# ANNUAL REPORT 2013



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#### **Introduction by Chairman of Board of Management**

As every year, let me present you the annual report of the UNISTAV company and the results of the business year 2013.

The business year 2013 was a year of changes for our company. As a consequence of stagnation in the construction market, UNISTAV a.s. has taken several economy measures in order to decrease the overhead costs. Despite the impact of the economic recession, the company reached the turnover of almost CZK 1.5 bil. and the profit of CZK 24 mil. before tax. Therefore, UNISTAV a.s. still belongs to the construction companies with the significant position on the Czech construction market.

Among our finished constructions are, for instance, Center for Building Heritage in Plasy historical restoration of the brewery complex, Reconstruction of the object F and the loft conversion – Judicial Complex Na Míčánkách, Revitalization of objects in military barracks at Šumavská – Brno and more. In the field of housing projects, I would like to mention the finished housing project of apartment houses Červený kopec – Viladům II in Brno and apartment houses in Prague-Letňany and Prague-Dolní Počernice. In the workfield of water management constructions, the project "The Dyje river protection, 2nd phase, part E – Žďársko" took place. In the area of education the construction of the object for the project "The Development of research and training capacities for natural science and engineering fields of USB in České Budějovice – Faculty of Science" was finished and reconstruction and completion of primary school in Přibyslav was conducted. In our traditional sector of health industry constructions we are just completing a next phase of Znojmo hospital reconstruction and multidisciplinary hybrid operating room in Na Homolce Hospital in Prague. Let me also point out the ongoing completion of the reconstruction of the Villa Stiassny in Brno and the challenging reconstruction and extension of Commercial and Administrative Center in Prague Na Příkopě 14.

Achieved good results of the UNISTAV company have their roots in everyday work of our coworkers and colleagues. It is important to point-out that our success is also highly influenced by correct business relations with our clients and business partners and I would like to use this place to thank them all for the cooperation in 2013.

We are all running for managing our building projects.

Success is not the result of luck, but logic, hard work and energy you put into it.

Ing. Miroslav Friš

Chairman of Board of Management, General Manager of UNISTAV, a.s.

#### **General Data**

Trade Name: UNISTAV a.s.

Comp. Id. No.: 005 31 766

Registered Office: Brno, Příkop 6

Legal Status: joint-stock company

Manner of Establishment: the memorandum of foundation on the

establishment of the joint-stock company made and entered into on 10. 5. 1990

Date of Incorporation into 6. 6. 1990 at the Regional Court in Brno,

the Commercial Registry: Section B, Insert No. 40

#### Participation in business enterprise

No legal entity is participated with its capital in the business enterprise of the company.

The company has the majority or significant share of the registered capital of the following companies:

- Byty Londýnská, a.s. in liquidation
- UNISTAV SLOVAKIA, s.r.o.
- UNIBLOCK SYSTEM, s.r.o.
- UNISTAV Invest, s.r.o.
- UNISTAV Development, s.r.o.
- Aboard City, a.s.
- UNISTAV Prague, s.r.o.
- PANORAMA Karlín, s.r.o.
- UNISTAV Bohemia s.r.o.
- UNISTAV Vinoř II, s.r.o.
- UNISTAV International, a.s.

#### Number and value of issued stock on 31. 03. 2014

335 pieces of the primary bearer shares in the nominal value of CZK 140,000 4 400 pieces of the staff inscribed shares in the nominal value of CZK 1,000.

#### Registered capital on 31. 03. 2014

CZK 51,300,000

#### Line of business

- design activities in the building development
- realisation of buildings including their alterations, maintenance works on them, and their removal
- road motor traffic domestic freight operated with vehicles of highest permitted weight up to 3.5 tons including domestic freight of highest permitted weight over 3.5 tons.
- repairs of the motor vehicles
- accounting
- measurement of emissions
- restaurant services
- manufacture, retail and services not mentioned in the appendix 1 and 3 of trade law

#### **Statutory Bodies of Company**

#### **Board of Management**

Ing. Miroslav Friš Brno, Rozárka 696/41

job position in the company

Ing. Tomáš Kubíček Brno, Laštůvkova 718/39 job position in the company

Ing. Josef Kavan Lukov, K Bezedníku 45 job position in the company

Martin Řehůřek Jiříkovice, Na Návsi 10 job position in the company

#### **Supervisory Board**

MVDr. Dušan Novotný Brno, Příkop 834/8 job position in the company

#### Procuracy

Ing. Jaroslav Klabeneš Brno, Nedbalova 478/13 job position in the company

Ing. Miloš Brzobohatý Omice, Studýnka 120 Job position in the company

- Chairman of the Board of Management
- General Manager / CEO
- Vice-Chairman of the Board of Management
- Financial Director
- Member of the Board of Management
- Production Director
- Member of the Board of Management
- vice CEO
- Chairman of the Supervisory Board

#### Management Report and Situation Analysis

In the fiscal year 2013, the joint-stock company UNISTAV reached a turnover of CZK 1.5 billion, and despite the stagnation of the construction industry, the company kept its position among the top Czech construction companies. The cost-saving measures were a base for financial stability. UNISTAV also remains a company that respects the contractual and other obligations to the government, suppliers, banks and its employees.

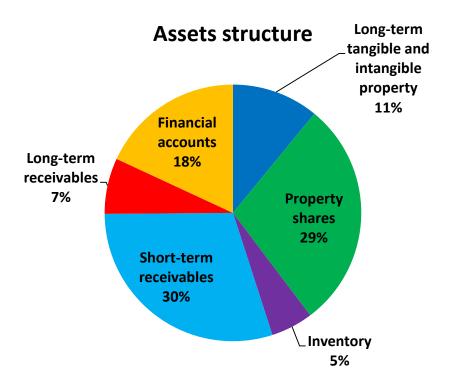
#### Tangible fixed assets

The value of the tangible fixed assets of the joint-stock company is represented by the assets used primarily for the business purposes such as leasing the real estates. Other serve as company seat in Brno.

#### Financial investments

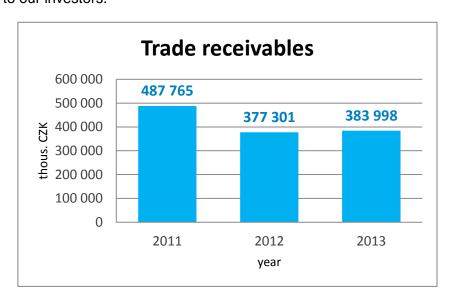
The financial investments of the company are represented by the investment contributions to the registered capital of the following subsidiaries:

- Byty Londýnská, a.s. in liquidation
- UNISTAV SLOVAKIA, s.r.o.
- UNIBLOCK SYSTEM, s.r.o.
- UNISTAV Invest, s.r.o.
- UNISTAV Development, s.r.o.
- Aboard City, a.s.
- UNISTAV Prague, s.r.o.
- PANORAMA Karlín, s.r.o.
- UNISTAV Bohemia s.r.o.
- UNISTAV Vinoř II, s.r.o.
- UNISTAV International, a.s.



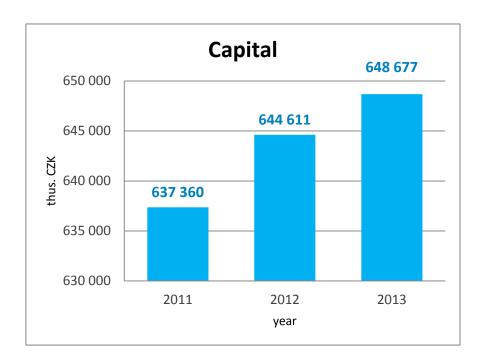
#### Development of receivables

On a year-to-year basis, the amount of trade receivables slightly increased as a result of prolongation of invoice due-dates of several state contracts and also the result of provision of credit to our investors.



#### Equity

A regular year-to-year equity increase leads to the increase of the equity share on the total available resources. The value of equity increased from CZK 645 million in 2012 to CZK 649 million in 2013. An increase in equity contributes to the financial stability of the company.



#### Liabilities:

#### Short-term payables

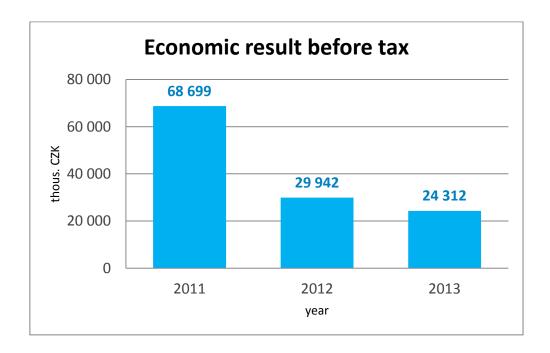
Comparing to the last year, the volume of short-term payables has slightly decreased, which reflects to the year-to-year development of construction works volume as well as the fact that the UNISTAV company provides its subcontractors with earlier payments in higher number. All short-term payables are before due date.

#### Bank loans

The credited bank loans are of short-term operational character.

#### Profits and losses

Unlike in the previous years, from the profit after tax in the amount of CZK 18,136 thous. will not be paid the dividends. The retained profit in amount of CZK 18,136,000 will be left in the equity capital and used for the company development.



#### Distribution of Profit for 2013

In compliance with Section 421, Paragraph 2, Letter h) of the Commercial Companies and Cooperatives, the proposal for the distribution of profit for 2013, amounting to CZK 18,136 thous. according to the Financial Statements verified by the auditor, is submitted to the General Meeting.

| Proposal:                                          | in thousands CZK |
|----------------------------------------------------|------------------|
| <ul> <li>allocation to the reserve fund</li> </ul> | 0                |
| <ul> <li>allocation to the social fund</li> </ul>  | 0                |
| <ul> <li>dividend payoff</li> </ul>                | 0                |
| - retained profit                                  | 18 136           |

#### Grounds:

- with respect to the fulfilment of the requirement to create a reserve fund in the amount of 20% of the basic capital of the company within the meaning of the Articles of Association of UNISTAV a.s., Art. 9, Paragraph 9.2., Letter b) no allocation to the reserve fund is proposed
- the resources allocated to the social fund are intended for covering the costs connected with the implementation of the social policy of the company
- the amount of undistributed profit represents the financial resources intended for the financing of the company's development.

#### INDEPENDENT AUDITOR'S REPORT

for

#### UNISTAV a.s.

ID No.: 00531766 with its registered office in Brno, Příkop 6

We have audited the enclosed financial statements of **UNISTAV a.s.**, i.e. the Balance Sheet as of 31 March 2014, Profit and Loss Account for the financial year that ends on March 31st, 2014, Statement on Changes in Equity for the financial year that ends on March, 31st 2014 and Cash Flow Statement for the financial year that ends on March 31st 2014 and Notes to Financial Statements, including the description of significant accounting principles applied. The information about **UNISTAV a.s.** is given in the Notes to Financial Statements, Section 1 General Data.

## Responsibility of the statutory body of the accounting entity for the financial statements

The statutory body of **UNISTAV a.s.** is responsible for the drawing-up and a true and fair representation of the financial statements in accordance with the Czech financial reporting standards. A part of this responsibility is to ensure the internal control system of the drawing-up and a true and fair representation of the financial statements so that the financial statements do not contain any significant (objective) misstatements caused by fraud or error.

#### Responsibility of the auditor

Our task is to express our opinion on these financial statements based on our audit. We conducted the audit in accordance with the Act on Auditors and the International Standards on Auditing and the related application guidelines issued by the Chamber of Auditors of the Czech Republic. Those standards require that the auditor comply with ethical standards and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of significant (objective) misstatements.

The audit includes the performance of auditing procedures the objective of which is to gain evidence about the sums and facts contained in the financial statements. The selection of auditing procedures depends on the discretion of the auditor, including the assessment of the possibility that the financial statements contain any objective misstatements caused by fraud or error. When assessing the possibility, the auditor takes into account the internal controls relevant for the drawing-up and a true and fair representation of the financial statements. The objective of the internal controls is to

propose suitable auditing procedures, not to comment on the efficiency of internal controls. The audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating overall financial presentation.

We are convinced that the information gained during the audit provides a sufficient and appropriate basis for declaring auditor's opinion.

#### Auditor's opinion

In our opinion, the financial statements give a true and fair view of the assets, liabilities and financial position of **UNISTAV a.s.** as of 31 March 2014 and of the expenses, income, profit or loss, and cash flows for the financial year that ends on March, 31st, 2014 in accordance with the Czech financial reporting standards, which is an

#### opinion without reservation

[EKOAUDIS stamp]

Name of business: EKOAUDIS, spol. s r.o. Registered office: Brno, tř. Kpt. Jaroše 26

Number of the audit firm's licensing certificate: 025

First and last name of the auditors who have prepared the report on behalf of the

audit firm: Ing. Jan Kunovský

Number of the auditor's licensing certificate: 360

Date of the auditor's report: 4th September 2014

Signatures of auditors:

Enclosures: Annual closure of accounts

Abstract from Register of companies

# Appendix to Financial Statements of UNISTAV a.s. as of 31 March 2014

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#### I. General data

#### 1. General data about the company

#### 1.1. Business name, legal form, establishment of the company

Business name: Unistav a.s.

ID NO.: 00531766

Registered office: Příkop 6, Brno

Legal form: Joint-stock company

Method of establishment: Memorandum of Association concerning the company

establishment entered into 10 May 1990

Date of incorporation: 6 June 1990, Regional Court in Brno, Section B, Insert

No. 40

Financial Statements drawn as of 31 March 2014: 21.8.2014

#### 1.2. Line of business

- design activities in building industry
- building constructions, including their alterations, maintenance and removal
- road transport domestic freight run by vehicles up to permitted weight 3,5 tons including domestic freight run by vehicles of highest permitted weight over 3,5 tons
- repair of motor vehicles
- accounting
- measuring emissions
- restaurant services
- manufacturing, trade and services not included in appendixes 1 and 3 of trade law.

#### 1.3. Organizational structure of the company

It is determined by the organisation order of Unistav a.s. The last updated organisation order was approved by the General Manager in March 2014 – see attachment 1.

#### 1.4. Company bodies

|             |                       |                        | Job position in the   |
|-------------|-----------------------|------------------------|-----------------------|
|             | Position              | Name                   | company               |
| Board of    | Chairman of the Board |                        |                       |
| Management  | of Management         | Ing. Miroslav Friš     | General Manager / CEO |
|             | Vice-Chairman of the  |                        |                       |
|             | Board of Management   | Ing. Tomáš Kubíček     | Financial Director    |
|             | Member of the Board   |                        |                       |
|             | of Management         | Ing. Josef Kavan       | Production Director   |
|             | Member of the Board   |                        |                       |
|             | of Management         | Martin Řehůřek         | Vice-CEO              |
|             | Member of the         |                        |                       |
| Supervisory | Supervisory Board     | MVDr. Dušan Novotný    |                       |
|             |                       |                        |                       |
| Procuracy   |                       | Ing. Jaroslav Klabeneš |                       |
|             |                       | Ing. Miloš Brzobohatý  |                       |
|             |                       | g. miles Bizesenaty    |                       |

#### 2. Interest in undertaking and type of and movement in shares

#### 2.1. Interests in the companies

No legal entity has any interest in the undertaking of the company. The company has majority ownership interests in basic capital of the undermentioned companies on the date 31 March 2014. The data about the equity capital and profit are given as of 31 December 2013:

|                             | % interest | Equity capital | Profit  |
|-----------------------------|------------|----------------|---------|
| UNIBLOCK SYSTEM, s.r.o.     | 100        | 20             | 2 170   |
| UNISTAV Bohemia, a.s.       | 100        | 4 291          | -308    |
| UNISTAV Slovakia, s.r.o.    | 100        | 1 007          | -5      |
| Byty Londýnská, a.s.        | 100        | 5 954          | -173    |
| UNISTAV Development, s.r.o. | 100        | 36 678         | 13 514  |
| UNISTAV Invest, s.r.o.      | 100        | 268 781        | 10 014  |
| PANORAMA Karlín, s.r.o.     | 100        | 70 424         | -14 544 |
| Aboard City a.s.            | 100        | -1 363         | -113    |
| UNISTAV Prague, s.r.o.      | 100        | 173            | -2      |
| UNISTAV Vinoř, s.r.o.       | 100        | 83 344         | -594    |
| UNISTAV International       | 100        | 1 970          | -1      |

#### 2.2. Number and value of shares registered as of 31.3.2014

335 of registered shares in a nominal value of CZK 140,000.

The shares movement in the course of the year (number and nominal value) is given in Section 6.2 of the Appendix (Basic capital).

#### 3. Average number of employees and amount of personal expenses

|                                                                                       | TOTAL   | Management staff |
|---------------------------------------------------------------------------------------|---------|------------------|
| Employees – average number                                                            |         |                  |
| As of 31.3.2013                                                                       | 255     | 6                |
| As of 31.3.2014                                                                       | 173     | 4                |
| Wages and salaries (thous. CZK)                                                       |         |                  |
| As of 31.3.2013                                                                       | 132 276 | 16 370           |
| As of 31.3.2014  Bonuses for members of statutory and supervisory bodies (thous. CZK) | 68 573  | 4 935            |
| As of 31.3.2013                                                                       | -       | -                |
| As of 31.3.2014                                                                       | -       | -                |
| Social insurance and other expenses (thous. CZK)                                      |         |                  |
| As of 31.3.2013                                                                       | 48 947  | 4 747            |
| As of 31.3.2014                                                                       | 25 283  | 1 540            |
| Statutory social expenses (thous. CZK)                                                |         |                  |
| As of 31.3.2013                                                                       | 1 837   | 398              |
| As of 31.3.2014                                                                       | 2 181   | 361              |
| Total personnel expenses (thous. of CZK)                                              |         |                  |
| As of 31.3.2013                                                                       | 183 060 | 21 515           |
| As of 31.3.2014                                                                       | 96 037  | 6 836            |

#### 4. Benefits in relation to the regulations concerning income-tax

The life insurance is provided to holders of equity shares in amount of CZK 140.000. Personal motor vehicle is provided to the management staff and other selected employees for business and private purposes.

<sup>4,400</sup> of registered shares in a nominal value of CZK 1,000.

## II. Accounting methods, general accounting principles and methods of valuation used

#### 1. General accounting principles

The accounting of the company is conducted and the Financial Statements were compiled in compliance with the Act No. 563/1991 Coll., on Accounting, Decree No. 500/2002 Coll., which implements some regulations of the Act No. 563./1991 Coll., on Accounting, as amended by later regulations for accounting entities that are entrepreneurs applying the double entry cash accounting, as amended by Decree No. 472/2003 Coll., and with the Czech accounting standards for entrepreneurs.

The accounting respects the general standards, mainly the valuation of property at historical costs, the principle of accounting in material and time context, the principle of precaution and the premise of capability of the accounting entity to carry on their activities. The data in this Financial Statements are expressed in thousands of CZK.

#### 2. The valuation of property

The valuation of property is in compliance with Sections 24 and 25 of Act no. 563/91 Coll. of Accounting Law, the company accounts for inventory according to the method A in accordance with Decree no. 500/2002 Coll.

#### 2.1 Inventory

The purchased inventory is valued at purchase prices, which includes purchase prices and costs connected with its purchase, e.g. transport, customs duty, insurance and other deductions and extra fees billed by the supplier in addition to the price. Ex stock deliveries are valued by the weighted arithmetic average, updated monthly, of the prices at which the inventory is valued in the stock. The work-in-progress inventory is valued at actual costs and on the basis of the plan costings. The own products are valued at own costs determined on the basis of the plan costing.

#### 2.2. Long-term property

Long-term tangible and intangible property created by own activities is valued at own costs. Long-term tangible and intangible property purchased is valued at the purchase price including the costs connected with its purchase.

#### 2.3. Securities and ownership interests

The securities and ownership interests are valued in the meaning of sections 25, Par. 3 of Accounting Law.

#### 3. Secondary purchase costs

Secondary purchase costs usually include types of secondary purchase costs:

- The purchased priced of purchased property include secondary purchase costs that are known at the time of reception into stock, e.g. transport expenses.
- The secondary purchase costs known after the reception into stock are dissolved monthly according to the type of inventory for which the costs were expended.
- The prices set at the level of planned or actual costs do not include any secondary purchase costs.

The costing model for determination of own costs is not used. The costs are determined at the respective economic centres on the basis of synthetical and analytical accounts according to the chart of account.

# 4. Significant changes in the method of valuation, depreciation procedures and accounting procedures used in comparison with the previous accounting period

According to the consolidated statements as of 31 March 2014, no significant changes in the method of valuation, depreciation procedures and accounting procedures occurred in comparison with the previous accounting period.

#### 5. Adjustments and reserves

The adjustments to the property were created on the basis of the stock-taking data in accordance with Section 26, Paragraphs 1 and 2 of the Act no. 563/1991 Coll. of Accounting Law.

The adjustments to the receivables are created in compliance with the Act no. 593/1992 Coll., on Reserves for Taxable Income Tax Assessment.

The legal adjustments to receivables are created as mentioned hereunder:

#### Data shown in CZK

| 100 % adjustment – legal proceedings        | 82 154 |
|---------------------------------------------|--------|
| 20 % adjustment – after due date > 180 days | 0      |
| TOTAL                                       | 82 154 |

The accounting adjustments to other receivables are created as mentioned hereunder:

#### Data shown in CZK

| 100 % to abandoned claims                                          | 5 949 536  |
|--------------------------------------------------------------------|------------|
| 80 % adjustment to the receivables                                 | 1 980 126  |
| 60 % adjustment to the receivables after due date > 360 days       | 10 696 430 |
| 40 % adjustment to the receivables after due date > 180 – 360 days | 8 052 857  |
| 20 % adjustment to the receivable                                  | 5 545 466  |
| TOTAL                                                              | 32 224 415 |

In the transitional accounting period from 1 January 2003 to 31 March 2004, 12 monthly depreciations were applied and the new accounting reserve in the amount of 3 monthly depreciations (CZK 7,150,000) was created. This reserve is evenly dissolved in the amount of one tenth i.e. 715 thousands in the course of ten years.

The reserves are created for covering of future liabilities or expenses of which the purpose is known and it is probable that they will occur. In the accounting period as of 31 March 2014, the reserves in the amount of CZK 76,533 thousands were created.

#### 6. Depreciation of property

The depreciation rates are determined pursuant to Sections 31 and 32a of the Act no. 586/92 Coll. The write-offs were declined to 50% possible depreciation value in the fiscal year 2013.

#### 7. Organizational units

The company has got two organizational units established. The accounts of the organizational unit in Bratislava are kept by the external company in Dubnica nad Váhom. The accounts of the organizational unit in Russia are kept by the employees of the organizational unit. The data from balance trial of both organizational units were converted into the Czech currency by the exchange rate of ČNB as of 31 March 2014 and thus converted opening balances and mothly turnovers of accounts were included into special analytical accounts of UNISTAV a.s. as of 31 March 2014.

#### III. Additional information on balance sheet and summary of profit and loss

#### 1. Investment loans

As of 31 March 2014, the company has no investment loans.

# 2. Value of the pledged property as the security for the loans for operations and investment loans and bank guarantees in accordance with the actual state as of 31 March 2014

| Pledgee                                          | Category of property | Value of pledge as per accounts |
|--------------------------------------------------|----------------------|---------------------------------|
|                                                  | Long-term tangible   |                                 |
| Komerční banka, a.s.                             | property             | 59 704                          |
|                                                  | Cash                 | 33 703                          |
|                                                  | Long-term tangible   |                                 |
| ČSOB, a.s.                                       | property             | 11 760                          |
|                                                  | Cash                 | 26 822                          |
|                                                  | Long-term tangible   |                                 |
| UniCredit Bank Czech Republic and Slovakia ,a.s. | property             | 55 612                          |
|                                                  | Cash                 | 10 293                          |
|                                                  | Long-term tangible   |                                 |
| Citibank Europe plc, org. unit                   | property             | 0                               |
|                                                  | Cash                 | 108                             |
|                                                  | Long-term tangible   |                                 |
| Česká spořitelna, a.s.                           | property             | 0                               |
|                                                  | Cash                 | 10 000                          |
|                                                  | Long-term tangible   |                                 |
| GE Money Bank, a.s.                              | property             | 18 700                          |
|                                                  | Cash                 | 6 421                           |
|                                                  | Long-term tangible   |                                 |
| Oberbank AG                                      | property             | 0                               |
|                                                  | Cash                 | 820                             |
|                                                  | Long-term tangible   |                                 |
| TOTAL                                            | property             | 145 776                         |
|                                                  | Cash                 | 88 167                          |

#### 3. Long-term tangible and intangible property

|                                      | Purchasa prica  | Depreciation Purchase price reserves |                |  |
|--------------------------------------|-----------------|--------------------------------------|----------------|--|
|                                      | r dichase plice | 16361763                             | Net book value |  |
| Land                                 | 43 263          | 0                                    | 43 263         |  |
| Buildings, structures, halls         | 238 278         | 106 007                              | 132 271        |  |
| Machinery, tools and equipment       | 18 536          | 15 662                               | 2 874          |  |
| Vehicles                             | 1 283           | 728                                  | 555            |  |
| Fixtures                             | 824             | 824                                  | 0              |  |
| Other site installations             | 12 010          | 10 892                               | 1 118          |  |
| Unfinished investments               | 136             | 0                                    | 136            |  |
| Slovakia                             | 0               | 0                                    | 0              |  |
| Russia                               | 1 168           | 1 141                                | 27             |  |
| Long-term tangible property in total | 315 498         | 135 254                              | 180 244        |  |
|                                      |                 |                                      |                |  |
| Software                             | 6 988           | 6 605                                | 383            |  |
| Unfinished long-term intangible p.   | 103             | 0                                    | 103            |  |
| Long-term intangible p.              | 7 091           | 6 605                                | 486            |  |

The purchased property at a purchase price up to CZK 40,000 was accounted directly into the consumption of material, namely:

- At the purchase price up to CZK 3,000 without further evidence,
- At the purchase price from CZK 3,001 up to CZK 40,000 with entering into the operational records of the small long-term tangible property. The balance as of 31 March 2014 is CZK 19,801 thousands of CZK.

## 4. Long-term tangible property purchased by means of financial leasing and accounted for in the off balance sheet accounts

| The sum of total instalments for the whole period of lease                                                           | 215 753 |
|----------------------------------------------------------------------------------------------------------------------|---------|
| Lease instalments paid as of 31 March 2014                                                                           | 125 131 |
| To be paid as from 1 April 2014                                                                                      | 90 622  |
| 5. Receivables                                                                                                       |         |
| The total sum of trade receivables                                                                                   | 463 127 |
| of which more than 1 year past due  Receivables - governing and controlling entity/loans Unistav Development s.r.o., | 21 745  |
| Aboard City a.s.                                                                                                     | 41 940  |

#### 6. Equity capital

#### 6.1. Changes in equity capital during the accounting period (thousands of CZK)

| Group                             | Balance as of 31.3.2013 | Balance as of 31.3.2014 | Difference |
|-----------------------------------|-------------------------|-------------------------|------------|
| Basic capital                     | 51 300                  | 51 300                  | 0          |
| Capital funds                     | -28 075                 | -42 144                 | -14 069    |
| Legal reserve fund                | 10 948                  | 10 948                  | 0          |
| Statutory and other funds         | 1 037                   | 1 037                   | 0          |
| Retained profit of previous years | 587 643                 | 609 401                 | 21 758     |
| Profit                            | 21 758                  | 18 136                  | -3 622     |
| Equity capital in total           | 644 610                 | 648 677                 | 4 067      |

#### 6.2. Equity capital (shares) - account 411

|                                            | 31.3. | 2013   | 31.3. | 2014   | Differ | ence |
|--------------------------------------------|-------|--------|-------|--------|--------|------|
| Type of shares                             | pcs   | CZK    | pcs   | CZK    | pcs    | CZK  |
| Ordinary bearer shares                     |       |        |       |        |        |      |
| - nominal value of 140 000,- CZK per share | 335   | 46 900 | 335   | 46 900 | -      | -    |
| Staff registered shares                    |       |        |       |        |        |      |
| - nominal value of 1 000,- CZK per share   | 4 400 | 4 400  | 4 400 | 4 400  | -      | -    |
| TOTAL                                      | 4 735 | 51 300 | 4 735 | 51 300 |        |      |

#### 6.3. Profit

The retained profit in the approval procedure is 18 136 thousands of CZK. Its usage will be resolved at the General Meeting of the company.

#### 7. Liabilities

| The total sum of trade liabilities    | 490 583 |
|---------------------------------------|---------|
| of which more than 36 months past due | 2 182   |

Liabilities – social welfare CZK 1.575 thousands, paid on 11 April 2014. Liabilities – health insurance CZK 676 thousands, paid on 11 April 2014. Payroll tax CZK 575 thousands, paid on 11 April 2014.

#### Audit costs for the business year from 1.4.2013 to 31.3.2014

Required audit by Ekoaudis, spol. s r.o. Brno 400.000,- CZK.

#### 8. Revenues structure

| 602070 | Revenues from ordinary activities – organization unit in Slovakia    | 838     |
|--------|----------------------------------------------------------------------|---------|
| 602080 | Revenues from ordinary activities – organization unit in Russia      | 6 207   |
| 602100 | Revenues from ordinary activities – new construction                 | 872 777 |
| 602110 | Revenues from ordinary activities – reconstruction and modernization | 393 356 |
| 602120 | Revenues from ordinary activities –repairs and maintaining           | 2 384   |
| 602130 | Revenues from ordinary activities – other works                      | 2 594   |
| 602300 | Revenues from services – reinvoicing                                 | 70 382  |
| 602420 | Revenues from management activities                                  | 6 902   |
| 602430 | Revenues from fixed payments                                         | 166     |
| 602440 | Revenues from advertising                                            | 0       |
| 602450 | Revenues from water supplies                                         | 0       |
| 602500 | Revenues from lease                                                  | 14 977  |
| 604100 | Revenues from sale of goods                                          | 6 191   |

#### 10. Events after the period of the Financial Statements

After the balance sheet day, there occurred no significant events that would require modifying the Financial Statements for the business year from 1st April 2013 to 31st March 2014.

In Brno, September, 21st 2014 Created by:

Ing. Romana Kidoňová

Signature
Ing. Tomáš Kubíček,
Vice-Chairman of the Board of Management