

PA Nova

Portfolio divestments on the horizon

We keep a BUY recommendation on PA Nova and set a FV of PLN 20.63 per share (upside of 26.9%). In current report, we include updated 2Q25 consolidated and segment results, and their impact on forecasted numbers. We keep our view that the company will report relatively stable results in 2025E and will improve them in 2026E, driven by the expansion in the commercial portfolio and stable increase in backlog in the construction segment. The group will complete 2026E two retail parks (we do not include any disposals in our model; potential proceeds could be used to the deleveraging, construction of other projects or higher dividend) and we believe that the construction division will slightly improve its profitability, after two years of decline, due to stabilization in construction materials' prices. Regarding the dividend, we assume that the company will pay out PLN 0.80ps in 2026E, vs. PLN 0.75ps in 2025. On our forecasts, NVA currently trades at P/E ratios of 6.8x in 2025E, and 5.6x in 2026E, concurrently with a P/BV of 0.3x in 2025E-26E.

2Q25 results summary: NVA's results were lower in yearly comparison, which is in line with expectations, as the 2Q24 numbers were boosted by a disposal of retail park. In comparison with our assumptions, revenues and the net profit exceeded our expectations, due to higher sales in construction and rental segments, and less negative net financial loss. Regarding profitability, rental and IT divisions reported higher margins than we assumed.

Stable 2025E results and improvement in 2026E. We assume that the developer will report quite stable results in 2025E. According to our assumptions, the company will reach revenues of PLN 267m, including PLN 161m in the construction segment, and PLN 24m in the net profit (vs. PLN 22m in 2024). NVA will complete two retail parks (Dzierzoniow, Nysa; total GLA of 18.6k sqm), and the construction division may slightly improve its results; thus, the revenues are likely to increase to PLN 276m and the net profit may arrive at PLN 29m.

Possible divestments in commercial division to boost cash position. We do not assume any disposal of shopping malls and retail parks in our model, but we stress out that the company aims to regularly dispose its assets (e.g. project in Klodzko was sold in 2024). Potential transaction, in our view, would let the group to pay the portion of debt (LtV stood at 41.8% as of end-2024; we predict 40.6% as of end-2025E), finance other projects (as of now, there are two projects under construction) or pay out higher dividend.

Recurrent dividend pay-outs. Since 2023, the company recurrently pays out the dividends and increases its DPS. We expect that this trend will be continued and we assume DPS of PLN 0.80 in 2026E and PLN 0.85 in 2027E, which implies DY's of approximately 5% (in our model, we apply DPR in the range of 30-35% in coming years; DPR is limited by the terms and conditions of bonds, which expire in 2027E; we highlight high FCF yields).

Figure 1. PA Nova – Financial summary (PLNm)

	2022	2023	2024	2025E	2026E	2027E
Revenues	206	351	284	264	276	280
EBITDA	48	64	55	51	55	55
EBIT	46	62	48	44	48	48
Net profit	23	35	22	24	29	30
P/E (x)	7.2	4.7	7.3	6.8	5.6	5.4
P/BV (x)	0.4	0.3	0.3	0.3	0.3	0.3
ROE (%)	5.2%	7.2%	4.5%	4.7%	5.5%	5.5%
DPS (PLN)	0.00	0.65	0.70	0.75	0.80	0.85
Div.yield (%)	0.0%	4.0%	4.3%	4.6%	4.9%	5.2%

Source: Company, IPOPEMA Research

Real Estate

PA Nova

BUY

FV PLN 20.63 from PLN 21.38

26.9% upside

Price as of 8 October 2025 PLN 16.25



Share data

Number of shares (m)	10.0
Market cap (EUR m)	38.2
12M avg daily volume (k)	1.4
12M avg daily turnover (EUR m)	0.005
12M high/low (PLN)	17.2/13.6
WIG weight	0.02%
Reuters	NVA.WA
Bloomberg	NVA PW

Total performance

1M	7.5%
3M	7.2%
12M	-1.0%

Shareholders

Budoprojekt	34.3%
Ewa & Grzegorz Bobkowsky	11.8%
Stanislaw & Katarzyna Lessaer	10.8%
Maciej Bobkowski	6.6%
PKO OFE	8.2%
Generali OFE	7.6%
Allianz OFE	6.5%
NN OFE	4.0%
Other	10.4%

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PA Nova

BUY

FV PLN 20.63

Mkt Cap EUR 38m

Upside +26.9%

Valuation multiples	2023	2024	2025E	2026E	2027E
P/E (x)	4.7	7.3	6.8	5.6	5.4
EV/EBITDA (x)	6.8	8.0	8.4	7.4	7.0
EV/Sales (x)	1.2	1.5	1.6	1.5	1.4
P/BV (x)	0.3	0.3	0.3	0.3	0.3
FCF yield (%)	24%	15%	9%	20%	20%
DY (%)	4%	4%	5%	5%	5%

Per share	2023	2024	2025E	2026E	2027E
No. of shares (m units)	10.0	10.0	10.0	10.0	10.0
EPS (PLN)	3.5	2.2	2.4	2.9	3.0
BVPS (PLN)	47.9	49.7	50.7	52.8	54.9
FCFPS (PLN)	3.9	2.5	1.4	3.2	3.2
DPS (PLN)	0.65	0.70	0.75	0.80	0.85

Change y/y (%)	2023	2024	2025E	2026E	2027E
Revenues	70.1%	-19.0%	-6.9%	4.3%	1.6%
Gross profit	33.0%	-18.6%	-6.8%	13.1%	1.2%
EBITDA	33.6%	-15.0%	-6.2%	6.5%	0.4%
EBIT	36.6%	-22.6%	-8.3%	7.6%	1.1%
Net profit	52.8%	-35.6%	7.3%	20.7%	4.4%

Leverage and return	2023	2024	2025E	2026E	2027E
Gross margin (%)	21.1%	21.2%	21.2%	23.0%	22.9%
EBITDA margin (%)	18.3%	19.2%	19.4%	19.8%	19.6%
EBIT margin (%)	17.8%	17.0%	16.7%	17.3%	17.2%
Net margin (%)	9.9%	7.8%	9.0%	10.5%	10.7%
Net debt / EBITDA (x)	4.2	5.0	5.2	4.4	4.0
Net debt / Equity (x)	0.6	0.6	0.5	0.5	0.4
Net debt / Assets (x)	0.3	0.3	0.3	0.3	0.2
ROE (%)	7.2%	4.5%	4.7%	5.5%	5.5%
ROA (%)	3.8%	2.4%	2.6%	3.1%	3.2%
ROIC (%)	6.3%	4.3%	4.4%	4.7%	4.8%

Assumptions	2023	2024	2025E	2026E	2027E
Revenues (PLN m)	351	284	264	276	280
Rental	89	93	90	98	98
Construction	244	174	161	165	168
Other	17	17	13	14	14

FFO (PLN m)	43	31	29	36	37
Change y/y	38.9%	-29.5%	-3.9%	21.5%	4.4%
FFO yield (%)	432.4%	305.0%	293.0%	355.9%	371.7%

EPRA NAV (PLN m)	509	531	537	557	579
Change y/y	10.3%	4.2%	1.1%	3.9%	3.9%
EPRA NAV/share (PLN)	50.9	53.1	53.7	55.7	57.9

LtV (%)	42.8%	41.8%	40.6%	37.0%	33.4%
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P&L (PLN m)	2022	2023	2024	2025E	2026E	2027E
Revenues	206	351	284	264	276	280
COGS	-151	-277	-224	-208	-212	-216
Gross profit	56	74	60	56	63	64
SG&A	-9	-10	-11	-10	-12	-12
Profit on sales	47	64	49	46	52	52
Other operating income(cost)	-1	-1	-1	-1	-4	-4
EBITDA	48	64	55	51	55	55
EBIT	46	62	48	44	48	48
Financial income (cost) net	-18	-19	-18	-15	-12	-11
Pre-tax profit	28	43	31	29	36	37
Income tax	-5	-8	-8	-5	-7	-7
Net profit	23	35	22	24	29	30

BALANCE SHEET (PLN m)	2022	2023	2024	2025E	2026E	2027E
Non-current assets	826	791	797	835	832	829
Investment properties	692	637	657	656	656	656
PP&E	18	45	26	71	68	65
Assets held for sale	86	81	80	57	57	57
Other non-current assets	29	29	33	51	51	51
Current assets	126	128	146	95	93	99
Inventories	1	0	0	0	0	0
Trade receivables	45	50	47	32	32	32
Cash and equivalents	57	65	60	48	46	51
Other current assets	22	13	39	15	15	15
Total assets	951	920	943	929	924	928
Equity	435	478	496	506	527	548
Minorities	-1	-1	-1	-1	-1	-1
Non-current liabilities	310	259	351	263	237	219
Loans and leasing	271	217	308	219	193	175
Other non-current liabilities	39	42	43	44	44	44
Current liabilities	208	184	98	162	162	162
Trade payables	63	53	62	59	59	59
Loans and leasing	134	120	27	95	95	95
Other current liabilities	11	10	9	8	8	8
Equity & liabilities	951	920	943	929	924	928
Gross debt (PLN m)	405	338	335	314	288	270
Net debt (PLN m)	347	273	275	267	243	219

CASH FLOW (PLN m)	2022	2023	2024	2025E	2026E	2027E
Operating cash flow	9	41	25	31	48	47
Net profit	23	35	22	24	29	30
D&A	2	2	6	7	7	7
Change in WC	72	-58	29	9	0	0
Other	-88	63	-32	-9	12	11
Investment cash flow	-10	-2	0	-1	-4	-4
Change in inv.properties	0	0	0	0	0	0
Other	-10	-2	0	-1	-4	-4
Financial cash flow	-75	-32	-29	-42	-46	-38
Change in equity	0	0	0	0	0	0
Change in debt	-35	-28	-21	-18	-26	-18
Dividend	0	-6	-7	-8	-8	-9
Interest paid	-36	0	0	-16	-12	-11
Other	-4	2	-1	-1	0	0
Change in cash	-76	7	-4	-13	-2	6
Cash as of eop	57	65	60	48	46	51

Source: Company data, IPOPEMA Research

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Valuation

We value PA Nova using the SOTP method (80% weight) and discounted dividend method (weight of 20%). We add a multiples valuation for presentation purpose only.

Figure 2. PA Nova – Valuation summary

Valuation method	Weight	FV (PLNps)	Upside (%)
SOTP valuation (PLN ps), incl.:	80%	23.06	41.9%
Construction and IT segment (DCF method, EV of the segment)		6.10	
Commercial (market value of existing projects)		45.19	
Net debt as of end-2024		-27.47	
Dividend paid YTD		-0.75	
DDM valuation (PLN ps)	20%	10.89	-33.0%
Peer valuation (PLN ps)	0%	51.16	214.8%
Fair value (PLN ps)		20.63	26.9%

Source: Company, IPOPEMA Research

SOTP valuation

SOTP method is, in our view, the most appropriate valuation approach in the case of PA Nova. We use a DCF valuation to estimate the construction and IT segments EV (see more details below). Regarding the commercial division, we calculate its value taking into consideration the market value of existing projects. We adjust the sum of values of both segments by 2024 net debt.

We base our DCF valuation of the construction and IT segments on our free cash flow forecasts for 2025E-34E (for more details please refer to the “Financial forecasts” section). We apply a risk-free rate of 5.0%, equity risk premium at 5.5% and beta of 1.0x and assume a terminal growth rate of 1.0%.

Figure 3. PA Nova – DCF valuation of construction and IT segments (PLNm)

DCF (PLNm; construction and IT)	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E	Terminal Year
Revenues	174.7	178.2	181.8	185.4	189.1	192.9	196.8	200.7	204.7	208.8	210.9
EBIT	2.7	4.4	4.5	4.6	4.7	4.8	5.0	5.1	5.2	5.3	6.3
Tax on EBIT	-0.5	-0.8	-0.9	-0.9	-0.9	-0.9	-0.9	-1.0	-1.0	-1.0	-1.2
NOPLAT	2.2	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	5.1
Depreciation	7.0	7.0	6.7	6.5	6.3	6.1	5.9	5.8	5.7	5.6	4.7
Capital expenditures	-2.8	-4.1	-4.2	-4.3	-4.3	-4.4	-4.5	-4.6	-4.6	-4.7	-4.7
Change in working capital	9.0	0.0	-0.4	-0.4	-0.4	-0.5	-0.5	-0.5	-0.5	-0.5	-0.3
Free cash flow	15.4	6.4	5.8	5.5	5.3	5.1	5.0	4.8	4.7	4.6	4.8
Risk-free rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Equity risk premium	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
Unlevered beta	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Levered beta	2.58	2.44	2.35	2.17	2.12	2.10	2.08	2.05	2.03	1.99	1.99
Cost of equity	19.2%	18.4%	17.9%	16.9%	16.7%	16.5%	16.4%	16.3%	16.2%	15.9%	15.9%
Cost of debt (pre-tax)	9.4%	9.4%	9.4%	9.4%	9.4%	9.4%	9.4%	9.4%	9.4%	9.4%	9.4%
Effective tax rate	18.4%	19.0%	19.0%	19.0%	19.0%	19.0%	19.0%	19.0%	19.0%	19.0%	19.0%
After-tax cost of debt	7.7%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%
Weight of debt	65.9%	64.0%	62.5%	59.1%	58.1%	57.6%	57.1%	56.5%	56.0%	54.9%	54.9%
Weight of equity	34.1%	36.0%	37.5%	40.9%	41.9%	42.4%	42.9%	43.5%	44.0%	45.1%	45.1%
WACC	11.6%	11.5%	11.5%	11.4%	11.4%	11.4%	11.4%	11.4%	11.4%	11.4%	11.4%
Discount factor	97%	87%	78%	70%	63%	57%	51%	46%	41%	37%	
PV of FCF	15.0	5.6	4.5	3.9	3.4	2.9	2.5	2.2	1.9	1.7	
Sum of FCF PV's	43.8										
FCF terminal growth rate	1.0%										
Terminal value	46.5										
PV of terminal value	17.2										
Enterprise value	61.0										
EV per share (PLN)	6.10										
DCF sensitivity (PLN)											
Terminal growth							WACC in terminal year				
							9.4%	10.4%	11.4%	12.4%	13.4%
0.0%							6.28	6.10	5.95	5.82	5.71
1.0%							6.51	6.28	6.10	5.95	5.82
2.0%							6.80	6.51	6.28	6.10	5.95

Source: Company, IPOPEMA Research

Figure 4. PA Nova – key assumptions in commercial segment valuation (PLNm)

Project	GLA (k sqm)	Rent (EUR/sqm)	Occupancy rate (%)	NOI (EURm)	NOI (PLNm)	Exit yield (%)	MV (EURm)	MV (PLNm)	Prob. of disposal*	MV adj. (PLNm)
Przemysl (Sanowa)	21.9	10.6	90.0%	2.5	10.7	8.50%	29.6	125.7	50%	62.8
Kluczbork (Miodowa)	10.3	7.6	90.0%	0.8	3.6	8.50%	9.9	42.2	50%	21.1
Kedzierzyn-Kozle (Odrzanskie Ogrody)	21.7	10.6	90.0%	2.5	10.6	8.50%	29.3	124.5	50%	62.3
Jaworzno (Galena)	31.3	10.6	90.0%	3.6	15.3	8.50%	42.2	179.6	50%	89.8
Raciborz	1.4	5.6	90.0%	0.1	0.4	9.50%	0.9	3.8	100%	3.8
Jaworzno	3.3	7.8	90.0%	0.3	1.2	9.50%	2.9	12.5	100%	12.5
Klodzko	9.7	8.0	90.0%	0.8	3.6	9.50%	8.9	37.7	100%	37.7
Biala Podlaska	8.8	7.8	90.0%	0.7	3.2	9.50%	7.8	33.2	100%	33.2
Pyskowice	7.9	7.8	90.0%	0.7	2.8	9.50%	7.0	29.8	100%	29.8
Dzierzoniow	8.3	7.8	90.0%	0.7	3.0	9.50%	7.4	31.4	100%	31.4
Nysa	10.3	7.8	90.0%	0.9	3.7	9.50%	9.1	38.9	100%	38.9
Rybnik	8.1	4.0	90.0%	0.4	1.5	8.50%	4.1	17.6	100%	17.6
Siechnice	2.5	4.0	90.0%	0.1	0.5	8.50%	1.3	5.4	100%	5.4
Rzeszow	2.5	4.0	90.0%	0.1	0.5	8.50%	1.3	5.4	100%	5.4
Total/Average	148.0	8.9	90.0%	14.2	60.3	8.77%	161.7	687.9		451.9

Source: Company, IPOPEMA Research; *we apply 50% probability of disposal for shopping malls (they are located in regional cities; the investment market remains demanding); retail parks are easier to dispose, taking into consideration recent trends) and we apply 100% probability of disposal

DDM valuation

We value PA Nova using the DDM method based on our financial forecasts and assumptions regarding the dividend payout ratio. After 3 years with no dividend, the developer started in 2023 to recurrently pay out the portion of its net profit. In our model, we assume that the group will continue regular payments with a dividend payout ratio of 30-35%.

Figure 5. PA Nova – DDM valuation (PLNm)

DDM	2025E*	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E	Terminal Year
DPS (PLN ps)	0.0	0.8	0.9	0.9	1.0	1.0	1.1	1.1	1.2	1.2	3.7
Cost of equity	19.2%	18.4%	17.9%	16.9%	16.7%	16.5%	16.4%	16.3%	16.2%	15.9%	15.9%
Discount multiple	100%	84%	72%	63%	54%	46%	40%	35%	30%	26%	
Discounted DPS (PLN ps)	0.0	0.7	0.6	0.6	0.5	0.5	0.4	0.4	0.3	0.3	
Sum of discounted DPS (PLN ps)											4.3
Terminal growth											1.0%
Discounted value of terminal DPS (PLN ps)											6.6
Fair Value (PLN ps)											10.89

Source: Company, IPOPEMA Research; *2025E dividend was cut off on 18th September

Peer comparison

We present a multiples valuation by comparing PA Nova to general contractors and commercial developers, based on the P/E and P/BV multiples. In our analysis, we give 0% weight to the method. Given our forecasts for 2025E-27E, the company currently trades at a P/E multiple of 6.8/5.6/5.4x. In the case of the P/BV multiple, the average discount to its peers is close to 75%.

Figure 6. PA Nova – peer comparison

Company	mCap (PLNm)	P/E (x)			P/BV (x)		
		2025E	2026E	2027E	2025E	2026E	2027E
Echo Investment	2,303	32.8	7.3	5.7	0.5	1.4	1.4
GTC	2,343	36.0	52.1	43.8	n.a.	n.a.	n.a.
MLP Group	1,756	7.5	5.3	4.3	n.a.	n.a.	n.a.
CA Immobilien	2,376	19.8	13.1	15.2	1.0	0.9	1.0
TAG Immobilien	2,754	11.9	9.0	12.5	1.4	1.0	1.4
Budimex	13,046	18.5	16.4	16.6	11.4	10.9	9.7
Erbud	352	24.1	8.7	8.6	n.a.	n.a.	n.a.
Unibep	382	12.7	12.3	7.8	n.a.	n.a.	n.a.
Median		19.1	10.6	10.6	1.2	1.2	1.4
PA Nova	163	6.8	5.6	5.4	0.3	0.3	0.3
Premium/discount (%)		-64%	-47%	-49%	-73%	-75%	-78%
Implied FV/share (PLN)		45.66	30.68	31.80	59.90	63.88	75.06
Average implied FV/share (PLN)		51.16					

Source: Bloomberg, IPOPEMA Research

Financial forecasts

3Q25E predictions: We estimate that PA Nova will reach PLN 59m in revenues (-2% y/y) in 3Q25E, due to stable sales in its construction segment (we predict PLN 35m). In commercial division, we forecast revenues of PLN 21m and in Other segment (IT and Projecting) PLN 3m. Given expected gross margin of 24.2% and stable SG&A costs, consolidated EBITDA may amount to PLN 13m (vs. PLN 10m in 3Q24 and PLN 11m in 2Q25) and the net profit may come in at PLN 6m (vs. PLN 4m in 3Q24).

2025E outlook: In full-year terms, we assume quite stable results in comparison with 2024, despite the disposal of the project in Klodzko in 2024. According to our expectations, the company will reach revenues of PLN 264m, including PLN 90m in commercial segment and PLN 161m in construction division. We forecast that EBITDA will arrive at PLN 51m and the net profit will reach PLN 24m. We point out that we do not include disposal of commercial asset in our model in 2025E-26E, but the CEO, Mr. Tomasz Janik, stated in 2Q25 that the group may generate revenues of PLN 90-100m from such transactions.

Long-term perspectives: In commercial activity, we expect the revenues to increase to PLN 98m, due to the completion of retail parks in Dzierzoniow and Nysa. Concurrently, we do not assume any divestments in our model. Regarding construction segment, we anticipate that the backlog will increase by 2-3% y/y in coming years; however, we emphasize that the management board aims to deliver double-digit growth. In the case of the profitability, we predict a slight improvement (main material prices are slightly lower, as of now, but, in contrary, the competition on the tenders is more intensive).

Dividend policy: In our model, we assume that PA Nova will recurrently pay out the dividends and the DPS will increase. As of now, we forecast that the company will pay out PLN 0.80ps in 2026E and PLN 0.85ps in 2027E (vs. PLN 0.75ps in 2025E).

Figure 7. PA Nova - results' estimates in 3Q25E-4Q25E (PLNm)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25E	4Q25E
Revenues, incl.:	50	41	38	77	98	113	74	65	43	105	60	75	60	73	59	72
Rental	22	20	25	23	22	23	22	22	23	23	22	25	23	24	21	21
Construction	24	18	9	49	72	86	48	39	16	78	34	46	34	45	35	47
Other	4	3	4	5	3	4	4	5	4	5	4	4	3	4	3	4
Gross profit	13	10	9	24	29	15	17	13	11	20	15	14	13	13	14	15
EBITDA	12	9	7	20	28	13	14	9	10	19	10	15	13	11	13	14
EBIT	11	8	6	20	28	12	14	9	9	18	11	10	11	10	11	12
EBT	8	4	2	13	24	7	9	3	4	12	7	7	7	7	7	8
Net profit	6	6	-1	12	19	6	7	2	4	10	4	5	7	5	6	7
gross margin	26.4%	24.2%	22.7%	30.8%	30.2%	13.1%	22.7%	19.3%	26.6%	18.9%	24.5%	18.6%	22.1%	17.9%	24.2%	21.4%
EBITDA margin	24.0%	21.1%	18.3%	26.5%	28.6%	11.5%	19.0%	14.0%	24.2%	18.3%	16.0%	20.3%	21.1%	15.5%	22.4%	19.4%
EBIT margin	22.8%	19.6%	16.5%	25.8%	28.2%	11.0%	18.3%	13.2%	20.6%	16.8%	18.8%	13.8%	18.8%	13.4%	18.9%	16.6%
net margin	11.1%	13.6%	n.a.	16.1%	19.8%	5.2%	9.4%	3.6%	8.5%	9.2%	7.3%	6.1%	10.8%	6.9%	9.8%	9.2%

Source: Company, IPOPEMA Research

Figure 8. PA Nova - results' estimates in 2025E-2034E (PLNm)

	2021	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E
Revenues	200	206	351	284	264	276	280	285	290	294	299	304	309	314
Gross profit	49	56	74	60	56	63	64	65	66	67	67	68	69	70
EBITDA	43	48	64	55	51	55	55	55	55	56	56	57	56	56
EBIT	40	46	62	48	44	48	48	49	49	50	50	51	50	51
EBT	28	28	43	31	29	36	37	39	40	42	45	49	53	55
Net profit	23	23	35	22	24	29	30	31	33	34	37	40	43	44
gross margin	24.7%	26.9%	21.1%	21.2%	21.2%	23.0%	22.9%	22.8%	22.7%	22.6%	22.5%	22.4%	22.3%	22.3%
EBITDA margin	21.5%	23.3%	18.3%	19.2%	19.4%	19.8%	19.6%	19.3%	19.1%	18.9%	18.8%	18.6%	18.1%	18.0%
EBIT margin	20.1%	22.1%	17.8%	17.0%	16.7%	17.3%	17.2%	17.1%	17.0%	16.9%	16.8%	16.7%	16.3%	16.2%
net margin	11.7%	11.0%	9.9%	7.8%	9.0%	10.5%	10.7%	11.0%	11.3%	11.5%	12.3%	13.1%	13.8%	14.1%
Net debt	301	347	273	275	267	243	219	195	170	145	118	88	56	24
LtV net	0.4x	0.5x	0.4x	0.4x	0.4x	0.3x	0.3x	0.3x	0.2x	0.2x	0.2x	0.1x	0.1x	0.0x

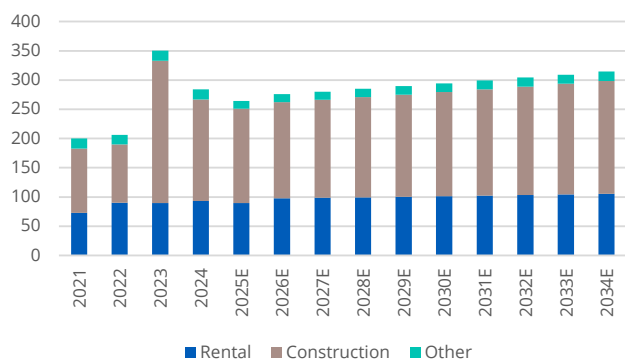
Source: Company, IPOPEMA Research

Figure 9. PA Nova – results by segments in 2025E-34E (PLNm)

	2021	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E
Revenues	200	206	351	284	264	276	280	285	290	294	299	304	309	314
Rental	73	90	89	93	90	98	98	99	100	101	102	104	105	106
Construction	110	100	244	174	161	165	168	171	175	178	182	185	189	193
Other	17	16	17	17	13	14	14	14	15	15	15	15	16	16
Costs*	151	151	277	223	208	213	217	221	225	229	233	237	241	245
Rental	30	39	37	44	43	46	47	47	48	48	49	49	50	50
Construction	102	94	220	160	151	152	156	159	162	165	168	172	175	179
Other	19	18	20	19	15	14	15	15	15	15	16	16	16	17
Profit	49	55	73	61	56	63	64	64	65	66	67	68	68	69
Rental	43	51	52	49	47	51	52	52	53	53	54	54	55	55
Construction	7	6	24	14	10	12	12	13	13	13	13	14	14	14
Other	-2	-2	-3	-2	-1	-1	-1	-1	-1	-1	-1	0	0	0
Margin (%)	24.5%	26.6%	20.9%	21.6%	21.3%	22.8%	22.7%	22.6%	22.5%	22.4%	22.3%	22.2%	22.1%	22.0%
Rental	59.4%	56.9%	58.1%	52.5%	52.6%	52.6%	52.6%	52.6%	52.6%	52.6%	52.6%	52.6%	52.6%	52.6%
Construction	6.6%	5.8%	9.7%	8.3%	6.3%	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%
Other	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Source: Company, IPOPEMA Research; *COGS + selling expenses in the segment

Figure 10. PA Nova – revenues in segments (PLNm)



Source: Company, IPOPEMA Research

Figure 11. PA Nova – results in segment (PLNm)

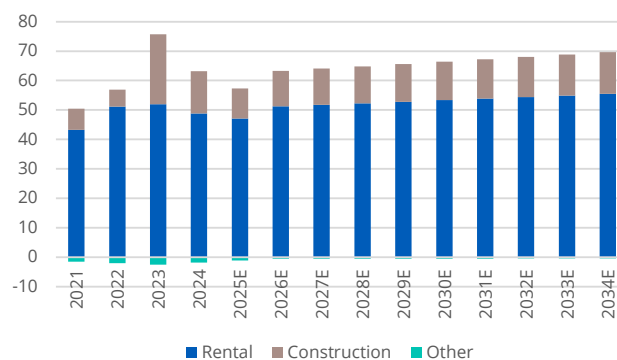
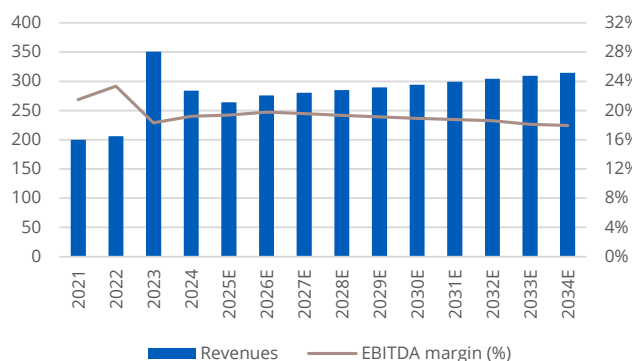


Figure 12. PA Nova – EBITDA margin (%)



Source: Company, IPOPEMA Research

Figure 13. PA Nova – net margin (%)

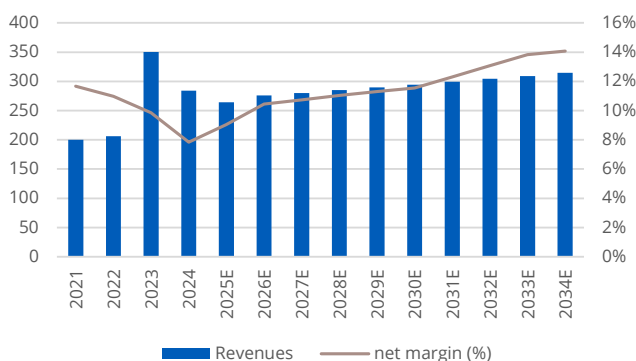


Figure 14. PA Nova – LtV net (%)

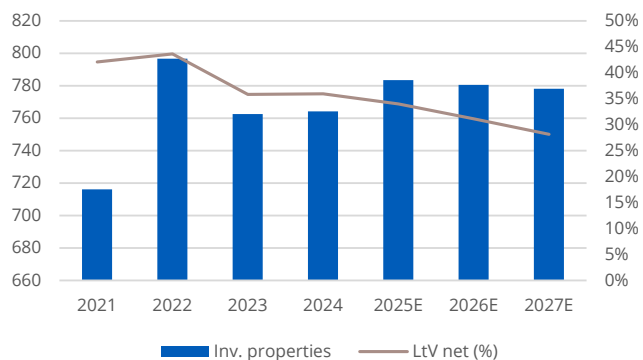
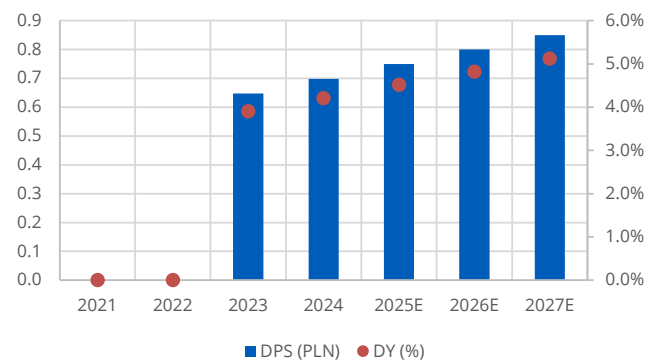


Figure 15. PA Nova – DPS (PLN) and DY (%)



Source: Company, IPOPEMA Research

Figure 16. PA Nova – change in estimates in 2025E-27E (PLNm)

	2025E			2026E			2027E		
	New	Old	Change	New	Old	Change	New	Old	Change
Revenues	264	257	2.9%	276	271	1.7%	280	275	1.9%
EBITDA	51	52	-1.4%	55	54	1.1%	55	53	3.5%
EBIT	44	43	2.8%	48	45	5.7%	48	45	6.9%
Net profit	24	20	19.4%	29	25	15.3%	30	26	15.8%
EBITDA margin	19.4%	20.2%		19.8%	19.9%		19.6%	19.3%	
EBIT margin	16.7%	16.7%		17.3%	16.6%		17.2%	16.4%	
net margin	9.0%	7.8%		10.5%	9.2%		10.7%	9.5%	

Source: Company, IPOPEMA Research

2Q25 results summary

The company posted its 2Q25 results on 19th September. Below are our key takeaways.

Revenues: PA Nova's revenues arrived at PLN 73.1m (vs. PLN 105.4m in 2Q24). Regarding segments, the construction division reported PLN 45.5m in sales (vs. PLN 78.0m in 2Q24; we point to the demanding base due to the disposal of the project in Klodzko), while real-estate segment achieved revenues of PLN 23.8m (vs. PLN 22.7m in 2Q24). In "Other" segment, revenues stood at PLN 3.8m (-21% y/y).

Gross margin: The margin deteriorated in yearly comparison and arrived at 17.9% in 2Q25.

SG&A costs: SG&A expenses reached PLN 2.9m (vs. PLN 2.8m in 2Q24). SG&A's to sales ratio stood at 4.0%.

EBITDA: EBITDA came in at PLN 11.3m, (vs. PLN 19.3m in 2Q24).

Net profit: Net profit arrived at PLN 5.0m (vs. PLN 9.7m in 2Q24).

OCF: PA Nova posted OCF of PLN -8.0m (vs. PLN 32.9m in 2Q24).

Net debt: Net Debt/LTM EBITDA came in at 6.0x and net debt/BV arrived at 0.6x. At the end of 2Q25 PA Nova had PLN 57m in cash.

Figure 17. PA Nova – 2Q25 results summary (PLNm)

	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	Y/Y	Q/Q	IPO	diff.
Revenues, incl.:	97.7	113.1	74.3	65.4	42.8	105.4	60.4	75.5	60.5	73.1	-30.7%	20.9%	66.8	9.4%
<i>Real-estate</i>	22.4	23.0	22.3	21.8	23.0	22.7	22.4	24.9	23.4	23.8	5.0%	1.7%	21.3	11.9%
<i>Construction</i>	71.9	85.6	47.7	38.5	16.0	78.0	33.8	46.1	34.3	45.5	-41.7%	32.7%	42.9	6.1%
<i>Other</i>	3.4	4.5	4.3	5.1	3.7	4.8	4.1	4.5	2.8	3.8	-20.8%	35.7%	2.6	45.1%
Gross profit	29.5	14.8	16.9	12.6	11.4	19.9	14.8	14.1	13.4	13.1	-34.3%	-2.2%	13.8	-5.1%
Profit on sales	27.2	12.6	14.6	9.2	8.7	17.1	12.3	11.0	11.1	10.2	-40.4%	-8.1%	11.3	-9.8%
EBITDA	28.0	13.0	14.1	9.1	10.3	19.3	9.7	15.4	12.8	11.3	-41.1%	-11.3%	13.4	-15.2%
EBIT	27.5	12.5	13.6	8.6	8.8	17.7	11.3	10.4	11.3	9.8	-44.8%	-13.8%	10.6	-8.0%
EBT	23.6	7.3	9.5	2.6	4.2	12.3	7.4	6.8	7.4	6.6	-46.2%	-11.3%	5.5	20.5%
Net profit	19.3	5.8	7.0	2.4	3.6	9.7	4.4	4.6	6.5	5.0	-48.1%	-22.8%	4.4	13.3%
Gross margin	30.2%	13.1%	22.7%	19.3%	26.6%	18.9%	24.5%	18.6%	22.1%	17.9%			20.7%	
EBITDA margin	28.6%	11.5%	19.0%	14.0%	24.2%	18.3%	16.0%	20.3%	21.1%	15.5%			20.0%	
EBIT margin	28.2%	11.0%	18.3%	13.2%	20.6%	16.8%	18.8%	13.8%	18.8%	13.4%			15.9%	
Net margin	19.8%	5.2%	9.4%	3.6%	8.5%	9.2%	7.3%	6.1%	10.8%	6.9%			6.6%	
CFO	1.8	38.5	-2.5	3.1	-5.0	32.9	9.8	-12.5	-7.9	-8.0				
CFI	-2.7	1.8	-14.0	13.0	0.9	-0.6	-15.2	14.5	0.5	0.5				
CFF	-1.5	-40.3	17.2	-7.1	-1.6	-32.1	9.1	-4.9	3.5	8.2				
Net debt	315.2	263.1	291.6	273.0	277.9	252.5	253.1	274.7	279.8	295.9				
LtV net	40.3%	40.1%	43.6%	40.0%	39.9%	36.4%	37.9%	40.2%	39.9%	40.6%				
Net debt / EBITDA	4.9	3.9	3.9	4.3	6.0	4.8	5.2	5.0	4.9	6.0				
Net debt / BV	0.7	0.6	0.6	0.6	0.6	0.5	0.5	0.6	0.6	0.6				
12M trailing P/E	4.6	4.5	3.7	4.8	8.8	7.3	8.3	7.5	6.6	8.1				
12M trailing P/BV	0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.3	0.3	0.3				

Source: Company, IPOPEMA Research

Risk factors

As major risk factors we point to:

- **Risk related to the changes in the demand in the construction segment.** In our view, it is one of the key risks for the group, as the construction segment generates the vast majority of consolidated revenues. In previous years, the main clients for NVA were the biggest food retail chains, but their pace of store roll-outs has slowed down. Given that, NVA started to build logistics projects and retail parks for their clients.
- **Risk related to higher competition in the construction segment.** Currently, the market competition is stronger, as there is still the lack of public tenders. Thus, on the auctions in private sector, there is more companies than in previous years, which in turn may put an additional pressure on the profitability.
- **Risk related to the changes in construction material prices.** According to PUDS and PSB data, the value of the average basket composed of the main materials is slightly lower than in previous year, which sounds supportive for the construction segment. Nevertheless, sudden change in material prices, such steel or concrete, may leave a footprint on margins, especially in terms of higher competition. NVA does not use the hedging, as the average duration of contract is in the range of 8-12 months.
- **Risk related to higher vacancy rate in the commercial segment.** The rental segment has generated nearly 1/3 of consolidated revenues and approximately 80% of the profit in previous years. Thus, potential increase in the vacancy rate may strongly affect the results. According to recent data (as of end-2024), the occupancy rate stood at 97%.
- **Risk related to FX volatility.** The company has exposure on EURPLN changes. Firstly, the vast majority of rents is denominated in EUR and PLN strengthening will negatively affect reported revenues. Moreover, ca. 74% of NVA's debt is also denominated in EUR, as these loans are dedicated to the commercial assets.

Key financial data

Figure 18. PA Nova – financial data 2020-2034E

P&L (PLN m)	2020	2021	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E
Revenues	162	200	206	351	284	264	276	280	285	290	294	299	304	309	314
COGS	-123	-150	-151	-277	-224	-208	-212	-216	-220	-224	-228	-232	-236	-240	-244
Gross profit	39	49	56	74	60	56	63	64	65	66	67	67	68	69	70
SG&A	-7	-7	-9	-10	-11	-10	-12	-12	-12	-12	-13	-13	-13	-13	-13
Profit on sales	32	42	47	64	49	46	52	52	53	53	54	55	55	56	57
Other operating income(cost)	0	-2	-1	-1	-1	-1	-4	-4	-4	-4	-4	-4	-5	-6	-6
EBITDA	37	43	48	64	55	51	55	55	55	55	56	56	57	56	56
EBIT	32	40	46	62	48	44	48	48	49	49	50	50	51	50	51
Financial income (cost) net	-12	-12	-18	-19	-18	-15	-12	-11	-10	-9	-8	-5	-2	2	4
Pre-tax profit	20	28	28	43	31	29	36	37	39	40	42	45	49	53	55
Income tax	-4	-5	-5	-8	-8	-5	-7	-7	-7	-8	-8	-9	-9	-10	-10
Net profit	16	23	23	35	22	24	29	30	31	33	34	37	40	43	44

BALANCE SHEET (PLN m)	2020	2021	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E
Non-current assets	733	740	826	791	797	835	832	829	827	825	823	822	821	820	819
Investment properties	670	660	692	637	657	656	656	656	656	656	656	656	656	656	656
PP&E	14	19	18	45	26	71	68	65	63	61	59	58	57	56	55
Assets held for sale	30	36	86	81	80	57	57	57	57	57	57	57	57	57	57
Other non-current assets	18	24	29	29	33	51	51	51	51	51	51	51	51	51	51
Current assets	95	133	126	128	146	95	93	99	88	104	125	148	174	202	226
Inventories	10	5	1	0	0	0	0	0	0	0	0	0	0	0	0
Trade receivables	27	50	45	50	47	32	32	32	33	34	34	35	35	36	37
Cash and equivalents	44	64	57	65	60	48	46	51	40	55	76	98	123	150	174
Other current assets	14	13	22	13	39	15	15	15	15	15	15	15	15	15	15
Total assets	828	872	951	920	943	929	924	928	915	929	948	970	995	1,021	1,045
Equity	395	420	435	478	496	506	527	548	571	594	618	644	673	704	736
Minorities	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
Non-current liabilities	345	318	310	259	351	263	237	219	183	174	169	165	160	155	146
Loans and leasing	306	284	271	217	308	219	193	175	139	130	125	121	116	112	102
Other non-current liabilities	39	34	39	42	43	44	44	44	44	44	44	44	44	44	44
Current liabilities	88	135	208	184	98	162	162	162	162	162	163	163	163	163	163
Trade payables	35	44	63	53	62	59	59	59	59	59	60	60	60	60	60
Loans and leasing	42	81	134	120	27	95	95	95	95	95	95	95	95	95	95
Other current liabilities	11	9	11	10	9	8	8	8	8	8	8	8	8	8	8
Equity & liabilities	828	872	951	920	943	929	924	928	915	929	948	970	995	1,021	1,045
Gross debt (PLN m)	347	365	405	338	335	314	288	270	234	225	221	216	211	207	198
Net debt (PLN m)	304	301	347	273	275	267	243	219	195	170	145	118	88	56	24

CASH FLOW (PLN m)	2020	2021	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E
Operating cash flow	83	-6	9	41	25	31	48	47	47	47	47	49	51	52	53
Net profit	16	23	23	35	22	24	29	30	31	33	34	37	40	43	44
D&A	5	3	2	2	6	7	7	7	6	6	6	6	6	6	6
Change in WC	41	-20	68	-59	29	9	0	0	0	0	0	0	0	-1	-1
Other	21	-12	-84	64	-32	-9	12	11	10	9	8	7	6	5	3
Investment cash flow	-17	31	-10	-2	0	-1	-4	-4	-4	-4	-4	-4	-5	-5	-5
Change in inv.properties	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	-17	-6	-10	-2	0	-1	-4	-4	-4	-4	-4	-4	-5	-5	-5
Financial cash flow	-61	-6	-75	-32	-29	-42	-46	-38	-55	-27	-22	-22	-21	-21	-24
Change in equity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Change in debt	-26	7	-35	-28	-21	-18	-26	-18	-36	-9	-5	-5	-5	-5	-9
Dividend	-1	0	0	-6	-7	-8	-8	-9	-9	-10	-10	-11	-11	-12	-12
Interest paid	-29	-9	-36	0	0	-16	-12	-11	-10	-9	-8	-7	-6	-5	-3
Other	-7	-4	-4	2	-1	-1	0	0	0	0	0	0	0	0	0
Change in cash	5	20	-76	7	-4	-13	-2	6	-12	16	21	23	25	27	23
Cash as of eop	44	64	57	65	60	48	46	51	40	55	76	98	123	150	174

Source: Company, IPOPEMA Research

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Peer relative comparison bases on a comparison of valuation multipliers for companies from a given sector. The leading multiples for compared company based on the future earnings, book values, operating profit or cash flows include an analyst's estimate of those values. The peer comparisons methods are less dependent on the analyst's judgment as to the individual parameters, however the valuation is highly depended on the composition of a peers' group. The weak points of peer relative valuation include: the quality and comparability of peers (with various business models, operating environments, growth phases, etc.), the selection of peers, the quality of available consensus for peers, and a practice of comparing the multiples to median/average instead of historical premiums/discounts.

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NAV and SotP methods are often used in cases of valuing the separate parts of company's businesses with purpose to arrive at the consolidated valuation. NAV and SotP may include various valuation methods for selected assets, including DCF, DDM models, target multiple valuation, market value valuation, or other various methods, and are often expanded by addition of discretionary discounts (such as holding discount). The weak points of NAV/SotP valuations include all specific weaknesses of used methods, as well as the sensitivity to applied discretionary factors such as holding discount.

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The definitions of terms used in the document include:

AGM/EGM – annual/extraordinary general meeting of shareholders.

BVPS – book value per share - the book value of the company's shareholders equity divided by the number of shares outstanding without treasury shares at the end of period.

CAGR – compound annual growth rate.

CFO – net cash flow from operations.

Cost/Income – operating expenses divided by total banking revenue.

D&A – depreciation and amortization.

DCF – discounted cash flow model – a valuation method based on the sum of discounted future cashflows with appropriate adjustments (such as net debt, etc., if applicable).

DDM – dividend discount model – a valuation method of based on the sum of discounted future dividends.

DPS – dividend per share – dividend of a given year divided by the number of shares outstanding without treasury shares at the moment of distribution.

DY – dividend yield – total DPS of a given financial year divided by share price.

EBIT – earnings before interests and tax.

EBITDA – earnings before interests, tax, depreciation and amortization.

EPS – earnings per share – the net income (or adjusted net income) divided by the number of shares outstanding without treasury shares at the end of period.

EV – enterprise value – market cap adjusted by treasury shares, plus gross debt, less cash and equivalents, less associates, plus minorities.

EV/EBITDA – EV divided by EBITDA.

EV/S, or EV/revenues – EV divided by revenues (sales).

FCFE – free cash flow to the equity.

FCFF – free cash flow to the firm.

FV – fair value – fair value price of the company calculated based on valuation methods outlined in the document.

LLP – loan loss provisions – an expense set aside as an allowance for bad loans.

ND – net debt – gross debt and leases (depending on accounting standard) less cash and equivalents.

Net F&C – net fee and commission income – fee and commission income minus fee and commission expense.

NII – net interest income – interest income minus interest expense.

NPL – non-performing loan – loans that are in default or close to be in default.

P/BV – price to book value - price divided by the BVPS.

P/E – price to earnings ratio – price divided by earnings per share.

PEG – P/E ratio divided by the annual EPS growth, usually over a certain period of time.

ROA – return on assets – net income (or adjusted net income) divided by the average assets.

ROE – return on equity – net income (or adjusted net income) divided by the average shareholders' equity.

ROIC – return on invested capital – EBIT * (1 – tax rate) divided by average invested capital.

uFCF – underlying free cash flow – IPOPEMA's measure reflecting the amount of potential cash flow generation available for distribution before outflow on discretionary purposes (such as shareholders' distribution, unannounced M&A, financial assets, etc.), calculated as follows: net cash from operations less net CAPEX on PP&E, intangibles and subsidiaries (related to announced deals), less net interest paid on debt, leases and granted loans, less lease payment, less dividends paid to minorities, plus received dividends, plus other items if necessary depending on company's specifics/presentation.

uFCFps – uFCF per share.

WACC – weighted average cost of capital.

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HOLD – the difference between FV and price at recommendation is between (and including) -10% and 10%.

SELL – the difference between FV and price at recommendation is below -10%.

The price used throughout the recommendation to calculate adequate ratios is the "last" price stated on the front page of this document. The date and the time stated on the front page is the date and the time of the preparation of this document. This document has been distributed on 9 October 2025 at 7:55 CEST.

IPOPEMA Research - Distribution by rating category (1 July – 30 September 2025)	Number	%
Buy	22	65%
Hold	8	24%
Sell	4	13%
Total	34	100%

Rating History – PA Nova

Date	Recommendation	Fair Value	Price at recommendation	Author
09/09/2025	BUY	PLN 22.13 (adjusted on 18.09.2025 to PLN 21.38 by PLN 0.75 DPS)	PLN 16.45	Adrian Górniak
09/10/2025	BUY	PLN 20.63	PLN 16.25	Adrian Górniak