

Eurocash – new 3-year strategy in November this year

Updating our forecasts, we do not expect any improvement on the revenue side. However, given the ongoing processes in the company in terms of cost efficiency, a greater improvement should be expected at the EBITDA level. The data for Q2 2025 published at the end of August this year seem to confirm this thesis. As a result of the update, we are lowering our valuation from PLN 9.9 to PLN 9.5 per share and, due to the 17% upside potential, we are maintaining our ACCUMULATE recommendation. At the same time, we are initiating coverage of the company as part of the WSE Analytical Coverage Support Programme.

Forecasts for 2025

Due to the continuing advantage of discount stores over smaller shops, and taking into account the Management Board's intention to focus on improving profitability even with revenues that would be stable or lower, we believe that even with consumers becoming slightly more powerful, it will be difficult for Eurocash to significantly improve its sales. Therefore, taking into account the results for H1 2025, we are lowering our revenue forecasts for 2025 to PLN 31,130 million (-3% y/y). Taking into account the pressure on profitability, especially in the first half of the year, we assume a gross margin of 13.3% and an EBITDA margin of 2.9%, which means achieving an EBITDA result of PLN 917 million for the whole year. Based on our assumptions, the net result should amount to PLN 21.5 million.

Goals and objectives of the Group's Management Board

The management board is focused on increasing profitability regardless of revenue levels through cost discipline, operational optimization, and efficiency gains. The goal is to achieve higher EBITDA and net profit year-on-year. The Management Board has expressed concerns about the possibility of building sales growth in 2026 due to planned increases in excise duty on alcohol and the implementation of a deposit system, which may affect consumption and volumes.

Planned CAPEX

For 2025, the Eurocash Group plans capital expenditures (CAPEX) at a level similar to the previous year, i.e. approximately PLN 200 million. This amount includes, among other things, an internal acquisition – the purchase of an additional 30% stake in Rogala, which cost over PLN 50 million. In addition, as part of its strategy to strengthen operational efficiency, Eurocash is investing PLN 40 million in the modernization of 4,000 partner stores (ABC, Groszek, Euro Sklep), the development of digital tools, and promotional activities under the “Moje Sklepy” brand. The Group intends to provide more information on the amount of CAPEX in subsequent years when it publishes its new strategy.

New 3-year strategy announced for Q4 2025

The Eurocash Group plans to publish its new strategy in November 2025, focusing on improving profitability regardless of revenue levels. As the Management Board points out, the goal is to increase operational efficiency and generate higher EBITDA and net profit, even with stable or lower turnover. The strategy is intended to respond to the challenges of cost pressure and the changing market environment by focusing on optimizing operations in the Wholesale and Retail segments. In its new strategy, Eurocash intends to continue its efforts to support the development of Frisco and Duży Ben, while focusing on profitability.

Our 9-month price target (PT) for Eurocash is equally based on peer multiples (PLN 8.7) and a DCF (PLN 9.3) resulting in a PT of PLN 9.5/share.

| PLN m         | 2022   | 2023   | 2024   | 2025F  | 2026F  | 2027F  |
|---------------|--------|--------|--------|--------|--------|--------|
| Revenues      | 30 858 | 32 452 | 32 241 | 31 130 | 30 495 | 30 049 |
| EBITDA        | 1 000  | 1 066  | 934    | 917    | 974    | 965    |
| Net profit    | 67     | 99     | -27    | 20     | 56     | 77     |
| DPS (zł)      | 0,08   | 0,44   | 0,90   | 0,00   | 0,00   | 0,00   |
| P/E (x)       | 28,2   | 23,4   | -37,1  | 56,7   | 20,0   | 14,7   |
| P/E/G (x)     | 20,0   | 21,9   | -42,3  | 57,7   | 18,8   | 14,8   |
| EV/EBITDA (x) | 4,8    | 4,7    | 3,8    | 3,9    | 3,7    | 3,8    |
| EV/EBIT (x)   | 12,0   | 11,4   | 12,5   | 10,7   | 10,0   | 10,3   |

Source: Eurocash, Noble Securities (forecasts 2025-2027)

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ACCUMULATE  
(Update - reiterated)

|                 |          |
|-----------------|----------|
| Current price   | PLN 8,10 |
| Valuation (9m)  | PLN 9,50 |
| Upside/downside | +17%     |
| Market cap.     | 1 127 m  |
| Free float      | 54,8%    |
| Avg. Vol. 6M    | 233 673  |



Źródło: Serwis informacyjny Bloomberg, Noble Securities

COMPANY PROFILE

The Eurocash SA Group is active in the wholesale and retail distribution of FMCG products in Poland. It manages franchise and partner chains such as abc, Groszek, Euro Sklep, Gama and Lewiatan, operates Delikatesy Centrum supermarkets, develops e-commerce (Frisco) and specialist Duży Ben stores.

STRUKTURA AKCJONARIATU

|             |        |
|-------------|--------|
| Luis Amaral | 44,04% |
| Pozostali   | 55,96% |

Źródło: Serwis informacyjny Bloomberg,

Dariusz Dadej  
Analitik  
dariusz.dadej@noblesecurities.pl  
+48 602 445 334

VALUATION

We use two methods to value Eurocash 1) DCF and 2) Peers multiples valuation (both equally weighted). Our 9-month price target (PT) for Eurocash equals PLN 9,50. We consistently note the high sensitivity of valuations even to slight improvements in margins or costs.

The table below presents a summary of the valuation:

| Valuation summary        | Weight (x) | Per share (PLN) | Previously | % change |
|--------------------------|------------|-----------------|------------|----------|
| DCF                      | 0,50       | 9,3             | 9,7        | -5%      |
| Peers                    | 0,50       | 8,7             | 9,0        | -4%      |
| Weighted average         |            | 9,0             | 9,4        | -4%      |
| <b>Target price (9M)</b> |            | <b>9,5</b>      | <b>9,9</b> | -4%      |
| Current price            |            | 8,1             | 9,3        | -13%     |
| Upside/downside          |            | 17%             | 6%         |          |

Source: Noble Securities

DCF VALUATION

Assumptions:

- FCF discounted at 15 September 2025,
- CAPEX is increased by expenditure relating to lease liabilities,
- Net debt on 31.12.2024 calculated at PLN 456 m,
- Minority shareholders – shares valued at a total of PLN 218 million (previously PLN 203 million),
- Long-term growth rate after the forecast period equal to 1,0%
- Risk free rate 5.461% (previously 5.902%), risk premium 5.46% (previously 5.46%), beta at 1.0-1.2.

| DCF (PLN m)                   | 2025F        | 2026F        | 2027F        | 2028F        | 2029F        | 2030F        | 2031F        | 2032F        | 2033F        | 2034F        |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Revenues                      | 31 130       | 30 495       | 30 049       | 30 100       | 30 188       | 30 319       | 30 500       | 30 740       | 31 049       | 31 437       |
| NOPAT                         | 251          | 271          | 265          | 250          | 250          | 252          | 244          | 237          | 229          | 221          |
| Depreciation and amortization | 582          | 613          | 613          | 666          | 655          | 644          | 635          | 626          | 618          | 611          |
| Change in WC                  | -14          | -104         | -93          | -67          | -66          | -64          | -63          | -62          | -61          | -60          |
| CAPEX                         | -631         | -626         | -621         | -618         | -610         | -603         | -597         | -593         | -588         | -611         |
| <b>FCFF</b>                   | 188          | 153          | 163          | 230          | 229          | 228          | 218          | 208          | 197          | 162          |
| WACC                          | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> |
| Discount factor               | 0,97         | 0,88         | 0,80         | 0,72         | 0,65         | 0,59         | 0,54         | 0,49         | 0,44         | 0,40         |
| DFCFF                         | 183          | 134          | 130          | 166          | 150          | 135          | 117          | 101          | 87           | 65           |
| Sum of DFCFF to 2034          | 1 269        |              |              |              |              |              |              |              |              |              |
| Growth rate (g)               | 1%           |              |              |              |              |              |              |              |              |              |
| Residual value 2034           | 1 741        |              |              |              |              |              |              |              |              |              |
| Discounted Residual value     | 696          |              |              |              |              |              |              |              |              |              |
| Enterprise Value (EV)         | 1 965        |              |              |              |              |              |              |              |              |              |
| Net debt 31/12/2024           | 456          |              |              |              |              |              |              |              |              |              |
| Minorities                    | 219          |              |              |              |              |              |              |              |              |              |
| Equity Value                  | 1 289        |              |              |              |              |              |              |              |              |              |
| Shares (m.)                   | 139,2        |              |              |              |              |              |              |              |              |              |
| Equity Value per share (PLN)  | 9,3          |              |              |              |              |              |              |              |              |              |

| Sensitivity analysis |                 |      |      |      |      |
|----------------------|-----------------|------|------|------|------|
|                      | Growth rate (g) |      |      |      |      |
|                      | 0%              | 0,5% | 1%   | 1,5% | 2%   |
| WACC - 1,0%          | 9,9             | 10,2 | 10,5 | 10,8 | 11,2 |
| WACC - 0,5%          | 9,3             | 9,6  | 9,8  | 10,1 | 10,5 |
| WACC                 | 8,8             | 9,0  | 9,3  | 9,5  | 9,8  |
| WACC + 0,5%          | 8,3             | 8,5  | 8,7  | 9,0  | 9,2  |
| WACC + 1,0%          | 7,9             | 8,1  | 8,2  | 8,4  | 8,7  |

Source: Noble Securities

Below we present Cost of Equity and WACC calculation:

| WACC                           | 2025F        | 2026F        | 2027F        | 2028F        | 2029F        | 2030F        | 2031F        | 2032F        | 2033F        | 2034F        |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Risk free rate                 | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        |
| Market risk premium            | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        | 5,46%        |
| Beta                           | 1,1          | 1,1          | 1,1          | 1,1          | 1,1          | 1,1          | 1,1          | 1,1          | 1,1          | 1,1          |
| <b>Cost of equity</b>          | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> | <b>11,5%</b> |
| Effective tax rate             | 25,0%        | 25,0%        | 25,0%        | 25,0%        | 25,0%        | 25,0%        | 25,0%        | 25,0%        | 25,0%        | 25,0%        |
| Cost of debt                   | 8,0%         | 8,0%         | 8,0%         | 8,0%         | 8,0%         | 8,0%         | 8,0%         | 8,0%         | 8,0%         | 8,0%         |
| Cost of debt after tax bracket | 6,0%         | 6,0%         | 6,0%         | 6,0%         | 6,0%         | 6,0%         | 6,0%         | 6,0%         | 6,0%         | 6,0%         |
| Net debt/EV                    | 20,0%        | 20,0%        | 20,0%        | 20,0%        | 20,0%        | 20,0%        | 20,0%        | 20,0%        | 20,0%        | 20,0%        |
| <b>WACC</b>                    | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> | <b>10,4%</b> |

Source: Noble Securities

## PEERS VALUATION

We based our comparative analysis on selected Polish and foreign companies. The analysis was carried out using P/E, PEG oraz EV/EBIT it shows that, based on our forecasts, the company is currently trading at a premium to comparable companies. Please note that for the purposes of calculating the PEG ratio, we use annual EBITDA growth. The valuation covers the years 2025-2027 and the ratios are equally weighted.

Summary of peers valuation:

| Company                        | Market cap.<br>(PLN mln) | P/E (x)     |             |             | EV/EBIT (x) |             |             | P/E/G (x)   |             |             |
|--------------------------------|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                                |                          | 2025F       | 2026F       | 2027F       | 2025F       | 2026F       | 2027F       | 2025F       | 2026F       | 2027F       |
| AXFOOD AB                      | 25 545                   | 26,6        | 22,9        | 20,5        | 25,6        | 19,2        | 17,4        | 23,1        | 21,2        | 19,5        |
| BIM                            | 27 300                   | 13,1        | 8,8         | 9,2         | 29,0        | 12,4        | 7,6         | 9,8         | 5,8         | 7,1         |
| CARREFOUR SA                   | 38 241                   | 8,0         | 6,9         | 6,2         | 6,9         | 6,4         | 5,8         | 7,9         | 6,7         | 6,0         |
| CASINO GUICHARD                | 876                      |             |             |             | 28,1        | 33,1        |             |             |             |             |
| COLRUYT SA                     | 19 951                   | 13,6        | 12,4        | 11,8        | 11,0        | 10,4        | 9,7         | 13,1        | 12,0        | 11,3        |
| DINO POLSKA SA                 | 45 755                   | 25,5        | 20,2        | 16,8        | 19,6        | 15,7        | 12,8        | 20,8        | 16,5        | 14,0        |
| PEPCO GROUP NV                 | 11 618                   | 19,7        | 10,2        | 9,1         | 53,7        | 9,5         | 8,4         | 20,6        | 9,3         | 8,8         |
| JERONIMO MARTINS               | 58 068                   | 18,8        | 16,4        | 14,3        | 13,4        | 11,8        | 10,6        | 17,2        | 14,9        | 13,2        |
| KESKO OYJ-B                    | 31 654                   | 16,7        | 14,9        | 13,7        | 16,0        | 14,5        | 13,5        | 16,4        | 13,8        | 13,1        |
| KONINKLIJKE AHOL               | 132 250                  | 13,2        | 12,3        | 11,4        | 12,7        | 12,5        | 11,8        | 12,9        | 12,0        | 11,1        |
| B&M EUROPEAN                   | 12 129                   | 7,3         | 7,6         | 7,1         | 5,6         | 5,6         | 5,3         | 7,3         | 7,5         | 6,9         |
| CENTRAL RETAIL C               | 16 135                   | 17,0        | 15,3        | 14,1        | 15,8        | 14,6        | 13,6        | 17,2        | 14,6        | 13,6        |
| SAINSBURY PLC                  | 36 338                   | 14,5        | 14,4        | 12,4        | 11,6        | 12,6        | 11,3        | 14,0        | 14,4        | 11,9        |
| SONAE                          | 11 233                   | 10,2        | 9,3         | 8,8         | 9,8         | 9,4         | 6,4         | 9,1         | 8,8         | 8,4         |
| TESCO PLC                      | 141 090                  | 16,4        | 16,2        | 14,6        | 12,3        | 13,0        | 12,3        | 15,9        | 16,3        | 14,0        |
| TARGET CORP                    | 147 749                  | 10,3        | 12,1        | 11,3        | 9,8         | 10,9        | 10,8        | 9,9         | 12,7        | 11,1        |
| EUOPRIS ASA                    | 6 344                    | 19,6        | 15,1        | 12,9        | 14,7        | 12,2        | 9,9         | 16,9        | 13,2        | 11,8        |
| <b>AVERAGE</b>                 |                          | <b>15,7</b> | <b>13,4</b> | <b>12,2</b> | <b>16,7</b> | <b>12,9</b> | <b>11,8</b> | <b>14,5</b> | <b>12,5</b> | <b>11,4</b> |
| Eurocash                       | 1 127                    | 56,7        | 20,0        | 14,7        | 10,7        | 10,0        | 10,3        | 57,7        | 18,8        | 14,8        |
| Premium/discunt to average (%) |                          | 262%        | 49%         | 21%         | -36%        | -22%        | -12%        | 298%        | 51%         | 31%         |
| Implied fair value of Eurocash |                          | 2,2         | 5,5         | 6,7         | 22,7        | 15,4        | 11,8        | 2,0         | 5,4         | 6,2         |
| Implied fair value of Eurocash |                          | <b>8,7</b>  |             |             |             |             |             |             |             |             |

Source: Bloomberg, Noble Securities, data on: 15.09.2025 13:02

## FORECAST TABLES

| Wskaźnik           | 2022   | 2023   | 2024   | 2025F  | 2026F  | 2027F  |
|--------------------|--------|--------|--------|--------|--------|--------|
| EPS, GAAP          | 0,64   | 1,04   | 0,03   | 0,15   | 0,44   | 0,59   |
| Revenue            | 30 858 | 32 452 | 32 241 | 31 130 | 30 495 | 30 049 |
| Gross Margin %     | 13,7%  | 13,6%  | 13,4%  | 13,3%  | 13,3%  | 13,3%  |
| EBIT               | 404    | 436    | 285    | 335    | 361    | 353    |
| EBIT Margin %      | 1,3%   | 1,3%   | 0,9%   | 1,1%   | 1,2%   | 1,2%   |
| EBITDA             | 1 000  | 1 066  | 934    | 917    | 974    | 965    |
| EBITDA Margin %    | 3,2%   | 3,3%   | 2,9%   | 2,9%   | 3,2%   | 3,2%   |
| Net Income, GAAP   | 89     | 145    | 4      | 21     | 61     | 83     |
| NET Margin %       | 0,3%   | 0,4%   | 0,0%   | 0,1%   | 0,2%   | 0,3%   |
| Net Debt           | 2 726  | 2 423  | 2 336  | 2 223  | 2 280  | 2 299  |
| Net Debt / EBITDA  | 2,7    | 2,3    | 2,5    | 2,4    | 2,3    | 2,4    |
| BPS                | 5,74   | 6,61   | 6,20   | 6,35   | 6,79   | 7,38   |
| DPS                | 0,08   | 0,44   | 0,90   | 0,00   | 0,00   | 0,00   |
| P/BV               | 1,41   | 1,23   | 1,31   | 1,28   | 1,19   | 1,10   |
| Return on Equity % | 11%    | 16%    | 0%     | 2%     | 6%     | 8%     |
| Return on Assets % | 1%     | 2%     | 0%     | 0%     | 1%     | 1%     |
| Depreciation       | 597    | 630    | 649    | 582    | 613    | 613    |
| Amortization       | 0      | 0      | 0      | 0      | 0      | 0      |
| Free Cash Flow     | 722    | 1 002  | 867    | 548    | 518    | 536    |
| CAPEX              | 167    | 137    | 147    | 195    | 191    | 186    |

Źródło: Wyliczenia Noble Securities

| Income statement   | 2022          | 2023          | 2024          | 2025F         | 2026F         | 2027F         |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Revenue</b>   | <b>30 858</b> | <b>32 452</b> | <b>32 241</b> | <b>31 130</b> | <b>30 495</b> | <b>30 049</b> |
| Gross profit (loss) on sales   | <b>4 233</b>  | <b>4 409</b>  | <b>4 310</b>  | <b>4 152</b>  | <b>4 065</b>  | <b>4 005</b>  |
| Selling costs  | -3 348        | -3 481        | -3 563        | -3 350        | -3 252        | -3 207        |
| General and administrative costs   | -508          | -527          | -523          | -521          | -491          | -485          |
| Other operating income and expenses  | 27            | 35            | 61            | 53            | 40            | 39            |
| <b>EBIT</b>  | <b>404</b>    | <b>436</b>    | <b>285</b>    | <b>335</b>    | <b>361</b>    | <b>353</b>    |
| Net financial income and expenses  | -221          | -241          | -250          | -270          | -247          | -213          |
| Share in profits (losses) of entities consolidated using the equity method | 0             | 0             | 1             | -1            | -2            | -2            |
| Taxation   | -93           | -50           | -32           | -37           | -51           | -55           |
| <b>Net profit (loss)</b>   | <b>89</b>     | <b>145</b>    | <b>4</b>      | <b>21</b>     | <b>61</b>     | <b>83</b>     |
| <b>Net profit/loss attributable to parent company shares</b>               | <b>67</b>     | <b>99</b>     | <b>-27</b>    | <b>20</b>     | <b>56</b>     | <b>77</b>     |
|  |               |               |               |               |               |               |
| Deprecation and amortization   | 597           | 630           | 649           | 582           | 613           | 613           |
| <b>EBITDA</b>  | <b>1 000</b>  | <b>1 066</b>  | <b>934</b>    | <b>917</b>    | <b>974</b>    | <b>965</b>    |
| <b>EBITDA adj.for fin. lease payments and other interest</b>               | <b>570</b>    | <b>555</b>    | <b>394</b>    | <b>439</b>    | <b>499</b>    | <b>494</b>    |

Source: Eurocash, Noble Securities

| Balance sheet                                     | 2022         | 2023         | 2024         | 2025F        | 2026F        | 2027F        |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Assets</b>                                     | <b>8 670</b> | <b>9 056</b> | <b>9 159</b> | <b>8 929</b> | <b>8 830</b> | <b>8 773</b> |
| <b>Non-current assets</b>                         | <b>5 186</b> | <b>5 148</b> | <b>4 989</b> | <b>5 038</b> | <b>5 051</b> | <b>5 060</b> |
| Property, plant and equipment                     | 673          | 662          | 580          | 672          | 725          | 770          |
| Goodwill  | 2 138        | 2 138        | 2 091        | 2 091        | 2 091        | 2 091        |
| Intangible assets                                 | 322          | 301          | 276          | 276          | 276          | 276          |
| Other non-current assets                          | 2 052        | 2 046        | 2 041        | 1 999        | 1 959        | 1 923        |
| <b>Current assets</b>                             | <b>3 484</b> | <b>3 908</b> | <b>4 170</b> | <b>3 891</b> | <b>3 779</b> | <b>3 713</b> |
| Inventories                                       | 1 636        | 1 999        | 1 997        | 1 929        | 1 889        | 1 862        |
| Trade receivables                                 | 1 446        | 1 332        | 1 200        | 1 168        | 1 162        | 1 162        |
| Cash and cash equivalents                         | 178          | 274          | 403          | 501          | 434          | 395          |
| Other current assets                              | 224          | 304          | 571          | 293          | 293          | 293          |
| <b>Liabilities</b>                                | <b>8 670</b> | <b>9 056</b> | <b>9 159</b> | <b>8 929</b> | <b>8 830</b> | <b>8 773</b> |
| <b>Total equity</b>                               | <b>799</b>   | <b>919</b>   | <b>862</b>   | <b>884</b>   | <b>945</b>   | <b>1 028</b> |
| <b>Long-term liabilities</b>                      | <b>2 058</b> | <b>2 147</b> | <b>2 046</b> | <b>2 036</b> | <b>2 031</b> | <b>2 021</b> |
| Loans, borrowings and other financial liabilities | 300          | 487          | 400          | 390          | 385          | 375          |
| Other   | 1 758        | 1 660        | 1 646        | 1 646        | 1 646        | 1 646        |
| <b>Short-term liabilities</b>                     | <b>5 813</b> | <b>5 990</b> | <b>6 251</b> | <b>6 009</b> | <b>5 854</b> | <b>5 724</b> |
| Loans, borrowings and other financial liabilities | 519          | 106          | 254          | 244          | 239          | 229          |
| Trade payables                                    | 4 114        | 4 655        | 4 840        | 4 727        | 4 577        | 4 457        |
| Other   | 1 180        | 1 229        | 1 156        | 1 038        | 1 038        | 1 038        |

Source: Eurocash, Noble Securities

| Cash flow statement                    | 2022        | 2023         | 2024         | 2025F       | 2026F       | 2027F       |
|--|-------------|--------------|--------------|-------------|-------------|-------------|
| Profit before tax                      | 183         | 195          | 35           | 64          | 112         | 138         |
| Depreciation and amortization          | 597         | 630          | 649          | 582         | 613         | 613         |
| Other                                  | 150         | 157          | 157          | 148         | 139         | 119         |
| Change in working capital              | 61          | 172          | 207          | -14         | -104        | -93         |
| Income tax paid                        | -102        | -16          | -35          | -37         | -51         | -55         |
| <b>CF from operating activities</b>    | <b>889</b>  | <b>1 139</b> | <b>1 014</b> | <b>743</b>  | <b>709</b>  | <b>722</b>  |
| CAPEX                                  | -167        | -137         | -147         | -195        | -191        | -186        |
| Other                                  | -23         | -38          | -46          | 68          | -52         | -54         |
| <b>CF from investment activities</b>   | <b>-190</b> | <b>-175</b>  | <b>-193</b>  | <b>-127</b> | <b>-243</b> | <b>-240</b> |
| Increase of share capital              | 0           | 0            | 0            | 0           | 0           | 0           |
| Change of financial liabilities        | -134        | -224         | 67           | -20         | -10         | -20         |
| Repayment of lease liabilities         | -373        | -407         | -427         | -379        | -376        | -374        |
| Interest                               | -66         | -71          | -53          | -60         | -47         | -29         |
| Dividends and other payments to owners | -11         | -62          | -126         | 0           | 0           | 0           |
| Other                                  | -57         | -103         | -112         | -100        | -99         | -98         |
| <b>CF from financial activities</b>    | <b>-641</b> | <b>-867</b>  | <b>-651</b>  | <b>-559</b> | <b>-533</b> | <b>-521</b> |
| <b>CF</b>                              | <b>57</b>   | <b>96</b>    | <b>170</b>   | <b>57</b>   | <b>-67</b>  | <b>-39</b>  |
| Cash at the beginning of the period    | 121         | 178          | 274          | 444         | 501         | 434         |
| Cash at the end of the period          | 178         | 274          | 444          | 501         | 434         | 395         |

Source: Eurocash, Noble Securities

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**Peers valuation** - is based on a comparison of valuation multipliers of companies in the industry in which the rated entity operates. This method very well reflects the current state of the market, requires fewer assumptions and is simpler to apply (relatively high availability of indicators for compared entities). Its disadvantages include high volatility related to price fluctuations and stock exchange indices (in the case of comparison to listed companies), subjectivism in the selection of a group of comparable companies and simplification of the company image leading to the omission of some important parameters (eg growth rate, corporate governance, non-operational assets, differences in accounting standards).

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**FINAL REMARKS**

Analyst preparing the Report: Dariusz Dadej

Date and time of completion of the Report: 15/09/2025 at 3.28 p.m.. Date and time of the first dissemination of the Report: 15/09/2025 at 4.40 p.m..

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| Recent research concerning Eurocash S.A. |            |            |            |            |            |            |            |           |            |
|--|------------|------------|------------|------------|------------|------------|------------|-----------|------------|
| Direction                                | Buy        | Buy        | Accumulate | Accumulate | Buy        | Hold       | Hold       | Reduce    | Accumulate |
| Date                                     | 02.12.2020 | 06.05.2021 | 03.12.2021 | 10.08.2022 | 21.03.2023 | 19.09.2023 | 19.03.2024 | 9.09.2024 | 19.03.2025 |
| Stock price at the date of report        | 13,81      | 14,42      | 10,90      | 12,10      | 13,80      | 14,83      | 15,01      | 9,62      | 9,32       |
| Valuation per share                      | 18,0       | 16,6       | 12,2       | 13,0       | 18,7       | 15,0       | 15,7       | 8,1       | 9,9        |
| WIG Index at the date of report          | 52 932,4   | 60 936,8   | 68 203,9   | 54 725,0   | 56 451,0   | 66 439,4   | 79 997,2   | 83 274,2  | 98 770,4   |



## All recommendations distributed by NS in last 12 months:

| Company             | Direction  | Target price<br>(4) | Price at<br>publication | Current price | Difference to<br>price target | Date of<br>publication (1) | Validity date<br>(2) | Prepared by (3)      |
|---------------------|------------|---------------------|-------------------------|---------------|-------------------------------|----------------------------|----------------------|----------------------|
| MO-BRUK             | Accumulate | 338,00              | 295,00                  | 291,50        | 16%                           | 08.09.2025                 | 9M                   | Dariusz Dadej        |
| Bogdanka            | Reduce     | 19,22               | 23,20                   | 22,80         | -16%                          | 19.08.2025                 | 9M                   | Michał Sztabler      |
| Forte               | Buy        | 33,90               | 27,30                   | 28,80         | 18%                           | 18.08.2025                 | 9M                   | Dariusz Dadej        |
| Apator              | Accumulate | 23,20               | 20,40                   | 24,10         | -4%                           | 22.07.2025                 | 9M                   | Michał Sztabler      |
| Selvita             | Buy        | 51,10               | 31,90                   | 34,00         | 50%                           | 18.07.2025                 | 9M                   | Krzysztof Radojewski |
| Auto Partner        | Buy        | 31,30               | 20,40                   | 19,06         | 64%                           | 03.07.2025                 | 9M                   | Mateusz Chrzanowski  |
| InterCars           | Buy        | 774,10              | 568,00                  | 543,00        | 43%                           | 30.06.2025                 | 9M                   | Mateusz Chrzanowski  |
| Aiieron             | Buy        | 24,10               | 19,70                   | 18,94         | 27%                           | 25.06.2025                 | 9M                   | Dariusz Dadej        |
| Captor Therapeutics | Buy        | 86,00               | 32,50                   | 36,60         | 135%                          | 24.06.2025                 | 9M                   | Krzysztof Radojewski |
| Celon Pharma        | Buy        | 33,70               | 21,80                   | 22,30         | 51%                           | 24.06.2025                 | 9M                   | Krzysztof Radojewski |
| Molecure            | Buy        | 11,90               | 5,70                    | 6,98          | 70%                           | 24.06.2025                 | 9M                   | Krzysztof Radojewski |
| Ryvu Therapeutics   | Buy        | 59,70               | 30,10                   | 28,65         | 108%                          | 24.06.2025                 | 9M                   | Krzysztof Radojewski |
| Pepco Group         | Accumulate | 21,90               | 19,36                   | 19,97         | 10%                           | 13.06.2025                 | 9M                   | Dariusz Dadej        |
| MO-BRUK             | Accumulate | 321,00              | 270,00                  |               |                               | 30.05.2025                 | 9M                   | Dariusz Dadej        |
| Photon Energy       | nd         | 3,70                | 3,50                    | 2,88          | 28%                           | 21.05.2025                 | 9M                   | Michał Sztabler      |
| Noctiluca           | nd         | 184,00              | 98,00                   | 97,40         | 89%                           | 15.05.2025                 | 9M                   | Krzysztof Radojewski |
| Mabion              | nd         | 15,00               | 10,30                   | 8,60          | 74%                           | 15.05.2025                 | 9M                   | Krzysztof Radojewski |
| Sonel               | nd         | 15,14               | 16,50                   | 17,30         | -12%                          | 08.05.2025                 | 9M                   | Michał Sztabler      |
| Unibep              | nd         | 14,30               | 10,60                   | 9,86          | 45%                           | 06.05.2025                 | 9M                   | Dariusz Nawrot       |
| Budimex             | Sell       | 515,00              | 640,00                  | 523,80        | -2%                           | 29.04.2025                 | 9M                   | Dariusz Nawrot       |
| Answer.com          | Accumulate | 31,30               | 27,85                   | 28,80         | 9%                            | 22.04.2025                 | 9M                   | Dariusz Dadej        |
| TOYA                | nd         | 12,40               | 6,37                    | 9,44          | 31%                           | 17.04.2025                 | 9M                   | Dariusz Nawrot       |
| MCI Capital         | nd         | 42,20               | 23,90                   | 30,50         | 38%                           | 11.04.2025                 | 9M                   | Krzysztof Radojewski |
| Budimex             | Hold       | 510,00              | 529,00                  |               |                               | 07.04.2025                 | 9M                   | Dariusz Nawrot       |
| Aplisens            | nd         | 24,30               | 19,60                   | 18,50         | 31%                           | 02.04.2025                 | 9M                   | Michał Sztabler      |
| Ryvu Therapeutics   | Buy        | 59,80               | 19,30                   |               |                               | 24.03.2025                 | 9M                   | Krzysztof Radojewski |
| Dino Polska         | Sell       | 35,84               | 48,82                   | 46,70         | -23%                          | 19.03.2025                 | 9M                   | Dariusz Dadej        |
| Eurocash            | Accumulate | 9,90                | 9,32                    | 8,10          | 22%                           | 19.03.2025                 | 9M                   | Dariusz Dadej        |
| Budimex             | Sell       | 510,00              | 632,00                  |               |                               | 13.03.2025                 | 9M                   | Dariusz Nawrot       |
| Bioton              | nd         | 4,52                | 3,50                    | 4,17          | 8%                            | 05.03.2025                 | 9M                   | Krzysztof Radojewski |
| LPP                 | Buy        | 23 300,00           | 18 140,00               | 18190,00      | 28%                           | 03.03.2025                 | 9M                   | Dariusz Dadej        |
| Huuuge              | Buy        | 25,40               | 17,32                   | 21,50         | 18%                           | 03.03.2025                 | 9M                   | Mateusz Chrzanowski  |
| Celon Pharma        | Buy        | 37,50               | 23,20                   |               |                               | 21.02.2025                 | 9M                   | Krzysztof Radojewski |
| Budimex             | Reduce     | 510,00              | 557,00                  |               |                               | 14.02.2025                 | 9M                   | Dariusz Nawrot       |
| Torpol              | Hold       | 39,40               | 39,70                   | 47,00         | -16%                          | 12.02.2025                 | 9M                   | Dariusz Nawrot       |
| XTB                 | Buy        | 81,30               | 64,90                   | 75,72         | 7%                            | 11.02.2025                 | 9M                   | Mateusz Chrzanowski  |
| Forte               | Accumulate | 33,80               | 31,40                   |               |                               | 06.02.2025                 | 9M                   | Dariusz Dadej        |
| Photon Energy       | nd         | 5,36                | 4,40                    |               |                               | 03.02.2025                 | 9M                   | Michał Sztabler      |
| Answer.com          | Hold       | 26,80               | 28,15                   |               |                               | 13.01.2025                 | 9M                   | Dariusz Dadej        |
| Unibep              | nd         | 11,70               | 6,98                    |               |                               | 20.12.2024                 | 9M                   | Dariusz Nawrot       |
| 11bit studios       | Buy        | 242,90              | 162,00                  | 179,50        | 35%                           | 19.12.2024                 | 9M                   | Mateusz Chrzanowski  |
| Aiieron             | Accumulate | 24,00               | 20,10                   |               |                               | 16.12.2024                 | 9M                   | Dariusz Dadej        |
| Budimex             | Buy        | 550,00              | 460,00                  |               |                               | 12.12.2024                 | 9M                   | Dariusz Nawrot       |
| Sonel               | nd         | 16,61               | 15,40                   |               |                               | 12.12.2024                 | 9M                   | Michał Sztabler      |
| CD Projekt          | Buy        | 222,90              | 169,20                  | 252,30        | -12%                          | 02.12.2024                 | 9M                   | Mateusz Chrzanowski  |
| Bogdanka            | Hold       | 22,34               | 23,00                   | 22,80         | -2%                           | 02.12.2024                 | 9M                   | Michał Sztabler      |
| Wielton             | Hold       | 5,31                | 5,50                    | 6,95          | -24%                          | 02.12.2024                 | 9M                   | Michał Sztabler      |
| XTB                 | Buy        | 88,60               | 70,70                   |               |                               | 29.11.2024                 | 9M                   | Mateusz Chrzanowski  |
| Toya                | nd         | 12,40               | 7,50                    |               |                               | 29.11.2024                 | 9M                   | Dariusz Nawrot       |
| Molecure            | Buy        | 17,60               | 10,30                   |               |                               | 29.11.2024                 | 9M                   | Krzysztof Radojewski |
| Selvita             | Buy        | 70,60               | 53,50                   |               |                               | 27.11.2024                 | 9M                   | Krzysztof Radojewski |
| Tauron PE           | Accumulate | 3,94                | 3,60                    | 9,01          | -56%                          | 26.11.2024                 | 9M                   | Michał Sztabler      |
| MO-BRUK             | Accumulate | 394,70              | 332,00                  |               |                               | 22.11.2024                 | 9M                   | Dariusz Dadej        |
| Pepco Group         | Buy        | 20,68               | 15,77                   |               |                               | 20.11.2024                 | 9M                   | Dariusz Dadej        |
| Torpol              | Buy        | 36,00               | 29,90                   |               |                               | 15.11.2024                 | 9M                   | Dariusz Nawrot       |
| 11 bit studios      | Buy        | 423,00              | 269,00                  |               |                               | 14.11.2024                 | 9M                   | Mateusz Chrzanowski  |
| Ryvu Therapeutics   | Buy        | 74,40               | 48,60                   |               |                               | 14.11.2024                 | 9M                   | Krzysztof Radojewski |
| Budimex             | Accumulate | 540,00              | 503,00                  |               |                               | 06.11.2024                 | 9M                   | Dariusz Nawrot       |
| Amica               | Buy        | 82,30               | 58,00                   | 54,20         | 52%                           | 04.11.2024                 | 9M                   | Mateusz Chrzanowski  |
| PGE                 | Reduce     | 6,15                | 6,79                    | 11,00         | -44%                          | 18.10.2024                 | 9M                   | Michał Sztabler      |
| Torpol              | Accumulate | 36,50               | 32,40                   |               |                               | 14.10.2024                 | 9M                   | Dariusz Nawrot       |
| Captor Therapeutics | Buy        | 127,90              | 73,00                   |               |                               | 08.10.2024                 | 9M                   | Krzysztof Radojewski |
| MCI Capital         | nd         | 43,70               | 27,10                   |               |                               | 30.09.2024                 | 9M                   | Krzysztof Radojewski |
| Creepy Jar          | Buy        | 575,40              | 359,00                  | 449,00        | 28%                           | 26.09.2024                 | 9M                   | Mateusz Chrzanowski  |
| 11bit studios       | Buy        | 622,20              | 353,00                  |               |                               | 23.09.2024                 | 9M                   | Mateusz Chrzanowski  |
| Mabion              | nd         | 17,30               | 16,90                   |               |                               | 18.09.2024                 | 9M                   | Krzysztof Radojewski |

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(3) Job position: Krzysztof Radojewski – Deputy Head of Research and Advisory Department, Michał Sztabler – Equity Analyst, Dariusz Dadej - Equity Analyst, Mateusz Chrzanowski - Equity Analyst, Dariusz Nawrot - Senior Equity Analyst

**MARKET RESEARCH DEPARTMENT**

**Sobiesław Kozłowski. MPW**  
[sobieslaw.kozlowski@noblesecurities.pl](mailto:sobieslaw.kozlowski@noblesecurities.pl)  
tel: +48 22 213 22 39  
model portfolios

**Krzysztof Radojewski**  
[krzysztof.radojewski@noblesecurities.pl](mailto:krzysztof.radojewski@noblesecurities.pl)  
biotechnology

**Michał Sztabler**  
[michal.sztabler@noblesecurities.pl](mailto:michal.sztabler@noblesecurities.pl)  
tel: +48 22 213 22 36  
industrials. utilities. mining

**Dariusz Dadej**  
[dariusz.dadej@noblesecurities.pl](mailto:dariusz.dadej@noblesecurities.pl)  
tel: +48 22 660 24 83  
retail. industrials

**Krzysztof Ojczyk. MPW**  
[krzysztof.ojczyk@noblesecurities.pl](mailto:krzysztof.ojczyk@noblesecurities.pl)  
tel: +48 12 422 31 00  
technical analysis

**Mateusz Chrzanowski**  
[mateusz.chrzanowski@noblesecurities.pl](mailto:mateusz.chrzanowski@noblesecurities.pl)  
industrials, automotive, gaming, XTB

**Dariusz Nawrot**  
[dariusz.nawrot@noblesecurities.pl](mailto:dariusz.nawrot@noblesecurities.pl)  
tel. +48 783 391 515  
industrials, construction, developers, chemistry

**Jacek Borawski**  
[jacek.borawski@noblesecurities.pl](mailto:jacek.borawski@noblesecurities.pl)  
technical analysis

**INSTITUTIONAL SALES**

**Jacek Paszkowski, CFA**  
[jacek.paszkowski@noblesecurities.pl](mailto:jacek.paszkowski@noblesecurities.pl)  
tel: +48 22 244 13 02  
mobile: +48 783 934 027

**Piotr Dudziński**  
[piotr.dudzinski@noblesecurities.pl](mailto:piotr.dudzinski@noblesecurities.pl)  
tel: +48 22 244 13 04