracts with clients	--	--	--	--	--
	161.020	--	--	--	161.020
Current liabilities					
Facilities, loans and bonds	110.178	--	321	35.000	145.499
Income tax liabilities	5.298	4.767	--	--	10.065
Other tax liabilities	1.638	--	--	--	1.838
Trade liabilities	74.992	(50.911)	--	--	24.081
Leasing liabilities	32.031	--	--	--	32.031
Current provisions	3.605	--	--	--	3.605
Other liabilities	106.156	--	--	--	106.156
Liabilities owed under contracts with clients	207.075	--	--	--	207.075
	541.173	(46.144)	321	35.000	530.350
Total equity and liabilities	963.203	(25.820)	(41.679)	--	895.704