

Report of the independent statutory auditor  
on the audit of the annual consolidated financial statements of  
**J.W. CONSTRUCTION HOLDING S.A. CAPITAL GROUP**  
for the financial year ended on 31 December 2019.

**REPORT OF THE INDEPENDENT STATUTORY AUDITOR ON THE AUDIT OF THE  
ANNUAL  
CONSOLIDATED FINANCIAL STATEMENTS**

For the General Meeting and Supervisory Board of J.W. Construction Holding S.A.

**Report on the audit of the annual consolidated financial statements Opinion**

We have audited the annual consolidated financial statements of the capital group in which J.W. Construction Holding S.A. is the dominant entity. ("Dominant Entity") ("Group") consisting of the consolidated statement of financial situation as at 31 December 2019 and the consolidated statement of comprehensive income, the consolidated statement of changes in equity, the consolidated statement of cash flows for the financial year from 1 January to 31 December 2019 and additional information including a description of the accounting policies adopted and other explanatory information ("consolidated financial statements").

In our opinion, the attached consolidated financial statements:

- presents a true and fair view of the Group's consolidated financial position as at 31 December 2019 and its consolidated financial result and consolidated cash flows for the year ended in accordance with the applicable International Financial Reporting Standards as adopted by the European Union and the adopted accounting principles (policy);
  
- is consistent as to form and content with the applicable laws and the Dominant Entity's Articles of Association;

The opinion is consistent with the additional report for the Audit Committee that was issued on 16 March 2020.

## **Grounds for the opinion**

We conducted our audit in accordance with the National Auditing Standards in the wording of the International Auditing Standards adopted by Resolution No. 3430/52a/2019 of the National Council of Statutory Auditors of 21 March 2019 on national auditing standards and other documents (as amended) ("KSB"), and in accordance with the Act on Statutory Auditors, Audit Firms and Public Supervision of 11 May 2017 ("Act on Statutory Auditors" - Journal of Laws of 2019, item 1421 as amended) and the EU Regulation No. 537/2014 of 16 April 2014 on detailed requirements concerning statutory audits of public-interest entities ("EU Regulation" - EU Official Journal L158). Our responsibility in accordance with these standards is further described in the section of our report "Auditors' responsibility for the audit of the consolidated financial statements".

We are independent from the Group's companies under the Code of Ethics for Professional Accountants of the International Federation of Accountants ("IFAC Code") adopted by the resolution of the National Council of Statutory Auditors No 2042/38/2018 of 13 March 2018 on the principles of professional ethics for statutory auditors and other ethical requirements that apply to the audit of financial statements in Poland. We have fulfilled our other ethical obligations in accordance with these requirements and the IFAC Code. During the course of the audit, the key statutory auditor and the audit firm remained independent of the Group companies in accordance with the independence requirements set out in the Act on Statutory Auditors and in the EU Regulation.

We believe that the audit evidence we have obtained is sufficient and appropriate to support our opinion.

## **Remarked commentary - event after the end of the reporting period**

We point out to note 32 of the additional information to the consolidated financial statements of the Capital Group, which describes the impact of COVID-19 coronavirus on the operations of the Capital Group. Our opinion does not contain an objection in this case.

## **Key audit matters**

Key audit matters are those matters which, in our professional judgment, were most significant during the audit of the consolidated financial statements for the current reporting period. These include the most significant assessed risks of material distortion, including the assessed risks of material distortion caused by fraud. We addressed these matters in the context of our audit of the financial statements as a whole and in the preparation of our opinion and summarised our response to these risks and, where we felt appropriate, made key observations in relation to these risks.

We do not express a separate opinion on these matters.

## Key audit matter

### Impairment of tangible fixed assets

In the consolidated financial statements as at December 31, 2019, the disclosed value of property, plant and equipment constitutes PLN 447,464 thousand, and their main component is property, plant and equipment related to hotel operations (53%). The key issue was the assessment of the adopted value in use of these assets, determined as estimates of the Management Board of the Dominant Entity and the Group companies operating the hotels as to the expected financial results of individual hotels.

Disclosures concerning property, plant and equipment are presented in Note 3 to the consolidated financial statements.

Valuation of investment property In the consolidated financial statements as at 31 December 2019 the disclosed value of investment property is PLN 319,409 thousand. Valuation analysis was the key issue of the study in terms of value of balance of investment property, which is material to financial statements. Valuation of investment properties is largely based on the estimates of the Management Board of the Dominant Entity, prepared on the basis of valuations of independent property appraisers

Disclosures concerning investment properties are presented in Note 4 of the information and explanatory notes to the consolidated financial statements.

## Auditor's procedures applied to key audit matters

Our auditing procedures included in particular:

- understanding and evaluating the process of identifying evidence of impairment of assets and the correctness of the applied impairment test method,
- analysis of the main assumptions adopted by the Management Board of the Dominant Entity concerning future cash flows in the context of current and expected market conditions,
- discussion of business strategies concerning hotel operations with the Management Board of the Dominant Entity and the Group companies operating hotels,
- evaluation of the hotels' financial results.

The assessments and analyses described above have provided us with sufficient and appropriate evidence to examine the described risks of impairment of property, plant and equipment.

Our auditing procedures included in particular:

- a critical assessment of the correctness, consistency, completeness and adequacy of the selected valuation methods
- verification of appraisal reports with regard to the correctness of the assumptions made and the valuation methods
- analysis of planned real estate transactions,
- discussing with the Dominant Entity's Management Board and understanding of business strategies regarding these real estate.

The assessments and reassurances made by the Management Board of the Dominant Entity described above have provided us with sufficient and reliable evidence of the assessment of the described risk related to the valuation of investment properties.

#### Valuation of inventories (construction contracts)

In the financial statements, as at 31 December 2019, the reported value of inventories related to construction production - development activity ("construction contracts") amounts to PLN 665,940 thousand.

The analysis of the valuation was the key issue of the audit due to the value of the balance of construction contracts, which is significant for the financial statements, and the correctness of the valuation of inventories related to development activity is an inherent industry risk for the Group.

Valuation of construction contracts as at the balance sheet date with regard to their prudent valuation, as well as with regard to potential impairment write-offs, requires taking into account their specific nature and adoption of many assumptions.

Disclosures concerning construction contracts are presented in Note 7 to the consolidated financial statements.

Our auditing procedures included in particular:

- analysis of the correctness and adequacy of valuation methods applied, including the creation of revaluation write-offs,
- understanding and evaluation of internal control procedures, including those related to ongoing construction projects,
- verification of the inventory of ongoing construction investments,
- confirmation of the existence of development projects,
- understanding of the Group's business strategies.

The assessments and analyses described above have provided us with sufficient and adequate evidence to examine the described risk related to the valuation of construction contracts.

### **Responsibility of the Dominant Entity's Management Board and Supervisory Board for the consolidated financial statements**

Management Board of the Dominant Entity is responsible for the preparation, on the basis of properly maintained accounting records, of financial statements which give a true and fair view of the Group's financial position and results in accordance with International Financial Reporting Standards as adopted by the European Union, adopted accounting principles (policy) and applicable laws and the Dominant Entity's Articles of Association, as well as for the internal control which Dominant Entity's Management Board considers necessary to ensure that financial statements free of material misstatements due to fraud or error are prepared.

In preparing the financial statements, the Dominant Entity's Management Board is responsible for assessing the Group's ability to proceed as a going concern, disclosing, if

applicable, matters relating to going concern and adopting the going concern principle as the basis of accounting, except where the Management Board either intends to liquidate the Company or discontinue operations or has no viable alternative to liquidation or discontinuation of operations.

The Management Board of the Dominant Entity and members of the Supervisory Board of the Dominant Entity are obliged to ensure that the consolidated financial statements meet the requirements provided for in the Accounting Act of 29 September 1994 ("the Accounting Act" - Journal of Laws of 2019, item 351 as amended). Members of the Supervisory Board of the Dominant Entity are responsible for supervising the financial reporting process.

### **Auditor's responsibility for the audit of the consolidated financial statements**

Our objectives are to obtain reasonable assurance that the financial statements as a whole do not contain material misstatement due to fraud or error and to issue an audit report containing our opinion. Reasonable assurance is a high level of assurance, but does not guarantee that an audit performed in accordance with National Audit Standards will always detect a material misstatement that exists. Distortions may be caused by fraud or error and are considered material if it can be reasonably expected that, individually or collectively, they could influence the economic decisions taken on the basis of these financial statements.

The scope of the audit does not include assurances as to the Group's future profitability or the effectiveness or efficiency of the management of its affairs by the Dominant Entity's Management Board at present or in the future.

When auditing in accordance to National Audit Standards, we use professional judgement and maintain professional scepticism, as well as:

- identify and evaluate the risks of material misstatement of the financial statements due to fraud or error, design and perform audit procedures that are appropriate to those risks and obtain audit evidence that is sufficient and adequate to provide a basis for our audit opinion. The risk of not detecting material misstatement due to fraud is greater than that due to error, as fraud may involve collusion, falsification, intentional omissions, misrepresentation or circumvention of internal control;
- obtain an understanding of the internal control relevant to the audit in order to design audit procedures that are appropriate in the given circumstances, but not to express an opinion on the effectiveness of the Group's internal control;
- assess the adequacy of the accounting principles (policy) applied and the reasonableness of accounting estimates and related disclosures made by the Dominant Entity's Management Board;

- draw a conclusion on the applicability by the Management Board of the Dominant Entity of the going concern principle as the basis of accounting and, based on the evidence obtained, whether there is a material uncertainty related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that there is material uncertainty, we are required to draw attention in our audit report to related disclosures in the financial statements or, if such disclosures are inadequate, we modify our opinion. Our conclusions are based on audit evidence obtained up to the date of our audit report, but future events or conditions may cause the Group to discontinue its business;
- assess the overall presentation, structure and content of the consolidated financial statements, including disclosures, and whether the consolidated financial statements present the underlying transactions and events in a manner that ensures a fair presentation.
- we obtain sufficient and adequate audit evidence with respect to the financial information of entities or business activities within the Group in order to express an opinion on the consolidated financial statements. We are responsible for directing, supervising and conducting the audit of the Group and remain solely responsible for our audit opinion.

We provide the Supervisory Board with information on, among other things, the planned scope and timing of the audit and significant findings of the audit, including any significant internal control weaknesses that we identify in the process.

We declare to the Supervisory Board of the Dominant Entity that we have complied with the relevant ethical requirements for independence and that we will inform them of all affiliations and other matters that could reasonably be considered as a threat to our independence and, where applicable, inform them of the safeguards applied.

From among the matters submitted to the Supervisory Board of the Dominant Entity, we determined those matters which were the most significant during the audit of the financial statements for the current reporting period and therefore we considered them as key audit matters. We describe these matters in our audit report unless a law or regulation prohibits public disclosure or, in exceptional circumstances, we determine that the matter should not be presented in our report because it would reasonably be expected that the negative consequences would outweigh the benefits of such information in the public interest.

## **Other information, including the report on operations**

Other information includes the report on the Group's operations for the financial year ended 31 December 2019 ("Report on Operations") together with the corporate governance statement, which is a separate part of this Report on Operations and the Annual Report for the financial year ended 31 December 2019 ("Annual Report") (together "Other information").

### ***Responsibility of the Dominant Entity's Management Board and Supervisory Board***

The Dominant Entity's Management Board is responsible for preparing Other information in accordance with the provisions of law.

The Dominant Entity's Management Board and members of the Supervisory Board are obliged to ensure that the Report on Operations together with the separated part meet the requirements provided for in the Accounting Act.

### ***Auditor's responsibility***

Our audit opinion on the consolidated financial statements does not include Other information. In connection with the audit of the consolidated financial statements, it is our responsibility to review the Other information and, in so doing, to consider whether the Other information is not materially inconsistent with the consolidated financial statements or our audit knowledge or in any other way appears to be materially distorted. If, on the basis of the work performed, we find material misstatements in Other information, we are required to state this in our audit report. It is also our responsibility under the requirements of the Auditing Act to issue an opinion on whether the management report has been prepared in accordance with the regulations and whether it is consistent with the information contained in the consolidated financial statements. In addition, we are required to give an opinion on whether the Group has included the required information in the corporate governance statement

We obtained the report on the Group's activities before the date of this audit report and the Annual Report will be available after that date. In the event that we find a material misstatement in the Annual Report, we are required to inform the Dominant Entity's Supervisory Board thereof.

## **Opinion on the Report on Operations**

Based on the work performed during the audit, in our opinion, the Group's Report on Operations:

- has been prepared in accordance with Article 49 of the Accounting Act, paragraph 71 of the Regulation of the Minister of Finance of 29 March 2018 on current and periodic information provided by issuers of securities and conditions for recognising as equivalent information required by the laws



of a non-member state ("Regulation on current information" - Journal of Laws of 2018, item 757),

-is consistent with the information presented in the consolidated financial statements.

Moreover, in the light of the knowledge about the Group and its environment obtained during our audit, we state that we have not identified any material misstatements in the Group's Report on Operations.

### **Opinion on the statement on the application of corporate governance**

In our opinion, in the corporate governance statement, the Group has included the information specified in paragraph 70(6)(5) of the Regulation on current information. In addition, in our opinion, the information referred to in paragraph 70(6)(5)(c-f), (h) and (i) of this Regulation contained in the corporate governance statement is consistent with the applicable regulations and the information contained in the consolidated financial statements.

### **Report on other legal and regulatory requirements**

#### **Statement on non-audit services provided**

To the best of our knowledge and belief, we declare that the non-audit services we have provided to the Group and its subsidiaries comply with the laws and regulations in force in Poland and that we have not provided non-audit services which are prohibited under Article 5(1) of the EU Regulation and Article 136 of the Act on Statutory Auditors. The services other than the audit of the financial statements which we provided to the Dominant Entity and its subsidiaries in the audited period are listed in note 22 of the Report on the Operations of the Capital Group and in note 39 of the Consolidated Financial Statements.

#### **Audit firm selection**

We were appointed to audit the consolidated financial statements of the Group by virtue of a resolution of the Supervisory Board of the Dominant Entity of 5 June 2018. We have been auditing the Group's consolidated financial statements continuously since the financial year ended 31 December 2018, i.e. for two consecutive years.

The statutory auditor responsible for the audit, which resulted in this report, is Jarosław Bochenek  
Acting on behalf of Mazars Audyt Sp. z o.o. with its registered office in Warsaw, 18 Piękna St., entered  
in the list of audit firms under number 186, on behalf of which the key statutory auditor audited the  
consolidated financial statements.

Jarosław BOCHENEK

Document signed by  
Jaroslaw Bochenek;  
Mazars Audyt Sp. z  
o.o.  
Date: 2020.03.16  
21:35:55 CET

Key Statutory Auditor  
No. 90086  
Partner

Warsaw, 16 March 2020