



POWER AND INDUSTRY

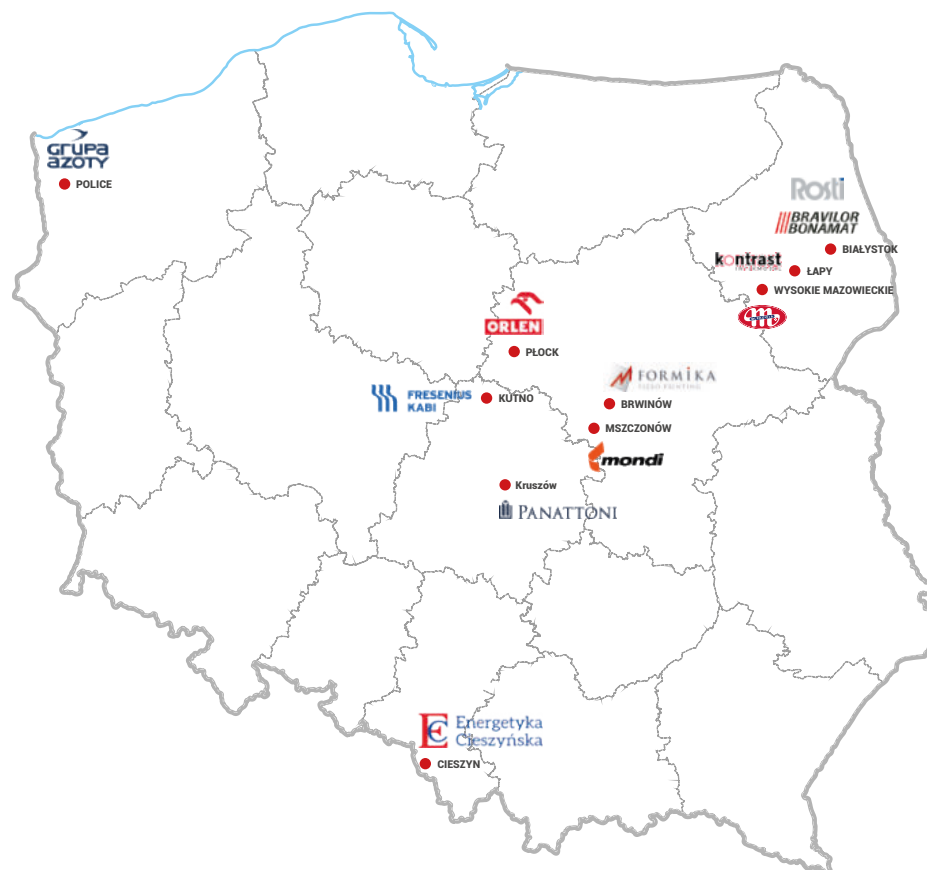
CONSTRUCTION





Our contribution into transformation of Polish energy and industry sector

POLAND – LEGEND:



Mlekovita milk powder plant
Wysokie Mazowieckie



Rosti Poland warehouse hall with production, office, and
social facilities, Białystok



Formika flexographic printing house
Parzniew



Bravilor Bonamat, manufacturing plant
Białystok



Kontrast, logistics centre with a handling terminal
Łapy



Fresenius Kabi Polska, extension of the infusion fluids
manufacturing plant, Kutno



MONDI Warszawa, manufacturing plant
Mszczonów



Panattoni Europe, production and warehouse hall
Kruszów



Azoty Group, Polyolefins SA, Polimery Police Complex
Police



PKN Orlen, Olefin III in PKN ORLEN manufacturing plant
Płock



Energetyka Cieszyńska, heat source adaptation to
applicable environmental protection regulations, Cieszyn



Interchange centre in Zawodzie district, Katowice

Think boldly, act wisely! For over 70 years.

Unibep SA is a company with predominance of domestic capital. It has been listed on the Warsaw Stock Exchange since 2008. Our history and identity both stretch back to 1950 and we have been at the forefront of the industry for years. Now, we are one of the largest exporters of construction services in Poland.

We build residential units and apartment buildings. We build commercial premises and public utilities. We build roads, bridges, and even military facilities. All that both in Poland and abroad: We build in Western, Eastern, and Northern Europe.

In December 2021, as part of Unibep SA, we established the Power and Industry Construction Segment. It is our response to market changes and customer demands. Our goals for the coming years are both active participation in transformation of the energy sector in Poland and comprehensive implementation of industrial buildings and facilities.

We want to be perceived who we are. The general contracting market leader. One who can be entrusted with implementation of ambitious turnkey investments with full required technology. And if we can implement large investments in the power and industry sector in Poland, we will prove our worth on foreign markets, too. It is exactly what we are going to do.

At Unibep, we stay future-oriented, development-focused, and aware of market change. This is why we have been consistently diversifying our business activities. Owing to this, we are now a reliable and trustworthy business partner.



Leszek Gołąbiecki
President of the Management Board of UNIBEP SA



Milk Powder Plant Mlekovita, Wysokie Mazowieckie

Power and Industry Construction in Unibep SA



Przemysław Janiszewski
Director of Power and Industry Construction
UNIBEP SA

The value of the power and industry investments planned in Poland is estimated to be worth several hundred billion Polish zloty. The estimates prove the enormous potential for development of this construction segment. Experts predict that this value will grow even bigger. Why? Firstly, both the pressure of the European Union and the need to modernise the domestic energy sector will require prompt actions. Secondly, the dynamic increase in fuel prices means that the industry will look for ecological and energy-saving solutions and modern technologies. All this necessitates changes and thus creates opportunities that we want to take advantage of as one of the largest construction companies in Poland. We see a real chance for a deeper involvement of Unibep Group in transformation towards zero- and low-emission national economy.

Considering the changing market and customer needs, we offer our stakeholders comprehensive services in turnkey formula: It consists in specialised construction combined with technology, both start-up and commissioning of the investment, and delivery of necessary maintenance and repair services. In order to achieve the intended plan, we are developing a network of technological partners from the energy and industry sectors. We cooperate with suppliers of key components, i.e., steel structures, boilers, turbines, and gas engines. Which market segments are in the focus of Unibep SA? We focus on particular areas in the field of transformation of the energy sector towards zero- and low-emission, industrial and logistics sector, and heavy industry, like chemical and petrochemical.

We also create the value for our stakeholders through cooperation with the Energy Committee established by the Polish Association of Construction Employers. In December 2021, the Energy Committee of Polish Association of Construction Employers published the Code of Good Practice for the energy industry. The document is a kind of a decalogue of rules for relations between an investor and a contractor. It should facilitate faster implementation of investments in energy sector in Poland.

Services

The expertise of Power and Industry Construction Segment at Unibep SA is not limited to construction of buildings only. All construction works implemented in the field of power and industry sector are supplemented with services related to the delivery and assembly of technologies and supporting installations. We participate in the process of commissioning and launch of investments and we deliver the necessary maintenance and repair services.

POWER CONSTRUCTION **areas of business activity:**

- gas steam and water heating plants
- heat, power, and combined heat and power plants
- waste thermal treatment installations
- cogeneration installations based on gas engine and based on turbines
- boilers fired with hydrogen
- modernisation of heat sources and heat batteries

INDUSTRIAL CONSTRUCTION **areas of business activity:**

- manufacturing plants (with technology)
- warehouses
- sewage treatment plants
- technical buildings for the industry & energy sector
- engineering structures for technology and production
- linear structures (pipelines, technological flyovers, conveyor belts)
- steel and reinforced concrete structures

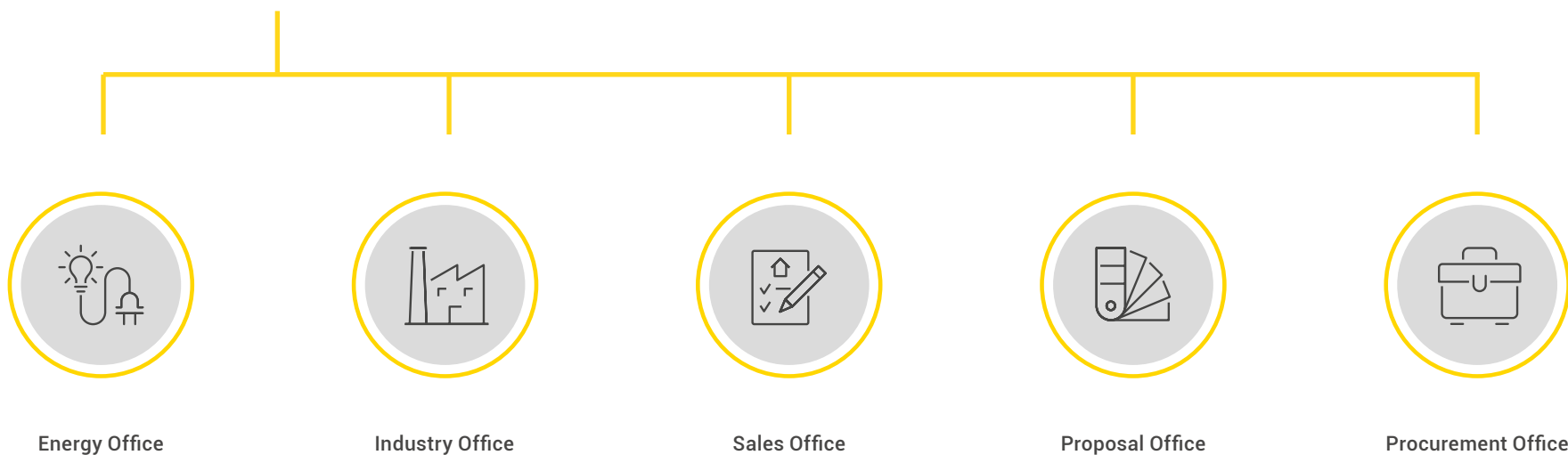


**POWER AND INDUSTRY
CONSTRUCTION IN UNIBEP SA**

Przemysław Janiszewski Director of
Power and Industry Construction in
UNIBEP SA

Organisational structure

The share of industrial construction in sales of Unibep SA is growing. We win subsequent contracts for constructions in the energy sector. We constantly strengthen the personnel responsible for implementation of projects in this segment.



Segment Leaders of Power and Industry Construction in Unibep SA

Power and industry construction is a difficult and demanding market; therefore, it requires a strong and very experienced team and our team is exactly what it requires.

The team of Unibep SA is comprised of many professional experts. Each of them with assigned responsibilities and a defined role in implementation of construction investments in the power and industry segment.

We are proud of our work because we know how important it is, not only for stakeholders in general, but above all, for the economic development of Poland.



Przemysław Janiszewski
Director of Power and Industry
Construction UNIBEP SA

Przemysław Janiszewski is a graduate of the Białystok University of Technology and the AGH University of Science and Technology in Kraków.

He also completed Master of Business Administration at Kozminski University in Warsaw, the International Institute for Management Development in Switzerland, and the IESE Advanced Management Programme in Barcelona.

He is a manager with over 20 years of experience in Poland and abroad. He held key managerial positions in companies such as Skanska, Polimex-Mostostal, Colas, and Siemens.

Przemysław Janiszewski is also the Chairperson of the Energy Committee in Polish Association of Construction Employees. In Unibep, he is responsible for the development of power and industry construction segment and the broadly understood segment of ecological construction.



Marcin Białek
Commercial Director
of Power and Industry
Construction

Marcin Białek is an economist with the Executive MBA degree and Leadership Master ICAN/ Harvard Institute diploma. He has been in the construction industry from the beginning of his professional career. Marcin Białek has experience in conducting research and development projects. He is responsible for successful acquisition of funding from the National Centre for Research and Development (NCBiR) and Polish Investment & Trade Agency (PAIH). He implemented the expansion strategies for companies entering foreign markets and new business segments. He worked for Ekogaz Recovery, Uniserv, and Erbud for years and successfully cooperated with PKN Orlen, Lotos, Grupa Azoty, and KGHM. He is responsible for heavy industry at Unibep SA.



Czesław Fila
Commercial Director
of Power and Industry
Construction

Czesław Fila has extensive experience in terms of companies providing services to the energy and industrial sector. The experience, which he has acquired over 24 years of work, ranges from purchase through managing small projects in Poland and abroad to EPC project management and the position of a commercial director. He is a Certified Project Management Associate (D level). In Unibep, he has been responsible for sales services and supplies to light industry and food industry and he is doing well.



Marcin Gamrot
Industrial Construction
Market Director

Marcin Gamrot is a graduate of the Lodz University of Technology with Master of Science degree in construction engineering. He is an engineer by choice and passion. From the beginning of his professional career, he has been involved in construction, energy, and industrial sectors. Marcin Gamrot is a manager with 20 years of experience. He has gone through all career levels, from an engineer through a Site Manager and Contract Manager to the Market Director. He has been with Unibep SA since 2018. He previously he worked, among others, for Budimex, Erbud, and Mota-Engil.



Przemysław Jaszek
Energy Investments
Director

Przemysław Jaszek is a graduate of the Faculty of Civil Engineering at the Silesian University of Technology in Gliwice. With over 13 years of experience in various technical and managerial positions in the energy sector in such companies as Rafako SA, Erbud Industry, Fortum Power, Heat Polimex Energetyka, and Energoprojekt Katowice. He has been part of UNIBEP SA since December 2021.



Anna Michalska
Power and Industry
Construction Proposal
Director

Anna Michalska is a graduate of the Warsaw University of Technology with over 15 years of experience in construction. She has been involved in design of industrial facilities and industrial investment management. She worked with mainly international investors in the food, pharmaceutical, and cosmetic industries in Poland and abroad. Her work covered a wide range of responsibilities, starting with a concept design and ending with an acquisition of occupancy permit.



Krzysztof Panek
Power Construction
Market Director

Krzysztof Panek is a graduate of the Silesian University of Technology in Gliwice. He has over 20 years of experience in managing projects and running business in the energy sector. He worked for Rafako SA, Energomontaż Północ Bełchatów, Erbud Group, Bilfinger, and Polimex. He managed the Turkish branch of Rafako. Krzysztof Panek has extensive managerial experience and rich business relations on the domestic and foreign energy market.



Arkadiusz Sałata
Strategic Investment
Director

Arkadiusz Sałata is a graduate of the Lublin University of Technology and the Kozminski University in Warsaw. He has been a manager and engineer for 20 years on the market of industrial and technological investments. Currently, he works for UNIBEP in the Power and Industry Construction segment. Previously, he collaborated with such companies as Prochem, Prodlew, Johnson Controls, and Polimex Mostostal. Arkadiusz Sałata is the Secretary of the Energy Committee in Polish Association of Construction Employers.



Sylwia Ratajczyk
Power and Industry
Construction
Procurement Manager

Sylwia Ratajczyk is a graduate of the Faculty of Law and Administration at the University of Lodz. She specialised in law of commercial companies. She also graduated from Lodz University of Technology in Human Resource Management and from the Lazarski University in Warsaw in Business Negotiation and Mediation. She has worked in the energy sectors since 2018. She was responsible for conclusion of agreements with subcontractors for implementation of investments. Sylwia Ratajczyk worked on independent and managerial positions at Energomontaż Północ Bełchatów and Polimex Mostostal.

Leaders of the Power and Industry Segment at Unibep SA has become part of a thriving and constantly growing professional team. It is comprised of specialists from many industries: construction engineers, electrical engineers, measurement, control & automation designers, traders and buyers, quality assurance, planning engineers, and management. Together, we all create a well-coordinated team of people who are connected not only by working in the same industry but, above all, by a passion for creating the world around us.



An aerial photograph of a parking lot and a large building. The parking lot is filled with various cars, and the building has a flat roof with several skylights. A blue banner is overlaid on the top left of the image.

> OUR EXPERIENCE



Milk powder plant in Wysokie Mazowieckie

Investor: **Mlekovita Dairy Cooperative**

One of the largest and most modern such manufacturing plants in Europe. The entire plant complex comprises a total of 11 buildings. This is the second investment of Mlekovita Dairy Cooperative implemented by Unibep SA.

The characteristics of the structure:

- › 16 190 m² of building footprint area
- › 57 149 m² of usable floor area
- › 27 200 m² of total area
- › 223 760 m³ of construction volume
- › 10 490 m² road surface area
- › 38 m height of the tallest production building

Rewards and certificates

- › CONSTRUCTION OF 2017 the Polish Association of Construction Engineers and Technicians



Manufacturing plant in Białystok

Investor: **Rosti Poland Sp. z o.o.**

A warehouse building with production, office, and administrative facilities, constructed with communication structure, parking lots, and the required technical infrastructure in Myśliwska Street and an exit from Kuronia Street in Białystok.

The characteristics of the structure:

- › 13 838 m² of building footprint area
- › 14 556 m² of usable floor area
- › 219 400 m³ of construction volume



Flexographic printing house in Parzniew

Investor: **Formika Sp. z o.o.**

Extension of the existing printing house including construction of a social building and a warehouse.

The characteristics of the structure:

- › **10 074 m²** of building footprint area

Office building:

- › **226 m²** of building footprint area
- › **620 m²** of usable floor area
- › **2 712 m³** of construction volume

Production and warehouse hall:

- › **4 484 m²** of building footprint area
- › **4 727 m²** of usable floor area
- › **46 052 m³** of construction volume



Production and warehouse hall in Białystok

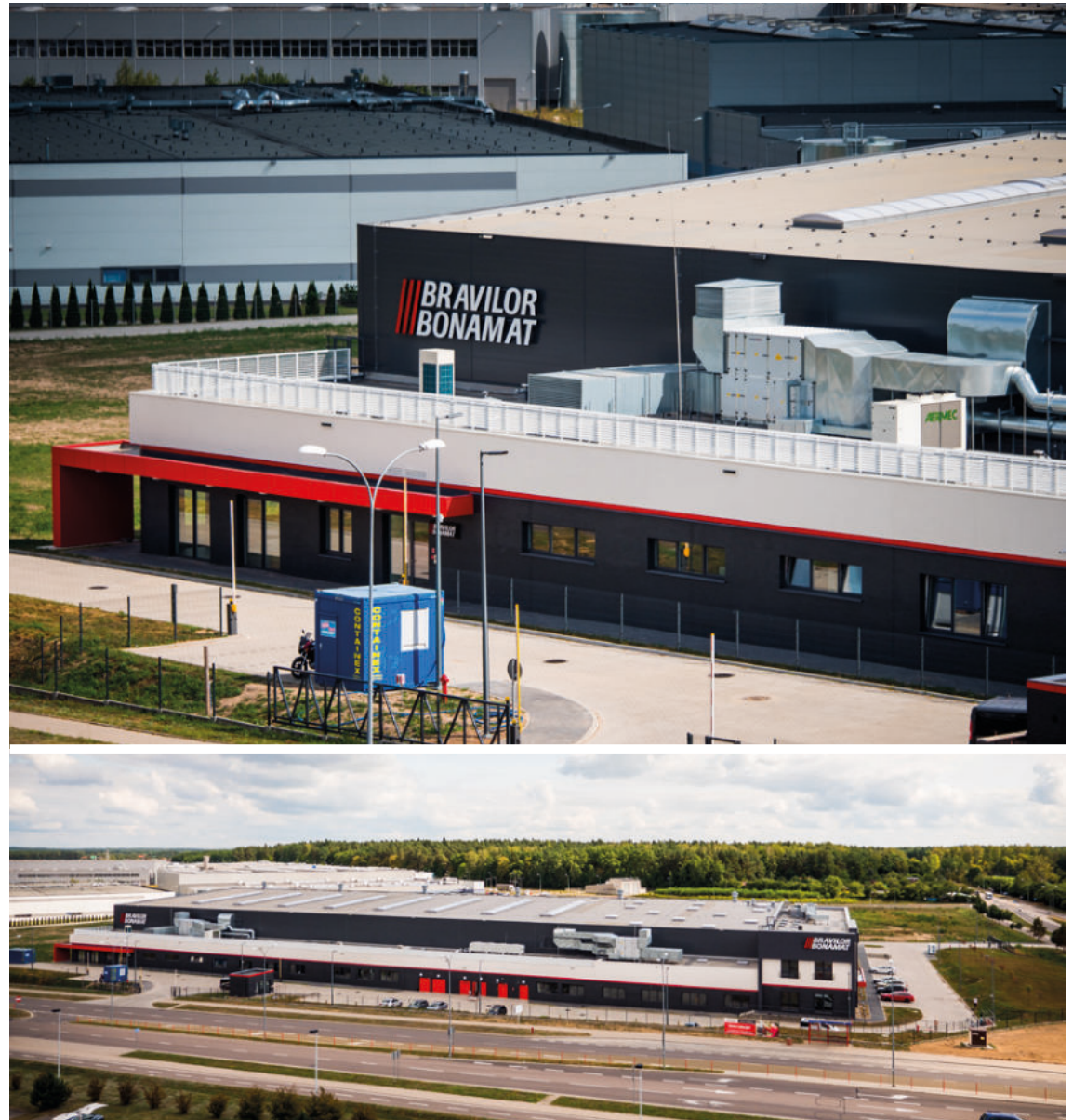
Investor: **Bravilor Bonamat Sp. z o.o.**

"design and build" formula

The largest in Poland and the third largest machine park in Europe. An incredibly modern production and warehouse hall. The complex consists of a warehouse building with production, office, and administrative facilities. The investment also consisted in construction of accompanying communication structure and parking lots.

The characteristics of the structure:

- › 11 640 m² of usable floor area
- › 11 240 m² of building footprint area
- › 117 918 m³ of construction volume
- › 52 parking places
- › 151 m long
- › 78 m wide
- › 13,5 m high



Logistics centre with a handling terminal in Łapy

Investor: **Kontrast Krzysztof Koc**

This is the single terminal of that type in this area of Poland. It stands out with the comprehensive range of services. In addition to usual handling and storage services, customers can use a wide range of logistics services, from rental of storage and pallet space through unloading containers to end customer delivery services.

The characteristics of the structure:

- › 10 074 m² of building footprint area
- › 9 913 m² of usable floor area
- › 15 737 m³ of construction volume
- › 8 441 m² of designed stacking yard
- › 11 517 m² of designed squares, roads, pavements, and splash aprons
- › 23 666 m² of green area
- › 147 m long
- › 72,5 m wide
- › 13 m high



Infusion fluids manufacturing plant in Kutno

Investor: **Fresenius Kabi Polska Sp. z o.o.**

The task consisted in extension of the existing production plant: design and construction of the first stage of the production and warehouse hall with construction of a fire route at the facility.

The characteristics of the structure:

- › **18 670 m²** of building footprint
- › **11 559 m²** designed and existing green areas

Manufacturing hall:

- › **5 248 m²** of usable floor area
- › **44 918 m³** of construction volume
- › **153,80 m** long
- › **35,81 m** wide
- › **10,44 m** high





Under construction



Under construction



Under construction

Manufacturing plant in Mszczonów

Investor: **Mondi Warszawa Sp. z o.o.**
Turnkey standard

A turnkey investment consisting in comprehensive designing works, extension, and construction of a production and warehouse hall. The investment also includes construction of the entire infrastructure accompanying the production plant, including parking lots, access roads, and a fire-fighting reservoir.

Construction works will be carried out in an operating manufacturing plant. During implementation of the investment, the production will be moved to the new part of the manufacturing hall, which will allow for renovation of its existing part.

PKN Orlen Olefin III in Płock

Investor: **PKN ORLEN SA**

The Olefin Complex in the manufacturing site in Płock has been the largest petrochemical investment in Europe over the last 20 years. The area of the Olefin Complex will amount to almost 100 ha, being equivalent to 140 football fields.

Our task within the framework of construction of Olefin III Complex consists in performance of preparatory works and construction of temporary facilities. The implementation of the investment started in the fourth quarter of 2021.

Energetyka Cieszyńska heat source adaptation to environment regulations in Cieszyn

Investor: **Energetyka Cieszyńska Sp. z o.o.**

The project will consist in comprehensive implementation (in design and build formula) of replacement of existing coal fired boilers with a system of oil and gas fired boilers together with the development of technological and industry-related projects for modernisation of buildings, roads and squares, steel structures, sanitary installations, power installation, control system, as well as measurement, control and automation components.



Under construction



Under construction

Production and warehouse hall near Łódź

Investor: **Panattoni Europe Sp. z o.o.**

The investment consists in construction of a warehouse and production hall with office and social facilities with accompanying technical infrastructure and communication structures on section Tuszyń-Kruszów. The total building area is approximately 58 000 sq. m. The investment will be built approx. 30 km from the centre of the city of Łódź, in the locality of Kruszów in Tuszyń municipality.

Polimery Police complex

Investor: **Grupa Azoty Polyolefins SA**

Cooperation with Hyundai Engineering as a subcontractor in construction of Polimery Police complex, consisting of a PDH installation, PP installation, PP logistics infrastructure with auxiliary installations, inter-facility connections, and a handling and storage terminal.

> UNIBEP GROUP



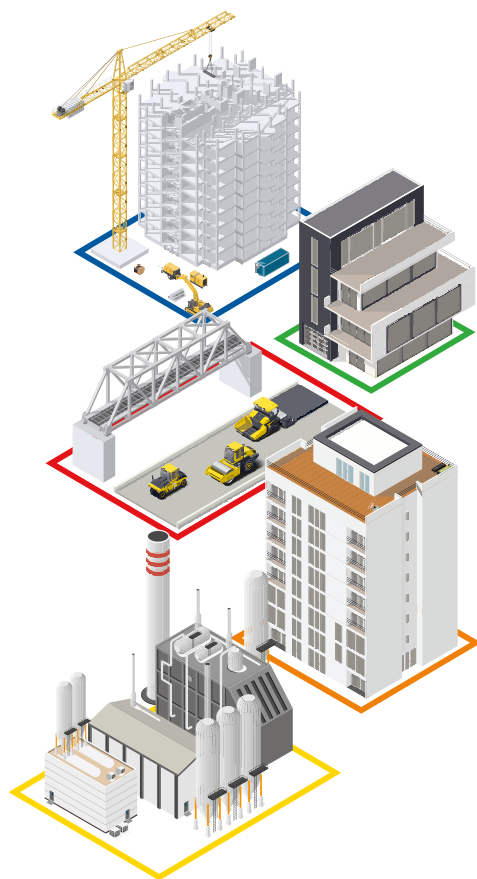


Unibep Group, a strong reliable business partner

Unibep Group is a group of companies with Polish capital, operating in various segments of the construction industry. They are commercial and residential construction, energy sector and industrial construction, roads and bridges, construction of public utilities, manufacturing modular houses, and property development. We employ over 1 600 employees running investments in Poland and on the European market. We owe our success to three values that guide our personnel: knowledge, passion, and trust. These are the pillars on which we build our organisational culture and follow when implementing all our tasks.



Business segments of Unibep Group



RESIDENTIAL AND COMMERCIAL CONSTRUCTION (Unibep SA)

General contracting is carried out by the dominant entity, Unibep SA. The key component here is residential construction. The company also implements investments in the area of public utilities and commercial construction (hotels, offices, retail, and service facilities). The segment operates in Poland (general contracting Poland), but within this segment we also implemented investments in Belarus and Ukraine (general contracting export).

MODULAR CONSTRUCTION (Unihouse SA)

Production of wooden modules used for assembly and construction of multi-family and public utility buildings on the markets of Norway, Sweden, Germany, and Poland. Such Investments are implemented by Unihouse SA, which is a pioneer on the Polish market in production of modern ecological modular buildings based on a wooden frame.

INFRASTRUCTURE (Unibep SA, Budrex Sp. z o.o.)

Road and bridge construction in north-eastern Poland is performed by Infrastructure Branch of Unibep SA and company Budrex Sp. z o.o. The latter is a company highly specialised in construction of bridges, viaducts, and road culverts throughout almost entire country.

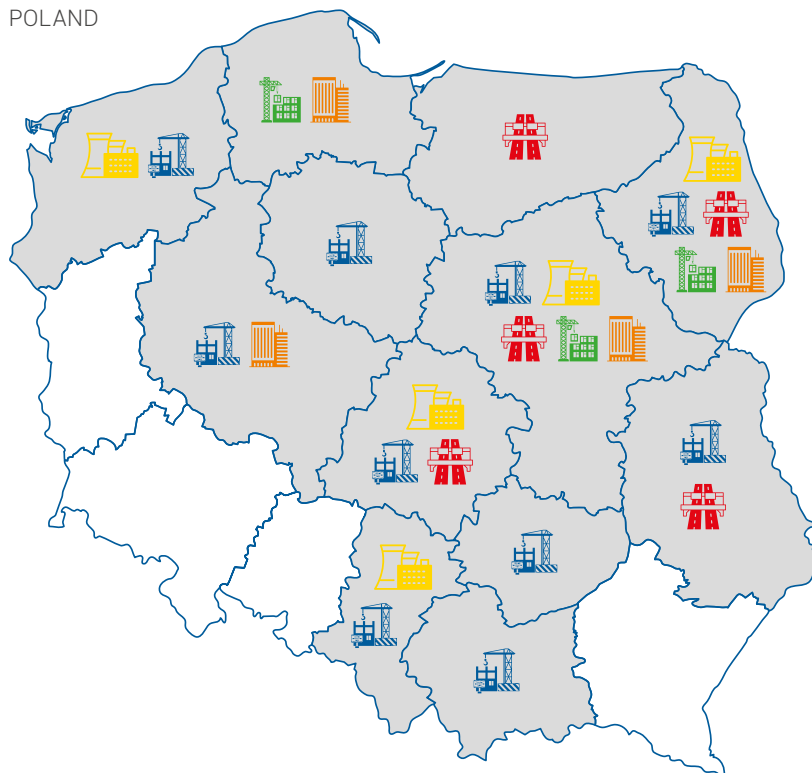
DEVELOPMENT ACTIVITY (Unidevelopment SA, Special Purpose Vehicle)

These business activities are conducted through the Unidevelopment SA. The investments currently underway are in Warsaw, Poznań, and Radom: Soon also in the conurbation of Tri-City.

POWER AND INDUSTRY CONSTRUCTION (Unibep SA)

Unibep SA has become actively involved in transformation of the Polish energy sector towards zero- and low-emission. It focuses on principles of green economy and provides comprehensive implementation of industrial facilities. We specialise in turnkey investments. All constructions implemented in power and industry segment include services related to the delivery and assembly of technologies and supporting installations. We provide our expertise from the commissioning and launch of investments to the delivery of necessary maintenance and repair services.

POLAND

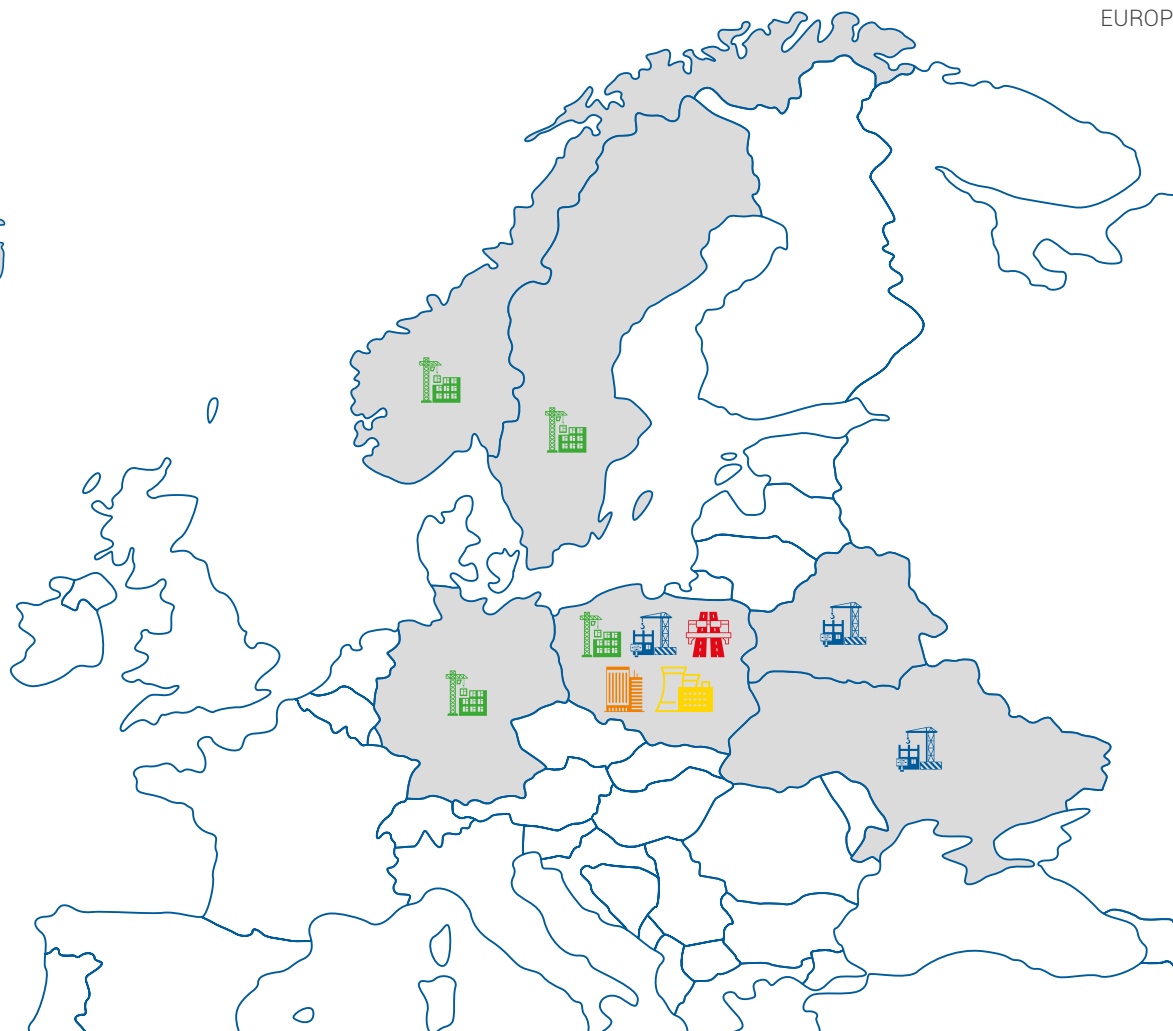


Legend:

-  Construction services covering general contracting in Poland and abroad (General Contracting Poland/ General Contracting Export)
-  Manufacturing and construction of multi-family buildings in modular technology (Unihouse SA)
-  Infrastructure (Infrastructure Branch of Unibep SA and Budrex Sp. z o.o.)
-  Land development (Unidevelopment SA)
-  Power and Industry Construction (Unibep SA)

Areas of activity of Unibep Group

EUROPE





Unibep SA has Industrial Security Certificates of first and second degree issued by the Internal Security Agency.

This means that the company has full capacity to protect classified information and it has first and second degree certificates with “NATO Secret” and “NATO Confidential” clauses for the North Atlantic Treaty Organisation, as well as the second degree certificate with “EU Secret” and “EU Confidential” clauses for the European Union.

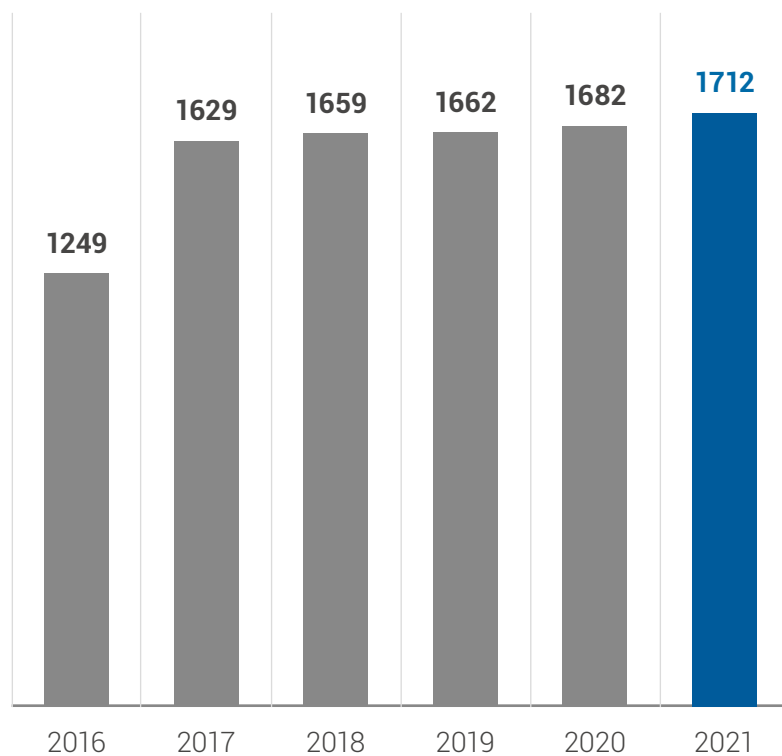
Certificates

The high quality of management of Unibep SA, based on international standards and good management practices, is an important showcase of the company. This has been also confirmed by numerous awards and certificates of the management system. We have ISO 45001:2018 and ISO 14001:2015 certificates confirming that the occupational health and safety and environmental management systems function correctly and that they are compliant with these standards. These are the two more certificates, in addition to ISO 9001:2015 certificate concerning the quality management system. They all prove that our integrated management system meets the highest international standards.

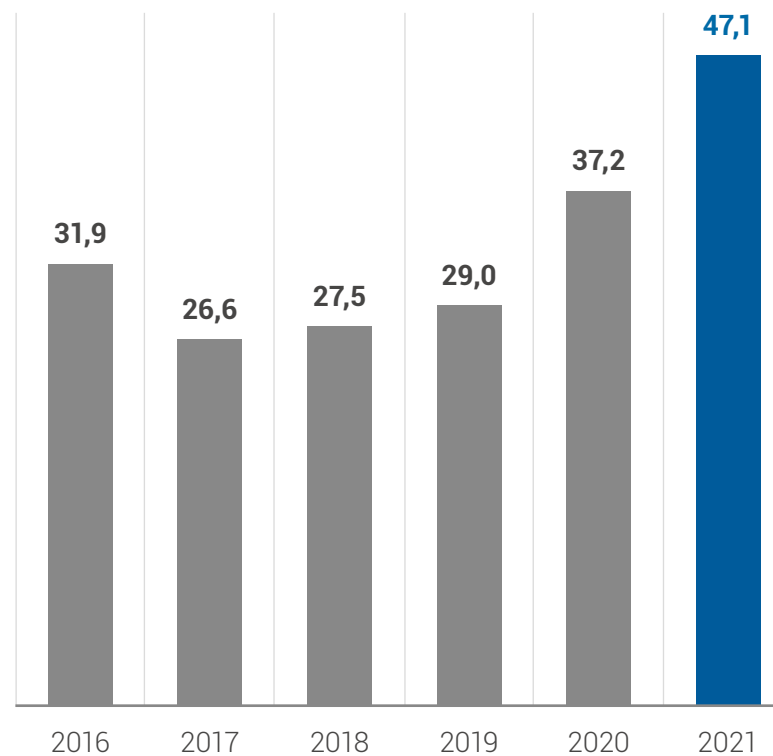
- › **ISO 9001:2015** (Unibep SA)
- › **ISO 14001:2015** (Unibep SA)
- › **ISO 45001:2018** (Unibep SA)
- › **ISO 9001:2015** (Unihouse SA)
- › **ISO 14001:2015** (Unihouse SA)
- › **ISO 45001:2018** (Unihouse SA)
- › **Industrial Safety Certificate of first and second degree**

Selected financial data of Unibep Group

Revenue [PLN million]



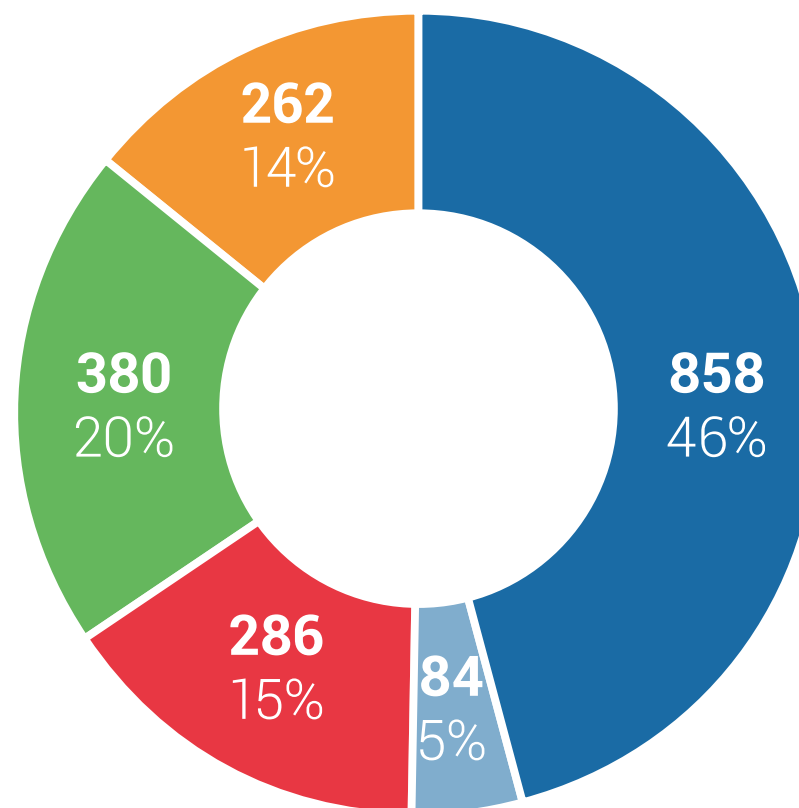
Net profit [PLN million]



Sales revenue by business segments in 2021

Share of individual business segments [PLN million]

- Residential and commercial construction
Unibep SA
- Residential and commercial construction
- Export
Unibep SA
- Infrastructure
Unibep SA, Budrex Sp. z o.o.
- Modular construction
Unihouse SA
- Development activity
Unidevelopment SA, Special Purpose Vehicle



The most important data for 2021 of Unibep Group



1 712 390k PLN

Revenue (2% YoY growth)



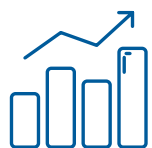
47 133k PLN

Net profit (27% YoY growth)



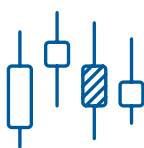
271 461k PLN

Cash (3% YoY growth)



83 438k PLN

EBITDA



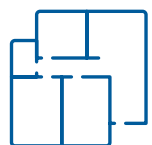
361 228k PLN

Capitalisation on the WSE
(31/12/2021)



2 005 400k PLN

Value of contracts signed
in 2021



921 units

Developer sales of residential
units in 2021



3 351 000k PLN

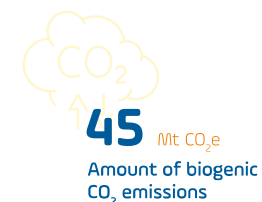
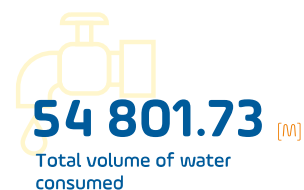
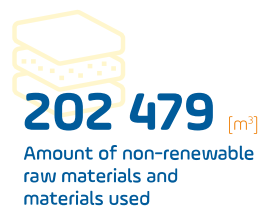
Order portfolio (outstanding
orders for construction and
infrastructure works)



1 661 employees

Employment
(as of 31/12/2021)

The most important data for 2021 of Unibep Group



Air emissions of dust

Budrex
2 291.05 [kg]

Unihouse
2.14 [kg]

WMB
13.65 [kg]

Unibep S.A.
5.45 [kg]

Number of employees

402
Women

1214
Men

999
White collar

587
Blue collar

Management Board

8%
Women

92%
Men

Our position in the construction industry

5th place in Poland in terms of sales (the Warsaw Stock Exchange)

36th place in the Forbes ranking of "Best Employers in Poland" (300 companies) and **1st place** among general contractors.

The "**Employer of Tomorrow**" title of the Polish Agency for Enterprise Development (6th edition of the competition). Unibep SA was recognized as the best company in the construction industry.

57th place in the Rzeczpospolita ranking of "The Most Valuable Polish Brands". We took **2nd place** among construction companies.

Deloitte.



pwc

Forbes





Galeria Północna shopping centre in Warsaw

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