



Abbreviated Consolidated
Financial Statements

for a 3 month-period
ended on 31 March 2014

Prepared in compliance with the International
Accounting Standards (IAS)





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 12. The statement of the Issuer's stocks ownership or the entitlement to stocks (options) given to the persons, who on the day of submission of the quarterly statement manage and supervise the Issuer, along with an indication of changes in ownership since the date of submission of the last quarterly statement, separately for each person.
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 14. Information about concluding, by the Issuer or subsidiary entity, one or many transactions with related subjects if individually or collectively they are significant and were concluded on other than market terms
 15. Information about standing by the Issuer or a subsidiary company a credit or loan surety or about granting a guarantee jointly to one subject or its subsidiary entity if the aggregate value of the existing sureties or guarantees constitutes the equivalent of at least 10% of Issuer's equity capital.
 16. Other information which is, in the issuer's opinion, crucial for the evaluation of its personnel, assets-related and financial situations, financial result and changes relating to them along with the information that is essential for the evaluation of the possibilities of realization of Issuer's liabilities.
 17. Indication of factors which, in the Issuer's opinion, will influence Issuer's financial results in the perspective of at least one subsequent quarter.
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A. INTRODUCTION TO THE CONSOLIDATED FINANCIAL STATEMENT

1. GENERAL INFORMATION ABOUT THE PARENT COMPANY

J.W. Construction Holding S.A. ("JWCH"), a joint-stock company domiciled in Ząbki at ul. Radzymińska 326, REGON id. no.: 010621332 was initially registered as Towarzystwo Budowlano-Mieszkaniowe Batory Sp. z o.o., a limited liability company, on 7 March 1994 under number RHB 39782. On 15 January 2001 it was transformed into a joint-stock company and registered with the District Court for Warsaw under number RHB 63464. On 16 July 2001 the Company changed its name to the current "J.W. Construction Holding S.A." and was entered into the National Court Register under number KRS 0000028142.

In accordance with the Polish Classification of Activities (Polska Klasyfikacja Działalności -PKD) the core business of the Company is development and sale of own properties for the Company's own account. The subject of the Company's activity is also the implementation of the building, designing and supportive production, as well as trade in real estate and hotel services.

As at 31 March 2014 the lifetime of the Company was unlimited. The accounting year of the Company is a calendar year i.e. the period from 1 January to 31 December.

2. ADOPTED PRINCIPLES (POLICY) OF ACCOUNTING

Basic information about the Group comprising the holding entity and the subsidiaries of the holding entity covered in the consolidated financial statement

The Group's structure and the holding entity's share in the share capital of subjects belonging to the Group as at 31 March 2014 are presented in the table below:

Company	Country of registration	Parent company's share in share capital	Parent company's share in voting rights	Method of consolidation
Subsidiaries:				
Lokum Sp. z oo	Poland	100.00%	100.00%	full consolidation
Towarzystwo Budownictwa Społecznego „Marki” Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
J.W. Construction Sp. z o.o.	Poland	99.99%	99.99%	full consolidation
Porta Transport Sp. z o.o. in liquidation	Poland	100.00%	100.00%	full consolidation
JW Group Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
JW Group Sp. z o.o. 1 SKA	Poland	100.00%	100.00%	full consolidation
JW Group Sp. z o.o. 2 SKA	Poland	100.00%	100.00%	full consolidation
JW. Marka Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
Yakor House Sp. z o.o.	Russia	70.00%	70.00%	full consolidation
Seahouse Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
J.W. 6 Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
Nowe Tysiąclecie Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
Business Financial Construction Sp. z o.o.	Poland	100.00%	100.00%	full consolidation
Dana Invest Sp. z o.o.	Poland	100.00%	100.00%	full consolidation



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Bałtycka Invest Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Berensona Invest Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Bliska Wola 1 Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Bliska Wola 2 Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Bliska Wola 3 Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Bliska Wola 4 Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Bliska Wola 5 Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Zdziarska Invest Spółka z o.o.	Poland	100.00%	100.00%	full consolidation
Łódź Invest Sp z o.o.	Poland	100.00%	100.00%	full consolidation

The core business of the Group's companies is:

- Lokum Sp. z o.o. - Development and sale of own properties for its own account
- JW Group Sp. z o.o. 1 SKA - Development and sale of own properties for its own account
- JW Group Sp. z o.o. 2 SKA - Development and sale of own properties for its own account
- JW Group Sp. z o.o. - Development and sale of own properties for its own account
- JW. Marka Sp. z o.o. - marketing activities,
- Towarzystwo Budownictwa Społecznego „Marki” Sp. z o.o. - sale and administration of social building estates,
- Ośrodek Wypoczynkowy "Ogoniok" Sp. z o.o. (currently Yakor House Sp. z o.o.) - Development and sale of properties for its own account
- Porta Transport Sp. z o.o. - transport services,
- J.W. Construction Sp. z o.o. - prefabricated units production for the building industry
- Seahouse Sp. z o.o. - Development and sale of own properties for its own account
- J.W. 6 Sp. z o.o. - Development and sale of properties for its own account
- Nowe Tysiąclecie Sp. z o.o. - Development and sale of properties for its own account
- Business Financial Construction Sp. z o.o. – sales | marketing,
- Dana Invest Sp. z o.o. - Development and sale of own real estate
- Bałtycka Invest Spółka z o.o. - Development and sale of own real estate
- Berensona Invest Spółka z o.o. - Development and sale of own real estate
- Bliska Wola 1 Spółka z o.o. - Development and sale of own real estate
- Bliska Wola 2 Spółka z o.o. - Development and sale of own real estate
- Bliska Wola 3 Spółka z o.o. - Development and sale of own real estate
- Bliska Wola 4 Spółka z o.o. - Development and sale of own real estate
- Bliska Wola 5 Spółka z o.o. - Development and sale of own real estate
- Zdziarska Invest Spółka z o.o. - Development and sale of own real estate
- Łódź Invest Sp z o.o. - Development and sale of own real estate

All Group companies operate in the territory of Poland, except for Yakor House Sp. z o.o, concentrate on building and developer production in the territory of Russia. The lifetime of the Group companies is unlimited.

Preparation of the consolidated financial statements

The consolidated financial statements for the years 2013-2014 were prepared based on separate financial statements of the companies of the Capital Group of J.W. Construction Holding S.A. and compiled in such a manner as if the Group was one company. The consolidated financial statements cover the financial statements of the parent company -J.W. Construction Holding S.A. and financial statements controlled by the holding entity of the subsidiaries.

In the years 2013-2014 the parent company excluded the following subsidiaries from the obligatory consolidation:

In 2013:

- J.W. Construction Bułgaria Sp. z o.o.-100%

In 2014:

- J.W. Construction Bułgaria Sp. z o.o.-100%



The legal basis for the applied exclusion of companies from the consolidated financial statements were the conceptual framework of the International Financial Reporting Standards relating to restrictions on the usefulness and reliability of the information. Under these assumptions the benefits received by the acquired information must exceed the costs of providing them. It was found that the cost of obtaining information on non-consolidated subsidiaries, and their inclusion in the cost of consolidation outweigh the benefits achieved in this respect. Furthermore, when making the exclusion of subordinated companies from consolidation, the driven fact was that they were not essential for a true and fair presentation of the financial position and results of the Capital Group.

Going concern basis and comparability of financial statements

The Capital Group of J.W. Construction Holding S.A assumes a going concern assumption and comparability of financial statements. As at the balance sheet date the Capital Group of J.W. Construction Holding S.A. did not find out any threats to the going concern assumption. The consolidated financial reporting is prepared in accordance with the historical cost convention. The consolidated financial information was not measured with any other method, which guarantees that the financial statements presented in the consolidated financial statements are comparable.

Significant estimations and assumptions

Estimations and judgements are subject to periodic verification of the Capital Group companies. When making estimations J.W. Construction Holding S.A. makes the following assumptions referring to the future.

- Estimation of impairment allowance. Impairment allowance is established taking account of expected risk connected with receivables and created collateral having impact on effective debt collection. Although the assumptions are made using the best knowledge, real results may be different than expected.
- Estimations connected with establishing deferred tax assets in accordance with IAS 12. Due to the highly volatile economy it may happen that real earnings and tax income are different than planned.
- Estimation of potential costs of fiscal and court proceedings pending against the parent company. When preparing the financial statements the opportunities and risks connected with pending proceedings are reviewed on a case by case basis, and provisions for potential losses are created accordingly. However, it is also possible that a court or a fiscal authority makes a judgement or issues a decision other than expected by the company and the created provisions may prove insufficient.
- The company gains revenues from services supplied by the Issuer under contracts for a specified time. Services supplied by the Issuer are long-term ones and their term of performance is over six months.

The results of applying new standards of accounting and changes to the accounting policy

The principles (policy) of accounting that were used for preparation of this abbreviated consolidated financial statements for the Q1 2014 are consistent with those used for preparation of the annual financial statements for 2013, with the exception of changes described below.

The same principles were used for the current and comparable period. A detailed description of the accounting standards and principles adopted by the Capital Group was presented in the annual consolidated financial statements for 2013, published on 19 March 2014.

▪ Changes resulting from changes to IFRS

The following new or revised standards or interpretations issued by the International Accounting Standards Board or IFRS Interpretations Committee are applied from 01 January 2014:

- IFRS 10 Consolidated Financial Statements
- IFRS 11 Joint Arrangements
- IFRS 12 Disclosure of Interests in Other Entities
- IAS 27 Consolidated and Separate Financial Statements
- IAS 28 — Investments in Associates and Joint Ventures
- Amendments to IAS 32 Offsetting Financial Assets and Financial Liabilities
- *Guidelines on the transitional rules (Amendments to IFRS 10, IFRS 11 and IFRS 12)*
- Investment entities (Amendments to IFRS 10, IFRS 12 and IAS 27)
- Amendments to IAS 36 Recoverable Amount Disclosures for Non-Financial Assets
- Amendments to IAS 39 Novation of Derivatives and Continuation of Hedge Accounting

Their adaptation did not affect the results of the Group's activity and financial situation, but resulted only in changes of applied accounting policy or eventually in expanding of the scope of required disclosures or terminology used.

The main consequences of the application of new regulations:



- IFRS 10 Consolidated Financial Statements

The new standard was published on 12 May 2011 and it is supposed to replace the SIC 12 Consolidation – Special Purpose Entities and some of the provisions of IAS 27 Consolidated and Separate Financial Statements. The standard defines the concept of control as a factor in determining whether an entity should be included in the consolidated financial statements and provides guidance to help determine whether an entity has control or not.

Application of the revised standards does not have any significant impact on the financial statements of the Group.

- IFRS 11 Joint Arrangements

The new standard was published on 12 May 2011 and it is supposed to replace the SIC 13 Jointly Controlled Entities - Non-Monetary Contributions by Venturers and IAS 31 Interests in Joint Ventures. The standard emphasizes the rights and obligations arising from the common agreements, regardless of its legal form and eliminates the inconsistencies in reporting by defining the method to account for interests in jointly controlled entities.

Application of the revised standards does not have any significant impact on the financial statements of the Group.

- IFRS 12 Disclosure of Interests in Other Entities

The new standard was published on 12 May 2011 and includes requirements for disclosure of information on the relationship between entities.

Application of the revised standards does not have any significant impact on the financial statements of the Group.

- IAS 27 Consolidated and Separate Financial Statements

The new standard was published on May 12, 2011, and it mainly results from the transfer of certain provisions of the existing IAS 27 to the new IFRS 10 and IFRS 11. The standard contains requirements for the presentation and disclosures in the separate financial statements of the investments in associates, subsidiaries or joint ventures. The standard will replace the previous IAS 27 Consolidated and Separate Financial Statements.

Application of the revised standards does not have any significant impact on the financial statements of the Group.

- IAS 28 — Investments in Associates and Joint Ventures

The new standard was published on May 12, 2011, and addresses the accounting for investments in associates. It also specifies requirements for the application of equity method in associates and joint ventures. The standard will replace the previous IAS 28 Investments in Associates.

Application of the revised standards does not have any impact on the financial statements of the Group.

- Amendments to IAS 32 Offsetting Financial Assets and Financial Liabilities

Amendments to IAS 32 were published on 16 December 2011 and they apply to annual periods beginning on 1 January 2014 or thereafter. These amendments were introduced in response to existing incoherence regarding the application of offsetting criteria in IAS 32.

Application of the revised standards does not have any significant impact on the financial statements of the Group.

- *Guidelines on the transitional rules (Amendments to IFRS 10, IFRS 11 and IFRS 12)*

Guidelines were published on 28 June 2012 and contain additional information regarding the application of IFRS 10, IFRS 11 and IFRS 12, including the presentation of comparative data for the first application of the above mentioned standards.

Application of the revised standards does not have any impact on the financial statements of the Group.

- Investment entities (Amendments to IFRS 10, IFRS 12 and IAS 27)

Guidelines were published on 31 October 2012 and contain another principles regarding the application of IFRS 10, IFRS 12 concerning entities, which meet the definition of investment funds.

Application of the revised standards does not have any impact on the financial statements of the Group.

- Amendments to IAS 36 Recoverable Amount Disclosures for Non-Financial Assets

The amendments were published on 29 May 2013 and are applicable to annual periods beginning on 01 January 2014 or thereafter. The changes result in a modification of the scope of disclosure in relation to the impairment of non-financial assets, as they require disclosure of the recoverable amount of assets (cash-generating unit) only in periods in which an impairment of assets or reversal in relation to the asset (or unit) was disclosed. In addition, the revised standard shows that broader and more precise scope of disclosure in the case of determining the recoverable amount as fair value diminished by the sale costs will be required, and in the case of a determination of fair value diminished by sale costs with the use of a technique for determining the present value (discounted cash flows) it will be required to provide information about the applied discount rate (in the case of recognition of impairment or its reversal).

The amendments also adjust the scope of disclosures relating to the recoverable amount, regardless of whether it has been determined as the use value and fair value diminished by the sale costs.

Application of the revised standards does not have any impact on the financial statements of the Group.

- Amendments to IAS 39 Novation of Derivatives and Continuation of Hedge Accounting



The amendments were published on 27 June 2013 and are applicable to annual periods beginning on 01 January 2014 or thereafter. The amendments allow the continuation of the use of hedge accounting (under certain conditions), when the derivative hedging instrument is renewed as a result of legal regulations, and in a result of the change there is a change of clearing institution. The amendments to IAS 39 are the result of legal changes in many countries, which resulted in the compulsory settlement of existing OTC derivatives and their renewal through an agreement with the central clearing institution.

Application of the revised standards does not have any impact on the financial statements of the Group.

▪ **Changes made by the Group itself**

The Group did not made a correction of presentation of comparable data for the first quarter of 2013.

Not effective standards (New standards and interpretations)

In this financial statement, the Group did not decide of an earlier use of published standards or interpretations before their effective date.

The following standards and interpretations were issued by the IFRS Interpretations Committee and IFRIC and not yet entered into force on the balance sheet date:

- IFRS 9 Financial Instruments

The new standard was published on 12 November 2009 and is the first step of IASB to replace IAS 39 Financial Instruments: Recognition and Measurement. Following the publication, a new standard was subject to further works and was partially modified. The new standard will enter into force from 01 January 2015.

The Group will apply the new standard from January 1, 2015

At the date of preparation of these financial statements, it is not possible to reliably estimate the impact of applying new standard.

- The amendments to different standards resulting from the annual review of the International Financial Reporting Standards (Annual Improvements 2010-2012)

On 12 December 2013, subsequent amendments to the seven standards arising from the draft of proposed amendments to International Financial Reporting Standards, published in May 2012. They are applicable to annual periods beginning on or after 01 July 2014.

The Group has applied revised standards in the scope of the amendments, which were made, since 01 January 2015, unless their different date of entry into force is provided.

Application of the revised standards will have no significant impact on the financial statements of the Group.

- The amendments to different standards resulting from the annual review of the International Financial Reporting Standards (Annual Improvements 2011-2013)

On 12 December 2013, subsequent amendments to four standards arising from the draft of proposed amendments to International Financial Reporting Standards, published in June 2012. They are applicable to annual periods beginning on or after 01 July 2014.

The Group has applied revised standards in the scope of the amendments, which were made, since 01 January 2015, unless their different date of entry into force is provided.

Application of the revised standards will have no significant impact on the financial statements of the Group.

- Amendments to IAS 19 Defined Benefit Plans: Employee Contributions

The amendment was published on 21 November 2013 and is applicable to annual periods beginning on or after 01 July 2014. The amendments clarify and, in some cases, simplify the accounting policies for employee contributions (or other third parties) contributed to defined benefit plans.

The Group will apply the amended standard in the scope off performed changes from 1 January 2015.

Application of the revised standard will have no significant impact on the financial statements of the Group.

- MSSF 14 *Regulatory Deferral Accounts*

The revised standard was published on 30 January 2014 and is applicable to annual periods Extinguishing Financial Liabilities with Equity Instruments- applicable to annual periods beginning on 01 January 2016 or after. The new standard is temporary due to the ongoing works of the IASB on the regulation of transactions accounting in terms of price regulation. Standard. The standard introduces principles for recognizing assets and liabilities arising from the connection with transactions of regulated prices when the entity decides to shift to IFRS.

The Group will apply the new standard from January 1, 2016.

Application of the revised standards will have no impact on the financial statements of the Group.

- IFRIC Interpretation 21: Levies



The new interpretation was issued on 20 May 2013 and is applicable to annual periods beginning on or after 01 January 2014. The interpretation provides the guidance regarding in what periods the obligation to pay certain levies shall be recognized.

The Group will apply the new interpretation from the date stated in the regulation of the European Commission adopting this regulation to be executed in the European Union.

At the date of preparation of these financial statements, it is not expected that a new interpretation will influence on the financial statements of the Group.

The IFRS, as approved by the EU, do not differ significantly from the regulations adopted by the International Accounting Standards Board (IASB), except for the following standards, interpretations and amendments thereto which had not been approved by the EU as at the date of approving these Financial Statements.

- IFRS 9 Financial Instruments published on 12 November 2009 (as amended),
- Amendments to IAS 19 Defined Benefit Plans: Employee Contributions issued on 21 November 2013.
- MSSF 14 *Regulatory Deferral Accounts* issued on 30 January 2014,
- The amendments to different standards resulting from the annual review of the International Financial Reporting Standards (Annual Improvements 2010-2012) published on 12 December 2013;
- The amendments to different standards resulting from the annual review of the International Financial Reporting Standards (Annual Improvements 2011-2013) published on 12 December 2012;
- IFRIC Interpretation 21 Levies was issued on 20 May 2013.



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B. CONSOLIDATED FINANCIAL STATEMENTS

1. Consolidated balance sheet

ASSETS	Note	31-03-2014	31-12-2013
NON-CURRENT ASSETS		887,287,132.63	885,361,987.57
Intangible assets	1	14,621,371.70	14,885,329.57
Tangible assets	2	408,590,652.13	412,419,885.53
Investment real estate	3	435,214,093.80	427,787,324.54
Other financial assets	4	708,008.87	717,621.46
Deferred income tax assets		27,027,046.43	28,088,329.53
Trade and other receivables	5	1,125,957.69	1,463,496.93
CURRENT ASSETS		509,273,051.51	522,145,025.35
Inventories	6	33,002,915.20	32,041,469.79
Construction contracts	7	342,471,520.23	363,364,089.35
Trade and other receivables	8	68,820,638.25	63,410,122.10
Other financial assets	9	36,396,751.87	35,980,677.19
Cash and cash equivalents	10	13,356,934.58	15,818,508.58
Accruals	11	15,224,291.38	11,530,158.33
Total Assets		1,396,560,185.13	1,407,507,012.92
EQUITY AND LIABILITIES			
EQUITY		519,031,602.04	513,374,216.23
Share capital		10,814,656.00	10,814,656.00
Revaluation capital		7,490,208.19	7,490,208.19
Other capital	13	497,431,632.25	496,930,783.02
Retained earnings		-1,891,667.98	-13,305,438.50
Net profit / loss		5,186,773.59	11,444,007.52
LIABILITIES		877,528,582.09	894,132,796.69
Non-current liabilities		574,132,589.15	589,186,336.69
Borrowings	12	185,515,756.17	189,181,456.93
Deferred income tax liabilities		22,659,449.86	22,792,392.42
Retirement benefit obligations		161,777.01	161,777.01
Provision for other liabilities and charges		55,308,994.37	55,248,994.91
Other liabilities	14	310,486,610.74	321,801,715.42
Current liabilities		303,395,992.94	304,946,460.00
Trade and other payables	15	80,465,518.13	85,997,568.21
Construction contracts		31,300,012.25	25,115,826.84
Borrowings	12	130,541,876.15	143,269,544.92
Provision for other liabilities and charges	15	15,852,481.56	16,818,245.53
Other liabilities	16	45,236,103.85	33,745,274.50
Total Equity and Liabilities		1,396,560,185.13	1,407,507,012.92



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2. Consolidated income statement

	Note	for the period 01-01-2014 to 31-03-2014	for the period 01-01-2013 to 31-03-2013
Net revenues from sales of products, goods and materials, of which:	17	65,324,323.23	85,865,705.15
Net revenues from sales of products		64,927,091.61	85,254,714.98
Net revenues from sales of goods and materials		397,231.62	610,990.17
Costs of products, goods and materials sold, of which:	18	49,841,185.36	67,845,992.63
Manufacturing cost of products sold		49,561,138.41	66,646,421.88
Value of goods and materials sold		280,046.95	1,199,570.75
Gross profit (loss) on sales		15,483,137.87	18,019,712.52
Selling expenses		4,055,352.61	4,538,348.50
Overhead expenses		4,301,904.49	5,260,242.42
Revaluation of investment properties		7,198,440.10	2,980,621.77
Profit (loss) on sales		14,324,320.86	11,201,743.37
Other operating income	19	258,919.26	4,818,830.79
Other operating expenses	20	1,442,965.50	1,285,172.65
Operating profit (loss)		13,140,274.62	14,735,401.51
Financial income	21	841,877.94	2,244,772.53
Financial expenses	22	7,730,357.43	11,577,938.14
Profit (loss) on ordinary activities		6,251,795.13	5,402,235.90
Gross profit (loss)		6,251,795.13	5,402,235.90
Income tax		1,065,021.54	1,084,628.20
Net profit (loss)		5,186,773.59	4,317,607.70

Other comprehensive income:		470,612.23	-197,857.46
Exchange differences on foreign operations conversion		500,849.23	-197,823.46
Profit/loss from acquisitions		-30,237.00	-34.00
Profit from revaluation of tangible fixed assets			
Other comprehensive income:			
Total revenue		5,657,385.82	4,119,750.24

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE		for the period 01-01-2014 to 31-03-2014	for the period 01-01-2013 to 31-03-2013
Profits			
(A) Profits of the Group disclosed in the consolidated financial statements		5,186,773.59	4,317,607.70
Number of shares			
(B) Number of ordinary shares and preferred shares (as to the right to vote in the General Meeting of the Company) for the purpose of calculating earnings per share *		54,073,280.00	54,073,280.00
(C) Number of ordinary shares and preferred shares (as to the right to vote in the General Meeting of the Company) for the purpose of calculating diluted earnings per share		54,073,280.00	54,073,280.00
Basic earnings per share = (A)/(B)		0.10	0.08
Diluted earnings per share = (A)/(B)		0.10	0.08

* In accordance with IAS 33 "Earnings Per Share" the number of shares assumed for calculation of basic earnings per share was the weighted average number of shares during a given period. The said number was established as the number of shares as at the beginning of the given period adjusted by the number of shares bought back or issued during such period, weighted with an index reflecting the period of such number of shares (number of days of existence of shares to total number of days in a given period - from the day of share capital increase registration). During the analysed period there were no circumstances to dilute the number of shares.



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3. Consolidated statement of changes in equity

	Share Capital	Own shares (negative figure)	Revaluation capital	Supplementary capital	other capital reserves	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 December 2013	10,814,656.00	0.00	7,490,208.19	488,506,357.82	7,947,307.60	477,117.60	-13,305,438.50	11,444,007.52	513,374,216.23
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corrections from changes in a presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 01 January 2014	10,814,656.00	0.00	7,490,208.19	488,506,357.82	7,947,307.60	477,117.60	-13,305,438.50	11,444,007.52	513,374,216.23
Additional equity contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Purchase of own shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Share redemption	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains/(losses) on revaluation of available-for-sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign operations	0.00	0.00	0.00	0.00	0.00	500,849.23	0.00	0.00	500,849.23
Gains / (losses) on business acquisitions(unitary jwch)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Changes in accounting policies/presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consolidation adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Inclusion of the Company to the consolidation	0.00	0.00	0.00	0.00	0.00	0.00	-30,237.00	0.00	-30,237.00
Total profit / (loss) recognised directly in equity	10,814,656.00	0.00	7,490,208.19	488,506,357.82	7,947,307.60	977,966.83	-13,335,675.50	11,444,007.52	513,844,828.46
Net profit (loss) for the accounting year	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,186,773.59	5,186,773.59



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Total profit / (loss) recognised in equity and net earnings	10,814,656.00	0.00	7,490,208.19	488,506,357.82	7,947,307.60	977,966.83	-13,335,675.50	16,630,781.11	519,031,602.04
Increase / decrease from profit distribution	0.00	0.00	0.00	0.00	0.00	0.00	11,444,007.52	-11,444,007.52	0.00
As at 31 March 2014	10,814,656.00	0.00	7,490,208.19	488,506,357.82	7,947,307.60	977,966.83	-1,891,667.98	5,186,773.59	519,031,602.04

	Share Capital	Own shares (negative figure)	Revaluation capital	Supplementary capital	other capital reserves	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 December 2012	10,814,656.00	0.00	7,490,208.19	500,115,552.27	7,947,307.60	-277,290.55	-32,387,426.13	9,553,048.22	503,256,055.60
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corrections from changes in a presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 01 January 2013	10,814,656.00	0.00	7,490,208.19	500,115,552.27	7,947,307.60	-277,290.55	-32,387,426.13	9,553,048.22	503,256,055.60
Additional equity contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Purchase of own shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Share redemption	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains/(losses) on revaluation of available-for-sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign operations	0.00	0.00	0.00	0.00	0.00	-197,823.46	0.00	0.00	-197,823.46
Gains / (losses) on business acquisitions(unitary jwch)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Changes in accounting policies/presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consolidation adjustments	0.00	0.00	0.00	-34.00	0.00	0.00	0.00	0.00	-34.00
Inclusion of the Company to the consolidation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



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for a 3 month-period ended on 31 March 2014.

Total profit / (loss) recognised directly in equity	10,814,656.00	0.00	7,490,208.19	500,115,518.27	7,947,307.60	-475,114.01	-32,387,426.13	9,553,048.22	503,058,198.14
Net profit (loss) for the accounting year	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,317,607.70	4,317,607.70
Total profit / (loss) recognised in equity and net earnings	10,814,656.00	0.00	7,490,208.19	500,115,518.27	7,947,307.60	-475,114.01	-32,387,426.13	13,870,655.92	507,375,805.84
Increase / decrease from profit distribution	0.00	0.00	0.00	0.00	0.00	0.00	9,553,048.22	-9,553,048.22	0.00
As at 31 March 2013	10,814,656.00	0.00	7,490,208.19	500,115,518.27	7,947,307.60	-475,114.01	-22,834,377.91	4,317,607.70	507,375,805.84

	Share Capital	Own shares (negative figure)	Revaluation capital	Supplementary capital	other capital reserves	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 December 2012	10,814,656.00	0.00	7,490,208.19	500,115,552.27	7,947,307.60	-277,290.55	-32,387,426.13	9,553,048.22	503,256,055.60
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corrections from changes in a presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 01 January 2013	10,814,656.00	0.00	7,490,208.19	500,115,552.27	7,947,307.60	-277,290.55	-32,387,426.13	9,553,048.22	503,256,055.60
Additional equity contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Purchase of own shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Share redemption	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains/(losses) on revaluation of available-for-sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign operations	0.00	0.00	0.00	0.00	0.00	754,408.15	0.00	0.00	754,408.15
Gains / (losses) on business acquisitions(unitary jwch)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Changes in accounting policies/presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



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for a 3 month-period ended on 31 March 2014.

Consolidation adjustments	0.00	0.00	0.00	-34.00	0.00	0.00	34.00	0.00	0.00
Inclusion of the Company to the consolidation	0.00	0.00	0.00	0.00	0.00	0.00	-2,080,255.05	0.00	-2,080,255.05
Total profit / (loss) recognised directly in equity	10,814,656.00	0.00	7,490,208.19	500,115,518.27	7,947,307.60	477,117.60	-34,467,647.18	9,553,048.22	501,930,208.70
Net profit (loss) for the accounting year	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,444,007.52	11,444,007.52
Total profit / (loss) recognised in equity and net earnings	10,814,656.00	0.00	7,490,208.19	500,115,518.27	7,947,307.60	477,117.60	-34,467,647.18	20,997,055.74	513,374,216.22
Increase / decrease from profit distribution	0.00	0.00	0.00	-11,609,160.45	0.00	0.00	21,162,208.67	-9,553,048.22	0.00
As at 31 December 2013	10,814,656.00	0.00	7,490,208.19	488,506,357.81	7,947,307.60	477,117.60	-13,305,438.50	11,444,007.52	513,374,216.22



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

4. Consolidated cash flow statements

	01-01-2014 to 31-03-2014	01-01-2013 to 31-03-2013
Operating cash flow - two-step method		
Net profit (loss)	5,186,773.59	4,317,607.70
Item adjustments:	905,213.25	7,667,591.99
Depreciation and amortisation	2,747,906.98	3,521,902.55
(Profits) losses on exchange differences related to investment and financial activities	-202,823.95	-742,274.08
(Profits) loss from investment activities	129,315.80	-241,709.70
Interest and dividends	8,673,326.96	9,495,573.04
Income tax		0.00
Changes in provisions and accruals	-3,671,557.02	-2,756,418.43
Other adjustments	-6,770,955.52	-1,609,481.38
- write-off investment properties	-7,198,440.10	-2,980,642.41
- other adjustments	427,484.58	1,371,161.03
Changes in working capital	19,988,567.55	328,450.54
Change in inventories	-961,445.41	2,144,157.24
Change in construction contracts	32,374,635.13	24,527,083.36
Changes in receivables	-5,072,976.91	-176,739.44
Changes in current liabilities, except for borrowings	-6,351,645.26	-26,166,050.62
Net operating cash flows	26,080,554.39	12,313,650.24
Investment activity cash flows		
Disposal of tangible and intangible assets and other non-current assets	0.00	1,030,623.61
Purchase of tangible and intangible assets and other non-current assets	-3,998,785.38	-908,348.59
Expenses associated with the asset to be sold	0.00	0.00
Purchase of equity instruments and debt instruments	0.00	0.00
Disposal of equity instruments and debt instruments	0.00	0.00
Loans granted	-40,025.01	0.00
Loans repaid	0.00	0.00
Dividends received	0.00	0.00
Interest received	0.00	0.00
Disposal of subsidiaries	0.00	0.00
Acquisition of subsidiaries	0.00	0.00
Net investment cash flow	-4,038,810.39	122,275.02
Financing cash flow	0.00	0.00
Net proceeds from issue of shares, other equity instruments and additional capital contributions	0.00	0.00
Purchase of own shares or repayment of shares	0.00	0.00
Borrowings	17,157,483.91	138,073,131.54
Borrowings repaid	-33,588,180.98	-139,393,795.89
Debt securities issued	0.00	0.00
Debt securities redeemed	0.00	0.00
Payments under financial lease agreements	-776,968.25	-1,498,203.64
Dividends and other shared profits	0.00	0.00
Interest paid	-7,295,652.68	-9,301,244.88
Other financial proceeds (including notes)	0.00	0.00
Other financial expenditures (including notes)	0.00	0.00
Net financing cash flow	-24,503,318.00	-12,120,112.87
NET DECREASE/(INCREASE) IN CASH	-2,461,574.00	315,812.39
Cash and cash equivalents at the beginning of the year	15,818,508.58	16,729,078.51
- foreign exchange gains/(losses) on cash	0.00	0.00
CLOSING BALANCE OF CASH AND CASH EQUIVALENTS	13,356,934.58	17,044,890.89



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

C. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. NON-CURRENT ASSETS

Note 1. Intangible assets

Intangible assets	31-03-2014	31-12-2013
a) research and development expenses	0.00	0.00
b) goodwill on consolidation	12,389,648.22	12,389,648.22
c) other intangible assets	2,231,723.48	2,495,681.35
d) advances on intangible assets	0.00	0.00
Total intangible assets	14,621,371.70	14,885,329.57

Note 2. Tangible assets

Tangible assets	31-03-2014	31-12-2013
a) fixed assets, including:	391,170,116.51	394,823,772.35
- land (including right of perpetual usufruct)	38,689,371.97	38,713,219.24
- buildings and structures	322,538,756.94	325,218,776.45
- plant and machinery	18,412,215.22	18,904,467.95
- motor vehicles	919,036.88	997,837.47
- other property, plant and equipment	10,610,735.50	10,989,471.24
b) constructions in progress	17,420,535.62	17,596,113.18
c) advances on constructions in progress	0.00	0.00
Total tangible assets	408,590,652.13	412,419,885.53

Note 3. Investment real estate

Other long-term investments	31-03-2014	31-12-2013
a) investment properties	435,214,093.80	427,787,324.54
b) other	0.00	0.00
Total other long-term investments	435,214,093.80	427,787,324.54

Note 4. Other financial assets

LONG-TERM FINANCIAL ASSETS	31-03-2014	31-12-2013
a) shares	223,999.60	228,999.60
b) loans granted	484,009.27	488,621.86
c) other long-term investments	0.00	0.00
Total long-term financial assets	708,008.87	717,621.46



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	Name of a unit (and its legal form)	Domicile	Business	Relation	Method of consolidation	Date of assuming control	Value of shares/interests at acquisition price	Revaluation adjustments (total)	Write-offs up to book value of in-kind contribution	Carrying value of shares	% of total number of votes in the general meeting
1	TBS Marki Sp.z o.o.	Warsaw	social building	subsidiary	full consolidation	14/11/2003	13,360,000.00	0.00	0.00	13,360,000.00	100.00%
2	Business Financial Construction Sp. z o.o.	Warsaw	services	subsidiary	not consolidated	16/06/2003	4,346,500.00	0.00	0.00	4,346,500.00	99.99%
3	Lokum Sp. z o.o.	Warsaw	developer activity	subsidiary	full consolidation	13/09/2005	3,778,500.00	0.00	0.00	3,778,500.00	100.00%
4	J.W. Construction Bulgaria Sp. z o.o.	Warna (Bulgaria)	developer activity	subsidiary	not consolidated	08/10/2007	9,854.98	0.00	0.00	9,854.98	100.00%
5	Yakor House Sp. z o.o.	Sochi, Russia	developer activity	subsidiary	full consolidation	07/12/2007	9,810,000.00	0.00	0.00	9,810,000.00	70.00%
6	J.W. Construction Sp. z o.o.	Ząbki	construction	subsidiary	full consolidation	19/02/2008	57,451,956.00	0.00	30,430,356.00	27,021,600.00	99.99%
7	JW. Marka Sp. z o.o.	Ząbki	leasing of intellectual property	subsidiary	full consolidation	23/08/2011	155,841,000.00	0.00	155,779,575.58	61,424.42	100.00%
8	J.W. Group Sp. z o.o.	Ząbki	management of other entities	subsidiary	full consolidation	23/02/2012	50,000.00	0.00	0.00	50,000.00	100.00%
9	J.W. Group Sp. z o.o. 1 SKA	Ząbki	developer activity	subsidiary	full consolidation	26/03/2012	62,074,000.00	0.00	0.00	62,074,000.00	100.00%
10	J.W. Group Sp. z o.o. 2 SKA	Ząbki	developer activity	subsidiary	full consolidation	26/03/2012	50,000.00	0.00	0.00	50,000.00	100.00%
11	Seahouse Sp.z o.o.	Ząbki	developer activity	subsidiary	full consolidation	18/10/2012	10,950,000.00	0.00	0.00	10,950,000.00	100.00%
12	J.W. 6 Sp. z o.o.	Ząbki	developer activity	subsidiary	full consolidation	16/11/2012	50,000.00	0.00	0.00	50,000.00	100.00%
13	Nowe Tysiąclecie Sp. z o.o.	Ząbki	developer activity	subsidiary	full consolidation	11/06/2013	3,275,000.00	0	0	3,275,000.00	100.00%
14	Dana Invest Sp. z o.o.	Ząbki	developer activity	subsidiary	full consolidation	22/11/2013	5,000.00	0.00	0.00	5,000.00	100.00%
15	Bałtycka Invest Spółka z o.o.	Ząbki	developer	subsidiary	full	23/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%



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			activity		consolidation						
16	Berensona Invest Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	28/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
17	Bliska Wola 1 Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	22/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
18	Bliska Wola 2 Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	29/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
19	Bliska Wola 3 Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	23/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
20	Bliska Wola 4 Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	24/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
21	Bliska Wola 5 Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	29/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
22	Zdziarska Invest Spółka z o.o.	Ząbki	developer activity	subsidiary	full consolidation	22/01/2014	5,000.00	0.00	0.00	5,000.00	100.00%
23	Łódź Invest Sp z o.o.	Ząbki	developer activity	subsidiary	full consolidation	22/01/2014	3,700,000.00	0.00	0.00	3,700,000.00	100.00%
24	Porta Transport Sp. z o.o. in liquidation	Szczecin	transport	subsidiary	full consolidation	12/11/2007	19,309,914.41	0.00	0.00	19,309,914.41	100.00%

Indirect ties											
25	SASPOL INFRASTRUKTURE Sp. z o.o.(former Trinity Self Comapnies Sp. z o.o.)	Warsaw	participation in public tenders as a leader of the consortium	associate	not consolidated	06/10/2009	4,644.62	0.00	0.00	4,644.62	25.00%
26	TBS Nowy Dom Sp. z o.o.	Ząbki	social building	associate	not consolidated	30/09/2006	1,000.00	0.00	0.00	1,000.00	2.00%
27	Business Financial Construction Sp. z o.o.	Warsaw	services	subsidiary	not consolidated	16/06/2003	500.00	0.00	0.00	500.00	0.01%
28	Karczma Regionalna Sp.z o.o.	Krynica Górska	hotel activity	subsidiary	not consolidated	16/12/2004	208,550.00	0.00	0.00	208,550.00	8.06%
29	J.W. Construction Sp. z o.o.	Ząbki	construction	subsidiary	full consolidation	19/02/2008	50.00	0.00	0.00	50.00	0.01%



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March, 2014.

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Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

Note 5. Non-current receivables

NON-CURRENT RECEIVABLES	31-03-2014	31-12-2013
a) guarantee receivables	1,125,957.69	1,463,496.93
b) deposit receivables(leasing)	0.00	0.00
b) other receivables	0.00	0.00
Total receivables	1,125,957.69	1,463,496.93

2. CURRENT ASSETS

Note 6. Inventories

INVENTORIES	31-03-2014	31-12-2013
a) materials	2,966,081.34	3,099,513.54
b) semi-finished products and work in progress	1,356,656.22	96,992.59
c) finished products	386,641.13	561,794.42
d) goods	28,293,486.92	28,283,119.65
e) trade advances	49.59	49.59
Total inventories	33,002,915.20	32,041,469.79

Note 7. Construction contracts

CONSTRUCTION CONTRACTS	31-03-2014	31-12-2013
CONSTRUCTION CONTRACTS (current assets)		
a) semi-finished products and work in progress	208,523,120.26	197,500,841.18
b) finished products	131,448,764.32	162,972,438.90
c) advances for supplies	2,440,620.73	2,832,422.72
d) short-term prepayments	59,014.92	58,386.55
Total construction contracts	342,471,520.23	363,364,089.35
CONSTRUCTION CONTRACTS (current liabilities)		
a) accruals	31,300,012.25	25,115,826.84
Total construction contracts	31,300,012.25	25,115,826.84

The Companies of the Group, in connection with the business activities, incur the loans that are secured with the mortgage on the property. As at 31 March 2014, the Company established securities in the form of mortgages presented in inventories and construction contracts with the value of PLN 392,600,000 and presented in fixed assets with the value of PLN 338,800,000. The value of the mortgage is established on the amount of the credit granted (or higher), therefore, this amount exceeds the value of the property shown in assets of the Company. As at 31 March 2014, the loan liabilities amounted to PLN 306,000,000. (excluding credits of TBS Marki Sp. z o.o., liabilities amount to PLN 203,8 mil).

The Companies of the Group, in connection with the business activities, issue the bonds that are secured with the mortgage on the property. As at 31 March 2014, the Companies of the Group established securities in the form of mortgages presented in inventories and construction contracts with the value of PLN 355 mil. and in the form of mortgages on foreign properties in the amount of PLN 10 mil. The value of the mortgage is established on the amount of the bond issued (or higher), therefore, this amount exceeds the value of the property shown in assets of the Group's Companies. As at 31 March 2014, the liabilities from bonds issued amounted to PLN 301.5 mil.

Note 8. Current receivables

CURRENT RECEIVABLES	31-03-2014	31-12-2013
a) trade receivables - related parties	0.00	0.00
b) trade receivables - other parties	37,255,382.35	31,616,290.67
c) taxes, subsidies, customs duties, social and health insurance and other payments	8,816,068.64	10,041,835.43
d) other	22,749,187.26	21,751,996.01
Total receivables	68,820,638.25	63,410,122.10

Note 9. Other financial assets

SHORT-TERM INVESTMENTS	31-03-2014	31-12-2013
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a) shares	0.00	0.00
b) loans granted	36,078,554.77	35,668,280.76
c) other investments	318,197.10	312,396.43
Total value of short-term investments	36,396,751.87	35,980,677.19

Note 10. Cash and cash equivalents

CASH AND CASH EQUIVALENTS	31-03-2014	31-12-2013
a) cash on hand and with bank	12,733,397.89	12,908,360.76
b) other cash	70,946.97	2,907,702.37
c) other cash equivalents	552,589.72	2,445.45
Total cash	13,356,934.58	15,818,508.58

Note 11. Accruals

ACCRUALS	31-03-2014	31-12-2013
a) short-term prepayments	15,224,291.38	11,530,158.33
The total value of accruals	15,224,291.38	11,530,158.33

3. LIABILITIES

Note 12. Borrowings

BORROWINGS	31-03-2014	31-12-2013
a) credits	305,994,604.30	328,425,301.37
<i>of which: long-term</i>	<i>181,455,333.15</i>	<i>188,124,740.28</i>
<i>Short-term</i>	<i>124,539,271.15</i>	<i>140,300,561.09</i>
b) loans	10,063,028.02	4,025,700.48
<i>of which: long-term</i>	<i>4,060,423.02</i>	<i>1,056,716.65</i>
<i>Short-term</i>	<i>6,002,605.00</i>	<i>2,968,983.83</i>
Total borrowings	316,057,632.32	332,451,001.85
Borrowings - long-term	185,515,756.17	189,181,456.93
Borrowings - short-term	130,541,876.15	143,269,544.92

LOANS PER MATURITY	31-03-2014	31-12-2013
Up to 1 year	124,539,271.15	140,300,561.09
Over 1 year up to 2 years	41,904,351.61	52,612,919.95
Over 2 year up to 5 years	49,107,749.80	42,170,343.57
Over 5 years	90,443,231.74	93,341,476.76
Total loans, including:	305,994,604.30	328,425,301.37
- long-term	181,455,333.15	188,124,740.28
- short-term	124,539,271.15	140,300,561.09

Including a loan taken by TBS Marki Sp. z o.o

BORROWINGS	31-03-2014	31-12-2013
a) credits	102,244,655.28	102,746,434.07
<i>of which: long-term</i>	<i>97,481,934.10</i>	<i>97,990,452.89</i>
<i>Short-term</i>	<i>4,762,721.18</i>	<i>4,755,981.18</i>
b) loans	0.00	0.00
<i>of which: long-term</i>	<i>0.00</i>	<i>0.00</i>
<i>Short-term</i>	<i>0.00</i>	<i>0.00</i>
Total borrowings	102,244,655.28	102,746,434.07
Borrowings - long-term	97,481,934.10	97,990,452.89
Borrowings - short-term	4,762,721.18	4,755,981.18

The Company of TBS Marki Sp. z o.o took the loans from the National Housing Fund on an entirely separate, in comparison to standard commercial loans, conditions, regulated by the Ordinance of 26 October 1995 in the Act on Some Forms of Supporting Housing Construction (Journal of Laws 00.98.1070.j.t) . These are long-term loans with repayment dates falling on the years 2033-2044. The loans are repaid from rental fees from the tenants of TBS apartments.

LOANS PER MATURITY	31-03-2014	31-12-2013
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Up to 1 year	4,762,721.18	4,755,981.18
Over 1 year up to 2 years	4,755,981.18	4,755,981.18
Over 2 year up to 5 years	14,268,349.80	14,267,943.57
Over 5 years	78,457,603.12	78,966,528.14
Total loans, including:	102,244,655.28	102,746,434.07
- long-term	97,481,934.10	97,990,452.89
- short-term	4,762,721.18	4,755,981.18

Note 13. Other capital

OTHER CAPITAL	31-03-2014	31-12-2013
a) supplementary capital	488,506,357.82	488,506,357.82
b) other reserve capital	7,947,307.60	7,947,307.60
c) translation reserve	977,966.83	477,117.60
Total other capital	497,431,632.25	496,930,783.02

Note 14. Other non-current liabilities

OTHER NON-CURRENT LIABILITIES	31-03-2014	31-12-2013
a) lease obligations	95,545.75	117,280.26
b) deposit liabilities	4,719,726.85	5,584,401.99
c) other non-current liabilities	17,784,010.35	17,738,930.39
d) note liabilities	6,557,327.79	6,461,102.78
e) bonds	281,330,000.00	291,900,000.00
Total other liabilities	310,486,610.74	321,801,715.42

Note 15. Trade and other payables

TRADE AND OTHER PAYABLES	31-03-2014	31-12-2013
a) trade payables - other parties	43,925,095.67	48,934,213.75
b) trade payables - related parties	2,760.12	0.00
c) taxes, customs duties, insurance and other payments	7,479,376.66	6,699,846.39
d) salaries	1,611,665.32	1,753,059.13
e) trade advances received	0.00	0.00
f) other	27,446,620.35	28,610,448.94
Total trade and other payables	80,465,518.12	85,997,568.21

PROVISIONS FOR OTHER LIABILITIES AND CHARGES	31-03-2014	31-12-2013
a) short-term, of which:	15,852,481.56	16,818,245.53
- accrued expenses, including:	13,830,208.35	13,676,660.90
- <i>interests charged</i>	1,885,803.38	2,223,423.34
- <i>rent deposits</i>	477,649.38	477,649.38
- <i>other</i>	11,466,755.59	10,975,588.18
- other provisions, including:	2,022,273.21	3,141,584.63
- <i>provisions for future liabilities</i>	0.00	0.00
- <i>provisions for guarantee repairs</i>	2,022,273.21	2,022,273.21
- <i>other provisions</i>	0.00	1,119,311.42
a) long-term, of which:	55,308,994.37	55,248,994.91
- accrued expenses, including:	55,308,994.37	55,248,994.91
- <i>participation in costs of construction -TBS Marki</i>	49,104,131.35	49,094,677.69
- <i>deferred income- loan remittance-TBS Marki</i>	6,204,863.02	6,154,317.22
Total provisions for other liabilities and charges	71,161,475.93	72,067,240.44

Note 16. Other liabilities

OTHER LIABILITIES	31-03-2014	31-12-2013
a) debt securities issue- liabilities	20,193,938.05	7,949,363.10
b) note liabilities	123,293.12	121,804.98
c) lease liabilities	24,918,872.68	25,674,106.42
d) other financial liabilities	0.00	0.00



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Total other liabilities **45,236,103.85** **33,745,274.50**

4. Operating income and expenses

Note 17. Operating income

OPERATING INCOME	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Revenues from sales of products	44,574,679.54	65,007,460.64
Revenues from sales of services	20,352,412.07	20,247,254.34
Revenues from sales of goods	397,231.62	610,990.17
Total income	65,324,323.23	85,865,705.15

	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Revenues from sales, of which:	65,324,323.23	85,865,705.15
- from sales of products - units, plots, buildings	43,133,408.93	64,495,949.72
- sales of products - other	1,441,270.61	511,510.92
- sales of services	20,352,412.07	20,247,254.34
- sales of goods	397,231.62	610,990.17

	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Revenues from sales of products and services per business segment	64,927,091.61	85,254,714.98
- developer activity	46,054,010.26	67,706,416.37
- hotel activities	8,454,604.11	5,855,788.50
- social building	3,477,206.63	3,488,218.38
- transport services	0.00	0.00
- construction	6,941,270.61	8,204,291.73

	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Revenues from sales of products - premises, plots, buildings per geographic segments	43,133,408.93	64,495,949.72
- Warsaw and vicinity	27,091,479.32	57,451,971.37
- Gdynia	0.00	0.00
- Łódź	3,086,284.05	7,043,978.35
- Poznań	12,955,645.56	0.00

	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Revenues from sales of hotel services per geographic segments	8,454,604.11	5,855,788.50
- Warsaw and vicinity	650,632.22	597,491.29
- Tarnowo	987,161.42	1,006,417.36
- Stryków	855,930.54	595,108.14
- Cieszyn	110,513.04	221,034.47
- Krynica Górská	5,850,366.89	3,435,737.24

Note 18. Operating expenses

OPERATING EXPENSES	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Costs on sale of products	37,912,831.43	47,060,683.17
Costs on sale of services	11,648,306.98	19,585,738.71
Costs on sale of goods	280,046.95	1,199,570.75
Total costs of products, services and goods sold	49,841,185.36	67,845,992.63



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Selling and overhead expenses	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Selling expenses	4,055,352.61	4,538,348.50
Overhead expenses	4,301,904.49	5,260,242.42
Total selling and overhead expenses	8,357,257.10	9,798,590.92

Costs by type	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Depreciation and amortisation	2,747,906.98	4,438,094.86
Cost of materials and energy	5,895,904.14	4,928,402.49
Services made by other contractions	10,513,946.77	31,204,941.54
Taxes and duties	1,901,036.17	2,275,866.23
Wages and Salaries	6,930,014.52	7,441,126.60
Services for the benefit of employees	1,283,429.30	1,317,322.46
Other costs	2,080,929.91	2,698,158.62
Total costs according to types	31,353,167.79	54,303,912.80

Note 19. Other operating income

OPERATING INCOME	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) profit from disposal of non-financial fixed assets	0.00	241,709.70
b) other operating income	258,919.26	4,577,121.09
Total operating income	258,919.26	4,818,830.79

Note 20. Other operating expenses

OPERATING EXPENSES	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) loss on disposal of non-financial fixed assets	129,315.80	0.00
b) revaluation of non-financial assets	0.00	0.00
c) other operating expenses	1,313,649.70	1,285,172.65
Total operating expenses	1,442,965.50	1,285,172.65

Note 21. Financial income

FINANCIAL INCOME	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) dividends	0.00	0.00
b) interest	506,793.30	523,800.92
c) profit on disposal of investments	0.00	824,768.88
d) other	335,084.64	896,202.73
Total financial income	841,877.94	2,244,772.53

Note 22. Financial expenses

FINANCIAL EXPENSES	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) interest	7,701,195.39	11,577,938.14
b) loss on disposal of investments	0.00	0.00
c) other	29,162.04	0.00
Total financial expenses	7,730,357.43	11,577,938.14



D. SUPPLEMENTARY INFORMATION

1. The description of Issuer's significant achievements or failures over the period covered in the statement along with the list of most important events concerning them.

The following important events took place over the period of time covered in this report:

Registration of related companies

On 22 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Łódź Invest Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495145. The share capital of that company at the time of registration amounted to PLN 5.000 and was divided into 100 shares at PLN 50 each. All shares were acquired by the Issuer. Through that company, the Issuer intends to pursue an investment of Łódź Osiedle Centrum III.

On 22 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Zdziarska Invest Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495351. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue the investment in Warsaw, at Zdziarska Street.

On 23 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Bałtycka Invest Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495612. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue the investment in Katowice, at Bałtycka Street.

On 28 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Berensona Invest Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000496087. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue the investment in Warsaw, at Berensona Street.

On 22 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Bliska Wola 1 Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495392. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue one of the stages of the investment in Warsaw, at Kasprzaka Street.

On 29 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Bliska Wola 2 Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495680. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue one of the stages of the investment in Warsaw, at Kasprzaka Street.

On 23 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Bliska Wola 3 Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495616. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue one of the stages of the investment in Warsaw, at Kasprzaka Street.

On 24 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Bliska Wola 4 Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495669. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue one of the stages of the investment in Warsaw, at Kasprzaka Street.

On 29 January 2014 the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the company of Bliska Wola 5 Spółka z o.o with its seat in Ząbki in the Register of Entrepreneurs under the number KRS 0000495118. Share capital of the Company amounts to PLN 5.000 and is divided into 100 shares with a par value of PLN 50 each. All shares were acquired by the Issuer. Through this company, the Issuer intends to pursue one of the stages of the investment in Warsaw, at Kasprzaka Street.

Increase of share capital in subsidiaries

On 21 March 2014, the Extraordinary General Meeting of the company of Łódź Invest Spółka z o.o with its seat in Ząbki adopted the resolution recorded in the notary deed Rep. A 3317/2014 on increase of the share capital from the amount of PLN 5.000 to the amount of PLN 3,700,000, ie by the amount of PLN 3,695,000 by creating 73,900 new shares with

par value of PLN 50 each. All shares were acquired by the previous Issuer. The registration of the share capital increase took place after 30 March 2014.

Land sale

On 21 March 2014, the agreement to Rep. A 3310/2014 was concluded, the subject of the agreement was the sale, to the benefit of the subsidiary under the name of Łódź Invest Spółka z o.o with its seat in Ząbki, of the plot of land marked with No. 104/5 from the precinct S-9, located in Łódź, in Tymienieckiego 16 A Street with the area of 0.7014 hectares for which the District Court for Łódź-Śródmieście, XVI Land and Mortgage Registry keeps a Land and Mortgage Register No. LD1M/00111879/7. Additionally, the project documentation, which was the basis for issuing a building permit for the construction of multi-family residential buildings was sold along with the property. The agreement was a continuation of the activities of the Issuer in order to pursue new investments in separate SPVs.

Credit Agreements

On 29 January 2014, the Company entered into the investment credit agreement with BOS Bank SA for the financing of activities related to environmental protection - refinancing costs connected with the implementation of water-sewerage systems and wastewater treatment plants in Ożarów Mazowiecki in the amount of PLN 13.874 million zł. The repayment date was set on 31 December 2017.

Concluding annexes to loan agreements

On 19 February 2014, the Company signed the Annex to the overdraft facility agreement with Millenium Bank S.A. By virtue of the Annex, the repayment term of the credit was set on 21 August 2014.

Credit Repayment

On February 27, 2014, the Company repaid the investment credit in the amount of PLN 20 million dedicated to refinance the cost of production of 292 residential units in Villa Campina in Ożarów Mazowiecki which was granted by Getin Noble Bank S.A.

Occupancy permits

On 20 January 2014, the Company notified the Powiat Construction Supervision Inspectorate on the use of two single-family houses in Villa Campina estate in Ożarów Mazowiecki. The submissions were accepted without any reservations by the PCSI on February 5, 2014.

On 30 January 2014, the Company received the occupancy permit for the multi-family real estate "Oaza Piątkowo" at Jaroczyńskiego street in Poznań. The permit is final.

Implemented investments

The following investments were being implemented in Q1 2014:

No.	Housing investments	Number of units/houses:
1	Bliska Wola - Stage A, Warsaw - J.W. Group Sp. z o.o. 1 SKA	156
2	Nowe Tysiąclecie, Katowice – Nowe Tysiąclecie Sp. z o.o.	149
3	„Rezydencja Redłowo”, Gdynia – Seahouse Sp. zo.o.	52
4	"Villa Campina" - houses, Ożarów	5

No.	Hotel investment	Total area
1	Stara Dana – Szczecin – revitalization of the existing venue	5,077

2. The description of factors and events, in particular, of untypical character, having a remarkable influence on the achieved financial result.

In Q1 2014, apart from events described in these financial statements, there were no events of untypical character that had a remarkable influence on the achieved financial results.

3. Commentaries concerning the seasonality and cyclicity of Issuer's activity over the presented period.

Not applicable.

4. Information concerning the issuance, buyout and repayment of debt and equity securities.

Payment of interest

On 24 January 2014, the Company paid interest on bonds:

- 1) issued pursuant to the Resolution of the Company's Board on 26 April 2012 in a number of 9,500 units with a



- par value of PLN 10,000 each and a total value of PLN 95 million identified in the KDPW PLJWC0000043
- 2) issued pursuant to the Resolution of the Company's Board on 12 December 2012 in a number of 9,500 units with a par value of PLN 100,000 each and a total value of PLN 105,700,000 million identified in the KDPW ISIN PLJWC0000050.

5. Information concerning the paid and/or declared aggregate dividend and per one stock with the distribution into ordinary and preferred stocks.

Not applicable.

6. Events which occurred after the date of drawing up the abbreviated quarterly financial statement, which were not included in this statement but which could possibly have remarkable influence on the Issuer's future financial results.

The Extraordinary General Meeting

On 9 April 2014, the Extraordinary General Meeting of Shareholders of the Issuer adopted a resolution on increase of the share capital through a public offering of a new issue of series C shares and rights to shares of Series C. The share capital increase will be from PLN 0.60 to PLN 8,110,992.00 by issuing new ordinary bearer shares of series C in a number not less than 3 and not more than 40,554,960 units. The issue will take place through closed subscription in a public offering within the meaning of the Act of 29 July 2005 on Act on Public Offering, on Conditions for the Introduction of Financial Instruments to the Organized Trading System and on Public Companies (ie of 28 June 2013, Journal of Laws of 2013, item 1382). The existing shareholders of the Company will be entitled to subscription right, while for each one share of the Company held at the end of the day of the subscription right, the Shareholder will be entitled to 1 (one) subscription right. Taking into account the number of issued shares of Series C each 4 (four) subscription rights will entitle to subscribe for three (3) shares of series C. Fractions of shares will not be allocated. In case the number of shares of series C, for any given shareholder under the subscription rights, is not an integer, it will be rounded down to the nearest integer. Shareholders, who are entitled to subscription right, may within its execution time, make an additional subscription for the shares of Series C in the number which is not bigger than the number of the issue, in case when subscription right is not executed by other shareholders. Shares which are subject to an additional entry, referred to above, the Management Board will allocate in proportion to the applications. Shares which are not under the above procedure (Article 436 § 2 and 3 of the Commercial Companies Code). The Management Board will allocate shares at their discretion, but at a price not lower than the issue price (Article 436 § 4 of the Commercial Companies Code). Subscription right day of series C shares was set at 4 June 2014.

Series C shares will participate in the dividend on the profits that will be dedicated to the distribution for the year 2013 ie from 1 January 2013. In case of setting the dividend day for the year 2013 before the date of registration of the share capital increase through the issue of shares of series C by a competent registration court, series C shares will participate in the dividend on the profits that will be intended for distribution for the year 2014, ie from January 1, 2014.

Submission of prospectus

On 30 April 2014, the Company submitted the Application for approval of a prospectus in connection with the public offering and the application for admission of securities to trading on a regulated market in the Financial Supervisory Commission.

The property sale

On 03 April 2014, the agreement to Rep. A 3821/2014 was concluded, the subject of the agreement was the sale, to the benefit of the subsidiary under the name of Dana Spółka z o.o with its seat in Ząbki, of the plot of land marked with No. 22/4 from the precinct 1026, located in Szczecin, in Aleja Wyzwolenia 50 Street with the area of 0.1022 hectares for which the District Court for Szczecin-Prawobrzeże i Zachód in Szczecin, X Land and Mortgage Registry keeps a Land and Mortgage Register No. SZ1S/00082677/6. Additionally, the project documentation, which was the basis for issuing a reconstruction and adaptation permit of an existing commercial building for a hotel and conference center and a spa.

Capital Increase registration by the Court

On 10 April 2014, the District Court for the Capital City Of Warsaw, XIV Economic Department of National Court Register registered the share capital increase in the subsidiary of Łódź Invest Spółka z o.o with its seat in Ząbki. The increase was from PLN 5,000 to PLN 3,700,000 ie by PLN 3,695,000 through the creation of 73,900 new shares of PLN 50 each. The basis for the increase was the resolution of 21 March 2014 recorded by a notary in Warsaw for the Rep. A 3317/2014. All newly created shares were acquired by the Issuer.

Annexes to loan agreements

On 12 May 2014, the Company concluded an Annexes to the working capital credit granted by Bank Polskiej Spółdzielczości S.A in the amount of PLN 10 million, dedicated to finance a current activity. By virtue of the Annexes, the credit use period and repayment date was postponed. The final repayment date is set on 24 April 2015.



On 24 April 2014, the Company concluded an overdraft facility agreement with Plus Bank (formerly Invest Bank S.A) in the amount of PLN 15 million. By virtue of the Annex, the credit use period and repayment date was postponed. The final repayment date is set on 25 April 2016.

On 24 April 2014, the Company concluded an Annex to the overdraft credit with PKO BP S.A in the amount of PLN 10 million. By virtue of the Annex, the credit use period and repayment date was postponed. The final repayment date is set on 27 April 2015.

A building permit

On April 3, 2014, the Company J.W. Group Sp. z o.o. 1 SKA received a building permit for residential and commercial development - B1 building with an underground garage located in Warsaw at Ordonia Street. The permit is final.

On April 5, 2014, the Company J.W. Group Sp. z o.o. 1 SKA received a building permit for residential and commercial development - B 2 building with an underground garage located in Warsaw at Ordonia Street. The permit is final.

Information concerning the issuance, buyout and repayment of debt and equity securities.

Payment of interest

On 25 April 2014, the Company paid interest on the bonds issued pursuant to the Resolution of the Company's Board on 26 April 2012 in a number of 9,500 units with a par value of PLN 10,000 each and a total value of PLN 95 million identified in the KDPW PLJWC0000043.

On 28 April 2014, the Company paid interest on the bonds issued pursuant to the Resolution of the Company's Board on 12 December 2012 in a number of 1,057 units with a par value of PLN 100,000 each and a total value of PLN 105,700,000 identified in the KDPW ISIN PLJWC0000050.

Partial redemption of the value of bonds

On 28 April 2014, the Company made a partial redemption of each of the bonds issued pursuant to the Resolution of the Company's Board on 12 December 2012 in a number of 1,057 units with a par value of PLN 100,000 each and a total value of PLN 105,700,000 identified in the KDPW ISIN PLJWC0000050. The redemption comprised 10% of the nominal value of each bond, ie PLN 10,000 with a total value of PLN 105,70,000. The redemption of 10% of each of the bonds resulted from conditions of the issuance of bonds. Currently, the nominal value of each bond out of 1057 bonds amounts to PLN 90,000 and the value of liabilities from issued bonds amounts to PLN 95,130,000.

7. Information concerning the changes in conditional liabilities or conditional assets, which have occurred since the end of the last fiscal year.

OFF- BALANCE SHEET COLLATERALS - credit agreements	31-03-2014
Investment real estate pledged as collateral - loans	731,437,834.00
blank bill	327,327,028.00
Executory titles	544,273,543.05
Pledge on shares of JWCH in Seahouse	25,500,000.00
Assignment of the insurance contract	366,020,404.00
Guarantees to the benefit of Bank Zachodni WBK on the investment credit of the Company of Seahouse Sp. z o.o.	25,500,000.00

OFF- BALANCE SHEET COLLATERALS - other	31-03-2014
Investment real estate pledged as collateral - bonds	335,000,000.00
blank bill	16,877,239.75
Guarantees to the benefit of J.W. Construction Sp. z o.o.	7,000,000.00
Guarantees to the benefit of Capital City of Warsaw	151,300.00
Guarantees of Deweloper Sp. z o.o to the benefit of Alliance Silesia II	341,697.60
Guarantees to the benefit of TBS "Marki" Sp z o.o.	22,400,000.00
Other	647,863.30

The above tables presents all the collaterals arising from loan agreements to secure the payment obligations. Due to the fact that within particular loan agreements several collaterals were established, the summary of collateral values was not made.

As at 31 March 2014 there were disclosed insurance guarantees to remove failures and defects, granted by banks and insurance institutions to the benefit of the Company. Moreover, there were blank promissory notes issued to the benefit



of J.W. Construction Holding S.A. to secure rights of such companies under guarantees granted by counterparties, which the Companies may fill in at any time with the amount corresponding to the costs of failure and defect removal. As at 31 December 2012 the total value of guarantees was PLN 11.0 million and EUR 12.3 thousand (J.W. Construction Holding S.A) and 5,200,000 and EUR 104,8 thousand (J.W. Construction Sp. z o.o).

8. Selected financial data including the basic items from abbreviated financial statement (also, given in EURO).

In order to convert the balance for the period from 1 January 2014 – 31 March 2014, the average EUR exchange rate was assumed, that was determined by the National Bank of Poland on that day; the exchange rate PLN 4.1713/ EUR

In order to convert the balance for the period from 1 January 2013 – 31 March 2013, the average EUR exchange rate, that was determined by the National Bank of Poland on that day; was PLN 4.1738/ EUR

In order to convert the balance for the period from 1 January 2013 – 31 December 2013, the average EUR exchange rate, that was determined by the National Bank of Poland on that day; was PLN 4.1472/ EUR

In order to convert the income statement for the period from 01/01/2014 – 31 /03/2014, the average EUR exchange rate was assumed, that was calculated as the arithmetic mean of exchange rates on the last day of month of the given period, as determined by the National Bank of Poland on that day; the exchange rate PLN 4.1894 / EURO.

In order to convert the income statement for the period from 01/01/2013 – 31 /03/2013, the average EUR exchange rate was assumed, that was calculated as the arithmetic mean of exchange rates on the last day of month of the given period, as determined by the National Bank of Poland on that day; the exchange rate PLN 4.1738 / EURO.

Consolidated balance sheet item	31-03-2014		31-12-2013		31-03-2013	
	PLN	EUR	PLN	EUR	PLN	EUR
Total Assets	1,396,560	334,802	1,407,507	339,387	1,519,517	363,747
Non-current assets	887,287	212,712	885,362	213,484	937,576	224,440
Current assets	509,273	122,090	522,145	125,903	581,942	139,307
Total Equity and Liabilities	1,396,560	334,802	1,407,507	339,387	1,519,517	363,747
Equity	519,032	124,429	513,374	123,788	507,376	121,457
Non-current liabilities	574,133	137,639	589,186	142,068	666,658	159,587
Current liabilities	303,396	72,734	304,946	73,531	345,484	82,703

Consolidated income statement item	from 01-01-2014 to 31-03-2014		from 01-01-2013 to 31-03-2013	
	PLN	EUR	PLN	EUR
Net revenues from sales of products, goods and materials	65,324	15,593	85,866	20,573
Costs of products, goods and materials sold	49,841	11,897	67,846	16,255
Gross profit (loss) on sales	15,483	3,696	18,020	4,317
Selling expenses	4,055	968	4,538	1,087
Overhead expenses	4,302	1,027	5,260	1,260
Profit (loss) on sales	14,324	3,419	11,202	2,684
Operating profit (loss)	13,140	3,137	14,735	3,530
Gross profit (loss)	6,252	1,492	5,402	1,294
Income tax	1,065	254	1,085	260
Net profit (loss)	5,187	1,238	4,318	1,034



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Issuer's balance sheet item	31-03-2014		31-12-2013		31-03-2013	
	PLN	EUR	PLN	EUR	PLN	EUR
Total Assets	1,247,780	299,135	1,288,027	310,578	1,412,585	338,149
Non-current assets	800,741	191,964	801,365	193,230	845,136	202,312
Current assets	447,039	107,170	486,662	117,347	567,449	135,838
Total Equity and Liabilities	1,247,780	299,135	1,288,027	310,578	1,412,585	338,149
Equity	535,031	128,265	533,665	128,681	523,871	125,406
Non-current liabilities	442,662	106,121	459,263	110,741	565,612	135,398
Current liabilities	270,087	64,749	295,099	71,156	323,102	77,345

Consolidated income statement item	from 01-01-2014 to 31-03-2014		from 01-01-2013 to 31-03-2013	
	PLN	EUR	PLN	EUR
Net revenues from sales of products, goods and materials	58,095	13,867	73,791	17,679
Costs of products, goods and materials sold	46,705	11,148	59,565	14,271
Gross profit (loss) on sales	11,390	2,719	14,226	3,408
Selling expenses	4,110	981	4,593	1,101
Overhead expenses	3,036	725	3,808	912
Profit (loss) on sales	3,606	861	9,773	2,342
Operating profit (loss)	4,371	1,043	11,123	2,665
Gross profit (loss)	1,657	396	2,598	622
Income tax	291	70	516	124
Net profit (loss)	1,366	326	2,083	499

9. Indicating the consequences of changes in an economic entity's structure, including the consequences resulting from entities' joint activity, the take-over or sale of entities of the Issuer's capital group, long-term investments, distribution, restructuring or abandonment of activity.

In the first quarter of the current year, some SPVs were registered to implement particular investments. In the reporting period, the property on which the investment of Osiedle Centrum III in Łódź will be implemented was sold to a subsidiary company under the name of Łódź Invest Sp. z o.o. with its seat in Ząbki.

10. Position of the Management Board's regarding the possibilities of implementation of the published anticipations of financial results for a given year, in relation to the results presented in the quarterly statement and compared to the anticipated results.

The Management Board of J.W. Construction Holding S.A does not publish any financial forecasts both for the Company and the Capital Group.

11. Indicating the stockholders who own directly or indirectly through subsidiary entities at least 5% of the total number of votes at the Issuer's General Meeting as at the day of submission of the quarterly statement along with an indication of the number of stocks owned by these entities, their proportional share in share capital, the number of votes resulting from them and their proportional share in the total number of votes at the General Meeting and indicating the changes in the ownership structure of Issuer's remarkable block stocks since the submission of the last quarterly statement.

Share capital of the Company amounts to PLN 10,814,656 and is divided into 54,073,280 A-and-B-class ordinary bearer with a par value of PLN 0.20 each, which each of them entitles to one vote at the General Meeting of Shareholders. As at 14.05.2014

Shareholder	Number of shares held	% of share capital	Number of votes	% of total number of votes in the General Meeting
Józef Wojciechowski	15.413.713	28.51 %	15.413.713	28.51 %
EHT S.A.	18.568.300	34.34 %	18.568.300	34.34 %
Pioneer Open-End Investment Fund owned by Pioneer Pekao TFI SA	Between 5 and 10% of the shares ^{xx}			

^{xx} on 22 November 2011, the Company received a notification on a decrease below a 10 % threshold of the share capital of the Company by the Pioneer Open_End Investment Fund managed by Pioneer Pekao TFI S.A, as at that day it was



5.382.182 shares representing 9.95 % of the share capital of the Company entitling to 5.382.182 votes at the General Meeting of the Company representing 9.95% of the total number of votes.

In accordance with applicable law, a shareholder must notify the Company of exceeding the threshold of 5% and 10% of the total number of shares of the Company. To date, the Company has not received any notice from a shareholder, which would include information about reducing the number of shares held less than 5% or increase above 10% of the share capital of the Company.

Mr. Józef Wojciechowski controls EHT S.A. domiciled in Luxemburg.

On 03 April 2014, the Company received a notice from PKO Investment Fund S.A on a decrease, of 26 March 2014, below a 5 % threshold of the votes at the General Meeting Of Shareholders of the Company, on the notice day, the PKO Investment Fund S.A hold 2.424.233 shares representing representing 4.4832 % of the share capital of the Company entitling to 2.424.233 votes at the General Meeting of the Company representing 4.4832 % of the total number of votes. Before this event, PKO TFI S.A had 2,705,614 shares representing 5.0036% of the share capital and entitling to 2,705,614 votes at the General Meeting of the Company representing 5.0036% of the total number of votes.

12. Issuer's shares or rights to shares (options) held by members of the management board and supervisory board of the Issuer as at specific date, separately for each member.

Shares of the Issuer held by members of authorities of the Company:

As at 14.05.2014

Person	Office	Number of shares held
Józef Wojciechowski	Chairman of the Supervisory Board	15.413.713

There were no changes during the reporting period.

13. Lawsuits

As at 31 March 2014, the Company was a party to proceedings filed by the Company in the total amount of PLN 118.121.732,42. The proceeding filed by the Company with the highest value, which exceeded 10% of share capital of the Company was initiated on 26 April 2012, by filing a claim against the Capital City of Warsaw ("Respondent") for injunction to make a declaration of intent to acquisition from the Company right of perpetual use of the plot no 2/6 with the area of 3,2605 ha for which the District Court for Warsaw- Mokotów, X Division of Land Registry maintains a land and mortgage registry no WA4M/00413015/1 KW ("Property") for a net price of PLN 91,130,975 together with interest from the date of 8 January 2010. The company filed a petition according to the Article 36.1 point. 2) of the Act of 27 March 2003 on spatial planning and development (Journal of Laws 2003.80.717) in connection with the adoption by the Respondent of the area development plan area of Olbrachta Street (approved by the resolution of the City of Warsaw No. LVI/1669/2009, which entered into force on 3 August 2009) ("Plan"). The property has been earmarked for the N-S Route. In the period when the Company acquired the Property, the zoning plan of the property was not obligatory. With the adoption of the Plan and as a result of this adoption, there has been a significant restriction on the use of the Property by the Company, therefore the Company has the right to request to redeem to purchase/buy out the Property by the Defendant.

The Company applied to the Defendant with a request to take steps to voluntary purchase of the Property by the Respondent but the request was refused.

The Company believes the claim is fully justified and deserves the judgement in accordance with the petition of the Company.

As at 31 March 2014, the Company was a party to proceedings brought against it in the total amount of PLN 59.011.341,14. The proceeding brought against the Company with the highest value was initiated by a petition delivered to the Company on December 19, 2012, filed by Oriens Capital Management AG with its seat in Switzerland. The claim amounts to PLN 14,360,615.21. The plaintiff seeks compensation from the Company for non-performance and improper performance of the contract and reimbursement of expenses incurred on account of execution of the contract and the costs incurred in connection with the execution of the order of acquisition of the property. The plaintiff acquired a claim with a way of transfer of debt from the company under the name Develo Spółka z o.o with its seat in Katowice.

14. Information about concluding, by the Issuer or subsidiary entity, one or many transactions with related subjects if individually or collectively they are significant and were concluded on other than market terms

The Company within its business activity enters into transactions with related companies especially in the scope of the management of sales, administrative services, rental property, execution of works, the provision of guarantees, financing. Below, there are transactions with subsidiaries and other affiliated companies, the value of which in 2014 was significant from the point of view of the presented data. Materiality threshold was adopted for commercial transactions over PLN 100 thousand with the remaining 10% of equity. All transactions concluded in 2014 by the Company or a subsidiary with the related parties were concluded on market terms.



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COMPANY NAME	Receivables from related parties	
	31-03-2014	31-12-2013
J.W. Construction Bulgaria	35,574,842.08	35,178,398.37
Yakor House Sp. z o.o.	16,394,854.12	16,105,685.73
J.W. Marka Sp. z o.o.	0.00	8,632,665.26
J.W. Group Sp. z o.o. 1 SKA	120,642,865.43	120,629,925.09
Lokum Sp. z o.o.	262,973.24	262,973.24
Business Financial Construction Sp. z o.o.	4,815,914.41	4,809,914.41
Seahouse Sp. z o.o.	496,561.50	622,036.95
J.W. Construction Sp. z o.o.	14,396,739.95	4,545,588.92
Nowe Tysiąclecie Sp. z o.o.	234,961.84	169,922.04
Łódź Invest Sp z o.o.	900,221.46	371.46

COMPANY NAME	Liabilities to related parties	
	31-03-2014	31-12-2013
TBS Marki Sp. z o.o.	29,307,139.18	29,021,553.65
J.W. Marka Sp. z o.o.	374,640.64	10,676,028.81
Business Financial Construction Sp. z o.o.	2,879,331.88	3,031,684.35
J.W. Construction Sp. z o.o.	40,918,143.34	47,226,991.28
Porta Transport Sp. z o.o. in liquidation	12,945,048.67	12,728,684.71

J.W. J.W. Construction Holding S.A. as the buyer of products or services (transactions for more than 100 thousand).

	A TRANSACTION/AGREEMENT SUBJECT	01.01.2014-31.03.2014	01.01.2013-31.12.2013
Related parties subject to consolidation			
TBS Marki Sp. z o.o.	property management	39,786.09	132,620.30
J.W. Group Sp. z o.o. 1 SKA	property management	24,943.08	102,679.32
J.W. Group Sp. z o.o. 1 SKA	administrative service	129,342.00	518,025.00
J.W. Group Sp. z o.o. 1 SKA	sale service	0.00	208,528.00
Seahouse Sp. z o.o.	administrative service	104,610.00	419,097.00
Seahouse Sp. z o.o.	investment management	0.00	324,000.00
Seahouse Sp. z o.o.	sale service	0.00	109,129.00
J.W.6 Sp. z o.o.	land sale	0.00	14,150,000.00
J.W. Construction Sp. z o.o.	reinvoice	145,138.66	466,771.94
J.W. Construction Sp. z o.o.	other services - tenancy	158,535.21	581,857.37
J.W. Construction Sp. z o.o.	administrative service	0.00	772,385.00
J.W. Construction Sp. z o.o.	guarantee repair services	215,760.75	394,320.86
Nowe Tysiąclecie Sp. z o.o.	designing services	0.00	329,445.00
Nowe Tysiąclecie Sp. z o.o.	land sale	0.00	2,912,000.00
Porta Transport Sp. z o.o. in liquidation	other services - properties lease	36,000.00	144,000.00
Łódź Invest Sp z o.o.	project documentation	195,000.00	0.00
Łódź Invest Sp z o.o.	land sale	3,500,000.00	0.00

J.W. Construction Holding S.A. as a seller of services (transactions for more than 100 thousand).

	A TRANSACTION/AGREEMENT SUBJECT	01.01.2014-31.03.2014	01.01.2013-31.12.2013
Related parties subject to consolidation			
J.W. Marka Sp. z o.o.	marketing services	122,530.00	735,180.00
J.W. Marka Sp. z o.o.	service - trademark	0.00	8,233,149.80
J.W. Projekt Sp. z o.o.	designing services	0.00	0.00
Business Financial Construction Sp. z o.o.	marketing services	277,117.87	2,107,758.62
J.W. Construction Sp. z o.o.	other services	0.00	5,542.50
J.W. Construction Sp. z o.o.	modules rental - accommodation	0.00	55,213.00
J.W. Construction Sp. z o.o.	car lease	0.00	84,231.17
J.W. Construction Sp. z o.o.	building - assembly services	403,000.00	29,096,644.26
J.W. Construction Sp. z o.o.	meals	0.00	0.00

Within the Capital Group, the Company of J. W. Construction Sp. z o.o acts as a general contractor in relation to associated companies directly and indirectly. In 2014, the Company completed transactions with the Company of J.W



Group Sp. z o.o with in the amount of PLN 6,220,704.20 and with the Company of JW. Consulting Sp. z o.o in the amount of PLN 5,500,000.00.

Transactions connected with equity investments, financial assets are described in the relevant events to the balance sheet date and after the date of the balance sheet. Other transactions with related parties do not exceed the thresholds of significance.

All transactions with related parties entered into by any company of the Capital Group are arm's length transactions.

15. Information about standing by the Issuer or a subsidiary company a credit or loan surety or about granting a guarantee jointly to one subject or its subsidiary entity if the aggregate value of the existing sureties or guarantees constitutes the equivalent of at least 10% of Issuer's equity capital.

In the reported period, the Company did not give any sureties or guarantees, which value constitutes the equivalent of at least 10% of Issuer's equity capital.

16. Other information which in the opinion of the Issuer is significant for evaluation of its personnel, assets, financial standing, profit (loss) and changes in the same, and information significant for assessment of the ability of the Issuer to fulfil its obligations.

Do not occur

17. Indication of factors which, in the Issuer's opinion, will influence Issuer's financial results in the perspective of at least one subsequent quarter.

The most significant factors which may influence the Company's results:

- economic recovery from 2013 - evidence to reverse the negative trends in the housing market
- low level of interest rates - reduced cost of servicing the loan for buyers
- stable prices of construction materials and services - possibility of more effective management of the margin level
- changes in government projects support the housing market
- increasing scale of development projects based on land holdings
- limitation and postponement of the commercial and hotel projects
- planned acquisition of funds through the capital increase by the issuance of Series C Shares

Increase scale of development projects based on land holdings

In the perspective of the year 2016, timely completion of strategies to increase the number of running developer projects by the Capital Group will have the impact on the achievement of expected cash surpluses and financial results. The Group of J. W. Construction Holding intends to use accumulated potential during the last few years, such as a land bank, which consists of dozens of plots for developer projects and significantly intensify the implementation of new housing projects. Simultaneously, the Group does not exclude any selective and implemented, in the limited scope, acquisition of new plots in attractive locations.

In 2014, the Capital Group intends to commence 10 developer projects, of which the biggest are the following ones: (i) Bliska Wola II stage B1, (ii) Bliska Wola II stage B2, (iii) Zielona Dolina II stage I, (iv) Berensona, (v) Gdynia at Spokojna / Leśna Street stage I. The Group expects that by the end of 2014, the planned developer investments will allow to develop the offer by more than 2,300 units. The Group intends to maintain such volume in 2015 - 2016.

It should allow to increase the number of concluded preliminary agreements to 2000 per year.

Over the years 2014-2016, the Capital Group intends, basing on the current land bank, to implement 27 new developer projects and enter into sale 5,863 units with a total usable area of 283.4 thousand m². In particular, 2014 will be a period of increased throughputs in which it is planned to launch the construction of over 2,300 units (114 thousand m² of usable space). It means that along with already implemented investments, this year's offer should consist more than 2,800 units. In 2015 and 2016, the Capital Group has the potential to launch another building constructions which contain about 3,500 units (173.000 m² of usable area).

The Group intends to locate new developer projects especially in big Polish cities. Traditionally, the biggest number of developer investments is planned to launch in Warsaw area, where the Group has been the biggest developer for many years. In the period 2014 - 2016, it is planned to implement 18 projects including 4,570 units and single family houses with a total usable area of 216,000m² in Warsaw and the vicinity. The Group estimates that approximately 70% of all planned housing investments to 2016 will be located in Warsaw agglomeration. Moreover, 9 other residential projects comprising of 1,293 units with a total area of 71,000 m² will be implemented in Łódź, Katowice and Gdynia.

For all planned for the years 2014-2016 developer projects, the Capital Group is the owner or perpetual lessee of land. In major part of the planned projects, the Capital Group also carried out design and preparatory works.

The funding model for each new developer project will be based on the trust account, including in particular the so-called "escrow account". Depending on the volume of the project and the terms of the agreement with the bank, determined



structure of the funding requires a commitment from 20% to 30% of the equity of the Group (so-called own contribution). In case of planned developer projects, the Capital Group has the required own contribution in the form of contributed land and capital expenditures incurred for an architectural design and preparation of an investment. For the part of other projects, although the Group owns the land and the project, according to the estimation, the own-contribution still requires the completion to the level of 20% to 30%. For this purpose, the Company intends to dedicate at least 68.6% of the financial sources, which will be obtained from the issuance of the series C shares.

Moreover, the Company plans to undertake intensive activities to sell non-performing assets, which will allow to release extra cash. The funds raised through such operations will be dedicated for another developer projects, including those planned to be commenced in 2015 and 2016.

Limitation and postponement of the commercial and hotel projects

Due to the high capital intensity and long period of repayment of commercial projects, the general assumption of the strategy of the Capital Group in the hospitality and commercial segment is the reduction and postponement of planned projects. The Company, although it does not perceive the hotel activity as the leading one within the Capital Group, intends to maintain the current potential in this area as part of business diversification. The Group's strategy in the hospitality business expects to maintain a chain of tourist hotels " Hotel 500 ". Due to the location of hotels in the vicinity of big cities and in close proximity to transit routes, it is planned to maintain the profile hotels which aimed at corporate clients looking for properties with conference features and individual clients who travel by road.

The strategy of "Czarny Potok Resort & Spa" in Krynica Zdroj is based on the potential of the object to handle large conference events, as well as attracting tourists who expect comfortable conditions of stay and additional services offered by the spa center.

The only project which currently is under way in the hospitality segment is the construction of a hotel called " Stara Dana" in Szczecin. The construction was commenced at the turn of 2013 and 2014. The project involves the revitalization of the existing five-storey building located in the center of Szczecin. "Stara Dana" according to the project will meet the functions of the hotel venue, which will include 107 rooms, a restaurant, multifunctional room and mini spa. The planned net total area is 5,077 m². The planned completion date of the investment is the end of Q2 2015. The costs of this project are estimated at PLN 24.7 million. The investment will be co-financed by funds from the European funds ie loans within JESSICA initiative.

In terms of the commercial segment, the Capital Group does not intend to carry out in next few years, any significant new investments. Currently, the Capital Group owns one commercial property in Warsaw "Jerozolimskie Point", with an area of 4.1 thousand m² dedicated for office spaces. The Company intends to rent a property only to one tenant. Currently, the Capital Group in the process of commercialization of this object. Possible implementation of next commercial venues, the Group will begin not earlier than in 2015. According to the development plan of the next stages of the project located at Kasprzaka Street in Warsaw, office buildings (in total approximately 71,000 of usable floor) are going to create an acoustic screen for the housing development which is being developed in this location. The Company does not preclude the implementation of this project in cooperation with an external partner or the total resale of land.

Planned acquisition of funds through the capital increase by the issuance of Series C Shares

According to the adopted resolution No. 3 of the EGM of the Company on 09.04.2014. The Company intends to issue up to 40,554,960 shares of Series C in subscription right, under which the Company's shareholders will have the right of priority to subscribe for new shares in proportion to the number of shares held by them.

The Company's intention is that obtained financial resources from the issuance of Series C Shares shall be used for individual emission targets in the following proportions: (i) not less than 68.6 % to finance or refinance a portion of their contributions and planned development projects and (ii) not more than 31.4 % of funding to convert part of the liabilities of the Capital Group of J.W Construction Holding S.A.

Raising funds to finance or refinance their own contribution in part of ongoing and new development projects associated with the pursued by the Capital Group of J.W. Construction Holding S.A strategy of development through, inter alia, concentration of activities on development projects, offering a quick return on investment. In particular, the funds will be used to directly finance the expenditure to the extent required in the project share their own resources. This will enable the acceleration of the implementation of major development projects based on the Capital Group's owned land bank in Warsaw, Katowice, Szczecin and Gdynia. The company plans to launch, in the years 2014-2016, 27 developer projects and increase housing sales (concluded preliminary agreements) to a level of about 2000 per year.

In addition, a part of resources from of the issue, the Company plans to use to convert part of the liabilities of the Group in order to improve the financing structure of assets and lower financial costs.

Detailed conditions for the planned issue of Series C Shares, and information about the purposes of the issue will be presented in the Prospectus, which on 30.04.2014 will be submitted to the Financial Supervision Authority (KNF) by the Company. The prospectus will be available to the public immediately after its approval by the FSA.

The planned issuance of the Series C Shares is important for the possibility of increasing the scale of development projects for 2014-2016 and the achievement of expected cash surpluses projected by the Company in its schedules.



18. Information related to revenue and financial results referring to particular or geographical distributions depending on which distribution is the basic one.

Branch Segments

As assumed, the primary division of activity into segments is the division based on branch segments. The business of the Group is conducted mainly in three following segments:

- developer activity
- social building
- hotel activities

Pursuant to IFR14 'Reporting concerning segments of activity', when drawing up financial data concerning particular segments of activity, according to the principle applied revenue and expenses along with assets and liabilities of a segment are established before the moment of consolidation when the settlement of balance sheet statements and transactions carried out among the Group's economic entities are excluded, with an exception of cases where this type of settling balances among entities were done within one segment. Internal transactions within the segment's framework were eliminated.

Financial data concerning the particular segments of activity include individual financial statements of Group's companies without the exclusions of balance sheet statements and transactions made, while the exclusion of revenue, expenses and mutual statements were presented in the 'Elimination' column. Developer activity in which consolidation of individual statements of companies running this kind of business was made, is an exception.

The primary kind of goods and services within the framework of each branch segment:

- developer activity- the implementation of the building, designing and supporting production and sale of properties,
- social housing construction - sale and administration of social building estates,
- other construction - implementation of construction - assembly production
- hotel activities - catering and hotel services connected with the organization of tourism and recreation.



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01.01.2014-31.03.2014	Developer activity	Hotel activity	Social building	Construction	Transport, other	Eliminations	Total
Net revenues from sales of products, goods and materials, of which:	45,384,833.44	8,454,604.11	3,477,206.63	12,069,378.72	983,299.64	-5,044,999.31	65,324,323.23
Net revenues from sales of products	45,034,652.36	8,454,604.11	3,477,206.63	12,019,960.41	982,830.61	-5,042,162.51	64,927,091.61
Net revenues from sales of goods and materials	350,181.08	0.00	0.00	49,418.31	469.03	-2,836.80	397,231.62
Costs of products, goods and materials sold, of which:	37,221,564.44	8,458,962.33	2,023,101.45	5,673,315.42	434,488.22	-3,970,246.50	49,841,185.36
Manufacturing cost of products sold	36,986,453.51	8,458,962.33	2,023,101.45	5,626,011.63	434,019.19	-3,967,409.70	49,561,138.41
Value of goods and materials sold	235,110.93	0.00	0.00	47,303.79	469.03	-2,836.80	280,046.95
Gross profit (loss) on sales	8,163,269.00	-4,358.22	1,454,105.18	6,396,063.30	548,811.42	-1,074,752.81	15,483,137.87
Selling expenses	3,763,509.08	545,495.42	0.00	19,919.52	-273,571.41	0.00	4,055,352.61
Overhead expenses	3,174,179.45	196,181.31	239,802.11	352,051.31	408,126.00	-68,435.69	4,301,904.49
Revaluation of investment properties	6,899,950.10	0.00	0.00	0.00	0.00	298,490.00	7,198,440.10
Profit (loss) on sales	8,125,530.56	-746,034.95	1,214,303.07	6,024,092.47	414,256.83	-707,827.12	14,324,320.86
Other operating income	-129,482.36	157,738.11	25,205.21	207,116.31	-1,658.01	0.00	258,919.26
Other operating expenses	-3,752,314.40	96,301.08	24,396.40	5,073,558.61	1,023.81	0.00	1,442,965.50
Operating profit (loss)	11,748,362.60	-684,597.92	1,215,111.88	1,157,650.17	411,575.01	-707,827.12	13,140,274.62
Financial income	5,322,310.28	128,054.30	301,085.44	237,358.04	216,364.61	-5,363,294.73	841,877.94
Financial expenses	6,869,081.66	861,990.37	695,925.30	165,734.30	920.53	-863,294.73	7,730,357.43
Profit (loss) on ordinary activities	10,201,591.22	-1,418,533.99	820,272.02	1,229,273.91	627,019.09	-5,207,827.12	6,251,795.13
Gross profit (loss)	10,201,591.22	-1,418,533.99	820,272.02	1,229,273.91	627,019.09	-5,207,827.12	6,251,795.13
Net profit (loss)	8,444,575.64	-1,654,568.55	815,201.02	1,033,900.48	551,289.09	-4,003,624.09	5,186,773.59



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

01.01.2013-31.03.2013	Developer activity	Hotel activity	Social building	Construction	Transport, other	Eliminations	Total
Net revenues from sales of products, goods and materials, of which:	67,682,522.09	5,855,788.50	3,490,218.38	16,276,302.22	735,595.88	-8,174,721.92	85,865,705.15
Net revenues from sales of products	67,334,019.69	5,855,788.50	3,488,218.38	16,003,445.86	0.00	-8,162,353.33	84,519,119.10
Net revenues from sales of goods and materials	348,502.40	0.00	2,000.00	272,856.36	735,595.88	-12,368.59	1,346,586.05
Costs of products, goods and materials sold, of which:	48,551,883.34	8,826,729.90	2,070,504.48	16,131,892.49	396,512.28	-8,131,529.86	67,845,992.63
Manufacturing cost of products sold	47,525,917.15	8,826,729.90	2,049,775.51	15,966,648.31	396,512.28	-8,119,161.27	66,646,421.88
Value of goods and materials sold	1,025,966.19	0.00	20,728.97	165,244.18	0.00	-12,368.59	1,199,570.75
Gross profit (loss) on sales	19,130,638.75	-2,970,941.40	1,419,713.90	144,409.73	339,083.60	-43,192.06	18,019,712.52
Selling expenses	4,273,541.24	329,298.27	0.00	11,547.95	0.00	-76,038.96	4,538,348.50
Overhead expenses	3,867,551.49	225,699.83	216,547.71	600,267.23	408,056.20	-57,880.04	5,260,242.42
Revaluation of investment properties	2,980,621.77	0.00	0.00	0.00	0.00	0.00	2,980,621.77
Profit (loss) on sales	13,970,167.79	-3,525,939.50	1,203,166.19	-467,405.45	-68,972.60	90,726.94	11,201,743.37
Other operating income	1,703,709.99	130,099.93	32,854.74	2,324,834.26	450,500.00	176,831.87	4,818,830.79
Other operating expenses	473,823.62	13,670.32	93,753.14	699,933.17	3,992.40	0.00	1,285,172.65
Operating profit (loss)	15,200,054.16	-3,409,509.89	1,142,267.79	1,157,495.64	377,535.00	267,558.81	14,735,401.51
Financial income	1,945,878.66	162,577.09	360,939.64	343,764.85	214,722.66	-783,110.37	2,244,772.53
Financial expenses	10,996,084.32	947,916.46	1,079,427.86	161,828.15	635.00	-1,607,953.65	11,577,938.14
Profit (loss) on ordinary activities	6,149,848.50	-4,194,849.26	423,779.57	1,339,432.34	591,622.66	1,092,402.09	5,402,235.90
Gross profit (loss)	6,149,848.50	-4,194,849.26	423,779.57	1,339,432.34	591,622.66	1,092,402.09	5,402,235.90
Net profit (loss)	5,437,869.84	-4,194,849.26	423,779.57	1,084,940.20	473,832.66	1,092,034.70	4,317,607.70



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

E. ISSUER'S FINANCIAL STATEMENT

1. Balance sheet statement

ASSETS	Note	31-03-2014	31-12-2013
NON-CURRENT ASSETS		800,741,214.93	801,365,154.60
Intangible assets	1	14,620,680.90	14,885,141.29
Tangible assets	2	250,784,044.10	253,786,955.74
Investment real estate	3	248,880,367.18	252,160,270.29
Other financial assets	4	154,736,208.64	150,718,690.80
Deferred income tax assets		13,918,745.69	13,700,997.52
Trade and other receivables	5	117,801,168.42	116,113,098.96
CURRENT ASSETS		447,038,569.21	486,662,118.30
Inventories	6	30,695,145.34	29,394,690.87
Construction contracts	7	294,623,782.15	328,967,792.84
Trade and other receivables	8	68,966,626.26	69,413,576.67
Other financial assets	9	37,489,215.59	36,999,807.98
Cash and cash equivalents	10	3,739,958.95	10,938,036.27
Accruals	11	11,523,840.92	10,948,213.67
Total Assets		1,247,779,784.14	1,288,027,272.90
EQUITY AND LIABILITIES			
EQUITY		535,030,705.22	533,664,752.40
Share capital		10,814,656.00	10,814,656.00
Revaluation capital		7,493,208.19	7,493,208.19
Other capital		503,480,469.35	503,480,469.35
Retained earnings		11,876,418.86	0.82
Net profit / loss		1,365,952.82	11,876,418.04
LIABILITIES		712,749,078.92	754,362,520.50
Non-current liabilities		442,662,072.67	459,263,300.61
Borrowings	12	81,874,878.97	86,928,795.70
Deferred income tax liabilities		26,871,673.49	26,362,459.03
Retirement benefit obligations		124,244.40	124,244.40
Provision for other liabilities and charges		0.00	0.00
Other liabilities	13	333,791,275.81	345,847,801.48
Current liabilities		270,087,006.25	295,099,219.89
Trade and other payables	14	83,454,193.88	96,971,923.99
Construction contracts	7	12,616,912.10	21,334,795.18
Borrowings	12	118,858,672.35	131,561,985.18
Provision for other liabilities and charges	14	10,044,417.19	11,607,046.02
Other liabilities	15	45,112,810.73	33,623,469.52
Total Equity and Liabilities		1,247,779,784.13	1,288,027,272.90



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

2. Profit and loss account

	Note	for the period 01-01-2014 to 31-03-2014	for the period 01-01-2013 to 31-03-2013
Net revenues from sales of products, goods and materials, of which:	16	58,094,714.53	73,790,598.96
Net revenues from sales of products		57,648,849.38	73,238,570.37
Net revenues from sales of goods and materials		445,865.15	552,028.59
Costs of products, goods and materials sold, of which:	17	46,704,929.98	59,564,879.25
Manufacturing cost of products sold		46,374,134.98	58,341,286.87
Value of goods and materials sold		330,795.00	1,223,592.38
Gross profit (loss) on sales		11,389,784.55	14,225,719.71
Selling expenses		4,109,737.40	4,593,485.25
Overhead expenses		3,036,117.49	3,807,600.07
Revaluation of investment properties		-638,077.74	3,948,741.62
Profit (loss) on sales		3,605,851.92	9,773,376.01
Other operating income	18	1,517,744.12	2,533,712.92
Other operating expenses	19	752,926.29	1,183,796.94
Operating profit (loss)		4,370,669.75	11,123,291.99
Financial income	20	7,119,282.44	5,266,388.51
Financial expenses	21	9,832,533.08	13,791,538.87
Profit (loss) on ordinary activities		1,657,419.11	2,598,141.63
Gross profit (loss)		1,657,419.11	2,598,141.63
Income tax		291,466.29	515,511.96
Net profit (loss)		1,365,952.82	2,082,629.67

Other comprehensive income:		0.00	0.00
Exchange differences on foreign operations conversion		0.00	0.00
Profit/loss from acquisitions		0.00	0.00
Profit from revaluation of tangible fixed assets		0.00	0.00
Other comprehensive income:		0.00	0.00
Total revenue		1,365,952.82	2,082,629.67

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE		for the period 01-01-2014 to 31-03-2014	for the period 01-01-2013 to 31-03-2013
Profits			
(A) Profit disclosed in the consolidated financial statements		1,365,952.82	2,082,629.67
Number of shares			
(B) Number of ordinary shares and preferred shares (as to the right to vote in the General Meeting of the Company) for the purpose of calculating earnings per share *		54,073,280.00	54,073,280.00
(C) Number of ordinary shares and preferred shares (as to the right to vote in the General Meeting of the Company) for the purpose of calculating diluted earnings per share		54,073,280.00	54,073,280.00
Basic earnings per share = (A)/(B)		0.03	0.04
Diluted earnings per share = (A)/(B)		0.03	0.04



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

3. Statement of changes in equity

	Share Capital	Own shares (negative figure)	Revaluation capital	Supplementary capital	Other capital	Retained earnings	Net earnings	Equity
As at 31 December 2013	10,814,656.00	0.00	7,493,208.19	497,748,882.16	5,731,587.19	0.82	11,876,418.04	533,664,752.40
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IFRS adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 01 January 2014	10,814,656.00	0.00	7,493,208.19	497,748,882.16	5,731,587.19	0.82	11,876,418.04	533,664,752.40
Issue of shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Share redemption	0.00	0.00		0.00				0.00
Purchase of own shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on revaluation of fixed assets and investment properties	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains/(losses) on revaluation of available-for- sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income tax referring to items attributed to equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on business acquisitions(unitary jwch)	0.00	0.00		0.00	0.00	0.00	0.00	0.00
Profit/loss from the inclusion/exclusion of companies to consolidate	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Changes in accounting policies/presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transformation to IFRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total profit / (loss) recognised directly in equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net profit (loss) for the accounting year	0.00	0.00	0.00	0.00	0.00	0.00	1,365,952.82	1,365,952.82
Total profit / (loss) recognised in equity and net earnings	0.00	0.00	0.00	0.00	0.00	0.00	1,365,952.82	1,365,952.82
Increase / decrease from profit distribution	0.00	0.00	0.00	0.00	0.00	11,876,418.04	11,876,418.0	0.00
As at 31 December 2014	10,814,656.00	0.00	7,493,208.19	497,748,882.16	5,731,587.19	11,876,418.86	1,365,952.82	535,030,705.22



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

	Share Capital	Own shares (negative figure)	Revaluation capital	Supplementary capital	Other capital	Retained earnings	Net earnings	Equity
As at 31 December 2012	10,814,656.00	0.00	7,493,208.19	505,286,065.67	5,731,587.19	15,598,247.08	8,061,063.56	521,788,333.53
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IFRS adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 01 January 2013	10,814,656.00	0.00	7,493,208.19	505,286,065.67	5,731,587.19	15,598,247.08	8,061,063.56	521,788,333.53
Issue of shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Share redemption	0.00	0.00		0.00				0.00
Purchase of own shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on revaluation of fixed assets and investment properties	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains/(losses) on revaluation of available-for-sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income tax referring to items attributed to equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on business acquisitions(unitary jwch)	0.00	0.00		0.00	0.00	0.00	0.00	0.00
Profit/loss from the inclusion/exclusion of companies to consolidate	0.00	0.00	0.00	0.00	0.00	0.83		0.83
Changes in accounting policies/presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transformation to IFRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total profit / (loss) recognised directly in equity	0.00	0.00	0.00	0.00	0.00	0.83	0.00	0.83
Net profit (loss) for the accounting year	0.00	0.00	0.00	0.00	0.00	0.00	11,876,418.04	11,876,418.04
Total profit / (loss) recognised in equity and net earnings	0.00	0.00	0.00	0.00	0.00	0.83	11,876,418.04	11,876,418.87
Increase / decrease from profit distribution	0.00	0.00	0.00	-7,537,183.51	0.00	15,598,247.07	-8,061,063.56	0.00



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

As at 31 December 2013 **10,814,656.00** **0.00** **7,493,208.19** **497,748,882.16** **5,731,587.19** **0.82** **11,876,418.04** **533,664,752.40**

	Share Capital	Own shares (negative figure)	Revaluation capital	Supplementary capital	Other capital	Retained	Net earnings	Equity
As at 31 December 2012	10,814,656.00	0.00	7,493,208.19	505,286,065.67	5,731,587.19	15,598,247.0	8,061,063.56	521,788,333.53
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IFRS adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 01 January 2013	10,814,656.00	0.00	7,493,208.19	505,286,065.67	5,731,587.19	15,598,247.0	8,061,063.56	521,788,333.53
Issue of shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Share redemption	0.00	0.00		0.00				0.00
Purchase of own shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on revaluation of fixed assets and investment properties	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains/(losses) on revaluation of available-for-sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income tax referring to items attributed to equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on business acquisitions(unitary jwch)	0.00	0.00		0.00	0.00	0.00	0.00	0.00
Profit/loss from the inclusion/exclusion of companies to consolidate	0.00	0.00	0.00	0.00	0.00	0.83		0.83
Changes in accounting policies/presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transformation to IFRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total profit / (loss) recognised directly in equity	0.00	0.00	0.00	0.00	0.00	0.83	0.00	0.83
Net profit (loss) for the accounting year	0.00	0.00	0.00	0.00	0.00	0.00	2,082,629.67	2,082,629.67
Total profit / (loss) recognised in equity and	0.00	0.00	0.00	0.00	0.00	0.83	2,082,629.67	2,082,630.50



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

net earnings								
Increase / decrease from profit distribution	0.00	0.00	0.00		0.00	8,061,063.56	8,061,063.56	0.00
As at 31 March 2013	10,814,656.00	0.00	7,493,208.19	505,286,065.67	5,731,587.19	-7,537,182.69	2,082,629.67	523,870,964.03



Abbreviated Consolidated Financial Statements
for a 3 month-period ended on 31 March 2014.

4. Cash flow statements

	for the period 01-01-2014 to 31-03-2014	for the period 01-01-2013 to 31-03-2013
Operating cash flow - two-step method		
Net profit (loss)	1,365,952.82	2,082,629.67
Item adjustments:	5,020,463.31	1,671,323.36
Depreciation and amortisation	1,935,267.39	3,521,902.55
(Profits) losses on exchange differences related to investment and financial activities	-303,782.70	-1,448,262.02
(Profits) loss from investment activities	-47,726.89	-491,112.70
Interest and dividends	4,645,417.56	7,607,968.69
Changes in provisions and accruals	-1,846,789.79	-1,484,343.54
Change in investment properties	638,077.74	-3,948,741.62
Other adjustments:	0.00	-2,086,088.00
- other adjustments	0.00	-2,086,088.00
Changes in working capital	15,796,492.59	7,961,531.62
Change in inventories	-1,300,454.47	1,205,761.48
Change in construction contracts	27,190,339.27	36,186,726.14
Changes in receivables	3,258,880.95	6,877,383.48
Changes in current liabilities, except for borrowings	-13,352,273.16	-36,308,339.48
Operating cash flow	22,182,908.72	11,715,484.65
Investment activity cash flows		
Disposal of tangible and intangible assets and other non-current assets	3,695,000.00	580,123.61
Acquisition of tangible and intangible assets and other non-current assets	-1,060,622.35	-684,289.42
Purchase of equity instruments and debt instruments	-3,740,000.00	0.00
Disposal of equity instruments and debt instruments	0.00	0.00
Loans granted	-157,025.01	-295,000.00
Loans repaid	0.00	0.00
Dividends received	0.00	0.00
Interest received	0.00	0.00
Disposal of subsidiaries	0.00	50,002.00
Acquisition of subsidiaries	0.00	0.00
Net investment cash flow	-1,262,647.36	-349,163.81
Financing cash flow		
Net proceeds from issue of shares, other equity instruments and additional capital contributions	0.00	0.00
Purchase of own shares or repayment of shares	0.00	0.00
Borrowings	9,160,749.15	117,838,167.68
Borrowings repaid	-26,955,306.25	-120,230,820.78
Debt securities issued	0.00	0.00
Debt securities redeemed	0.00	0.00
Payments under financial lease agreements	-776,968.25	-1,347,891.85
Dividends and other shared profits	0.00	0.00
Interest paid	-7,146,813.33	-8,134,751.01
Other financial proceeds (including notes)	0.00	0.00
Other financial expenditures (including notes)	-2,400,000.00	0.00
Net financing cash flow	-28,118,338.68	-11,875,295.96
NET DECREASE/(INCREASE) IN CASH	-7,198,077.32	-508,975.12
Cash and cash equivalents at the beginning of the year	10,938,036.27	8,480,981.31
- foreign exchange gains/(losses) on cash		
CLOSING BALANCE OF CASH AND CASH EQUIVALENTS	3,739,958.95	7,972,006.19



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F. NOTES TO THE FINANCIAL STATEMENTS OF THE ISSUER

1. NON-CURRENT ASSETS

Note 1. Intangible assets

Intangible assets	31-03-2014	31-12-2013
a) research and development expenses	0.00	0.00
b) goodwill	12,389,648.22	12,389,648.22
c) other intangible assets	2,231,032.68	2,495,493.07
d) advances on intangible assets	0.00	0.00
Total intangible assets	14,620,680.90	14,885,141.29

Note 2. Tangible assets

Tangible assets	31-03-2014	31-12-2013
a) fixed assets, including:	247,602,728.27	250,628,660.35
- land (including right of perpetual usufruct)	15,666,495.99	15,666,495.99
- buildings and structures	204,976,776.75	207,182,507.51
- plant and machinery	15,849,016.52	16,209,687.10
- motor vehicles	558,839.70	647,293.11
- other property, plant and equipment	10,551,599.31	10,922,676.64
b) constructions in progress	3,181,315.83	3,158,295.39
c) advances on constructions in progress	0.00	0.00
Total tangible assets	250,784,044.10	253,786,955.74

Note 3. Investment real estate

Other long-term investments	31-03-2014	31-12-2013
a) investment properties	248,880,367.18	252,160,270.29
b) other	0.00	0.00
Total other long-term investments	248,880,367.18	252,160,270.29

Note 4. Other financial assets

LONG-TERM FINANCIAL ASSETS	31-03-2014	31-12-2013
a) shares	138,796,074.02	135,056,074.02
b) loans granted	15,940,134.62	15,662,616.78
c) other long-term investments	0.00	0.00
Total long-term financial assets	154,736,208.64	150,718,690.80

Note 5. Non-current receivables

NON-CURRENT RECEIVABLES	31-03-2014	31-12-2013
a) guarantee receivables	0.00	0.00
b) deposit receivables(leasing)	0.00	0.00
b) other receivables	117,801,168.42	116,113,098.96
Total receivables	117,801,168.42	116,113,098.96



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2. CURRENT ASSETS

Note 6. Inventories

INVENTORIES	31-03-2014	31-12-2013
a) materials	1,291,545.96	1,307,592.20
b) semi-finished products and work in progress	1,310,273.87	4,140.43
c) finished products	0.00	0.00
d) goods	28,093,275.92	28,082,908.65
e) trade advances	49.59	49.59
Total inventories	30,695,145.34	29,394,690.87

Note 7. Construction contracts

CONSTRUCTION CONTRACTS	31-03-2014	31-12-2013
a) semi-finished products and work in progress	158,891,058.45	160,094,360.76
b) finished products	134,808,540.67	167,553,295.15
c) advances for supplies	865,168.11	1,261,750.38
d) short-term prepayments	59,014.92	58,386.55
Total construction contracts	294,623,782.15	328,967,792.84

CONSTRUCTION CONTRACTS	31-03-2014	31-12-2013
a) accruals	12,616,912.10	21,334,795.18
Total construction contracts	12,616,912.10	21,334,795.18

Note 8. Trade and other receivables

CURRENT RECEIVABLES	31-03-2014	31-12-2013
a) trade receivables - related parties	14,133,300.68	9,786,115.99
b) trade receivables - other parties	19,366,231.02	19,599,056.96
c) taxes, subsidies, customs duties, social and health insurance and other payments	5,749,304.48	6,851,002.73
d) other	29,717,790.08	33,177,400.99
Total receivables	68,966,626.26	69,413,576.67

Note 9. Other financial assets

SHORT-TERM INVESTMENTS	31-03-2014	31-12-2013
a) shares	0.00	0.00
b) loans granted	37,254,176.65	36,769,140.94
c) other securities	235,038.94	230,667.04
d) other short-term investments	0.00	0.00
Total long-term financial assets	37,489,215.59	36,999,807.98

Note 10. Cash and cash equivalents

CASH AND CASH EQUIVALENTS	31-03-2014	31-12-2013
a) cash on hand and with bank	3,116,422.26	8,707,193.85
b) other cash	70,946.97	2,228,396.97
c) other cash equivalents	552,589.72	2,445.45
Total cash	3,739,958.95	10,938,036.27

Note 11. Accruals

ACCRUALS	31-03-2014	31-12-2013
a) short-term prepayments	11,523,840.92	10,948,213.67
The total value of accruals	11,523,840.92	10,948,213.67



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3. LIABILITIES

Note 12. Borrowings

BORROWINGS	31-03-2014	31-12-2013
a) credits	190,670,523.30	214,465,080.40
<i>of which: long-term</i>	<i>77,814,455.95</i>	<i>85,872,079.05</i>
<i>Short-term</i>	<i>112,856,067.35</i>	<i>128,593,001.35</i>
b) loans	10,063,028.02	4,025,700.48
<i>of which: long-term</i>	<i>4,060,423.02</i>	<i>1,056,716.65</i>
<i>Short-term</i>	<i>6,002,605.00</i>	<i>2,968,983.83</i>
Total borrowings	200,733,551.32	218,490,780.88
Borrowings - long-term	81,874,878.97	86,928,795.70
Borrowings - short-term	118,858,672.35	131,561,985.18

LOANS PER MATURITY	31-03-2014	31-12-2013
Up to 1 year	112,856,067.35	128,593,001.35
Over 1 year up to 2 years	30,989,427.33	43,594,730.43
Over 2 year up to 5 years	34,839,400.00	27,902,400.00
Over 5 years	11,985,628.62	14,374,948.62
Total loans, including:	190,670,523.30	214,465,080.40
- long-term	77,814,455.95	85,872,079.05
- short-term	112,856,067.35	128,593,001.35

Note 13. Other non-current liabilities

OTHER NON-CURRENT LIABILITIES	31-03-2014	31-12-2013
a) lease obligations	95,545.75	117,280.26
b) deposit liabilities	2,429,699.18	2,799,176.93
c) liabilities from securities	281,330,000.00	291,900,000.00
d) other non-current liabilities	13,018,000.00	13,018,000.00
e) note liabilities	31,168,847.73	32,350,666.76
f) note liabilities- foreign	5,749,183.15	5,662,677.53
g) loans granted- related parties	0.00	0.00
Total other liabilities	333,791,275.81	345,847,801.48

Note 14. Trade and other payables

TRADE AND OTHER PAYABLES	31-03-2014	31-12-2013
a) trade payables - other parties	23,981,370.82	12,065,294.21
b) trade payables - related parties	11,617,925.44	38,157,562.59
c) taxes, customs duties, insurance and other payments	5,033,517.68	3,762,349.15
d) salaries	1,313,599.19	1,366,032.24
e) trade advances received	0.00	0.00
f) loans granted- related parties	25,026,572.77	24,806,380.27
g) liabilities on bill of exchange - related parties	2,617,580.97	3,372,708.17
h) other	13,863,627.01	13,441,597.36
Total trade and other payables	83,454,193.88	96,971,923.99



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PROVISIONS FOR OTHER LIABILITIES AND CHANGES	31-03-2014	31-12-2013
a) short-term, of which:	10,044,417.19	11,607,046.02
- accrued expenses, including:	9,308,448.75	10,761,077.58
- <i>interests charged</i>	1,885,803.38	2,223,423.34
- <i>rent deposits</i>	477,649.38	477,649.38
- <i>other</i>	6,944,995.99	8,060,004.86
- other provisions, including:	735,968.44	845,968.44
- <i>provisions for future liabilities</i>	0.00	0.00
- <i>provisions for guarantee repairs</i>	0.00	0.00
- <i>other provisions</i>	735,968.44	845,968.44
a) long-term, of which:	0.00	0.00
- accrued expenses, including:	0.00	0.00
- <i>deferred surplus of revenues from sales over the carrying value/sale and lease back</i>	0.00	0.00
Total provisions for other liabilities and charges	10,044,417.19	11,607,046.02

Note 15. Other liabilities

OTHER LIABILITIES	31-03-2014	31-12-2013
a) debt securities issue- liabilities	20,193,938.05	7,949,363.10
b) note liabilities - foreign	0.00	0.00
c) lease liabilities	24,918,872.68	25,674,106.42
d) other financial liabilities	0.00	0.00
Total other liabilities	45,112,810.73	33,623,469.52



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4. Operating income and expenses

Note 16. Operating income

OPERATING INCOME	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Revenues from sales of products	46,633,408.93	64,495,949.72
Revenues from sales of services	11,015,440.45	8,742,620.65
Revenues from sales of goods	445,865.15	552,028.59
Total income	58,094,714.53	73,790,598.96

Note 17. Operating expenses

OPERATING EXPENSES	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Costs on sale of products	36,732,667.95	47,893,552.54
Costs on sale of services	9,641,467.03	10,447,734.33
Costs on sale of goods	330,795.00	1,223,592.38
Total costs of products, services and goods sold	46,704,929.98	59,564,879.25

Selling and overhead expenses	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Selling expenses	4,109,737.40	4,593,485.25
Overhead expenses	3,036,117.49	3,807,600.07
Total selling and overhead expenses	7,145,854.89	8,401,085.32

Costs by type	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
Depreciation and amortisation	1,935,267.39	3,521,902.55
Cost of materials and energy	3,208,299.54	2,974,730.82
Services made by other contractions	4,912,385.88	11,554,979.28
Taxes and duties	1,392,045.94	1,443,159.64
Wages and Salaries	5,619,351.43	6,130,712.57
Services for the benefit of employees	1,003,921.80	1,070,718.30
Other costs	1,952,811.86	2,438,046.75
Total costs according to types	20,024,083.84	29,134,249.91

Note 18. Other operating income

OPERATING INCOME	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) profit from disposal of non-financial fixed assets	1,812.60	491,112.70
b) other operating income	1,515,931.52	2,042,600.22
Total operating income	1,517,744.12	2,533,712.92

Note 19. Other operating expenses

OPERATING EXPENSES	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) loss on disposal of non-financial fixed assets	0.00	0.00
b) revaluation of non-financial assets	0.00	0.00
c) other operating expenses	752,926.29	1,183,796.94
Total operating expenses	752,926.29	1,183,796.94



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Note 20. Other financial income

FINANCIAL INCOME	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) dividends	4,500,000.00	0.00
b) interest	2,309,998.23	3,842,730.95
c) revaluation of investment	0.00	0.00
d) profit on disposal of investments	0.00	0.00
e) other	309,284.21	1,423,657.56
Total financial income	7,119,282.44	5,266,388.51


Note 21. Other financial expenses

FINANCIAL EXPENSES	from 01-01-2014 to 31-03-2014	from 01-01-2013 to 31-03-2013
a) interest	9,832,520.03	13,703,285.46
b) revaluation of investment	0.00	0.00
c) loss on disposal of investments	0.00	0.00
d) other	13.05	88,253.41
Total financial expenses	9,832,533.08	13,791,538.87





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Podpis osoby sporządzającej Sprawozdanie Finansowe

Irina Łopuszyńska Członek Zarządu Główny Księgowy	Podpis 
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Podpisy Członków Zarządu

Wojciech Rajchert Członek Zarządu	Podpis 
Małgorzata Ostrowska Członek Zarządu	Podpis 

Ząbki, 14 maja 2014 r.