

Ladies and Gentlemen,

We present you with the Annual Report of J.W. Construction Holding S.A. for 2009. The past year was the period of consistent implementation of the action plan assumed for the time of economic slowdown in Poland. Due to that we strengthened our leading position in the sector and at the same time maintained good financial standing. The financial position and effects of anti-crisis actions allowed to partially recover the share price rate, which in the previous year amounted to 152.7%.

The situation in the sector at the turn of 2008 and 2009 was not optimistic. The number of building permits issued, constructions launched as well as apartments and one-family houses handed over for use, went down. Moreover, a restrictive policy of banks hampered lending and tightened the conditions of granting mortgage and investment loans. Companies operating in the real estate market, dependent strongly on the banking sector, were sorely tried. Only players who had prepared earlier for the prevailing conditions managed to succeed. We are proud to say that J.W. Construction Holding is among them.

The pre-sale system introduced in the previous years and good relations with the biggest banks in Poland provided the Company with permanent access to external sources of financing. The trust of financial institutions is also supported by the fact that none of the banks denied lending to us, changed terms and conditions of any loan or increased the costs of its service. During the year we recorded a systematic growth of interest of clients with our offer. That was possible due to an interesting offer of apartments, among other things rich with premises qualifying for the government programme “Family On Its Own”, and active marketing actions.

The past year was a busy period for the executive arm of the Company. In accordance with the accepted schedule of works we were implementing 11 investments at the same time, with the total number of over 5,000 premises. Despite the economic slowdown we did not suspend implementation of any investments in progress in the previous year.

In order to become independent of the residential sector that – as proved in 2009 – is very susceptible to market turbulences, we decided to further diversify the Company’s sources of income. The first step was to expand the offer with commercial projects. We commenced implementation of the first investment with office spaces, the Warsaw “Jerozolimskie Point”. Intensive works are conducted to

launch the next projects in Szczecin, Warsaw and Wrocław. The Company is also recognising acquisition activities of complementary companies to expand its building and executive arm. It is planned that the already separated executive company and production company will be joined by another one, specialised in infrastructural investments. Consequently, we will enter a new interesting segment, thus stabilising our revenues and strengthening the whole Holding.

J.W. Construction Holding S.A. got through the economic slowdown. Correct choices made so far, supported with net consolidated profit of PLN 100.34 million and revenues of PLN 713.28 generated in 2009, allow to look optimistically into the future.

Management Board of J.W. Construction Holding S.A.