

ANNUAL REPORT



2018



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Our goal is to be in the top three in the market in all the sectors we are involved in

For more than a quarter of a century we have been one of the most important technological and innovative companies in the Czech Republic. Our vision is to bring people the latest world technologies (New World Technologies).

Timeless products, smart solutions and the highest possible quality are the key pillars of the holding, which aims to be in the top three in all sectors it is involved in.

We invest in innovative projects and start-ups focused on sustainable development and global environmental policy. We have been one of the top 100 companies in the Czech Republic for several years.

The heart of NWT is the former Bata grain silo in Zlín. With offices in Slovakia, England and Cyprus, we employ more than 400 people in agriculture, construction, information technology and energy.



Most of the things we'll be dealing with in the next decade probably don't even exist yet, and that's what we enjoy most of all

Dear business partners,
ladies and gentlemen,

we welcomed 2018 with the slogan „welcome to change“, without knowing how visionary it would be. Change has really taken a liking to us. We have grown, expanded our organisational structure and improved the way we manage. We launched a new phase of digitalization and security. We expanded our honest Czech vegetables to include cucumbers, started building passive houses, tried Fundlift and launched new software for Patro.cz e-shop after more than 20 years of operation.

Trends in global technology have fascinated us from the very beginning. We are glad that we do not just blindly follow them, but also set them ourselves. When we started 26 years ago, the loudest cry of modern times was the fax machine. Today we are one of the most important suppliers of information technology in the Czech Republic. We offer cloud-based solutions, services from one of the country's most advanced data centers - and our own software solutions that are used by public and private institution customers.

Our new Passive Houses division has managed to launch the production of its own prefabricated panels, to start full-scale construction of a model house in Kudlov in Zlín and to prepare other projects of family and apartment houses in Těrlíck, Dolní Tošanovice and Fryšták. We are following the current needs of European sustainable development - construction is sustainable, environmentally friendly, time-saving and almost independent of the labour market.

At the end of the year, we managed to arrange financing and approve the first stage of the 5.2 ha Dolní Lutyně greenhouses. The Bezdínek farm will be the largest production greenhouse in the Czech Republic, with an expected annual production of 3,500 tonnes of tomatoes and cucumbers. The first harvest has already been on the shelves in January 2019. Our next steps are aimed at so-called residue-free production (without pesticides).

Every step towards a healthier planet is important to us. That's why ENVIEL is among our start-ups. An environmentally friendly, electric - and therefore sustainable - utility vehicle that is kind to local infrastructure and residents. It brings emission-free quiet operation, low costs and year-round variable use.

Our technological know-how is increasingly directed towards sustainability and passive buildings with this in mind. Our newly established construction division is backed by experts with years of experience, which enabled us to start straight away with a „skyscraper“ - a unique apartment complex of New York Park Tower standards. On the investment platform Fundlift, we managed to launch the largest crowdfunding campaign in the Czech Republic - and thus raise 250% of the original planned amount of CZK 10 million. CZK. Park Tower will be built by the end of 2020 in the very heart of Zlín - directly opposite Lorencova Street Park.

In the spring of 2018, we sold our internet services division due to current market developments for regional internet providers. We plan to reuse the capital from the sale to develop industry-related services that are in line with our vision: bringing the world's latest technologies to the people.

This year we were also delighted with several major awards. For the fourth time, we were ranked among the top 100 companies in the Czech Republic in the Comenius survey. We won the first award in the industry category „INFORMATION AND COMMUNICATION TECHNOLOGY“, and the next award was received by our CFO, Martina Vítková, in the category „LADY PRO“ dedicated to extraordinary women. She was also awarded as „TOP woman entrepreneur“ in the TOP women of the Czech Republic poll by the media house Economia and according to Forbes Magazine she was the 18th most influential woman of 2018.

The project of the Efficient ICT division was ranked 2nd in the Security and Protection of Sensitive Data category in the prestigious Microsoft Awards 2018. And our subsidiary Fillamentum showed that even a „small“ Hulin company can be visible in the world. It successfully broke through on the Prague stock exchange and thanks to this, it has established a new branch in the United States - near Pittsburgh, where it plans to launch another production line. It was also the overall winner in the Global Exporter of the Year 2018 category.

We are happy to have reached the stage where we can choose projects that we and our employees enjoy. There are plenty of ideas and we are lucky to have skilful people with whom we can realise almost anything - and for that we owe them a big thank you!

Most of the things we'll be working on in the next decade probably don't even exist yet, and that's what we enjoy most of all. Above all, we plan to intensify our collaboration across divisions in the year ahead. You can look forward to things like a tomato-picking robot, greenhouse monitoring, or a science and technology center where customers will be able to rent an office with benefits like a datacenter or IoT lab.

Thank you for the trust you have placed in us and our projects over the past year. We appreciate it very much. We are already looking forward to new (not only) technological challenges.

I wish you much success in 2019.

David Vitek
Chairman of the Board of NWT a.s.





IDENTIFICATION DATA

Business name:	NWT a.s.
Registered office:	nám. Míru 1217, 768 24 Hulín
Correspondence Address:	tř. Tomáše Bati 269, 760 01 Zlín
ID:	63469511
TAX ID:	CZ63469511
Legal form:	joint stock company
Registered:	Regional Court in Brno, section B, insert 6207



CONTACT DETAILS

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Phone:	800 570 570



BUSINESS DATA

Chairman of the Board:	David Vítek
Vice-Chairman of the Board:	Bc. Martina Vítková
Member of the Board of Directors:	Ing. Jiří Stodůlka
Supervisory Board:	Valerie Vítková



SCOPE OF HOLDING

Czech Republic	NWT a.s.
Slovakia	NWT Slovakia s.r.o.
	NWT Greenhouse s.r.o.
	NWT a.s., organizačná zložka
	NWT International Ltd.
	NWT Holding Ltd.
	RR Technologies Trading Ltd.
United Kingdom	
Cyprus	



PRODUCTION AND ENERGY SAVING

Electricity generation, heating and cooling, sale of cheaper electricity and gas, LED lighting, biomass thermal upgrading, landfill gas, BPS and cogeneration, service and repair of PV plants, waste heat recovery.



PRODUCTION GREENHOUSES

Design and preparation of buildings, administration of subsidies, turnkey construction, consulting and training, mechanization and equipment, Kameničany Farm, Bezdínek Farm, OVOZELA cooperative, Čerstvě utrženo cooperative.



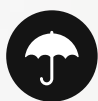
CONSTRUCTION

Project preparation, passive houses, electrical installation, reconstruction, construction of photovoltaic power plants, construction of biogas stations, construction of pellet plants.



IT & TELCO

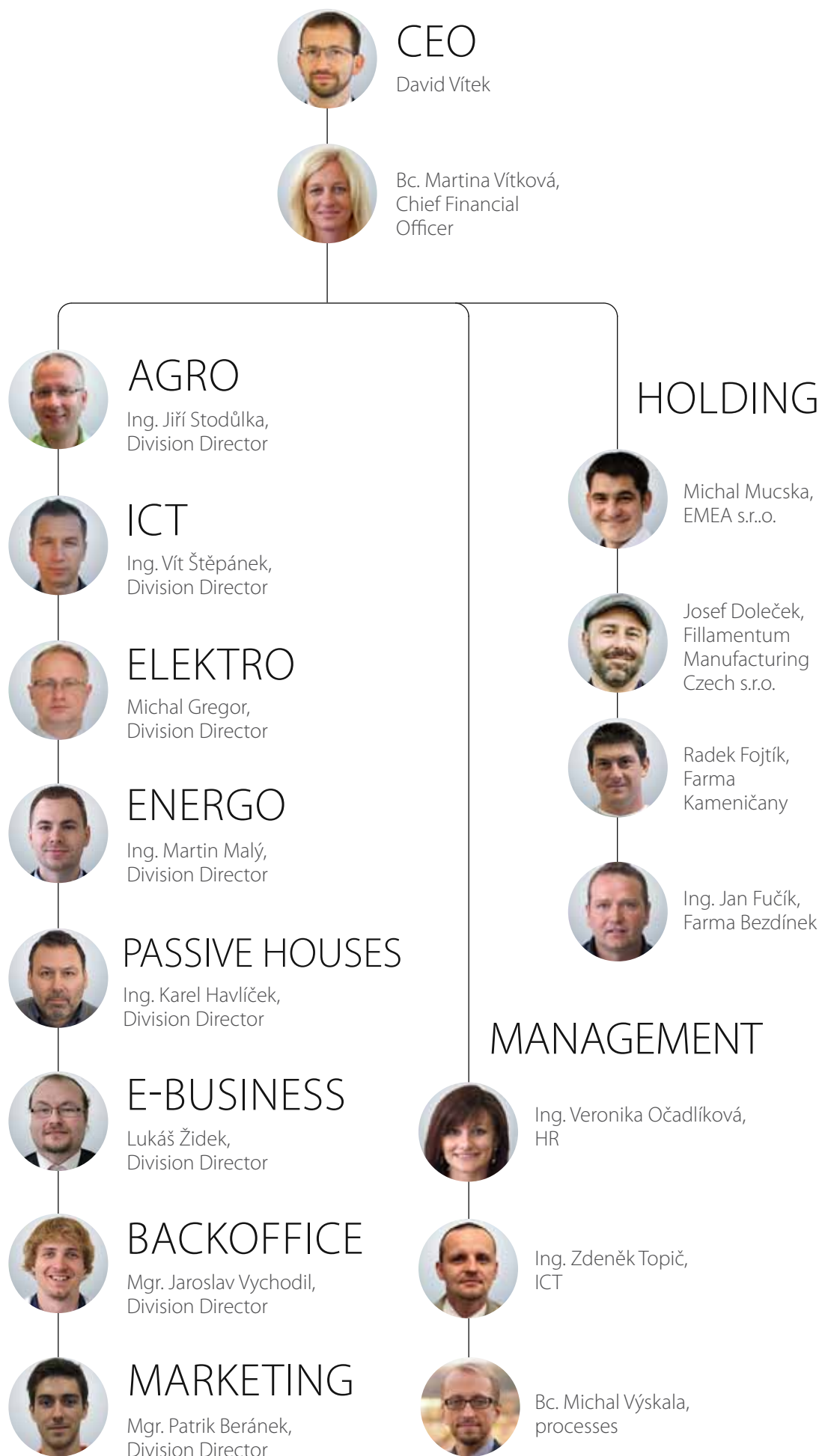
Computer supplies, IT administration and outsourcing, SILO data centre, information systems and applications, cloud solutions, printing solutions, telecommunications, conference services, call centre.



HOLDING

Start-ups, investments, financial services, rental services, internet department stores, plastic parts manufacturing, 3D printing, sheltered workshop, Pod Hvězdou Farm.

ORGANISATIONAL STRUCTURE



The background of the page is a photograph of a sky filled with soft, white, and light blue clouds. The clouds are scattered across the frame, with some appearing more dense and others more wispy. The overall tone is bright and airy.

OVERVIEW OF DIVISIONS



The mission of the Agro Division is to ensure Czechs and Slovaks a year-round supply of fresh local vegetables the best possible taste

Since 2009, the AGRO division has been implementing turnkey technological constructions as a general contractor - in total, it has completed more than CZK 4 billion worth of them so far.

Since 2013, it has been building turnkey production greenhouses (from 0.5 ha) suitable for year-round cultivation of vegetables, fruits and flowers. A stable team of experienced technologists, project managers, construction managers, engineers and technicians are responsible for the implementation.

Currently, NWT is the largest builder of production greenhouses in the Czech and Slovak Republic. NWT offers its customers a complete service, which includes preparation of project documentation, processing of building permits, preparation of the economic model of the project, securing bank financing, preparation of the application and complex administration of the investment subsidy. It supplies materials, technology and mechanization for greenhouse cultivation. It also offers new growers a training programme directly in our production greenhouse in Kameničany, combined with theoretical and practical training in a production greenhouse in the Netherlands.



The greenhouse in Dolní Lutyně will be the largest production greenhouse in the Czech Republic with its area of 11 ha



5000 kg of tomatoes and cucumbers are harvested daily at Bezdíněk



The portfolio of the ICT division includes complete IT solutions for corporate clients and public administration

The ICT division offers a wide range of IT services for small businesses and large corporations. It is one of the largest suppliers of cloud services. It specializes in Microsoft server products. It owns its own data centre in Zlín, which it has built on cutting-edge technologies.

Services offered:

- Cloud solutions
- Office 365 services
- backup and replication
- virtual servers
- IT outsourcing
- computer equipment supplies
- printing solutions
- information systems and applications
- consulting, training, integration



The division is one of the largest experts in cloud services in the Czech Republic



The advantage of the smart meeting room is its independence from the computer



Elektro offers low-current and high-current electrical installations including all related services

The division offers deliveries and services in the field of low-current and high-current distribution systems from technical design through design, implementation to warranty and post-warranty service of all delivered technologies and systems. It provides services for both single-family homes and large industrial complexes.

The main activities include:

- design activities
- high-current electrical installation (SIL)
- complete delivery of building units
- measurement and control systems (MaR)
- intelligent building management
- data networks and structured cabling (SK)
- Electrical fire alarm systems (EPS)
- public address, evacuation radio (MR, ER)
- Alarm systems
- and emergency systems PZTS (formerly EZS)
- monitoring and camera systems (CCTV)
- attendance and access control systems (ACS, EKV)
- uniform time (UTC)
- lighting



For Uni Hobby Svitavy, we carried out electrical installations for a total of 37 mil. CZK



The Ptáček production hall in Olomouc has complete power installations, outdoor wiring and lighting



Energo implements energy-saving projects that save financial resources and the environment

The division offers services in the field of renewable energy, energy saving and technical equipment of buildings. It provides technical and economic project preparation, proposes suitable forms of financing and complete turn-key delivery and installation.

It specializes in large industrial installations as well as in the implementation of small heat and power sources in single-family homes. It also deals with the servicing and monitoring of small and large photovoltaics, biogas plants, supply of energy saving LED lighting and is also a supplier of cheaper electricity and gas.

The following products fall under the energy saving offer:

- photovoltaic power plants
- heat pumps
- cogeneration units such as
- primary heat source
- turnkey boiler rooms
- natural gas CHP units



Example of the use of hybrid photovoltaics in Zlín: energy from solar panels is stored in 6 batteries with a total capacity of 51 kWh



The division has long offered one of the of the most favorable electricity prices and gas prices on the market

They will prepare and arrange the change of supplier and all documents for their customers free of charge. The whole process is completely risk-free and hassle-free, for maximum convenience. Customers benefit from a tariff without a fixed charge per point of subscription, saving up to thousands of crowns per year compared to conventional offers.

For households, customers can take advantage of the option to negotiate a contract for an indefinite period - i.e. without any obligations.

For business customers with higher consumption, the company offers the possibility of negotiating individual prices for electricity and gas.



Long-standing presence in the Czech energy market distinguishes this division from many energy suppliers



Customer saves up to 35% compared to conventional suppliers

PASSIVE HOUSES



Division builds new generation passive houses that save up to 90 % of heating and cooling costs

The division builds ALPH (Active Live Passive House) passive houses, a new generation of houses that bring not only passive standards, but above all healthy and safe living using modern environmentally friendly technologies. Living in a passive house means saving on heating costs, a constant supply of fresh air without draughts, high indoor thermal comfort and comfortable temperatures all year round.

Passive houses are designed using the technology of precast concrete panels with built-in thermal insulation on the outside, which ensures sufficient accumulation of heat gains from both passive and active sources. The production of the panels takes place in a new plant in Hulín.



The division produces panels with its own technology at its plant in Hulín



Construction of a model passive house in Zlín - Kudlov



The E-Business division operates e-shops with a wide product portfolio, operating on the market since 1998

For 20 years, the E-Business division has been selling a broad product portfolio. For hundreds of thousands of customers in the Czech Republic and Slovakia it offers over 300 thousand products with a daily updated offer. It also operates its own logistics centre.

It offers a complete portfolio from drugstore to electronics to clothing, customer loyalty systems, warehouse management and logistics, delivery within 2 days of ordering.

It sells its goods through web applications www.patro.cz, www.knihy.cz, www.lypo.cz, www.sportilo.cz, etc.



The division operates its own logistics centre with several warehouses



E-shops create their own team of developers

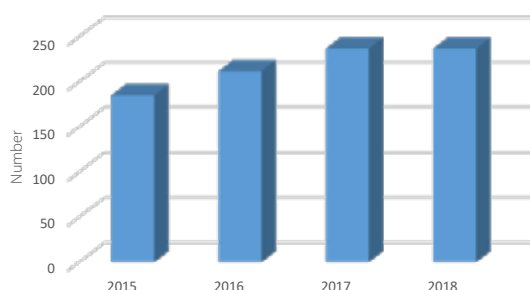
ECONOMIC INDICATORS



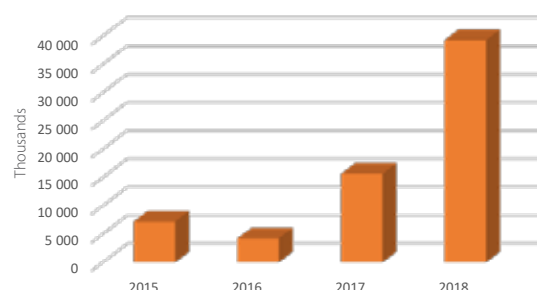
Thanks to its constantly expanding portfolio of services and especially its position as the largest builder of production hi-tech greenhouses in the Czech Republic, NWT continues to grow despite the stagnant economy. Compared to 2017, the operating result increased significantly along with the turnover.

	2015	2016	2017	2018
Number of employees:	185	212	237	237
Economic result before tax:	7 218 367	4 213 143	15 661 880	39 282 498
Turnover:	530 327 000	703 821 000	1 228 540 000	1 636 668 000

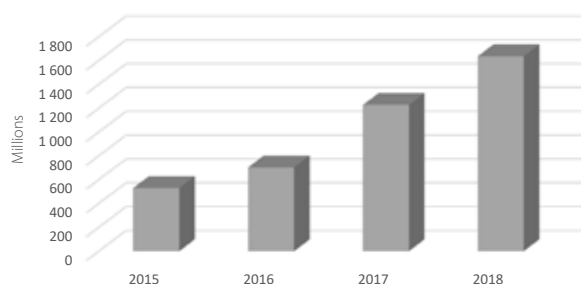
Number of employees:



Economic result before tax



Turnover:



FINANCIAL DOCUMENTS



Balance Sheet
Profit and loss account
Annex to the financial statements
Cash flow
Statement of changes in equity
Relationship report

No significant events have occurred after the balance sheet date, affecting the financial statements as at 28 February 2019.

PROFIT AND LOSS STATEMENT

as of 28.02.2019

(in whole thousands of CZK)

SPECIES DISTRIBUTION

ID

634 69 511

Business name or other name of the
entity

NWT a.s.

Registered office, residence or place
of business of the entity

nam. Miru 1217

Hulin

768 24

Marking a	TEXT b	Line number c	Actual in the accounting period	
			regular 1	past 2
I.	Revenue from the sale of own products and services	01	935 904	941 890
II.	Revenue from the sale of goods	02	600 017	270 861
A.	Power consumption (series 04 + 05 + 06)	03	1 359 347	1 058 624
1.	Costs incurred on goods sold	04	480 306	254 131
2.	Material and energy consumption	05	247 625	264 017
3.	Services	06	631 416	540 476
B.	Change in inventories of own operations (+/-)	07	49 793	-7 341
C.	Activation (-)	08	-12	0
D.	Personnel costs (line 10 + 11)	09	117 664	110 439
1.	Labour costs	10	87 119	81 667
2.	Social security, health insurance and other costs (lines 12 + 13)	11	30 545	28 772
2. 1	Social security and health insurance costs	12	28 839	27 297
2. 2	Other costs	13	1 706	1 475
E.	Value adjustments in the operational area (lines 15 + 18 + 19)	14	25 710	26 199
1.	Value adjustments to intangible and tangible fixed assets (lines 16 + 17)	15	20 423	22 830
1. 1	Adjustments to intangible and tangible fixed assets - permanent	16	20 423	22 830
2.	Adjustments to inventory values	18	926	0
3.	Value adjustments to receivables	19	4 361	3 369
III.	Other operating income (line 21 + 22 + 23)	20	90 528	6 567
III. 1	Proceeds from the sale of fixed assets	21	202	862
3	Other operating income	23	90 326	5 705
F.	Other operating costs (lines 25 to 29)	24	27 147	9 029
1.	Residual value of fixed assets sold	25	157	232
3.	Taxes and charges in the operational area	27	14 063	1 492
4.	Operating reserves and comprehensive deferred charges	28	12	2 297
5.	Other operating costs	29	12 915	5 008
*	Operating result (+/-) (line 01 + 02 - 03 - 07 - 08 - 09 - 14 + 20 - 24)	30	46 800	22 368
IV.	Income from non-current financial assets - shares (line 32 + 33)	31	0	500
IV. 1	Income from shares - controlled or controlling person	32	0	500
G.	Costs incurred on shares sold	34	0	492
VI.	Interest income and similar income (line 40 + 41)	39	5 124	1 925
VI. 1	Interest income and similar income - controlled or controlling person	40	5 123	1 906
2	Other interest and similar income	41	1	19
J.	Interest expense and similar charges (lines 44 + 45)	43	6 110	6 905
1.	Interest expense and similar charges - controlled or controlling person	44	3 123	4 968
2.	Other interest and similar costs	45	2 987	1 937
VII.	Other financial income	46	5 095	6 797
K.	Other financial costs	47	11 627	8 531
*	Financial result (+/-) (lines 31 - 34 + 35 - 38 + 39 - 42 - 43 +46 - 47)	48	-7 518	-6 706
**	Profit before tax (+/-) (line 30 + 48)	49	39 282	15 662
L.	Income tax (lines 51 + 52)	50	10 132	4 561
1.	Income tax payable	51	10 005	4 202
2.	Deferred income tax (+/-)	52	127	359
**	Economic result after tax (+/-) (lines 49 - 53)	53	29 150	11 101
***	Economic result for the accounting period (+/-) (lines 53 - 54)	55	29 150	11 101
*	Net turnover for the accounting period = I. + II. + III. + IV. + V. + VI. + VII.	56	1 636 668	1 228 540

Compiled on

28.08.2019

Signature of the statutory body

Bc. Martina Vitkova
Vice-Chairwoman of the Board of Directors