



STALEXPORT
Autostrady

SEPARATE FINANCIAL STATEMENTS

as at the day and for the year ended
31 December 2022

Mysłowice, 27 February 2023

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**Separate statement of comprehensive income
for the year ended 31 December**

<i>In thousands of PLN, unless stated otherwise</i>	<i>Note</i>	2022	2021
Revenue	5,7	4 023	3 709
Cost of sales	8	(5 327)	(4 694)
Gross loss		(1 304)	(985)
Other income	9	134	118
Administrative expenses	8	(5 397)	(5 154)
Other expenses	10	(1)	(3)
Impairment losses on trade and other receivables		(24)	(596)
Operating loss		(6 592)	(6 620)
Finance income		56 060	62 454
Finance expenses		(117)	(124)
Net finance income	11	55 943	62 330
Profit before income tax		49 351	55 710
Income tax expense	12.1	(374)	2 013
Profit for the period		48 977	57 723
Other comprehensive income			
<i>Items that will never be reclassified to profit or loss for the period</i>			
Change in fair value of equity instruments	16	(37)	65
Remeasurement of employee benefits	25	14	9
Income tax on other comprehensive income	12.3	4	(14)
Other comprehensive income for the period, net of income tax		(19)	60
Total comprehensive income for the period		48 958	57 783
Earnings per share	23		
Basic earnings per share (PLN)		0.20	0.23
Diluted earnings per share (PLN)		0.20	0.23

The separate statement of comprehensive income should be analyzed together with notes,
which constitute integral part of the separate financial statements

Separate statement of financial position
as at

<i>In thousands of PLN</i>	<i>Note</i>	31 December 2022	31 December 2021
ASSETS			
Non-current assets			
Property, plant and equipment	13	309	410
Intangible assets		27	29
Investment property	14	6 617	5 342
Investments in subsidiaries and associates	15	67 060	67 060
Other non-current investments	16	95	93
Finance lease receivables	19	4 708	4 185
Deferred tax assets	17	2 635	2 969
Total non-current assets		81 451	80 088
Current assets			
Current investments	16	1 085	1 124
Finance lease receivables	18	2 014	1 518
Trade and other receivables	20	619	3 558
Cash and cash equivalents	21	226 806	236 100
Total current assets		230 524	242 300
Total assets		311 975	322 388
EQUITY AND LIABILITIES			
Equity			
Share capital	22.1	185 447	185 447
Share premium reserve		7 431	7 431
Fair value reserve	22.3	(182)	(151)
Other reserve and supplementary capitals		62 302	62 695
Retained earnings		48 988	58 949
Total equity		303 986	314 371
Liabilities			
Non-current liabilities			
Lease liabilities	24	4 787	3 092
Employee benefits	25	505	125
Total non-current liabilities		5 292	3 217
Current liabilities			
Lease liabilities	24	177	125
Income tax liabilities	18	4	-
Trade and other payables	26	1 203	1 132
Employee benefits	25	1 313	3 543
Total current liabilities		2 697	4 800
Total liabilities		7 989	8 017
Total equity and liabilities		311 975	322 388

The separate statement of financial position should be analyzed together with notes,
which constitute integral part of the separate financial statements

Separate statement of cash flows
for the year ended 31 December

<i>In thousands of PLN</i>	<i>Note</i>	2022	2021
Cash flows from operating activities			
Profit before income tax		49 351	55 710
Adjustments for			
Depreciation and amortisation	8	687	662
Net gain on disposal of property, plant and equipment and intangible assets	9	(74)	-
Interest and dividends		(55 101)	(62 218)
Change in receivables		1 910	(25)
Change in trade and other payables		(1 765)	517
Cash used in operating activities		(4 992)	(5 354)
Income tax reimbursed/(paid)	12.1	(32)	50
Net cash used in operating activities		(5 024)	(5 304)
Cash flows from investing activities			
Investment proceeds		55 301	444 541
Sale of intangible assets and property, plant and equipment		74	-
Dividends received	11	48 314	84 485
Interest received		6 913	56
Sale of financial assets (corporate bonds)		-	360 000
Investment expenditures		(100)	(180 270)
Acquisition of intangible assets and property, plant and equipment		(100)	(345)
Acquisition of financial assets (corporate bonds)		-	(179 925)
Net cash from investing activities		55 201	264 271
Cash flows from financing activities			
Financial expenditures		(59 470)	(158 374)
Dividends paid	22.4	(59 343)	(158 248)
Payment of lease liabilities		(127)	(126)
Net cash used in financing activities		(59 470)	(158 374)
Total net cash flows		(9 293)	100 593
Change in cash and cash equivalents	21	(9 293)	100 593
Cash and cash equivalents at the beginning of the period		236 099	135 506
Cash and cash equivalents at the end of the period		226 806	236 099

The separate statement of cash flows should be analyzed together with notes, which constitute integral part of the separate financial statements

Separate statement of changes in equity

In thousands of PLN

	Note	Share capital	Share premium reserve	Fair value reserve	Other reserve and supplementary capitals	Retained earnings	Total equity
As at 1 January 2022		185 447	7 431	(151)	62 695	58 949	314 371
Profit for the period		-	-	-	-	48 977	48 977
Other comprehensive income		-	-	(31)	-	12	(19)
Change in fair value of equity instruments	16	-	-	(37)	-	-	(37)
Remeasurement of employee benefits	25.1	-	-	-	-	14	14
Income tax on other comprehensive income	12.3	-	-	6	-	(2)	4
Total comprehensive income for the period		-	-	(31)	-	48 989	48 958
Dividends paid	22.4	-	-	-	(393)	(58 950)	(59 343)
As at 31 December 2022		185 447	7 431	(182)	62 302	48 988	303 986

In thousands of PLN

	Note	Share capital	Share premium reserve	Fair value reserve	Other reserve and supplementary capitals	Retained earnings	Total equity
As at 1 January 2021		185 447	7 431	(204)	62 695	159 467	414 836
Profit for the period		-	-	-	-	57 723	57 723
Other comprehensive income		-	-	53	-	7	60
Change in fair value of equity instruments	16	-	-	65	-	-	65
Remeasurement of employee benefits	25.1	-	-	-	-	9	9
Income tax on other comprehensive income	12.3	-	-	(12)	-	(2)	(14)
Total comprehensive income for the period		-	-	53	-	57 730	57 783
Dividends paid	22.4	-	-	-	-	(158 248)	(158 248)
As at 31 December 2021		185 447	7 431	(151)	62 695	58 949	314 371

The separate statement of changes in equity should be analyzed together with notes, which constitute integral part of the separate financial statements

1. Company overview

Stalexport Autostrady S.A. ("the Company") with its seat in Mysłowice, Piaskowa 20 Street, is a public listed company registered in the National Court Register under registration number KRS 16854.

As at 31 December 2022 the Company's business activity includes management and business advisory (holding activity), rental of investment properties and also finance lease services.

The Company is a parent entity of Stalexport Autostrady S.A. Capital Group and prepares consolidated financial statements.

The Company also constitutes a part of the Capital Group Atlantia S.p.A. (Italy) and is included within the consolidated financial statements drawn up by the higher-level parent entity Atlantia S.p.A. The ultimate parent company is Edizione S.p.A. (Italy).

2. Basis of preparation of the separate financial statements

2.1. Statement of compliance

The separate financial statements have been prepared in accordance with the International Financial Reporting Standards as adopted by the European Union ("IFRS EU") and other regulations in force.

The separate financial statements were approved by the Management Board of the Company on 27 February 2023.

The Company prepared also the consolidated financial statements drawn up in accordance with IFRS EU, which were approved by the Management Board of the Company on 27 February 2023.

IFRS EU contain all International Accounting Standards ("IAS"), International Financial Reporting Standards ("IFRS") as well as related Interpretations of the International Financial Reporting Interpretations Committee ("IFRIC") except for Standards and Interpretations which are awaiting approval of the European Union as well as those Standards and Interpretations which have been approved by the European Union but are not yet effective.

2.2. Basis of measurement

The separate financial statements have been prepared on the historical cost basis, except for equity instruments measured at fair value through other comprehensive income.

2.3. Functional and presentation currency

The separate financial statements are presented in Polish zloty, being the functional currency and presentation currency of the Company, rounded to full thousands.

2.4. New standards and interpretations not adopted

New standards, amendments to standards and interpretations, which are effective for annual periods beginning after 1 January 2022, have not been applied in preparation of these separate financial statements. Neither of the new standards nor amendments to the already existing standards, are expected to have a significant impact on the separate financial statements of the Company for the period for which they will become effective.

Notes to the separate financial statements*(all amounts in PLN thousand (TPLN), unless stated otherwise)*

2.5. Use of estimates and judgements

The preparation of the separate financial statements in conformity with IFRS EU requires that the Management Board makes judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, equity and liabilities, income and expenses. These estimates and associated assumptions are based on historical experience and other factors that are believed to be reasonable under the circumstances and the results of which form a basis for professional judgment on carrying values of assets and liabilities that are not readily apparent from other sources. The actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that period or in the period of the revision and future periods, if the revision affects both current and future periods.

Judgments and estimates made by the Management Board while applying IFRS EU, which had significant impact on the separate financial statements, have been discussed in notes 4.4, 4.5, 14, 15, 16, 17, 18, 24, 25, 27 and 28.1.

Uncertainty over tax treatments

Regulations regarding VAT, corporate income tax and social security contributions are subject to frequent changes. These changes result in there being little point of reference and few established precedents that may be followed. The binding regulations also contain uncertainties, resulting in differences in opinion regarding the legal interpretation of tax regulations both between government bodies, and between government bodies and companies.

Tax settlements and other areas of business activity may be subject to inspection by administrative bodies authorised to impose high penalties and fines, and any additional taxation liabilities calculated as a result must be paid together with high interest. The above circumstances mean that tax exposure is greater in Poland than in countries that have a more established taxation system.

Accordingly, the amounts shown in the financial statements may change at a later date as a result of the final decision of the tax authorities.

On 15 July 2016, amendments were made to the Tax Ordinance to introduce the provisions of General Anti-Avoidance Rule (GAAR). GAAR aim is to prevent origination and use of factitious legal structures made to avoid payment of tax in Poland. GAAR defines tax evasion as an activity performed mainly with a view to realising tax gains, which is contrary, under given circumstances, to the subject and objective of the tax law. New regulations require considerably greater judgment in assessing tax effects of individual transactions.

The Company recognises and measures receivables/liabilities due to current income tax, as well as deferred tax assets/liabilities applying the requirements of IAS 12 *Income Taxes*, based on taxable profit (tax loss), tax bases, unused tax losses, and relevant tax rates, taking into the account the uncertainty related to tax settlements.

In October 2018, EU endorsed interpretation IFRIC 23 *Uncertainty over income tax treatments*, which is effective for reporting periods beginning on 1 January 2019 or later. This Interpretation clarifies how to apply the recognition and measurement requirements in IAS 12 when there is uncertainty over income tax treatments.

3. Going concern

The separate financial statements have been prepared under the assumption that the Company will continue to operate as a going concern for the foreseeable future. Taking into account the overall economic and legal situation of the Company, including the known negative economic and social impact of the COVID-19 pandemic and the armed conflict in Ukraine, as at the date of approval of these separate financial statements, there is no evidence indicating that the Company will not be able to operate as a going concern. The Management Board of the Company is not aware of any material uncertainties related to events or circumstances that may cast significant doubt upon the Company's ability to continue as a going concern.

4. Description of significant accounting principles applied

Changes resulting from the introduction of amendments to existing standards and interpretations, effective for reporting periods beginning on 1 January 2022 or later, had no significant impact on Company's accounting policies, and as the result, on these separate financial statements.

With the exception of changes described above, the accounting policies set out below have been applied consistently to all periods presented in these separate financial statements.

4.1. Foreign currency transactions

Transactions in foreign currencies on the day of transaction are translated into Polish zloty at the National Bank of Poland ("NBP") average exchange rate for particular currency at the transaction date. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are translated at the average NBP rate at that date. Foreign exchange differences arising on settlement of foreign transactions or balance sheet translation are recognized in profit or loss. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated at the average NBP rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated at the average NBP rate at the date the fair value was determined.

4.2. Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses (see note 4.11).

The cost includes the purchase price of the assets and costs directly related to the purchase and completion of the asset, so that it can be available for use, including the transport, loading, unloading and storing costs. Rebates, discounts and other similar reductions decrease the cost. The construction cost of property, plant and equipment or assets under construction includes total cost incurred by the entity in the period of their construction, assembly, adjustment and modernization till the date of their transfer to use (or up to the end of the reporting period, if the asset was not transferred to use before this date). If required, the construction cost also includes preliminary estimates of the cost of dismantling and removing the components of tangible fixed assets and the restoration cost.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset (an asset that necessarily takes a substantial period of time to get ready for its intended use or sale) shall be capitalised as part of the cost of that asset. Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are costs which could have been avoided, if the capital expenditure on qualified asset had not been incurred. The capitalisation of borrowing costs as part of the cost of a qualifying asset shall commence when expenditures for the asset are being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs shall cease when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Notes to the separate financial statements*(all amounts in PLN thousand (TPLN), unless stated otherwise)*

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

The gain or loss on disposal of an item of property, plant and equipment is determined by comparing the proceeds from disposal with the carrying amount of the property, plant and equipment, and is recognised net within other income/other expenses in profit or loss.

Reclassification to investment property

When the use of a property changes from owner-occupied to investment property, the property is reclassified as investment property.

Subsequent expenditures

The Company recognizes in the carrying amount of an item of property, plant and equipment, the cost of replacing part of such an item when that cost is incurred, if it is probable that the future economic benefits embodied with the item will flow to the Company and the cost can be measured reliably. The expenditures related to maintenance of property part and equipment are recognized as incurred.

Depreciation

Items of property, plant and equipment, relatively their significant and separate components, are depreciated on a straight – line basis over their estimated useful lives, considering residual values. Land is not depreciated.

The Company adopted following useful lives for particular categories of property plant and equipment:

- | | |
|-----------------------|-------------|
| ▪ buildings | 25-40 years |
| ▪ plant and equipment | 1-15 years |
| ▪ vehicles | 5 years |
| ▪ other | 1-5 years |

The adequacy of useful lives, depreciation methods and residual values (if significant) is reassessed annually.

4.3. Intangible assets

Intangible assets that are acquired by the Company are measured at cost less accumulated depreciation and impairment losses (see note 4.11).

Subsequent expenditures

Subsequent expenditures on existing intangible assets are capitalized only when they increase the future economic benefits embodied in the specific asset to which they relate. All other expenditures are recognized in profit or loss as incurred.

Amortisation

Amortisation is charged to profit or loss on a straight-line basis over the estimated useful lives of intangible assets unless such lives are indefinite.

The estimated useful lives are as follows:

- | | |
|--------------------------------|---------------|
| ▪ intellectual property rights | up to 5 years |
| ▪ computer software | up to 5 years |
| ▪ licenses | 3-5 years |

The adequacy of amortisation methods, useful lives and residual values is reviewed at each reporting date and adjusted if appropriate.

Notes to the separate financial statements

(all amounts in PLN thousand (TPLN), unless stated otherwise)

4.4. Investment property

Investment property is property (land or a building—or part of a building—or both) held (by the Company as an owner or by the lessee as a right-of-use asset) to earn rentals or for capital appreciation or both.

An owned investment property is measured initially at its cost. Subsequently such investment properties are measured at cost less accumulated depreciation and impairment losses.

Depreciation is charged to profit or loss on a straight-line basis over the estimated useful lives of investment property (residual values are taken into account).

Considering that the part of the office building owned by the Company and building's component parts are only marginally used in administrative activities, all these assets are treated entirely as investment property. The Company assumed 40-year period of economic useful life for the aforementioned office building.

Investment property held by the Company as right-of-use assets is recognised and measured according to policies described in note 4.5, i.e. at cost less any accumulated depreciation and impairment losses, taking into account adjustments resulting from remeasurement of lease liabilities, with which these assets were initially recognised.

4.5. Leases

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company reassess whether a contract is, or contains, a lease only if the terms and conditions of the contract are changed.

To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Company assesses whether, throughout the period of use, the customer has both of the following:

- the right to obtain substantially all of the economic benefits from use of the identified asset, and
- the right to direct the use of the identified asset.

If the customer has the right to control the use of an identified asset for only a portion of the term of the contract, the contract contains a lease for that portion of the term.

The lease commencement date is the date on which a lessor makes an underlying asset available for use by a lessee, i.e. an asset that is the subject of a lease, for which the right to use that asset has been provided by a lessor to a lessee.

Company as a lessor

The Company recognises assets held under a finance lease in its separate statement of financial position and presents them as a receivable at an amount equal to the net investment in the lease. Under a finance lease substantially all the risks and rewards incidental to legal ownership are transferred by the Company, and thus the lease payments receivable are treated by the Company as repayment of principal and finance income to reimburse and reward the lessor for its investment and services.

Other leases which are not classified as finance lease contracts are treated as operating lease.

Payments made under operating leases are recognised in profit and loss on a straight-line basis over the term of the lease.

Company as a lessee

At the lease commencement date the Company recognises a right-of-use asset and a lease liability.

At the lease commencement date, the Company measures the right-of-use asset at cost comprising the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the

Notes to the separate financial statements

(all amounts in PLN thousand (TPLN), unless stated otherwise)

commencement date, less any lease incentives received, any initial direct costs incurred by the Company and also an estimate of costs to be incurred by the Company in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Subsequently right-of-use assets are measured at cost less any accumulated depreciation and impairment losses, taking into account adjustments resulting from a potential revaluation of lease liabilities. The right-of-use assets are depreciated using the straight-line method from the lease commencement date to the end of the lease term.

The lease liability is initially measured at the present value of the lease payments that are not paid at the lease commencement date, discounted using the interest rate implicit in the lease, or if that rate can't be readily determined, using the Company's incremental borrowing rate.

At the commencement date, the lease payments included in the measurement of the lease liability comprise:

- fixed payments, less any lease incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Company under residual value guarantees;
- the exercise price of a purchase option if the Company is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the Company exercising an option to terminate the lease.

The Company subsequently measures the lease liabilities by:

- increasing the carrying amount to reflect interest on the lease liability;
- reducing the carrying amount to reflect the lease payments made; and
- remeasuring the carrying amount to reflect reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

The Company recognises the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset, or, if the carrying amount of the right-of-use asset has been reduced to zero, in profit or loss for the period.

After the lease commencement date, the Company recognises in profit or loss for the period, unless the costs are included in the carrying amount of another asset, both:

- interest on the lease liability; and
- variable lease payments not included in the measurement of the lease liability in the period in which the event or condition that triggers those payments occurs.

If a right-of-use asset meets the definition of investment property, it is presented within the separate statement of financial position as investment property, in other cases, the Company includes assets in question within the same line item as that within which the corresponding underlying assets would be presented if they were owned by the Company. Lease liabilities are presented separately from other liabilities, broken down into current and non-current liabilities.

In case of short-term leases and leases for which the underlying asset is of low value, the Company recognises the lease payments associated with those leases as an expense on a straight-line basis over the lease term.

Perpetual usufruct of land

In the Company's opinion, the perpetual usufruct of the land meets the prerequisites for the identification of the lease.

Notes to the separate financial statements

(all amounts in PLN thousand (TPLN), unless stated otherwise)

4.6. Investments in subsidiaries and associates

Investments in subsidiaries and associates are measured at cost less impairment losses (see note 4.11).

4.7. Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories is determined based on the first in, first out principle. The cost includes expenditure incurred directly in acquiring the inventories and their adoption for use or sale.

4.8. Non-current assets held for sale

Non-current assets (or disposal groups comprising assets and liabilities) that are expected to be recovered primarily through sale rather than through continuing use are classified as held for sale. Immediately before classification as held for sale, the assets (or components of a disposal group) are remeasured in accordance with the Company's accounting policies. Thereafter, as at the day of initial classification as held for sale, the assets (or disposal group) are measured at the lower of their carrying amount or fair value less cost to sell.

4.9. Non-derivative financial instruments

4.9.1. Recognition and initial measurement

The Company recognises a financial asset or a financial liability in the separate statement of financial position when, and only when, it becomes party to the contractual provisions of the instrument

Except for trade receivables without a significant financing component, at initial recognition, the Company measures a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

Trade receivables without a significant financing component are initially measured at the transaction price.

4.9.2. Classification and subsequent measurement

Financial assets

At initial recognition the Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income (debt investments and investments in equity instruments) or fair value through profit or loss on the basis of both:

- a) the Company's business model for managing the financial assets, and
- b) the contractual cash flow characteristics of the financial asset.

Financial assets are measured at amortised cost if both of the following conditions are met and these assets are not designated as at fair value through profit or loss:

- (i) the financial assets are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows, and
- (ii) the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A gain or loss on a financial asset that is measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the financial asset is derecognised, through the amortisation process or in order to recognise impairment gains or losses.

All foreign exchange gains and losses on monetary assets are recognised in profit or loss.

Notes to the separate financial statements

(all amounts in PLN thousand (TPLN), unless stated otherwise)

Debt investments are measured at fair value through other comprehensive income if both of the following conditions are met and these assets are not designated as at fair value through profit or loss:

- (i) they are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- (ii) their contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A gain or loss on a financial asset measured at fair value through other comprehensive income is recognised in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses, until the financial asset is derecognised or reclassified. When the financial asset is derecognised the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment. Interest calculated using the effective interest method, impairment gains or losses and foreign exchange gains and losses are recognised in profit or loss.

In line with an option foreseen in IFRS 9 *Financial Instruments*, the Company measures investments in equity instruments, that are not held for trading, at fair value (however in limited circumstances cost may be an appropriate estimate of fair value), which subsequent changes are recognised in other comprehensive income (without possibility of subsequent transfer to profit or loss). Dividends on such investments are recognised in profit or loss, unless the dividend clearly represents a recovery of part of the cost of the investment.

Financial assets not classified as measured at amortised cost or at fair value through other comprehensive income are measured at fair value through profit or loss. A gain or loss on a financial asset that is measured at fair value through profit or loss, including interest expense and dividends, is recognised in profit or loss.

Financial liabilities

Financial liabilities are classified as measured at amortised cost or at fair value through profit or loss. A financial liability is classified as at fair value through profit or loss if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition.

A gain or loss on a financial liability that is measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the financial liability is derecognised and through the amortisation process. A gain or loss on a financial liability that is measured at fair value through profit or loss, including any interest expense, is recognised in profit or loss. All foreign exchange gains and losses on monetary liabilities are recognised in profit or loss.

4.9.3. Derecognition

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The difference between the carrying amount measured at the date of derecognition and the consideration received (including any new asset obtained less any new liability assumed) is recognised in profit or loss.

The Company removes a financial liability (or a part of a financial liability) when, and only when, it is extinguished—i.e. when the obligation specified in the contract is discharged or cancelled or expires. Substantial modification of the terms of an existing financial liability or a part of it (whether or not attributable to the financial difficulty of the debtor) are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

The difference between the carrying amount of a financial liability (or part of a financial liability) extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, shall be recognised in profit or loss.

4.9.4. Offsetting of financial assets and financial liabilities

Financial assets and financial liabilities are offset and the net amount presented in the separate statement of financial position when, and only when, the Company currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

4.10. Derivative financial instruments

Derivative financial instruments are recognized initially at fair value. Subsequent to initial recognition, derivatives are valued at fair value and changes therein are recognized immediately in profit or loss.

4.11. Impairment

4.11.1. Financial assets

Expected credit losses are a probability-weighted estimate of credit losses (i.e. the present value of all cash shortfalls) over the expected life of the financial instrument. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive. Because expected credit losses consider the amount and timing of payments, a credit loss arises even if the Company expects to be paid in full but later than when contractually due.

The Company recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost;
- lease receivables;
- debt investments measured at fair value through other comprehensive income;
- contract assets (IFRS 15 *Revenue from Contracts with Customers*).

The Company recognises loss allowances for expected credit losses at the amount equal to:

- lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition, or
- 12-month expected credit losses if, at the reporting date, the credit risk on a financial instrument has not increased significantly since initial recognition.

For trade receivables, contract assets and lease receivables the Company measures loss allowances at an amount equal to lifetime expected credit losses.

When determining whether the credit risk has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information, based on the Company's historical experience and informed credit assessment including forward-looking information.

The Company assumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due.

When determining whether the credit risk on a financial instrument has increased significantly, the Company considers the change in the risk of a default occurring since initial recognition. The Company considers a financial asset to be in default when: i) the borrower is unlikely to pay its credit obligations to the Company

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in full, without the Company realising security (if any is held), or ii) the financial asset is more than 90 days past due.

The maximum period over which expected credit losses shall be measured is the maximum contractual period (including extension option) over which the entity is exposed to credit risk.

For financial assets, a credit loss is the present value of the difference (cash shortfall) between:

- the contractual cash flows that are due to the Company under the contract; and
- the cash flows that the Company expects to receive.

Expected credit losses are discounted to the reporting date, not to the expected default or some other date, using the effective interest rate determined at initial recognition or an approximation thereof.

For the purposes of measuring expected credit losses, the estimate of expected cash shortfalls shall reflect the cash flows expected from collateral and other credit enhancements that are part of the contractual terms and are not recognised separately by the Company. The estimate of expected cash shortfalls on a collateralised financial instrument reflects the amount and timing of cash flows that are expected from foreclosure on the collateral less the costs of obtaining and selling the collateral, irrespective of whether foreclosure is probable (i.e. the estimate of expected cash flows considers the probability of a foreclosure and the cash flows that would result from it). Consequently, any cash flows that are expected from the realisation of the collateral beyond the contractual maturity of the contract should be included in this analysis.

As at the end of the current reporting period for trade receivables the Company determined the amount of expected credit losses using a provision (allowance) matrix, defined on the basis of historical credit loss experience in the period of 10 previous years.

The Company recognises in profit or loss, as an impairment gain or loss under separate item of separate statement of comprehensive income, the amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised in accordance with accounting policy applied.

At each reporting date, the Company assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred.

Evidence that a financial asset is credit-impaired include observable data about the following events:

- significant financial difficulty of the issuer or the borrower;
- a breach of contract, such as an event of default or failure to make payment within 90 days;
- the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation;
- the disappearance of an active market for that financial asset because of financial difficulties; or
- the purchase or origination of a financial asset at a deep discount that reflects the incurred credit losses.

For a financial asset that is credit-impaired at the reporting date, but that is not a purchased or originated credit-impaired financial asset, the Company measures the expected credit losses as the difference between the asset's gross carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. Any adjustment is recognised in profit or loss as an impairment gain or loss.

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4.11.2. Non-financial assets

The carrying amounts of the Company's non-financial assets, other than biological assets, inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. A cash-generating unit is the smallest identifiable asset group that generates cash flows that largely are independent from other assets and groups. Impairment losses are recognised in profit or loss.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In case of assets, which do not generate independent cash flows, value in use is estimated for the smallest identifiable cash-generating unit to which the asset belongs.

4.11.3. Non-current assets held for sale

An impairment loss in respect of disposal group is allocated to assets on pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, which continue to be measured in accordance with the Company's accounting policies. Impairment losses on initial classification as held for sale and subsequent gains or losses on remeasurement are recognised in profit or loss. Gains are not recognised in excess of any cumulative impairment loss.

4.12. Equity**Ordinary shares**

Incremental costs directly attributable to issue of ordinary shares are recognised as a deduction from equity.

Repurchase of treasury shares

When treasury shares are bought, the amount of the consideration paid, including directly attributable costs, is recognised as a deduction from equity. Repurchased shares are classified as treasury shares and are presented as a deduction from total equity.

Fair value reserve

All gains and losses from valuation of investments in equity instruments measured at fair value through other comprehensive income are attributed to this equity item.

4.13. Employee benefits**4.13.1. Retirement and disability benefits**

The Company in accordance with its remuneration rules is obliged to payment of retirement and disability benefits.

The Company's obligation resulting from retirement/disability benefits is measured by estimation of future salary of a given employee for the period in which an employee will receive the benefit and by estimation of future retirement/disability benefit. Retirement/disability benefits are discounted using market Treasury bond return rate at the end of reporting period. The retirement/disability benefits obligation is recognized proportionally to the projected length of service of a given employee. Recognising the liability due to retirement/disability benefits, the Company discloses total actuarial gains or losses in other comprehensive income, for the period in which they arisen.

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4.13.2. Jubilee bonuses

The Company offers to some of its employees jubilee bonuses, which depend on the current length of service of a given employee and the current average remuneration in the industry.

The Company's obligation resulting from jubilee bonuses is measured by estimation of future salary of a given employee for the period in which an employee will become entitled to a particular jubilee bonus and by estimation of future jubilee bonus. Jubilee bonuses are discounted using market Treasury bond return rate at the end of the reporting period. Disclosing liability due to jubilee bonuses, the Company discloses total actuarial gains or losses in profit or loss, within the period in which they arisen.

Staff rotation is estimated on the basis of historical data and forecasts on level of employment in the future.

4.13.3. Current employee benefits

Current employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised in the amount expected to be paid under short-term employee benefits, if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

4.14. Provisions

A provision is recognized in the separate statement of financial position, when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

4.15. Revenue***Revenue from contracts with customers (sale of goods and services)***

The Company recognises revenue when (or as) it satisfies a performance obligation by transferring a promised good or service (i.e. an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset.

Control of an asset refers to the ability to direct the use of, and obtain substantially all of the remaining benefits from, the asset. Control includes the ability to prevent other entities from directing the use of, and obtaining the benefits from, an asset.

The Company allocates the transaction price to each performance obligation (or distinct good or service) in an amount that depicts the amount of consideration to which the company expects to be entitled in exchange for transferring the promised goods or services to the customer.

Rental income

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease.

4.16. Finance income and expenses

Finance income comprises interest income on funds invested by the Company and due to finance lease agreements, dividend income and changes in the fair value of financial assets at fair value through profit or loss. Interest income is recognised as it accrues, using the effective interest method. Dividend income is recognised on the date that the Company's right to receive payment is established.

Finance expenses comprise interest expense on borrowings, unwinding of the discount on provisions, changes in the fair value of financial assets at fair value through profit or loss and impairment losses recognised on financial assets. All borrowing costs are recognised in profit or loss using the effective interest method.

Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in profit or loss using the effective interest method.

Foreign currency gains and losses are reported on a net basis as either finance income or finance costs, depending on whether foreign currency movements are in a net gain or net loss position.

4.17. Income tax

Income tax expense comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

Current tax is the expected tax payables or receivables due to tax on taxable income of the year, calculated using tax rates enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of assets or liabilities in a transaction that affects neither accounting nor taxable profit, temporary differences in relation to investments in subsidiaries, which utilization in foreseeable future is considered doubtful. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which temporary difference can be utilized. Deferred tax asset is reduced to the extent that it is no longer probable that the related tax benefit will be realized. These reductions are reversed when it is probable that sufficient taxable profits will be available.

4.18. Discontinued operations

A discontinued operation is a component of the Company's business that represents a separate major line of business or geographical area of operations that has been disposed of or is held for sale, or is a subsidiary acquired exclusively for future resale.

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. When an operation is classified as a discontinued operation, the comparative statement of comprehensive income is restated as if the operation had been discontinued from the start of the comparative period.

4.19. Earnings per share (EPS)

In preparation of the separate financial statements basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares for the reporting date.

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5. Segment reporting

5.1. Business and geographical segments

The Company's business activity includes management and business advisory and also rental of office space and its revenues derive exclusively from Poland, where all Company's non-current assets are located (excluding financial instruments).

5.2. Major customer

Revenues from one customer of management, advisory and rental services segment exceeded 10% of revenue and amounted to TPLN 661 for 2022 (for 2021 TPLN 640).

6. Non-current assets held for sale

As at 31 December 2022 and 31 December 2021 the Company had no assets classified as non-current assets held for sale.

7. Revenue

	2022	2021
Revenue from contracts with customers		
IT services	257	204
	257	204
Other revenue		
Revenue from rental of investment property	3 762	3 501
Revenue due to other services rendered	4	4
	3 766	3 505
Total	4 023	3 709

8. Expenses by nature

	2022	2021
Depreciation and amortisation	(687)	(662)
Energy and materials consumption	(1 884)	(1 260)
External services, including:	(3 663)	(3 795)
- property management services	(1 182)	(1 100)
- advisory services	(560)	(695)
Taxes and charges	(446)	(433)
Employee benefit expenses	(3 931)	(3 603)
Other costs	(113)	(95)
Total expenses by nature	(10 724)	(9 848)
Cost of sales and administrative expenses	(10 724)	(9 848)

8.1. Employee benefit expenses

	2022	2021
Wages and salaries	(2 316)	(2 159)
Social security contributions and other benefits	(347)	(286)
Movement in employee benefits liabilities included in profit and loss:	(1 268)	(1 158)
Post-employment benefits	(10)	(8)
Jubilee bonuses liabilities	(3)	(3)
Other employee benefits	(1 255)	(1 147)
Total	(3 931)	(3 603)

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9. Other income

	2022	2021
Compensations, grants, contractual penalties and costs of court proceedings received	50	29
Interest from receivables	9	80
Net gain on disposal of property, plant and equipment and intangible assets	74	-
Other	1	9
Total	134	118

10. Other expenses

	2022	2021
Receivables written off	-	(3)
Interest on payables	(1)	-
Total	(1)	(3)

11. Net finance income

	2022	2021
Recognised in profit or loss for the period		
Dividend income:	48 304	62 179
- investments in subsidiaries	48 254	62 137
- equity instruments - financial instruments measured at fair value through other comprehensive income (held at the reporting date)	50	42
Interest income on financial instruments measured at amortised cost, including:	7 315	161
- cash and cash equivalents	7 315	63
- debt instruments (corporate bonds)	-	98
Interest income on lease receivables	441	114
- from related entities	419	112
Finance income	56 060	62 454
Interest expense on liabilities measured at amortised cost, including:	(115)	(116)
- lease interest expense	(115)	(116)
Net foreign exchange loss	(2)	(8)
Finance expenses	(117)	(124)
Net finance income recognised in profit or loss for the period	55 943	62 330
Recognised in other comprehensive income		
Change in fair value of equity instruments	(37)	65
Finance income/(expenses) recognised in other comprehensive income	(37)	65

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12. Income tax

12.1. Income tax recognised in profit or loss for the period

	2022	2021
Current income tax expense	(36)	(8)
Current income tax on profits for the year	(36)	(8)
Deferred tax	(338)	2 021
Recognition and reversal of temporary differences	(338)	2 021
Income tax impacting profit or loss for the period	(374)	2 013

The income tax rate which embraced the Company's activity amounted to 19% in 2021-2022. It is assumed that the income tax rate shouldn't change in upcoming years.

In 2022 the Company suffered a tax loss amounting to TPLN 23 (2021: tax loss of TPLN 4,052). The current income tax recognised in the separate statement of comprehensive income comprises tax on income from buildings and withholding tax related to dividends received by the Company.

12.2. Effective tax rate

	2022		2021	
	%		%	
Profit before income tax		49 351		55 710
Income tax calculated using domestic tax rate	(19.0%)	(9 377)	(19.0%)	(10 585)
Permanent differences*	18.3%	9 034	20.8%	11 565
Unrecognised temporary differences / temporary differences previously unrecognised	(0.1%)	(31)	1.9%	1 033
Total	(0.8%)	(374)	3.6%	2 013

* Including TPLN 9,178 in respect of finance income from dividends (2021 r.: TPN 11,814).

12.3. Income tax recognised in other comprehensive income

	2022			2021		
	Before tax	Tax (expense) /benefit	Net	Before tax	Tax (expense) /benefit	Net
Change in fair value of equity instruments	(37)	6	(31)	65	(12)	53
Remeasurement of employee benefits	14	(2)	12	9	(2)	7
Other comprehensive income that will never be reclassified to profit or loss for the period	(23)	4	(19)	74	(14)	60

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13. Property, plant and equipment

	Buildings	Plant and equipment	Vehicles	Other	Under construction	Total
Cost as at 1 January 2021	67	3	447	653	-	1 170
Acquisitions	-	1	298	8	-	307
Cost as at 31 December 2021	67	4	745	661	-	1 477
Cost as at 1 January 2022	67	4	745	661	-	1 477
Acquisitions	-	-	-	17	74	91
Transfer from property, plant and equipment under construction	-	-	-	-	(74)	(74)
Disposals	-	-	(211)	(5)	-	(216)
Cost as at 31 December 2022	67	4	534	673	-	1 278
Depreciation and impairment losses as at 1 January 2021	(53)	(3)	(289)	(626)	-	(971)
Depreciation for the period	(1)	(1)	(86)	(8)	-	(96)
Depreciation and impairment losses as at 31 December 2021	(54)	(4)	(375)	(634)	-	(1 067)
Depreciation and impairment losses as at 1 January 2022	(54)	(4)	(375)	(634)	-	(1 067)
Depreciation for the period	(1)	-	(107)	(10)	-	(118)
Disposals	-	-	211	5	-	216
Depreciation and impairment losses as at 31 December 2022	(55)	(4)	(271)	(639)	-	(969)
Carrying amounts						
As at 1 January 2021	14	-	158	27	-	199
As at 31 December 2021	13	-	370	27	-	410
As at 1 January 2022	13	-	370	27	-	410
As at 31 December 2022	12	-	263	34	-	309

As at 31 December 2022 and 31 December 2021 the property, plant and equipment were not subject to any impairment.

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14. Investment property

	Right-of-use assets	Other investment property	Total
Cost as at 1 January 2021	3 247	30 879	34 126
Cost as at 31 December 2021	3 247	30 879	34 126
Cost as at 1 January 2022	3 247	30 879	34 126
Transfer from property, plant and equipment under construction	-	74	74
Remeasurement of lease liabilities (note 24)	1 759	-	1 759
Cost as at 31 December 2022	5 006	30 953	35 959
Depreciation and impairment losses as at 1 January 2021	(92)	(28 136)	(28 228)
Depreciation for the period	(46)	(510)	(556)
Depreciation and impairment losses as at 31 December 2021	(138)	(28 646)	(28 784)
Depreciation and impairment losses as at 1 January 2022	(138)	(28 646)	(28 784)
Depreciation for the period	(46)	(512)	(558)
Depreciation and impairment losses as at 31 December 2022	(184)	(29 158)	(29 342)
Carrying amounts			
As at 1 January 2021	3 155	2 743	5 898
As at 31 December 2021	3 109	2 233	5 342
As at 1 January 2022	3 109	2 233	5 342
As at 31 December 2022	4 822	1 795	6 617

Investment property comprises the Company-owned part of the building property at Mickiewicza St. in Katowice including the land (subject to perpetual usufruct) on which the office building and the adjacent parking lot are situated, as well as the parking lot property at Sokolska St. in Katowice, consisting of land (subject to perpetual usufruct) on which parking lot and garages are situated.

Based on property expert's valuation conducted in January 2021, as at 31 December 2022 the fair value of the Company-owned part of the building at Mickiewicza St. (appraised using the comparative approach, paired comparison method) and the fair value of perpetual usufruct of land on which aforementioned building is situated (appraised using income-based approach, investment method, simple capitalization technique of net income) were estimated at PLN 15.2 million – the fair value of the investment property situated at Sokolska St. was estimated at PLN 8.9 million (the perpetual usufruct of land was appraised using the comparative approach, paired comparison method and the building component using replacement cost method, index technique). The fair value measurement for all of the Company's investment properties has been categorised as a Level 3 of fair value hierarchy.

Rental income (office and parking space) in 2022 amounted to TPLN 3,762 (in 2021: TPLN 3,501) and it was presented in the separate statement of comprehensive income under "Revenue" – costs directly attributable to rental income amounted to TPLN 5,327 (in 2021: TPLN 4,694) and were presented under "Cost of sales".

STALEXPORT AUTOSTRADY S.A.**SEPARATE FINANCIAL STATEMENTS AS AT THE DAY AND FOR THE YEAR ENDED 31 DECEMBER 2022****Notes to the separate financial statements***(all amounts in PLN thousand (TPLN), unless stated otherwise)***15. Investments in subsidiaries and associates**

Investments in subsidiaries and associates included following entities:

	Cost	Impairment loss	Carrying amount	Ownership
31 December 2022				
Petrostal S.A. w likwidacji	1 727	(1 727)	-	100.00%
Stalexport Autostrada Małopolska S.A.	66 753	-	66 753	100.00%
VIA4 S.A.	275	-	275	55.00%
Biuro Centrum Sp. z o.o.	32	-	32	40.63%
Total	68 787	(1 727)	67 060	

31 December 2021				
Petrostal S.A. w likwidacji	1 727	(1 727)	-	100.00%
Stalexport Autostrada Małopolska S.A.	66 753	-	66 753	100.00%
VIA4 S.A.	275	-	275	55.00%
Biuro Centrum Sp. z o.o.	32	-	32	40.63%
Total	68 787	(1 727)	67 060	

Financial information on above entities, which shares were not subject to 100% impairment was as follows:

	Ownership	Assets	Liabilities	Equity	Revenue	Profit for the period
31 December 2022						
Stalexport Autostrada Małopolska S.A.	100.00%	1 169 803	601 364	568 439	409 206	70 470
VIA4 S.A.	55.00%	32 380	20 004	12 376	61 322	14 190
Biuro Centrum Sp. z o.o.	40.63%	3 270	1 985	1 285	14 044	200
Total		1 205 453	623 353	582 100	484 572	84 860
31 December 2021						
Stalexport Autostrada Małopolska S.A.	100.00%	1 088 056	547 857	540 199	355 715	88 963
VIA4 S.A.	55.00%	32 380	20 004	12 376	52 269	10 801
Biuro Centrum Sp. z o.o.*	40.63%	2 471	1 386	1 085	11 440	12
Total		1 122 907	569 247	553 660	419 424	99 776

* Updated based on final version of the financial statements of Biuro Centrum Sp. z o.o. for 2021.

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16. Other investments

	31 December 2022	31 December 2021
Non-current		
Equity instruments measured at fair value through other comprehensive income	95	93
Total	95	93
Current		
Equity instruments measured at fair value through other comprehensive income	1 085	1 124
Total	1 085	1 124

Following investments constitute equity instruments measured at fair value through other comprehensive income:

	<i>Fair value at 31 December 2022</i>	<i>Dividend income recognised in 2022</i>
Dom Maklerski BDM S.A.	1 085	44
Zakłady Metalowe DEZAMET S.A.	95	6
	<i>Fair value at 31 December 2021</i>	<i>Dividend income recognised in 2021</i>
Dom Maklerski BDM S.A.	1 124	29
Zakłady Metalowe DEZAMET S.A.	93	13

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17. Deferred tax

17.1. Deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following items of assets and liabilities:

	Assets		Liabilities		Net	
	31 December 2022	31 December 2021	31 December 2022	31 December 2021	31 December 2022	31 December 2021
Property, plant and equipment	1 413	1 169	(27)	(34)	1 386	1 135
Intangible assets	-	-	(4)	(1)	(4)	(1)
Investment property	-	-	(795)	(475)	(795)	(475)
Other non-current investments	-	-	(12)	(12)	(12)	(12)
Finance lease receivables	-	-	(1 277)	(1 084)	(1 277)	(1 084)
Trade and other receivables	344	339	(62)	(62)	282	277
Current investments	295	288	-	-	295	288
Cash and cash equivalents	-	-	(82)	(5)	(82)	(5)
Lease liabilities	943	611	-	-	943	611
Employee benefits	345	697	-	-	345	697
Trade and other payables	128	117	-	-	128	117
Deferred tax assets/liabilities on temporary differences	3 468	3 221	(2 259)	(1 673)	1 209	1 548
Tax loss carry-forwards	1 426	2 058	-	-	1 426	2 058
Set off of tax	(2 259)	(1 673)	2 259	1 673	-	-
Unrecognised temporary differences and tax losses	-	(637)	-	-	-	(637)
Net deferred tax assets as in statement of financial position	2 635	2 969	-	-	2 635	2 969

As at 31 December 2022, the deferred tax assets were recognised in full amount of excess of negative temporary differences and tax losses over positive temporary differences.

As at 31 December 2021, the deferred tax assets were not recognised in full amount of excess of negative temporary differences and tax losses over positive temporary differences, due to estimates regarding tax losses carried forward utilization.

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17.2. Changes of deferred tax during the period

	1 January 2022	Change of deferred tax on temporary differences recognised in		31 December 2022
		profit or loss for the period	other comprehensive income	
Property, plant and equipment	1 135	251	-	1 386
Intangible assets	(1)	(3)	-	(4)
Investment property	(475)	(320)	-	(795)
Other non-current investments	(12)	-	-	(12)
Finance lease receivables	(1 084)	(193)	-	(1 277)
Trade and other receivables	277	5	-	282
Current investments	288	-	7	295
Cash and cash equivalents	(5)	(77)	-	(82)
Lease liabilities	611	332	-	943
Employee benefits	697	(349)	(3)	345
Trade and other payables	117	11	-	128
Tax loss carry-forwards	2 058	(632)	-	1 426
Unrecognised temporary differences and tax losses	(637)	637	-	-
Total	2 969	(338)	4	2 635

	1 January 2021	Change of deferred tax on temporary differences recognised in		31 December 2021
		profit or loss for the period	other comprehensive income	
Property, plant and equipment	745	390	-	1 135
Intangible assets	-	(1)	-	(1)
Investment property	(489)	14	-	(475)
Other non-current investments	(7)	-	(5)	(12)
Finance lease receivables	(716)	(368)	-	(1 084)
Trade and other receivables	209	68	-	277
Current investments	292	3	(7)	288
Cash and cash equivalents	(4)	(1)	-	(5)
Lease liabilities	613	(2)	-	611
Employee benefits	484	215	(2)	697
Trade and other payables	184	(67)	-	117
Tax loss carry-forwards	2 135	(77)	-	2 058
Unrecognised temporary differences and tax losses	(2 484)	1 847	-	(637)
Total	962	2 021	(14)	2 969

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17.3. Tax losses

According to the tax regulations, tax loss incurred in a given tax year can reduce taxable income over the next five consecutive tax years, however the decrease in whichever of those years cannot exceed 50% of the loss for a given year. As at 31 December 2022 the maximum amount of tax losses remaining to be utilized during next five tax years amounted to TPLN 7,504 (31 December 2021: TPLN 10,831). As at 31 December 2022 the Company recognised the corresponding deferred tax assets in full, i.e. TPLN 1,426. Due to uncertainty regarding the utilization of some of the tax losses in the foreseeable future, as at 31 December 2021 the Company recognised the deferred tax assets in relation to tax losses only partially, i.e. the amount of TPLN 1,421.

Year of tax loss	2019	2020	2021	2022	Total
<i>Expected utilization date</i>					
2023	591	1 123	25	-	1 739
2024	591	1 124	2 026	11	3 752
2025	-	-	2 001	12	2 013
Total	1 182	2 247	4 052	23	7 504
Remaining tax loss	1 182	2 247	4 052	23	7 504
Deferred tax assets recognised	225	427	770	4	1 426

18. Income tax receivables and liabilities

As at 31 December 2022 the income tax receivables amounted TPLN 1,341 (31 December 2021: TPLN 1,341). These receivables exclusively comprised the amount due to the Company to be settled with a future income tax liabilities. Due to uncertain recovery of these receivables as at 31 December 2022, an allowance of TPLN 1,341 was recognized (31 December 2021: TPLN 1,341).

Income tax liabilities of TPLN 4 as at 31 December 2022 represented the difference between payments made for the current tax year and the amount of tax payable on income from buildings.

19. Finance lease receivables

The receivables derive dominantly from lease agreements struck with a related company VIA4 S.A., which acts as operator on Katowice-Kraków section of A-4 Motorway. Assets subject to the lease included cars, trucks and special purpose vehicles, which are used by VIA4 S.A. in its activity. The finance lease receivables were recognized at an amount equal to the net investment in the lease.

	31 December 2022	31 December 2021
Gross investment in leases	7 811	6 221
Unearned finance lease income	(1 089)	(518)
Net investment in leases	6 722	5 703

As a result of lease agreements concluded in 2022, the balance of receivables under lease agreements increased by TPLN 3,022, of which TPLN 2,851 concerned VIA4 S.A.

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Future lease payments to be received are as follows:

	Lease payments	Finance income (interest)	Net investment in leases
31 December 2022			
up to 1 year	2 532	518	2 014
from 1 to 2 years	2 224	344	1 880
from 2 to 3 years	1 873	183	1 690
from 3 to 4 years	1 173	44	1 129
from 4 to 5 years	9	-	9
Total	7 811	1 089	6 722
31 December 2021			
up to 1 year	1 732	214	1 518
from 1 to 2 years	1 557	151	1 406
from 2 to 3 years	1 312	95	1 217
from 3 to 4 years	1 018	47	971
from 4 to 5 years	598	11	587
over 5 years	4	-	4
Total	6 221	518	5 703

20. Trade and other receivables

	31 December 2022	31 December 2021
Trade receivables from related entities	29	23
Trade receivables from other entities	182	3 129
Receivables due to VAT	392	371
Other receivables from other entities	16	35
Total	619	3 558

Receivables from contracts with customers included within trade and other receivables amounted to TPLN 27 as at 31 December 2022 (31 December 2021: TPLN 3,079).

Information about the Company's exposure to credit and market risks, as well as information on impairment losses are included in notes 28.1 and 28.2.

21. Cash and cash equivalents

	31 December 2022	31 December 2021
Bank balances	172	109 092
Current bank deposits	226 634	127 008
Cash and cash equivalents in the statement of financial position	226 806	236 100
Differences due to rounding	-	(1)
Cash and cash equivalents in the statement of cash flows	226 806	236 099
including restricted balances comprising:	5	19
- VAT accounts	5	19

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22. Equity

22.1. Share capital

	31 December 2022	31 December 2021
Number of shares at the beginning of the period	247 262 023	247 262 023
Number of shares at the end of the period (fully paid)	247 262 023	247 262 023
Nominal value of 1 share (PLN)	0.75	0.75
Nominal value of A-series issue	6 256	6 256
Nominal value of B-series issue	370	370
Nominal value of D-series issue	3 000	3 000
Nominal value of E-series issue	71 196	71 196
Nominal value of F-series issue	37 500	37 500
Nominal value of G-series issue	67 125	67 125
Total	185 447	185 447

The holders of ordinary shares are entitled to dividends as declared and are entitled to one vote per share at General Meeting of the Company. All shares entitle the shareholders to Company's assets in the same extent in case of its division.

22.2. Other reserve capitals and supplementary capital

Other reserve capitals may be created by the General Meeting from a part or total of approved profits of the Company. The General Meeting may also define a particular aim to which such resources should be assigned.

22.3. Fair value reserve

All gains and losses from valuation of investments in equity instruments measured at fair value through other comprehensive income are attributed to this equity item (see also note 16).

22.4. Dividends

On 4 April 2022 the Ordinary General Meeting of the Company decided to pay out the dividend in amount of TPLN 59,343, i.e. PLN 0.24 per share. The dividend date was set for 13 April 2022 and the dividend payment date for 25 April 2022.

On 31 March 2021 the Ordinary General Meeting of the Company decided to pay out the dividend in amount of TPLN 158,248, i.e. PLN 0.64 per share. The dividend date was set for 9 April 2021 and the dividend payment date for 20 April 2021.

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23. Earnings per share

The calculation of basic earnings per share was performed based on the net profit attributable to the ordinary shareholders of the Company of TPLN 48,977 (2021: net profit of TPLN 57,723) and a weighted average number of ordinary shares at the reporting date of 247,262 thousand (31 December 2021: 247,262 thousand).

Net profit attributable to shareholders per ordinary share

	2022	2021
Profit for the period attributable to Company's shareholders (in TPLN)	48 977	57 723
Weighted average number of ordinary shares at the end of the period (thousands of shares)	247 262	247 262
Profit for the period per ordinary share attributable to Company's shareholders (in PLN)	0.20	0.23

As at 31 December 2022 and 31 December 2021 no factors were determined that would result in dilution of profit per one share.

24. Lease liabilities

As the result of IFRS 16 *Leases* introduction the Company recognised a lease liability amounting to the present value of payments for perpetual usufruct that are not yet paid (the perpetual usufruct expires in December 2089), discounted using the Company's incremental borrowing rate (3.67%) as of initial application date, i.e. 1 January 2019

Lease liabilities as at 1 January 2022	3 217
Changes from financing cash flows	(127)
Payment of lease liabilities	(127)
Other changes	1 874
Remeasurement of lease liabilities	1 759
Interest expense	115
Lease liabilities as at 31 December 2022	4 964
current amount	177
non-current amount	4 787
Lease liabilities as at 1 January 2021	3 227
Changes from financing cash flows	(126)
Payment of lease liabilities	(126)
Other changes	116
Interest expense	116
Lease liabilities as at 31 December 2021	3 217
current amount	125
non-current amount	3 092

Following a notice received in November 2022 on updating, with effect from 1 January 2023, of payments for perpetual usufruct in relation to the land lot located at Mickiewicza St. in Katowice, the Company remeasured the lease liability, increasing its value by the amount of TPLN 1,759.

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25. Employee benefits

	31 December 2022	31 December 2021
Non-current		
Retirement benefits	71	94
Disability benefits	3	3
Jubilee bonuses liabilities	31	28
Other employee benefits	400	-
Total	505	125
Current		
Retirement benefits	120	102
Disability benefits	1	-
Other employee benefits	1 192	3 441
Total	1 313	3 543

Amounts of future liabilities due to retirement benefits, disability benefits and jubilee bonuses were calculated on the basis of actuarial appraisal model.

Other employee benefits as at 31 December 2022 constitute Company's expectations for payment of bonuses under non-current incentive programmes, which embrace members of the Management Board of the Company (assuming the maximum level of benefits awarded), as well as liability in amount of TPLN 369 in respect of cash severance pay due to CEO of the Company under the termination agreement of 28 November 2022 (for further details, see point 5.14 of the Management Board's Report on the activities of the Company and the Capital Group of Stalexport Autostrady S.A. in 2022).

Other employee benefits as at 31 December 2021 comprised accrued amount of bonuses attributable to members of the Management Board of the Company under 3-year incentive programme for years 2019-2021, enacted by the Supervisory Board on 15 December 2020. The incentive programme was settled in 2022.

25.1. Movement in employee benefits liabilities

	Post-employment benefits		Jubilee bonuses liabilities		Other employee benefits		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
As at 1 January	199	199	28	54	3 441	2 294	3 668	2 547
Included in profit or loss	10	8	3	3	1 255	1 147	1 268	1 158
Current service cost	7	7	1	1	1 592	1 147	1 600	1 155
Gains arising from settlements	-	-	-	-	(337)	-	(337)	-
Interest cost	3	1	1	-	-	-	4	1
Actuarial loss	-	-	1	2	-	-	1	2
Included in other comprehensive income	(14)	(8)	-	-	-	-	(14)	(8)
Actuarial (profit)/loss arising from:	(14)	(8)	-	-	-	-	(14)	(8)
- financial assumptions	(28)	(18)	-	-	-	-	(28)	(18)
- other assumptions	14	10	-	-	-	-	14	10
Benefits paid	-	-	-	(29)	(3 104)	-	(3 104)	(29)
As at 31 December	195	199	31	28	1 592	3 441	1 818	3 668

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25.2. Actuarial assumptions

Liabilities due to retirement benefits, disability benefits and jubilee bonuses were calculated according to following assumptions:

	31 December 2022	31 December 2021
Discount rate	6.80%	3.30%
Future remuneration increase	2.60%-23.41%	3.50%
Probability of resignation	1.77%	1.84%
Weighted-average duration of liabilities (in years)		
Post-employment benefits	10.57	11.32
Jubilee bonuses liabilities	4.00	5.00

25.3. Sensitivity analysis

Below a sensitive analysis has been disclosed, showing how reasonably possible changes of material actuarial assumptions made at the reporting date, holding other assumptions constant, would have impacted the liabilities due to employee benefits.

	Discount rate change		Remuneration increase change		Probability of resignation change	
	- 0.5 ppt	+ 0.5 ppt	- 0.5 ppt	+ 0.5 ppt	- 0.5 ppt	+ 0.5 ppt
31 December 2022						
Retirement benefits	194	189	189	194	194	189
Disability benefits	3	3	3	3	3	3
Jubilee bonuses liabilities	31	30	30	31	31	30
Total	228	222	222	228	228	222
31 December 2021						
Retirement benefits	200	192	192	200	199	192
Disability benefits	3	3	3	3	3	3
Jubilee bonuses liabilities	29	28	28	29	29	28
Total	232	223	223	232	231	223

26. Trade and other payables

	31 December 2022	31 December 2021
Trade payables to related entities	88	90
Trade payables to other entities	347	339
Amounts due to taxes, duties, social and other benefits	69	62
Payroll liabilities	368	364
Other payables and accruals to other entities	331	277
Total	1 203	1 132

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27. Financial instruments – classification and fair value

The following table shows the carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

31 December 2022

	Note	Carrying amount			Fair value			
		Financial instruments measured at fair value through other comprehensive income	Financial instruments measured at amortised cost	Total	Level 1	Level 2	Level 3	Total
Financial assets measured at fair value								
Equity instruments*	16	1 180	-	1 180	-	-	1 180	1 180
		1 180	-	1 180				
Financial assets not measured at fair value								
Finance lease receivables	19	-	6 722	6 722				
Trade and other receivables**	20	-	227	227				
Cash and cash equivalents	21	-	226 806	226 806				
		-	233 755	233 755				
Financial liabilities not measured at fair value								
Lease liabilities	24	-	4 964	4 964				
Trade and other payables**	26	-	546	546				
		-	5 510	5 510				

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31 December 2021

	Note	Carrying amount			Fair value			Total
		Financial instruments measured at fair value through other comprehensive income	Financial instruments measured at amortised cost	Total	Level 1	Level 2	Level 3	
Financial assets measured at fair value								
Equity instruments*	16	1 217	-	1 217	-	-	1 217	1 217
		1 217	-	1 217				
Financial assets not measured at fair value								
Finance lease receivables	19	-	5 703	5 703				
Trade and other receivables**	20	-	3 187	3 187				
Cash and cash equivalents	21	-	236 100	236 100				
		-	244 990	244 990				
Financial liabilities not measured at fair value								
Lease liabilities	24	-	3 217	3 217				
Trade and other payables**	26	-	502	502				
		-	3 719	3 719				

* Equity instruments belonging to the Company are not listed on financial markets, the Company has also no information on recent observable arm's length transactions in these instruments. Considering the above, the fair value of the equity instruments determined based on the Company's share in net assets of their issuers as at 31 December 2022 or at the end of the last reporting period for which the Company has adequate financial data. In 2022 the Company suffered a loss due to valuation of aforementioned equity instruments amounting TPLN 37 (2021: profit of TPLN 65), presented within item "Change in fair value of equity instruments" of the separate statement of comprehensive income.

** Without consideration of receivables due to VAT/payables due to taxes, duties, social and health insurance and other benefits, as well as payroll liabilities.

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Fair value hierarchy

Financial instruments measured at fair value can be classified according to the following valuation methods:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities,
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly,
- Level 3: inputs that are not based on observable market data (unobservable inputs).

28. Financial risk management

28.1. Credit risk

Credit risk is a risk of financial loss to the Company if a customer or a counterparty fails to meet its contractual obligations, and it arises principally from the Company's investments in corporate bonds, trade receivables, finance lease receivables and investments in equity instruments.

The Company places its cash and cash equivalents in financial institutions with high financial credibility and the corporate bonds acquired by the Company in 2021 were guaranteed by such an institution (credit rating of BBB+). Considering the above, the Company assesses that aforementioned financial instruments had low credit risk.

The following table shows the Company's maximum exposure to credit risk:

	31 December 2022	31 December 2021
Other non-current investments	95	93
Current investments	1 085	1 124
Finance lease receivables	6 722	5 703
Trade and other receivables	619	3 558
Cash and cash equivalents	226 806	236 100
Total	235 327	246 578

In relation to trade receivables and lease receivables the Company measures loss allowances at an amount equal to lifetime expected credit losses.

As at 31 December 2022 for trade receivables the Company determined the amount of expected credit losses using a provision (allowance) matrix, defined on the basis of historical credit loss experience in the period of 10 previous years.

The following tables provide information about the exposure to credit risk and also allowances for expected credit losses for trade receivables as at 31 December 2022 and 31 December 2021.

31 December 2022	Weighted- average loss rate	Trade receivables (gross)	Secured amount (up to gross receivables)	Trade receivables (gross) exceeding secured amount	Loss allowance
Current (not past due)	0.20%	38	-	38	-
1-30 days past due	0.50%	82	30	52	-
31-90 days past due	3.90%	56	8	48	2
91-180 days past due	13.20%	35	28	7	1
181-365 days past due	45.20%	2	-	2	1
366-730 days past due	74.90%	8	-	8	6
more than 730 days past due	100.00%	664	-	664	664
Total		885	66	819	674

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31 December 2021	Weighted- average loss rate	Trade receivables (gross)	Secured amount (up to gross receivables)	Trade receivables (gross) exceeding secured amount	Loss allowance
Current (not past due)	0.30%	33	4	29	-
1-30 days past due	0.70%	29	11	18	-
31-90 days past due	5.20%	10	2	8	-
91-180 days past due	15.10%	21	-	21	3
181-365 days past due	51.60%	9	-	9	5
366-730 days past due	86.90%	1	-	1	1
more than 730 days past due	100.00%	3 693	3 058	635	635
Total		3 796	3 075	721	644

As at 31 December 2021, past due trade receivables amounting to TPLN 3,574 were secured on the customer's property valued at TPLN 3,058. As at 31 December 2022 these receivables amounted to TPLN 545 and were fully subject to an impairment loss (with a loss of TPLN 29 recognised in 2022). In addition, as at 31 December 2022, the payment of trade receivables due to rental of investment property amounting to TPLN 66 was secured by the guarantee deposits received by the Company.

Other receivables are subject to loss allowance in amount of TPLN 91,303. These receivables derive from activities discontinued in previous periods and mainly result from loan guarantees granted to entities which were not able to settle their liabilities.

The movement in loss allowances in respect of trade and other receivables and other was as follows:

	2022	2021
Balance as at 1 January	(91 947)	(91 507)
Net remeasurement of loss allowance	(24)	(596)
Amounts written off	-	70
Reclassifications	(6)	86
Balance as at 31 December	(91 977)	(91 947)
Net remeasurement of loss allowance on trade receivables or contract assets arising from contracts with customers	(29)	(515)

28.2. Market risk

Market risk is the risk that changes in market demand, supply and prices, as well as other factors will affect the Company's financial results or controlled assets value (such as foreign exchange rates, interest rates and cost of capital). The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Interest rate risk

The Company's exposure to the interest rate risk relates mainly to cash and cash equivalents with floating interest rates based on WIBOR + margin. The Company doesn't hedge against the risk of interest rate fluctuations.

The table below presents susceptibility profile of the Company (maximum exposure) to the risk of interest rate fluctuations by means of financial instruments presentation according to the fixed and floating interest rate:

	Nominal amount 31 December 2022	Nominal amount 31 December 2021
Floating interest rate instruments		
Finance lease receivables	6 722	5 703
Cash and cash equivalents	226 806	236 100
Total	233 528	241 803

While managing interest rate risk, the Company aims to reduce the impact of interest rate fluctuations via current monitoring of financial market.

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The Company has conducted sensitivity analysis of floating interest rate financial instruments to fluctuations of market interest rates. The table below presents the impact of increase or decrease of interest rate by 100 basis points on the profit or loss and equity. The analysis assumes that all other variables such as foreign exchange rates remain constant. The analysis was performed for current and comparable reporting periods.

	Profit or loss for the period		Equity	
	increase	decrease	increase	decrease
	100 bp	100 bp	100 bp	100 bp
31 December 2022				
Floating interest rate instruments	2 335	(2 335)	2 335	(2 335)
31 December 2021				
Floating interest rate instruments	2 418	(2 418)	2 418	(2 418)

Foreign currency risk

At the end of 2022 the Company's assets/liabilities were not subject to foreign currency risk.

The table below shows profile of the Company's sensibility (maximum exposure) to exchange rate change by means of presentation of financial instruments by currencies in which they are denominated:

Assets/liabilities by currency after conversion into PLN (in TPLN)

	EUR
31 December 2022	
Trade and other payables	-
Statement of financial position exposure	-

	EUR
31 December 2021	
Trade and other payables	(19)
Statement of financial position exposure	(19)

The Company performed sensitivity analysis of financial instruments denominated in foreign currencies to rate fluctuations. The table below presents the impact of strengthening or weakening of Polish zloty by 5% in relation to all foreign currencies, on profit or loss and on equity. This analysis assumes that all other variables, in particular interest rates, remain constant.

	Profit or loss for the period		Equity	
	increase of exchange	decrease of exchange	increase of exchange	decrease of exchange
	rates by 5%	rates by 5%	rates by 5%	rates by 5%
31 December 2022	-	-	-	-
31 December 2021	(1)	1	(1)	1

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28.3. Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due.

The Company's approach to managing liquidity is to ensure, possession of financial means, necessary to fulfil Company's financial and investment liabilities using the most attractive sources of financing.

Liquidity management focuses on detailed analysis, planning and undertaking suitable actions related to working capital and net financial indebtedness.

The table below shows the Company's maximum exposure to liquidity risk:

31 December 2022

	Carrying amount	Contracted cash flow amount	up to 6 months	1-2 years	2-5 years	over 5 years
Non-derivative financial liabilities						
Lease liabilities	4 964	(13 086)	(178)	(187)	(587)	(12 134)
Trade and other payables	1 203	(1 203)	(1 203)	-	-	-
Total	6 167	(14 289)	(1 381)	(187)	(587)	(12 134)

31 December 2021

	Carrying amount	Contracted cash flow amount	up to 6 months	1-2 years	2-5 years	over 5 years
Non-derivative financial liabilities						
Lease liabilities	3 217	(8 548)	(126)	(126)	(377)	(7 919)
Trade and other payables	1 132	(1 132)	(1 132)	-	-	-
Total	4 349	(9 680)	(1 258)	(126)	(377)	(7 919)

28.4. Capital management

The Company's policy is to maintain strong capital base, which should be foundation for positive perception of the Company by investors, creditors and market and should also lead to further business development. Company monitors the changes in ownership, return on equity and debt/equity ratios.

The Company aims to achieve a return on equity ratio at the level considered satisfactory by the shareholders.

The Company is subject to the regulation resulting from art. 396 § 1 of the Polish Commercial Companies Code, which requires that at least 8% of profit for a given financial year should be assigned to supplementary capital, until this capital reaches at least 1/3 of the share capital. As at 31 December 2022 the Company's supplementary capital already exceeded aforementioned level.

The net debt to adjusted equity ratio at the end of the reporting period was as follows:

	31 December 2022	31 December 2021
Total liabilities	7 989	8 017
<i>minus</i>		
Cash and cash equivalents	226 806	236 100
Net debt	(218 817)	(228 083)
Equity	303 986	314 371
Adjusted equity	303 986	314 371
Net debt to adjusted equity ratio	(0.7)	(0.7)

There were no changes in the capital management policy during the financial year.

29. Contingencies, guarantees and other commitments

Both as at 31 December 2022 and 31 December 2021 the Company had no contingent liabilities.

STALEXPORT AUTOSTRADY S.A.

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Notes to the separate financial statements

(all amounts in PLN thousand (TPLN), unless stated otherwise)

30. Related party transactions

30.1. Intergroup receivables and liabilities

	Trade and other receivables	Finance lease receivables	Trade and other payables
31 December 2022			
Stalexport Autostrada Małopolska S.A.	-	-	4
VIA4 S.A.	27	6 311	-
Subsidiaries	27	6 311	4
Biuro Centrum Spółka z o.o.	2	142	84
Associates	2	142	84
Total	29	6 453	88

	Trade and other receivables	Finance lease receivables	Trade and other payables
31 December 2021			
Stalexport Autostrada Małopolska S.A.	-	-	3
VIA4 S.A.	21	5 337	-
Subsidiaries	21	5 337	3
Biuro Centrum Spółka z o.o.	2	186	87
Associates	2	186	87
Total	23	5 523	90

30.2. Related party transactions amounts

	Revenue	Finance income (dividends)	Finance income (other)	Cost of sales	Capital expenditures
2022					
Stalexport Autostrada Małopolska S.A.	-	42 305	-	(38)	-
VIA4 S.A.	257	5 949	407	-	-
Subsidiaries	257	48 254	407	(38)	-
Biuro Centrum Spółka z o.o.	236	-	12	(4 487)	(74)
Associates	236	-	12	(4 487)	(74)
Total	493	48 254	419	(4 525)	(74)

	Revenue	Finance income (dividends)	Finance income (other)	Cost of sales	Capital expenditures
2021					
Stalexport Autostrada Małopolska S.A.	-	57 063	-	(30)	-
VIA4 S.A.	204	5 074	110	-	-
Subsidiaries	204	62 137	110	(30)	-
Biuro Centrum Spółka z o.o.	222	-	2	(3 863)	-
Associates	222	-	2	(3 863)	-
Total	426	62 137	112	(3 893)	-

Company's related party transactions were at an arm's length basis (see also point 5.3 of the Report of the Management Board on the activities of the Company and of the Group in 2022).

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30.3. Transactions with key personnel

The remuneration cost of the managing and supervising personnel of the Company was as follows:

	2022	2021
Management Board	2 089	1 995
Salaries	850	856
Movement in employee benefits liabilities	1 239	1 139
Supervisory Board	197	183
Salaries	197	183
Total	2 286	2 178

In 2022 and 2021 the Company did not grant any loans, advances or guarantees to the members of the Management Board and Supervisory Board.

Management remuneration for 2022 includes provision for Management Board bonuses for the year 2022 recognised as at 31 December 2022 in amount of TPLN 207 (corresponding provision as at 31 December 2021 amounted to TPLN 215), as well as the accrued in 2022 portion of movement in employee benefits liabilities due to (i) non-current incentive programmes (cost of TPLN 881), which embrace members of the Management Board of the Company (see note 25), and (ii) cash severance pay (cost of TPLN 358) due to CEO of the Company under the termination agreement of 28 November 2022 (see point 5.14 of the Management Board's Report on the activities of the Company and the Capital Group of Stalexport Autostrady S.A. in 2022).

31. Remuneration of the entity conducting audit the financial statements and its related entities

Information regarding the remuneration of entity authorised to audit financial statements has been provided within point 5.23 of the Report of the Management Board on the activities of the Company and of the Group in 2022.

32. Subsequent events

On 31 January 2023 the Supervisory Board of the Company adopted a resolution on the appointment of Mr. Andrzej Kaczmarek as the President of the Management Board of the Company as of 1 March 2023.

Explanation

This document constitutes a translation of the separate financial statements of Stalexport Autostrady S.A., which were originally issued in Polish. In case of ambiguities in interpretation of terminology, the original Polish terminology should be treated as binding.