# AB "PANEVĖŽIO STATYBOS TRESTAS"

# Consolidated and company financial statements for 2007

## Unaudited

Company register given code 147732969 Domicile address P. Puzino g. 1, LT-35173 Panevėžys, Lithuania

## CONFIRMING RESPONSIBLE PERSONS OF THE COMPANY

This is to confirm that on the basis of information we have, financial consolidated statement for the year of 2007, prepared according to International standards of financial accountability is true and shows AB "Panevėžio statybos trestas" and company "Panevėžio statybos trestas" group enterprises' estates, liabilities, financial situation, profit or loses.

Gerlyn

Dalius Gesevičius, Director General of AB "Panevėžio statybos trestas"

DBacció

Dalė Bernotaitienė, Finance Director of AB "Panevėžio statybos trestas"



# **BALANCE SHEET**

Litais	Gro	սթ	Company		
ASSETS	2007	2006	2007	2006	
Non-current assets	31374625	28160035	48083577	31945724	
Intangible assets	1495343	1755257	300137	93106	
Goodwill	1116482	1645038			
Patents, licences	2264	14605	2264	14605	
Computer software	370812	94414	297873	78501	
Other intangible assets	5785	1200			
Tangible non-current assets	27042907	23837514	22355648	18340237	
Land	215529	211729	215529	211729	
Buildings and constructions	8642248	8907030	6907265	7054691	
Machinery and equipment	7700843	5677196	5994093	3924136	
Vehicles	4234647	3190039	3276587	2516635	
Other property, plant and equipment	4800738	4078349	4129668	3445448	
Construction in progress	1373396	542168	705633		
Other tangible assets	75506	79163	42112	35758	
Investment Property	0	1151840	1084761	1151840	
Buildings		1151840	1084761	1151840	
Financial assets	748505	389967	23787807	12197362	
Investments in subsidiaries and associates		2887	23400282	11810282	
Loans to subsidiaries and associates	604878	167111	257123	167111	
Amounts receivable after one year	88127	164469	74902	164469	
Other financial assets	55500	55500	55500	55500	
Other non-current assets	2382344	2177297	1639985	1315019	
Deferred tax assets	2087870	2177297	1639985	1315019	
Other non-current assets					
Current assets	247566025	210998178	166863186	145087281	
Inventories, advance payments and contracts in progress	83481439	115039114	13728464	43231008	
Inventories	4262808	7979368	316710	1238318	
Raw materials and consumables	2018146	3591132	302868	1200748	
Not finished products	24270	3071132	302000	1200710	
Finished products	232485	390758			
Goods purchased for resale	1987907	3997478	13842	37570	
Advance payments	2736654	33436989	2427908	33011646	
Contracts in progress	76481977	73622757	10983846	8981044	
Accounts receivable in one year	118975063	62764798	114094004	70022989	
Trade debtors	117202221	61001088	113179101	58194192	
Debts of subsidiaries and associated					
companies	56703	60777	211992	11717671	
Other account receivable	1716139	1702933	702911	111126	
Other current assets	500011	303229	0	2343	
Other current assets	500011	303229		2343	
Cash and cash equivalents	44609512	32891037	39040718	31830941	
TOTAL ASSETS	278940650	239158213	214946763	177033005	



Litas	Gro	up	Company			
EQUITY AND LIABILITIES	2007	2006	2007	2006		
Capital and reserves	75650419	49137078	69572222	47411909		
Capital	16350000	16350000	16350000	16350000		
Authorised (subscribed)	16350000	16350000	16350000	16350000		
Revaluation reserve (results)	3636299	3780063	3296761	3396968		
Reserves	1997725	1619155	1635030	1619155		
Prescribed by the law	1997725	1619155	1635030	1619155		
Retained profit (loss)	53544104	27376954	48290431	26045786		
Current year profit (loss)	28868177	14836580	25040020	18477190		
Previous year profit (loss)	24675927	12540374	23250411	7568596		
Translation reserve	122291	10906	25250411	1500570		
Minority share	7870513	4692136				
Grants, subsidies						
Amounts payable and liabilities	195419718	184177159	145374541	129621096		
Amounts payable in one year and long term	190 1197 10	1011//10/		12/0210/0		
liabilities	50483108	51935056	5689506	3861672		
Financial debts	49838382	50916748	5107725	3221039		
Financial debts	49838382	50910748	5107725	5221039		
Leasing (financial lease) or similar liabilities	6625466	4436867	5107725	3221039		
Credit institutions	43212916	46479881				
Provisions						
Deferred tax liability	644726	1018308	581781	640633		
Other amounts payable and long-term liabilities						
Amounts payable in one year and short term						
	144026610	100040100	120 (05025	105550 404		
Liabilities	144936610	132242103	139685035	125759424		
Current year portion of long-term debts	2767389	2407061	2144073	1333633		
Financial debts	559658	12121199	506732	11975347		
Credit institutions	506732	12015347	506732	11975347		
Other debts	52926	105852	(2002.122	17 (0 1001		
Suppliers	65405966	50446870	63892433	47694091		
Prepayments received	45928684	46592393	45762542	45832157		
Profit tax liabilities	5053198	3699513	4215519	3493841		
Employment related liabilities	16109325	12441229	14793914	11105084		
Provisions	1270486	291194	1155494	247194		
Other amounts payable and short-term liabilities	7841904	4242644	7214328	4078077		
TOTAL EQUITY AND LIABILITIES	278940650	238006373	214946763	177033005		



## Income statement

LITAS	Gr	oup	Com	pany
	2007	2006	2007	2006
SALES	516992943	339512297	487313042	322065308
COST OF SALES	444427812	296836915	432125417	284527468
GROSS PROFIT (LOSS)	72565131	42675382	55187625	37537840
OPERATING COSTS	31176545	23634457	23220070	17412160
Sales	673455	946274	486021	873375
General and administrative	30503090	22688183	22734049	16538785
PROFIT (LOSS) FROM TYPICAL ACTIVITIES	41388586	19040925	31967555	20125680
OTHER ACTIVITIES	-175351	-424303	270463	1793242
Revenue	563604	69038	493879	2160166
Expenses	738955	493341	223416	366924
FINANCIAL AND INVESTING ACTIVITIES	-2620056	-1492164	-982930	-174346
Revenue	1747521	416448	541462	517545
Expenses	4367577	1908612	1524392	691891
PROFIT (LOSS) FROM ORDINARY ACTIVITIES	38593179	17124458	31255088	21744576
EXTRAORDINARY INCOME				
EXTRAORDINARY EXPENSES				
PROFIT BEFORE TAXATION	38593179	17124458	31255088	21744576
TAX ON PROFIT	8426694	3649705	6315275	4116253
<b>NET PROFIT (LOSS)</b> FALLING TO SHAREHOLDERS OF THE COMPANY	<b>30166485</b> 28733427	<b>13474753</b> 14251228	24939813	17628323
FALLING TO MINORITY SHARE	1433058	-776475		



## **CASH FLOW STATEMENT**

	Gro	oup	Com	pany
	2007	2006	2007	2006
Cash flow from operating activities				
Net profit (loss)	30.166.485	13.474.753	24.939.813	17.628.323
Elimination of other non-monetary items				
Depreciation and amortisation costs	5.197.308	3.650.966	4.319.579	3.059.607
Profit (loss) from transfer of non-current assets	-14.967	1.595	-21.360	-1.175.220
Other non-cash items	206.089	3.817.582	-336.863	-299.963
	35.554.915	20.944.896	28.901.169	19.212.747
Changes in operating capital:				
Decrease (increase) in inventories	3.716.560	-5.290.627	921.608	173.523
Decrease (increase) in trade receivables	-55.251.201	-38.339.806	-55.097.952	-38.130.655
Decrease (increase) in prepayments	30.700.335	-30.632.933	30.583.738	-30.402.123
Decrease (increase) in contracts in progress	-6.751.570	-55.893.824	-2.002.802	-6.180.700
Decrease (increase) in amounts receivable and other assets	-133.646	425.517	-499.875	2.224.771
Increase (decrease) in trade payables	13.947.291	33.605.554	15.198.664	34.886.245
Increase (decrease) in provisions	979.292	101.552	908.300	57.552
Increase (decrease) in prepayments received	-663.709	23.677.617	-69.615	23.261.216
Increase (decrease) in profit tax obligations	1.353.685	2.024.137	721.678	3.023.560
Increase (decrease) in employment related liabilities	3.668.096	4.571.619	3.688.830	4.035.746
Increase (decrease) in other payables and liabilities	3.784.160	643.903	3.320.882	736.925
	30.904.208	-44.162.395	26.574.625	12.898.807
Elimination of results of financial and investing activities	2.629.524	1.423.672	982.930	104.665
Net cash flow from operating activities	33.533.732	-42.738.723	27.557.555	13.003.472
Cook flow from investing a stinisting				
Cash flow from investing activities Acquisition of long term assets (excl. Investment)	2 462 650	4 007 004	2 120 220	2 1 5 6 7 7 7
Transfer of long term assets (excl. investment)	-3.463.659	-4.007.824	-3.120.338	-2.156.777
Tunsier of fong term assets (even investment)	80.751	83.326	77.780	70.894
Acquisition of investments		-356.309		-2.910.000
Transfer of investment	2.887			
Loans issued	-7.447.235	-3.000	-769.682	-11.103.000
Loans recovered	7.009.468		670.202	
Dividends and interest received	608.650	70.773	485.093	497.033
Other increase in cash flow from investing activities				
Other decrease in cash flow from investment activities				
Net cash flow from investing activities	-3.209.138	-4.213.034	-2.656.945	-15.601.850
Cash flow from financial activities				
Cash flow related to owners of the company	-1.214.331	-6.928	-2.964.131	-6.928
Increase in financial liabilities	3.032.319	56.087.243	506.732	
Decrease in financial liabilities	-12.830.836		-11.975.347	11.975.347
Interest paid	-3.252.154	-1.725.825	-485.252	-385.166
Leasing (financial lease) payments	-3.394.790	-2.470.089	-2.827.932	-2.143.400
Increase in other cash flow from financial activities	164.291	44.365	56.368	43.352
Decrease in other cash flow from financial activities	-1.222.003		-1.271	
Net cash flow from financing activities	-18.717.504	51.928.766	-17.690.833	9.483.205
Increase (decrease) in net cash flow	11.607.090	4.977.009	7.209.777	6.884.827
Result of changes in currency rate on the balance of cash and				
its equivalents	111.385	27.014.020	21.020.044	
Cash and its equivalent at the beginning of the period	32.891.037	27.914.028	31.830.941	24.946.114
Cash and its equivalent at the end of the period	44.609.512	32.891.037	39.040.718	31.830.941



## STATEMENT of CHANGES IN SHAREHOLDERS' EQUITY

Group					Currency		Equity share		
Litas	Authorised	Share	Revaluation	Legal	fluctuation	Accrued	falling to	Minority	
	capital	premium	reserve	reserve	impact	profit	Parent c.sh	share	Total
Balance as for December 31, 2005	16.350.000		4.671.344	1.435.029		12.521.636	34.978.009	738.910	35.716.919
Decrease in value of revaluated assets									0
and postponed tax liability			-891.281			891.894	613	-1.981	-1.368
Change in postponed tax						-306.542	-306.542	971	-305.571
Net profit (loss) for 2006						14.251.228	14.251.228	-776.475	13.474.753
Loss previous year restated						202.864	202.864		202.864
Legal reserves formed				184.126		-184.126			0
Currency rate change				10 1120	10.906	10 1120	10.906		10.906
Increase of minority share								5.363.600	5.363.600
Decrease of minority share								-632.889	-632.889
Balance as for December 31, 2006	16.350.000	0	3.780.063	1.619.155	10.906	27.376.954	49.137.078	4.692.136	53.829.214
Fixed assets revaulation	1010001000	<b>U</b>	-143.764	10191100	101900	143.764	4912071070	-2.005	-2.005
Depreciation of revaluated part of FA									0
Postponed tax related liability									0
Unrecognised profit previous year									0
Other unrecogn. profit (loss) 2007						-9.014	-9.014	-2476	-9.014
Net profit (loss) 2007						28.733.427	28.733.427	1.433.058	30.166.485
Dividend Influence of currency rate change					444 205	-2.779.500	-2.779.500		-2.779.500
Minority share gain					111.385		111.385	C 000 200	111.385
Minority share loss								6.999.200	6.999.200 0
Reserves formed				23.563		-23.563			0
Transfer of company				355.007		102.036	457.043		457.043
Subscribed capital unpaid				222.007		102.000	10,1010	-5.249.400	-5.249.400
Balance as for December 31,								5.2 15. 100	5.2 15. 100
2007	16.350.000	0	3.636.299	1.997.725	122.291	53.544.104	75.650.419	7.870.513	83.520.932



## AB "Panevėžio statybos trestas" Interim financial statements for 2007

<u>Company</u>

Litas	Authorised capital	Share premium	FA revaluation	Financial reserve	Legal reserve	Other reserves	Deferred result	Total
Balance as for December 31, 2005	16.350.000		4,245,220		1.435.029		7,752,722	29.782.971
Revaluation of fixed assets								0
Postponed tax related liability							615	615
Postp.tax liability related to revaluation of FA			-848.252				848.252	0
Net profit (loss) 2006							17.628.323	17.628.323
Reserves formed					184.126		-184.126	0
Increase (decrease) of authorised capital								0
Balance as for December 31, 2006	16.350.000	0	3.396.968	0	1.619.155	0	26.045.786	47.411.909
Revaluation of fixed assets								0
Related postponed tax liability								0
Postponed profit tax related to revaluation of FA								0
Net profit (loss) 2007 unrecognised			-100.207				100.207	0
Net profit (loss) 2007							24.939.813	24.939.813
Dividend							-2.779.500	-2.779.500
Reserves formed					15.875		-15.875	0
Reserves used								0
Increase (decrease) of authorised capital								0
Balance as for December 31, 2007	16.350.000	0	3.296.761	0	1.635.030	0	48.290.431	69.572.222



#### **EXPLANATORY NOTE**

#### **General information**

*Panevėžio statybos trestas* AB (hereinafter "the Company") was established in 1957 and for a long tome was known as Šiaurės Lietuvos Statybos Trestas. In 1991 the Company was registered as a State Capital Company. On 30 October 1993 the State Capital Company was reorganized to a Public Limited Liability Company. Company code 147732969, VAT code LT477329610. Registration certificate Nr. 013732, issued on 27 September 2004 by the State Register Centre Panevėžys Branch.

In 2007 the following subsidiaries were functioning in the company: "Gerbusta" and "Pastatų apdaila". These subsidiaries keep separate records, but their estate , liabilities and financial results are included into preparing financial accountability of the Company. On September 5, 2007 Vilnius subsidiary "Genranga" of AB "Panevėžio statybos trestas". The Company has its quarters in Čerepovec and its branch in Kaliningrad. The branch in Sankt-Petersburgh on July 19, 2007 was signed out of the Register of Legal Persons in Russia. Financial year of the Company is calendar year. The period of commercial-economic activities of the Company is unlimited.

The main activity of the Company and its subsidiaries (hereinafter "the Group") is designing and construction of various buildings, structures, facilities, communications and other similar objects in Lithuania and abroad, real estate development. In addition to the listed activities the Group rents out premises and equipment.

Name	Country	Address	Shares held	Activities
UAB Skydmedis				Construction of
		Pramonės g. 5,		prefabricated panel
	Lithuania	Panevėžys	100 per cent	houses
UAB Metalo Meistrai				Fabrication of metal
	Lithuania	Tinklų g. 7, Panevėžys	100 per cent	constructions
UAB Vekada		Marijonų g. 36,		Electrical
	Lithuania	Panevėžys	96 per cent	installation works
TŪB Vilniaus Papėdė		Švitrigailos g. 8/14,		
	Lithuania	Vilnius	69 per cent	Construction works
UAB PST investicijos		Konstitucijos pr. 7,		Real estate
	Lithuania	Vilnius	67 per cent	development
UAB Alinita		Dubysos g. 31,		Air conditioning
	Lithuania	Klaipėda	100 per cent	equipment
PS Trests SIA	Latvia	Vietalvas 5, Riga	100 per cent	Construction
Baltilstroij OOO		Sovetskij pr. 43,		
	Russia	Kaliningrad	100 per cent	Construction

As for Desember 31, 2007 the Group includes the parent company and 8 subsidiaries:



#### **Basis of financial statement preparation**

The figures in the financial statement are presented in the national currency of Lithuania the Litas which is also the Company's functional currency.

The following currency rates were used when preparing the financial statement:

Currency	2007-12-31	2006-12-31
1 EUR	3,4528	3,4528
10 SEK	3,6437	3,8251
10 RUB	0,96085	0,99708

#### **Principles of consolidation**

The consolidated financial statement incorporates the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policies of the entity so as to obtain benefits from its activity.

The financial results of the subsidiary companies, acquired or sold during the year, are included in the consolidated operating statement covering the period from the subsidiary company acquisition date till the subsidiary company selling date. The financial statements of the subsidiary companies are revised so that they comply with the accounting policies applicable by the group in case they were different.

For consolidation purposes all significant balance, dealings and unrealized profit (loss) of the operations between the companies the companies of the Group were eliminated from the financial statement.

### Investments in non-current assets

Group investments for long-term assets in 2007 were 9 910 682 Lt.: AB "Panevėžio statybos trestas" acquired long-term assets for the sum of 8 673 698 Lt.

### Investments in subsidiaries

On 22 February 2007 the company of the Group *PST investicijos* UAB increased its share capital by 21 099 200 Lt., *Panevėžio statybos trestas* AB acquired shares the value of which amounted to 14 100 000 Lt.

On March 1, 2007 Group enterprise UAB "PST investicijos" sold stock of the subsidiary UAB "Audros rūmai".



#### Loans

On December 31, 2007 UAB "PST investicijos" Group of enterprises had long-term bank loans for 43 265 842 Lt.

#### **Guarantees**, sureties

On September 30, 2007 guarantees credit institutions granted for the AB "Panevėžio statybos trestas" liabilities for the Environmental Projects Management Agency of the Ministry of Environment of the Republic of Lithuania and AB, Lietuvos geležinkeliai" were 17 688 930 Lt. AB "Panevėžio statybos trestas" guarantees UAB "PST investicijos" dispensation of duties on Credit Agreement with NORD/LB for the sum of 4 164 124 USD.

#### Dividends

The reconvened General Meeting of the Shareholders of *Panevėžio statybos trestas* AB that took place on 11 May 2007 took the decision to pay dividends in the amount of 2 779 500 Lt. (0.17 Lt. per share) and bonuses in the amount of 231 000 Lt. 96.6 percents of dividends and all bonuses were paid in June – September, 2007.

#### Significant changes in the interim financial statement during the reporting period

Based on preliminary data one of the largest construction companies in the country *Panevėžio statybos trestas* (PST) group was on an income of 517 mln. Litas in 2007 – 1.5 times higher than in the year 2006 and gained the net profit amounting 30 mln. of. It is more than in 2006 when the profit was 13.5 mln. Litas.



#### Information on business segments:

A business segment is a distinguishable component of business that is engaged in producing individual or related products or providing an individual or related services that is subject to risk and returns that are different from those other business segments of the Group.

#### **Group**

		Segments (types of activities)											
Indicators	Constructio	on contracts	Sale of re	eal estate	Finished <b>j</b>	products	Oth	ıer	- Entire Group				
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006			
Revenue	490231173	330489003	17000171	457908	4790147	5738086	4971452	2827300	516992943	339512297			
Expenses	456600645	308921449	9480693	3381033	5035927	5673763	4487092	2495127	475604357	320471372			
Profit from operations	33630528	21567554	7519478	-2923125	-245780	64323	484360	332173	41388586	19040925			

#### **Company**

		Segments (types of activities)											
Indicators	Constructio	on contracts	Sale of re	eal estate	<b>Finished</b>	products	Oth	ier	Entire Company				
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006			
Revenue	483621275	320394901			1230		3690537	1670407	487313042	322065308			
Expenses	451962811	300621023			833		3381843	1318605	455345487	301939628			
Profit from operations	31658464	19773878	0	0	397	0	308694	351802	31967555	20125680			



## Information on geographical segments:

A geographical segment is a distinguishable component of business that is engaged in producing products or providing services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environment. **Group** 

		Segments (geographical)										
Indicators	Lithuania		Russian Federation		Latvia				All gr	oups		
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006
Revenue	500334549	314625330	13095238	20438326			208876	277949	3354280	4170692	516992943	339512297
Expenses	458713515	295972126	13294324	20127191			191527	273658	3404991	4098397	475604357	320471372
Profit from operations	41621034	18653204	-199086	311135	0	0	17349	4291	-50711	72295	41388586	19040925

#### **Company**

Indicators	Segments (geographical)												
	Lithuania		Russian Federation		Latvia		Germany		Iceland, Norway, Sweden		All groups		
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	
Revenue	474217804	301626982	13095238	20438326							487313042	322065308	
Expenses	442051163	281812437	13294324	20127191							455345487	301939628	
Profit from operations	32166641	19814545	-199086	311135	0	0	0	0	0	0	31967555	20125680	





	Grou	ıp	Comp	any
	2007	2006	2007	2006
Revenue	516993	339512	487313	322065
Selfcost	444428	296837	432125	284527
Gross profit	72565	42675	55188	37538
Gross profit margin (per cent)	14,04	12,57	11,32	11,66
Net profit margin (per cent)	5,83	3,97	5,12	5,47
Profit per one share (Litas)	1,85	0,82	1,53	1,08
Return on equity (per cent) (ROE)	39,88	25,03	35,85	37,18
Return on assets (ROA)	10,81	5,66	11,60	9,96
Return on investment (ROI)	22,51	12,74	33,14	34,38
Current liquidity ratio	1,71	1,60	1,19	1,15
Book value of a share	5,11	3,29	4,26	2,90
Share price/book value ratio ( <b>P/BV</b> )	3,05	4,59	3,67	5,21

# Main indicators of the AB "Panevėžio statybos trestas" company group (thou. Lt):

