

Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Prepared in accordance
with the International Financial Reporting Standards



J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Table of Contents

1.	INTRODUCTION TO THE FINANCIAL STATEMENTS	3
2.	NOTES TO THE BALANCE SHEET	15
3.	NOTES TO THE INCOME STATEMENT	27
4.	OTHER NOTES	29
5.	ADDITIONAL INFORMATION.....	31

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

INTRODUCTION TO THE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

J.W. Construction Holding S.A. ("Company", "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 was renamed to the current J.W. Construction Holding S.A. and 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 developing and selling own real estate. The business comprises construction designing and support production, buying and selling real estate, selling aggregates and hotel services.

2. ACCEPTED PRINCIPLES (POLICY) OF ACCOUNTING

Going concern assumption and comparable financial statements

J.W. Construction Holding S.A. assumed that it would operate as a going concern and that financial statements are comparable. As at the balance sheet date the Company did not find any circumstances threatening the going concern assumption. Financial reporting was prepared in accordance with the historical cost method. Financial information was not measured with any other method, which guarantees that the financial statements are comparable.

Declaration of unconditional compliance with IFRS

The financial statements of J.W. Construction Holding S.A. were prepared in accordance with the International Financial Reporting Standards approved by the European Union. In the historical financial information J.W. Construction Holding S.A. applied all International Financial Reporting Standards valid for the periods commencing on 1 January 2008 and standards that came into force before 30 June 2008. Harmonising the principles (policy) of accounting with IFRS, in view of the below issues, J.W. Construction Holding S.A. assumed that apart from accounting estimates, a professional judgement of the management was significant for the financial statements.

Significant estimations and assumptions

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

- Estimation of bad debt allowance. Bad debt allowance is established taking account of expected risk connected with receivables and established collateral having impact on effective debt collection. Although the assumptions are made in accordance with the best knowledge, real results may be different than expected.
- Estimations connected with establishing deferred tax assets in accordance with IAS 12. Due to 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 financial statements 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 different than expected by the entity and the created provisions may prove insufficient.
- The entity gains revenues from services performed by the Company based on contracts for an agreed term. Services performed by the Company are long-term ones and their term of performance is longer than six months.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Business combinations

On 29 June 2007 the District Court for the capital city of Warsaw, 14th Business Division of the National Court Register registered a merger of J.W. Industries Sp. z o.o. in the National Court Register. The registration was made based on resolutions adopted by J.W. Construction Holding S.A. – resolution of 20 April 2007, Register A No. 5664/2007; J.W. Industries Sp. z o.o. – resolution of 25 April 2007, Register A No. 5803/2007. The merger was performed in accordance with Article 492.1.1 of the Code of Commercial Companies by transferring the entire assets of J.W. Industries Sp. z o.o. (target company) to JWCH S.A. (surviving company). On the day of acquisition JWCH held 100% share in J.W. Industries Sp. z o.o.

On 29 June 2007 the District Court for the capital city of Warsaw, 14th Business Division of the National Court Register registered a merger of Abimel Trading Sp. z o.o. The registration was made based on resolutions adopted by J.W. Construction Holding S.A. – resolution of 20 April 2007, Register A No. 5664/2007; Abimel Trading Sp. z o.o. – resolution of 25 April 2007, Register A No. 5807/2007. The merger was performed in accordance with Article 492.1.1 of the Code of Commercial Companies by transferring the entire assets of Abimel Trading Sp. z o.o. (target company) to JWCH S.A. (surviving company). On the day of acquisition JWCH held 100% share in J.W. Industries Sp. z o.o.

The merger was disclosed in books of accounts of the surviving company in accordance with paragraph 6 of IFRS 3, by way of consolidation of accounting values of the target company with books of the surviving company, and making consolidation exclusions.

In the period from 1 January 2008 to 30 June 2008 the Company did not perform any combination.

Policy of accounting

Intangible assets

Intangible assets cover such property rights as concessions, patents, licences, trademarks, copyrights, know-how and computer software. Intangible assets are identifiable non-monetary assets. Intangible assets are recognisable if:

- a) they are identifiable,
- b) the entity controls such assets, due to which it is entitled to future economic benefits that are attributable to them and is able to restrict third party access to such benefits,
- c) they generate future economic benefits in the form of revenues from sales or cost savings for the company,
- d) the acquisition price or manufacturing cost of a given asset can be measured reliably.

Intangible assets are amortised with the straight-line method for the period of their expected useful life.

Intangible assets of an indefinite useful life (goodwill) are not amortised but tested for impairment annually, in accordance with IAS 36.

Tangible assets

Tangible assets cover resources controlled by the entity (owned by the same) as a result of past events, from which future economic benefits are expected to flow to the entity and which are kept by the same for use in production or delivery of goods and services, for rendering them for use to other entities under lease agreements or for the purpose of administration, and which are expected to be used for more than one year.

The company recognises tangible assets as assets when they are usable, complete and their cost (acquisition price or manufacturing cost) may be measured reliably.

Tangible assets are valued at acquisition price or manufacturing cost. Tangible assets are depreciated with the straight-line method, under the initially estimated earnings from assets held, for the period of their useful life.

Subsequent expenditures on tangible assets are included in their carrying value if it is probable that the business entity will gain future economic benefits exceeding the obtainable ones. Current costs of maintenance and repairs are expensed in the period in which they were incurred.

The Company verified the value of the property, plant and equipment held. The value of property, plant and equipment disclosed in the financial statements was similar to their assumed cost.

Impairment of tangible assets and intangible assets

Whenever there are indications that tangible assets and intangible assets may be impaired, the said assets are tested for impairment and the established amounts of impairment losses reduce the carrying value of an asset subject to impairment and are disclosed in the income statement.

Impairment losses on earlier revalued assets adjust the revaluation reserve up to the amounts disclosed in equity, and below the acquisition price – are disclosed in the income statement. An impairment loss is recognised at the amount by which the asset's carrying value exceeds its recoverable amount. The recoverable amount is the higher of the asset's net realisable value and value in use. Impairment losses are reversed when the circumstances due to which they were made no longer exist. Impairment loss reversals are disclosed in the income statement except for the ones which earlier reduced the revaluation reserve, and then they adjust the said reserve up to the value of earlier made reduction.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Investment real estate

Investment real estate is real estate (land, building or a part of building, or both), which the owner treats as a source of revenues from rents or holds for growth in its value. Such real estate is not used in production, delivery of goods and services or administration activities, neither is it designated for sale under an ordinary course of business. Investment real estate is in particular a land kept for its long-term growth in value or a land whose future use is presently undetermined. Investment real estate is initially measured at acquisition price or manufacturing cost less costs of transaction.

Leases

A lease is an agreement whereby a lessor conveys to a lessee, in return for a payment or a series of payments, the right to use an asset for agreed time. The company classifies leases as operating leases or financial leases. A lease is classified as a financial lease when substantially all risks and rewards of ownership of the leased asset are transferred to company. A financial lease is initially disclosed on the lease commencement date understood as the day from which the company is entitled to use the leased asset. As at the lease commencement date the financial lease is disclosed in the balance sheet of the company as an asset and a liability at the lower of:

- a) the amount equal to the market value of the leased asset,
- b) the present (discounted) value of lease payments.

Lease payments are divided into financial expenses (presented in the income statement for a given period) and principal payments, reducing the liability under the lease. Financial expenses are disclosed directly in the income statement. Leased assets disclosed in the balance sheet are amortised and depreciated under the same principles as for other purchased assets of a similar type. The period of amortisation or depreciation is equal to the period of lease unless after the end of the lease the company plans to buy the ownership right to the leased asset.

Any lease that does not satisfy the criteria of a financial lease is classified as an operating lease. Payments made under an operating lease are charged to the income statement on a straight-line basis over the period of lease.

Inventories

Inventories comprising materials, work in progress, finished products, goods and trade advances are understood as assets:

- a) being materials or raw materials designated for use during production or delivery of services,
- b) being produced for the purpose of sale in an ordinary course of business,
- c) designated for sale in an ordinary course of business.

Finished products are components of completed projects (housing estates, multi-family housing estates) such as: flats, business premises, basements, garages, garage places, parking places. This item comprises other finished products used in production of the company. Finished products are measured at the lower of acquisition price (manufacturing cost – including direct costs and a justified part of indirect costs and costs of borrowings incurred until the production completion date) or a possible net realisable value.

Should the acquisition price or manufacturing cost be higher than the expected net realisable value, the entity discloses an impairment loss adjusting costs of goods sold.

Work in progress covers expenditures on construction of housing estates and costs connected with supporting production. Supporting production is measured at manufacturing cost. Production connected with building of housing estates is valued in accordance with IAS 11 “Construction contracts” and principles referred to under item “Long-term developer contracts”.

Costs of borrowings

Costs of borrowings comprise interest, exchange losses and other financial expenses incurred by the entity due to borrowing. The Company defers costs of borrowing, which may be allocated directly to acquisition (lands and construction services), construction or manufacturing of an asset as a part of acquisition price or manufacturing cost of such asset. The said costs are deferred until the production or construction completion date. Other costs of borrowings are recognised in the period in which they were incurred, regardless of the manner of borrowing utilisation.

Current and non-current receivables

Receivables of the Company are disclosed in the financial statements at the amount due less bad debt allowance. Receivables are revalued taking account of probability of their payment, by way of making bad debt allowance. Bad debt allowance is included in other operating expenses or financial expenses, respectively, depending on the type of receivables covered by bad debt allowance. Remitted, prescribed or uncollectible debts reduce the bad debt allowance earlier recognised for the same. Remitted, prescribed or uncollectible debts for which no or only some bad debt allowance was recognised are charged to other operating expenses or financial expenses, respectively.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Guarantee deposits

Guarantee deposits being a part of receivables retained by service recipients under contractual provisions as security for the guarantee and warranty period, are disclosed in assets of the Company.

Guarantee deposits securing claims of the Company against sub-contractors are disclosed as payables in liabilities. Deposits are measured as at the balance sheet date at acquisition price adjusted with effective discount rate.

Cash and cash equivalents

Cash on hand and with banks, as well as current deposits kept to maturity are measured at their par value.

Prepaid expenses

The Company defers expenditures in prepaid expenses when it is probable that incurred costs refer to more than one reporting period, in accordance with the principles of significance and prudence in accounting. The most important criterion for deferment of expenses is satisfaction of the definition of assets i.e. resources whose value can be measured reliably, recognised as a result of past events and from which future economic benefits are expected to flow to the entity.

Provisions for liabilities

Provisions are liabilities of uncertain amount or timing. The Company recognises provisions when all the following conditions are fulfilled:

- a) the company has a present (legal or constructive) obligation as a result of past events;
- b) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- c) a reliable estimate can be made of the amount of such obligation.

Provisions for liabilities comprise:

- a provision for guarantee repairs disclosed at amounts of guarantee repair costs of previous periods,
- a provision for unused annual leaves of employees, recognised based on records on unused days of annual leaves of particular employees as at a given date and their daily gross salaries plus social insurance contributions of the Employer,
- a provision for retirement benefit obligations,
- deferred income tax liabilities.

Long-term developer contracts

The core business of the Company is performance of developer contracts. The essence of developer contracts is that construction of flats is generally financed by the principal over the whole project with contractually agreed advances and upon completion of the investment process the ownership right is transferred to the flat buyer. Such contracts are performed in the period of over one year. Advances paid by buyers under concluded agreements are recorded as deferred income. Costs by nature incurred in a given period are disclosed as work in progress under inventories. The Company recognises income and expenses on developer contracts in accordance with the percentage-of-completion method. Execution of the assumed income and expense budget is the basis for accounting. The stage of completion of particular projects is established for each accounting period based on percentage of completion of construction expenses and sales budget. Execution of construction expenses is established based on the value of performed work compared to budgeted expenses. The stage of completion of revenues from sales is established by way of comparing revenues under concluded preliminary sales agreements and the projected total income based on budgeted revenues from sales.

If the stage of completion of an unfinished service or the projected total cost of its performance cannot be measured reliably, income is established at costs incurred in a given reporting period (zero-profit method). In accordance with the principle of prudence in accounting the Company applies the "zero-profit" method to the first phase of an implemented project, until the following percentage is achieved:

income – percentage of completion over 50% (value of income under concluded agreements / value of budgeted revenues);

expenses – percentage of completion over 40% (value of work established under work inventory / budgeted value).

When the aforesaid thresholds are exceeded income and expenses are recognised in a given project as follows:

- a) $\text{income} = \text{budgeted income} * (\text{income ratio} * \text{expense ratio});$
- b) $\text{expenses} = \text{budgeted expenses} * (\text{income ratio} * \text{expense ratio}).$

So established income reduces deferred income (balance sheet) and increases revenues from sales of products (income statement). If the value of so established income is higher than the value of advances in deferred income for the given project, "non-invoiced payables" increasing deferred income are disclosed simultaneously with current prepaid expenses in assets. So established expenses reduce work in progress (balance sheet) and increase costs of goods sold (income statement). If the value of so established expenses is higher than expenses disclosed under work in progress, "completed non-invoiced work" increasing work in progress is disclosed simultaneously with accrued expenses in liabilities. The Company applies the aforesaid manner of developer contract accounting until the construction is completed.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

When a building is transferred for use the value of particular elements is transferred to finished products, where the said elements are disclosed until the preliminary agreement is concluded (in cases where not all elements have been sold until the construction completion).

Amendments to the International Accounting Standards

At the end of 2006 the International Financial Reporting Interpretation Committee (IFRIC) published a draft interpretation discussing the principles of accounting for construction and sale of housing buildings under developer activities. The document indicated significant differences between application of standards under IAS 11 and IAS 18 for developer activities. The changes referred to the moment of recognition of revenues from housing building sales based on preliminary agreements and indicated the need to modify the current standards and their official interpretation. In accordance with IAS 18 an estimated result for the period from 1 January 2008 to 30 June 2008 was PLN 7.1 million.

On 2 July 2008 the International Financial Reporting Interpretation Committee issued interpretation IFRIC 15, which will apply to reporting periods commencing on 1 January 2009. The document contains guidelines for interpretation of the moment of recognition of revenues from sale of real estate.

Due to the aforesaid amendments the Company will change its principles for accounting referring to valuation of developer contracts starting from 1 January 2009. Introduced changes will result only in shifting recognised income and expenses between the periods. They will not have any impact on margins realised on particular projects.

Long-term construction contracts

As a construction services provider, the Company applies the regulations under IAS 11 "Construction contracts" for accounting and recognition of construction services.

a) Zero-profit method

The zero-profit method is applied when it is not possible to measure the stage of completion reliably. In accordance with the said method revenues from an unfinished construction service are established at the end of the month at costs incurred in the said month, not higher than costs probable to be covered by the principal in future. When invoiced revenues exceed incurred costs, a relevant part of revenues is derecognised to deferred income.

b) Percentage-of-completion method

The percentage-of-completion method is applied when the stage of completion can be measured reliably. Revenues from an unfinished building contract are disclosed proportionally to costs incurred at a given moment of its performance. Income, expenses and profits are disclosed proportionally to the stage of work completion.

Measuring the stage of completion of a construction contract the Group applies such method which will allow it to reliably establish the stage of completion of work as at a given date. Depending on the nature of a contract the said method may comprise:

- establishing costs of the contract incurred due to work performed to date proportionally to estimated total costs of such contract,
- surveying work performed,
- comparing physically completed parts of work with contractual works.

Measuring the stage of completion of a construction service, based on contractual costs incurred to date, costs of the said works include only those contractual expenditures that can be allocated to the stage of completed work.

Borrowings

Borrowings are initially recognised at acquisition price equal to fair value of received cash less costs of funding.

Borrowings are subsequently measured at acquisition price adjusted with effective interest rate. All effects of the adjusted acquisition price and effects of derecognition of the liability from the balance sheet or recognition of its impairment are disclosed in the income statement.

Deferred income tax

Deferred income tax assets and liabilities are estimated based on temporary differences between the value of assets and liabilities disclosed in books and their tax value and a tax loss deductible in future from the tax base.

Income tax liabilities are recognised for temporary positive differences at the amount of income tax payable in future.

Deferred income tax assets are recognised at the amount of expected future deduction from income tax due to temporary negative differences and a deductible tax loss in accordance with the principle of prudence in accounting.

The carrying value of deferred income tax assets is verified as at each balance sheet date unless it is probable that taxable income sufficient to realise the whole or a part of a deferred income tax asset will be generated. Deferred income tax assets and deferred income tax liabilities are measured at tax rates applicable for the period when the asset is realised and the liability is discharged, based on tax rates applicable as at the balance sheet date.

Held-for-sale assets and discontinued operations

Held-for-sale assets and discontinued operations are assets or groups of assets classified as such, disclosed in the financial statements at the lower of their carrying value or fair value less costs of sales.

Assets can be classified as held for sale when active operations are performed to locate a buyer, it is highly probable that assets will be sold within one year of their classification and they are available for immediate sale.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Liabilities

Liabilities are obligations of the Company, arising from past events, the value of which can be measured reliably and the settlement of which will result in the use of present or future assets of the entity.

Based on their characteristics, liabilities can be divided into:

- current liabilities,
- non-current liabilities,
- financial liabilities,
- contingent liabilities.

Current liabilities are a set of trade payables and all or this part of other liabilities which fall due within one year of the balance sheet date. Non-current liabilities are this part of liabilities, other than trade payables, which fall due after one year of the balance sheet date.

Financial liabilities are obligations of the Company to deliver financial assets or to exchange a financial instrument with another entity on unfavourable conditions.

Contingent liabilities are obligations dependent on occurrence of certain events. Contingent liabilities are disclosed in additional information and notes.

Liabilities are measured as at the balance sheet date at the amount payable.

Accrued expenses

Accrued expenses are recognised at the amount of probable obligations falling to the reporting period.

Revenues

The Company recognises revenues at the amount of probable economic benefits flowing due to a transaction, which can be measured reliably. Revenues are recognised on an accrual basis, regardless of the date of payment receipt.

Revenues from sales of developer services – housing are disclosed in the manner provided under “Long-term developer contracts”.

Revenues from sales of construction services are recognised in the period of service performance, on the basis of the stage of completion of a concrete transaction, established based on percentage of actually performed work in overall services to be performed.

Other income, expenses, gains and losses

Other operating income and expenses are income and expenses not connected directly with operating activities.

Financial income and expenses comprise inter alia: interest connected with loans and cash loans granted and used, default interest received and paid, foreign exchange gains and losses, commissions paid and received, gains and losses on sales of securities, provisions dissolved and created against financial expenses.

Taxes

Corporate income tax expense is calculated based on taxable earnings (tax base) for a given financial year. Tax profit (loss) differs from net accounting profit (loss) as taxable income and tax deductible costs of next years are excluded, as well as non-taxable cost and income items. Tax expense is calculated at tax rates applicable in a given financial year.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Balance sheet

ASSETS		30 June 2008	31 December 2007
NON-CURRENT ASSETS		277,019,313.73	285,037,691.03
Intangible assets	1	8,512,050.41	9,306,220.46
Goodwill on subsidiaries and associates		3,047,895.06	3,047,895.06
Tangible assets	2	128,817,553.62	154,109,973.09
Investment real estate	3	8,294,437.06	8,264,725.36
Other financial assets	4	105,886,937.88	78,161,820.88
Deferred income tax assets	13	5,222,032.31	5,265,762.39
Trade and other receivables	5	17,238,407.39	26,881,293.79
Prepaid expenses		0.00	0.00
CURRENT ASSETS		1,046,625,472.67	909,120,983.02
Inventories	6	14,478,722.55	23,528,107.87
Construction contracts	7	807,552,528.42	611,531,835.73
Trade and other receivables	8	98,801,725.68	126,616,840.75
Other financial assets	9	63,061,460.13	84,598,389.16
Cash and cash equivalents	10	57,426,988.87	51,866,374.15
Prepaid expenses		5,304,047.02	10,979,435.36
Total assets		1,323,644,786.40	1,194,158,674.05
EQUITY AND LIABILITIES			
EQUITY	11	541,210,224.12	494,789,292.70
Share capital		10,939,656.00	10,939,656.00
Revaluation reserve		4,414,231.19	0.00
Treasury shares		0.00	0.00
Other capital		483,849,636.70	364,845,121.10
Retained earnings		0.00	-404,512.14
Net profit / loss		42,006,700.23	119,409,027.74
LIABILITIES		782,434,562.28	699,369,381.35
Non-current liabilities		293,288,879.35	214,305,496.09
Borrowings	12	166,453,888.68	86,474,600.61
Deferred income tax liabilities	13	57,663,902.05	47,738,302.51
Retirement benefit obligations	14	373,000.00	373,000.00
Provision for other liabilities and charges		2,685,180.69	2,685,180.69
Other liabilities		66,112,907.93	77,034,412.28
Current liabilities		489,145,682.93	485,063,885.26
Trade and other payables	15	125,353,775.12	99,052,002.15
Construction contracts	7	73,671,265.83	118,536,013.05
Borrowings	12	78,842,608.93	96,792,357.21
Provision for other liabilities and charges		7,356,771.53	17,929,561.14
Other liabilities	16	203,921,261.52	152,753,951.71
Total equity and liabilities		1,323,644,786.40	1,194,158,674.05

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Income statement

		1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Net revenues from sales of products, goods and materials, of which:	17	347,876,828.51	182,430,213.60
Net revenues from sales of products		337,378,899.70	178,579,796.40
Net revenues from sales of goods and materials		10,497,928.81	3,850,417.20
Costs of products, goods and materials sold, of which:	18	264,045,368.10	142,119,279.03
Manufacturing cost of products sold		253,372,338.56	138,327,097.51
Value of goods and materials sold		10,673,029.54	3,792,181.52
Gross profit (loss) on sales		83,831,460.41	40,310,934.57
Costs of sales		13,475,046.32	10,633,620.90
Overhead costs		10,126,634.78	10,167,248.42
Revaluation of investment real estate		0.00	
Profit (loss) on sales		60,229,779.31	19,510,065.25
Other operating income	19	3,077,288.45	2,863,909.41
Profit on disposal of non-financial fixed assets		488,252.50	760,705.81
Subsidies		0.00	0.00
Other operating income		2,589,035.95	2,103,203.60
Other operating expenses	20	4,201,284.40	1,199,715.99
Loss on disposal of non-financial fixed assets		0.00	0.00
Revaluation of non-financial assets		0.00	0.00
Other operating expenses		4,201,284.40	1,199,715.99
Operating profit (loss)		59,105,783.36	21,174,258.67
Financial income	21	4,409,140.14	2,300,768.24
Dividends and participation in profits		0.00	0.00
Interest		3,522,192.79	1,803,387.45
Profit on disposal of investments		0.00	0.00
Revaluation of investments		0.00	0.00
Other		886,947.35	497,380.79
Financial expenses	22	11,538,893.64	9,060,842.20
Interest		10,913,976.71	8,975,892.85
Loss on disposal of investments		0.00	0.00
Revaluation of investments		0.00	0.00
Other		624,916.93	84,949.35
Profit (loss) before interest and extraordinary items		51,976,029.86	14,414,184.71
Gains (losses) on held-for-sale assets		0.00	0.00
Gains on held-for-sale assets		0.00	0.00
Losses on held-for-sale assets		0.00	0.00
Profit (loss) before tax		51,976,029.86	14,414,184.71
Income tax	23	0.00	4,859,666.00
Deferred tax	23	9,969,329.63	-2,141,663.00
Other mandatory deductions from profit (loss increase)		0.00	0.00
Net profit (loss)		42,006,700.23	11,696,181.86

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Statement of changes in equity

	Share capital	Revaluation reserve	Supplementary capital	Other reserve capital	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 December 2007	10,939,656.00	0.00	359,500,344.45	5,344,776.65	0.00	-404,512.14	119,409,027.74	494,789,292.70
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjustment due to transformation to IFRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 1 January 2008	10,939,656.00	0.00	359,500,344.45	5,344,776.65	0.00	-404,512.14	119,409,027.74	494,789,292.70
Share issue	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 property, plant and equipment, investment real estate	0.00	4,414,231.19	0.00	0.00	0.00	0.00	0.00	4,414,231.19
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 entities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income tax on items recognised directly in equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains (losses) on business acquisitions (single jwch)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on first-time consolidation / exclusion from consolidation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Changes in the principles of accounting / presentation	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
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	4,414,231.19	0.00	0.00	0.00	0.00	0.00	4,414,231.19
Net profit (loss) for the financial year	0.00	0.00	0.00	0.00	0.00	0.00	42,006,700.23	42,006,700.23
Total profit / (loss) recognised in equity and net earnings	0.00	4,414,231.19	0.00	0.00	0.00	0.00	42,006,700.23	46,420,931.42
Increase / decrease from profit distribution	0.00	0.00	119,004,515.61	0.00	0.00	404,512.14	-119,409,027.74	0.00
As at 30 June 2008	10,939,656.00	4,414,231.19	478,504,860.05	5,344,776.65	0.00	0.00	42,006,700.23	541,210,224.12

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

	Share capital	Revaluation reserve	Supplementary capital	Other reserve capital	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 December 2006	10,250,000.00	0.00	57,198,118.91	2,472,055.73	0.00	1,903,386.64	96,696,095.16	168,519,656.44
Basic error corrections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjustment due to transformation to IFRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 1 January 2007	10,250,000.00	0.00	57,198,118.91	2,472,055.73	0.00	1,903,386.64	96,696,095.16	168,519,656.44
Share issue	689,656.00	0.00	233,714,168.61	0.00	0.00	0.00	0.00	234,403,824.61
Dividends paid	0.00	0.00	0.00	0.00	0.00	-29,212,500.00	0.00	-29,212,500.00
Gains / (losses) on revaluation of property, plant and equipment, investment real estate	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 entities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income tax on items recognised directly in equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on first-time consolidation / exclusion from consolidation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Changes in the principles of accounting / presentation	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	689,656.00	0.00	234,818,630.38	2,872,720.92	0.00	-31,520,398.77	0.00	206,860,608.53
Net profit (loss) for the financial year	0.00	0.00	0.00	0.00	0.00	29,212,500.00	119,409,027.74	148,621,527.74
Total profit / (loss) recognised in equity and net earnings	689,656.00	0.00	234,818,630.38	2,872,720.92	0.00	-2,307,898.77	119,409,027.74	355,482,136.27
Increase / decrease from profit distribution	0.00	0.00	67,483,595.16	0.00	0.00	0.00	-96,696,095.16	-29,212,500.00
As at 31 December 2007	10,939,656.00	0.00	359,500,344.45	5,344,776.65	0.00	-404,512.13	119,409,027.74	494,789,292.70

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Cash flow statement (indirect method)

Operating cash flows – indirect method		1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Net profit (loss)		42,006,700.23	11,696,181.86
Total adjustments		16,267,325.22	10,651,301.66
	Depreciation and amortisation	5,942,429.10	4,452,895.81
	Interest and dividends	6,782,504.37	-28,160,728.83
	Movements in provisions and accruals	5,071,928.35	7,411,165.33
	Movements in investment real estate	-29,711.70	
	Other adjustments, of which:	-1,499,824.90	26,947,969.35
	- other adjustments	-1,499,824.90	-192,513.70
Movements in working capital		-173,495,894.26	-96,304,938.01
	Movements in inventories	9,049,385.32	-4,919,822.00
	Movements in construction contracts	-231,919,192.14	-60,050,415.31
	Movements in receivables	37,458,001.47	-35,857,978.73
	Movements in current liabilities, except for borrowings	11,915,911.09	4,523,278.03
Net operating cash flows		-115,221,868.81	-73,957,454.49
Investment cash flows			
	Disposal of intangible assets, tangible assets and other non-current assets	101.00	1,596,461.97
	Purchase of intangible assets, tangible assets and other non-current assets	-1,467,001.49	-1,302,870.25
	Expenditures on held-for-sale assets	0.00	0.00
	Purchase of equity instruments and debt instruments	-176,000,000.00	-60,000,000.00
	Disposal of equity instruments and debt instruments	236,000,000.00	0.00
	Loans granted	-36,665,994.28	0.00
	Loan repayments	0.00	0.00
	Other purchase of financial assets	-200,000.00	0.00
	Other disposal of financial assets	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 flows		21,667,105.23	-59,706,408.28
Financial cash flows			
	Net proceeds from issue of shares (interests), other equity instruments and additional capital contributions	0.00	244,827,880.00
	Purchase of treasury shares or repayment of interests	0.00	0.00
	Borrowings	237,710,332.38	64,033,381.06
	Borrowing repayments	-163,952,402.42	-93,293,353.10
	Issue of debt securities	229,000,000.00	266,000,000.00
	Redemption of debt securities	-188,700,000.00	-105,000,000.00
	Payments of liabilities under financial lease agreements	-9,062,927.47	-9,368,674.64
	Dividends and other participations in profits	0.00	0.00
	Interest paid	-18,628,418.96	-7,844,959.79
	Other financial proceeds (including notes)	12,748,794.77	0.00
	Other financial expenditures	0.00	0.00
Net financial cash flows		99,115,378.30	359,354,273.53

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

NET DECREASE / (INCREASE) IN CASH	5,560,614.72	225,690,410.76
Cash and cash equivalents at the beginning of the year	51,866,374.15	29,550,080.27
- foreign exchange gains / (losses) on cash	0.00	0,00
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	57,426,988.87	255,240,491.03

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

1. NOTES TO THE BALANCE SHEET

Note 1. Intangible assets

INTANGIBLE ASSETS	30 June 2008	31 December 2007
a) research and development	0.00	0.00
b) goodwill on consolidation	3,047,895.06	3,047,895.06
c) other intangible assets	8,512,050.41	9,306,220.46
d) advances on intangible assets	0.00	0.00
Total intangible assets	11,559,945.47	12,354,115.52

A key item of intangible assets was the integrated SAP system.

Group of assets		Goodwill	Other intangible assets	Total intangible assets
Value	Opening balance	3,047,895.06	14,768,940.47	17,816,835.53
	Combination	0.00		0.00
	Opening balance, adjusted	3,047,895.06	14,768,940.47	17,816,835.53
	Receipts	0.00	40,287.50	40,287.50
	Movements	0.00	390,220.00	390,220.00
	Issues	0.00	0.00	0.00
	Issues – in-kind contribution	0.00	1,271,355.15	1,271,355.15
	Closing balance	3,047,895.06	13,928,092.82	16,975,987.88
Amortisation	Opening balance	0.00	5,462,720.01	5,462,720.01
	Combination	0.00	0.00	0.00
	Opening balance, adjusted	0.00	5,462,720.01	5,462,720.01
	Amortisation for the year	0.00	768,884.51	768,884.51
	Increase	0.00	0.00	0.00
	Decrease	0.00	0.00	0.00
	First-time consolidation	0.00	815,562.11	815,562.11
	Closing balance	0.00	5,416,042.41	5,416,042.41
Opening balance (net)		3,047,895.06	9,306,220.46	12,354,115.52
Closing balance (net)		3,047,895.06	8,512,050.41	11,559,945.47

Intangible assets were initially disclosed at acquisition price or manufacturing cost.

Upon initial recognition intangible assets were measured at acquisition price or manufacturing cost less amortisation and impairment losses. Intangible assets were amortised with the straight-line method for the period of their expected useful life. The period and method of amortisation were verified at the end of each financial year.

As at 30 June 2008 and 31 December 2007 there were no circumstances requiring the Company to make write-downs on intangible assets.

In the years 2007-2008 the Company did not implement any research and development and did not incur any costs on the same. The Company did not hold any advances on intangible assets.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 2. Tangible assets

TANGIBLE ASSETS	30 June 2008	31 December 2007
a) property, plant and equipment, of which:	114,328,124.88	132,514,225.16
- land (including under perpetual usufruct)	13,296,727.03	14,830,942.83
- buildings and structures	87,036,936.90	91,689,435.14
- machines and equipment	5,218,481.41	11,618,011.60
- vehicles	8,519,342.58	10,002,345.31
- other property, plant and equipment	256,636.96	4,373,490.28
b) constructions in progress	14,489,428.74	21,595,747.93
c) advances on constructions in progress	0.00	0.00
Total tangible assets	128,817,553.62	154,109,973.09

Tangible assets were initially disclosed at acquisition price or manufacturing cost. Upon initial recognition tangible assets were measured as at the balance sheet date at acquisition price or manufacturing cost less depreciation and accumulated impairment losses. Tangible assets were depreciated with the straight-line method for the period of their expected useful life.

Constructions in progress were measured at total costs directly connected with their acquisition or manufacturing, less impairment losses. Constructions in progress were not depreciated until their construction was completed and they were transferred for use.

In 2007 and 2008 the Company made a write-down on hotel modules, reducing their carrying value to realisable value. As at 30 June 2008 and 31 December 2007 there were no property, plant and equipment manufactured for own needs.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Group of assets		Land (including under perpetual usufruct)	Buildings and structures	Machines and equipment	Vehicles	Other property, plant and equipment	Total property, plant and equipment	Constructions in progress	Advances on constructions in progress	Total tangible assets
Value	Opening balance	14,830,942.83	108,941,755.81	30,527,595.52	14,130,543.42	12,734,122.66	181,164,960.24	25,798,917.89	0.00	206,963,878.13
	Combination	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total upon combination	14,830,942.83	108,941,755.81	30,527,595.52	14,130,543.42	12,734,122.66	181,164,960.24	25,798,917.89	0.00	206,963,878.13
	First-time consolidation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Receipts	0.00	289,074.89	315,234.12	175,259.43	453,153.74	1,232,722.18	4,000,033.40	0.00	5,232,755.58
	Receipts-revaluation	857,407.20	479,065.29	1,870,760.00	182,000.00	634,778.70	4,024,011.19	0.00	0.00	4,024,011.19
	Movements	0.00	16,492.69	2,637,297.98	0.00	0.00	2,653,790.67	0.00	0.00	2,653,790.67
	Issues	0.00	12,600.00	2,845,415.51	0.00	4,584.77	2,862,600.28	2,652,910.67	0.00	5,515,510.95
	Issues – in-kind contribution	2,391,623.00	8,720,001.31	13,483,048.96	1,274,442.24	7,133,312.33	33,002,427.84	8,453,441.92	0.00	41,455,869.76
	Closing balance	13,296,727.03	100,993,787.37	19,022,423.15	13,213,360.61	6,684,158.00	153,210,456.16	18,692,598.70	0.00	171,903,054.86
Depreciation	Opening balance	0.00	17,252,320.67	18,909,583.92	4,128,198.11	8,360,632.38	48,650,735.08	4,203,169.96	0.00	52,853,905.04
	Combination	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total upon combination	0.00	17,252,320.67	18,909,583.92	4,128,198.11	8,360,632.38	48,650,735.08	1,653,317.50	0.00	50,304,052.58
	First-time consolidation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Depreciation for the year	0.00	1,632,318.15	1,880,309.61	1,190,816.14	470,100.69	5,173,544.59	0.00	0.00	5,173,544.59
	Increase	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Decrease	0.00	12,075.00	1,210,143.95	0.00	3,922.20	1,226,141.15	0.00	0.00	1,226,141.15
	Decrease – in-kind contribution	0.00	4,915,713.35	5,775,807.84	624,996.22	2,399,289.83	13,715,807.24	0.00	0.00	13,715,807.24
	Revaluation	0.00	0.00	0.00	0.00	0.00	0.00	-2,549,852.46	0.00	-2,549,852.46
	Closing balance	0.00	13,956,850.47	13,803,941.74	4,694,018.03	6,427,521.04	38,882,331.28	4,203,169.96	0.00	43,085,501.24
Opening balance (net)		14,830,942.83	91,689,435.14	11,618,011.60	10,002,345.31	4,373,490.28	132,514,225.16	21,595,747.93	0.00	154,109,973.09
Closing balance (net)		13,296,727.03	87,036,936.90	5,218,481.41	8,519,342.58	256,636.96	114,328,124.88	14,489,428.74	0.00	128,817,553.62

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 3. Investment real estate

Other non-current investments	30 June 2008	31 December 2007
a) investment real estate	8,294,437.06	8,264,725.36
b) other	0.00	0.00
Total other non-current investments	8,294,437.06	8,264,725.36

Note 4. Non-current investments

NON-CURRENT FINANCIAL ASSETS	30 June 2008	31 December 2007
a) shares or interests	105,886,937.88	78,161,820.88
b) loans granted	0.00	0.00
c) other non-current investments	0.00	0.00
Total non-current financial assets	105,886,937.88	78,161,820.88

NON-CURRENT FINANCIAL ASSETS	30 June 2008	31 December 2007
a) in subsidiaries	105,885,937.88	78,160,820.88
- shares or interests	105,885,937.88	78,160,820.88
- other securities	0.00	0.00
- loans granted	0.00	0.00
- other non-current financial assets	0.00	0.00
b) in other parties	1,000.00	1,000.00
- shares or interests	1,000.00	1,000.00
- other securities	0.00	0.00
- loans granted	0.00	0.00
- other non-current financial assets	0.00	0.00
c) other non-current investments	0.00	0.00
Total non-current financial assets	105,886,937.88	78,161,820.88

MOVEMENTS IN NON-CURRENT FINANCIAL ASSETS	30 June 2008	31 December 2007
a) opening balance	78,161,820.88	50,322,610.99
- interests	78,161,820.88	48,717,537.59
- loans granted	0.00	1,605,073.40
- other	0.00	0.00
b) increase (due to)	27,725,218.00	38,193,743.29
- interests	27,725,218.00	38,193,743.29
- loans granted	0.00	0.00
- other	0.00	0.00
c) decrease (due to)	101.00	10,354,533.40
- interests	101.00	8,749,460.00
- loans granted	0.00	1,605,073.40
- other	0.00	0.00
d) closing balance	105,886,937.88	78,161,820.88
- interests	105,886,937.88	78,161,820.88
- loans granted	0.00	0.00
- other	0.00	0.00

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

No.	A	B	C	D	E	F	G	H	I	J
	Name of a unit (and its legal form)	Domicile	Business	Type of relation (direct / indirect subsidiary, fellow subsidiary, associate)	Consolidation method / equity method or information that the entity is not subject to consolidation / equity method of accounting	Date of control / joint control / significant influence acquisition	Value of shares / interests at acquisition price	Revaluation adjustments (aggregate)	Carrying value of shares / interests	% of total number of votes in the general meeting
1.	TBS Marki Sp. z o.o. (limited liability company)	Warsaw	social housing construction	subsidiary	fully consolidated	14.11.2003	13,359,500.00	0.00	13,359,500.00	99.99%
2.	J.W. Construction International Sp. z o.o. (limited liability company)	Kolomna (Russia)	construction and developer activities	subsidiary	fully consolidated	14.11.2003	1,272.90	0.00	1,272.90	100.00%
3.	Przedsiębiorstwo Turystyczne "Czarny Potok" S.A. (joint-stock company)	Krynica Górská	hotel activities	subsidiary	fully consolidated	16.12.2004	7,000,000.00	0.00	7,000,000.00	100.00%
4.	Business Financial Construction Sp. z o.o. (limited liability company)	Warsaw	services	subsidiary	not consolidated	16.06.2003	4,346,500.00	0.00	4,346,500.00	99.99%
5.	Project 55 Sp. z o.o. (limited liability company)	Warsaw	developer activities	subsidiary	fully consolidated	13.01.2005	19,655,537.59	0.00	19,655,537.59	99.99%
6.	Interlokum Sp. z o.o. (limited liability company)	Warsaw	developer activities	subsidiary	fully consolidated	23.11.2004	49,500.00	0.00	49,500.00	99.00%
7.	Lokum Sp. z o.o. (limited liability company)	Warsaw	developer activities	subsidiary	fully consolidated	13.09.2005	3,778,000.00	0.00	3,778,000.00	99.99%
8.	Deweloper Sp. z o.o. (limited liability company)	Siemianowice Śląskie	construction activities	subsidiary	fully consolidated	08.09.2004	49,500.00	0.00	49,500.00	99.00%
9.	J.W. Projekt Sp. z o.o. (limited liability company)	Warsaw	architectural and designing activities	subsidiary	fully consolidated	14.11.2003	1,155,400.00	0.00	1,155,400.00	99.98%
10.	Królewski Port Żerań Sp. z o.o. (limited liability company)	Warsaw	developer activities	associate	not consolidated	08.09.2000	500,000.00	500,000.00	0.00	4.92%
11.	KSP Polonia Warszawa S.S.A. (sport joint-stock company)	Warsaw	sports	subsidiary	not consolidated	30.03.2006	15,440.00	15,440.00	0.00	100.00%
12.	TBS Nowy Dom Sp. z o.o. (limited liability company)	Ząbki	social housing construction	associate	not consolidated	30.09.2006	1,000.00	0.00	1,000.00	2.00%
13.	Construction Invest Sp. z o.o. (limited liability company)	Ząbki	real estate development and sale	subsidiary	fully consolidated	25.01.2006	50,000.00	0.00	50,000.00	100.00%
14.	J.W. Construction AZS Politechniki Warszawskiej S.A. (joint-stock company)	Warsaw	sports	subsidiary	not consolidated	07.09.2006	375,000.00	0.00	375,000.00	75.00%
15.	J.W. Construction S.A. (joint-stock company)	Ząbki	construction activities	subsidiary	fully consolidated	26.09.2007	11,526,617.00	0.00	11,526,617.00	99.99%
16.	J.W. Construction 1 Sp. z o.o. (limited liability company)	London	services	associate	not consolidated	31.07.2007	5,618.00	0.00	5,618.00	100.00%
17.	J.W. Bulgaria Sp. z o.o. (limited liability company)	Sofia	developer activities	subsidiary	not consolidated	08.10.2007	9,854.98	0.00	9,854.98	100.00%
18.	Porta Transport Sp. z o.o. (limited liability company)	Szczecin	transport activities	subsidiary	fully consolidated	12.11.2007	19,118,737.41	0.00	19,118,737.41	100.00%
19.	Ośrodek Wypoczynkowy "Ogoniok" Sp. z o.o. (limited liability company)	Sochi	developer activities	subsidiary	not consolidated	07.12.2007	9,810,000.00	0.00	9,810,000.00	70.00%

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

20.	JWCH Produkcja Budowlana Sp. z o.o. (limited liability company)	Ząbki	production of prefabricated elements for building industry	subsidiary	fully consolidated	19.02.2008	15,494,950.00	0.00	15,494,950.00	99.99%
21.	JWCH Budownictwo Drogowe Sp. z o.o. (limited liability company)	Ząbki	road construction	subsidiary	fully consolidated	07.02.2008	99,950.00	0.00	99,950.00	99.95%

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 5. Non-current receivables

NON-CURRENT RECEIVABLES	30 June 2008	31 December 2007
a) from related parties	4,574,678.94	14,677,280.72
b) from other parties	12,663,728.45	12,204,013.07
Total receivables	17,238,407.39	26,881,293.79

The main item of non-current receivables were security deposits retained by subsidiaries under performance bonds. Besides that, non-current receivables contained a guarantee deposit (securing receivables of the financing party under the sale and lease back agreement) and additionally a guarantee deposit paid by the Company in accordance with the schedule attached to the lease agreement for real estate located in Ząbki (office building).

Note 6. Inventories

INVENTORIES	30 June 2008	31 December 2007
a) materials	5,516,863.72	11,111,116.27
b) semi-finished products and work in progress	2,607,729.82	5,774,162.45
c) finished products	1,171,248.52	2,290,568.38
d) goods	5,181,670.09	4,330,616.79
e) trade advances	1,210.40	21,643.98
Total inventories	14,478,722.55	23,528,107.87

Costs connected with revaluation write-downs on inventories were disclosed in the income statement under other operating expenses.

INVENTORIES	30 June 2008	31 December 2007
a) materials	9,168,863.72	14,763,116.27
<i>including write-down</i>	<i>3,652,000.00</i>	<i>3,652,000.00</i>
b) work in progress	2,607,729.82	5,774,162.45
<i>including write-down</i>	<i>0.00</i>	<i>0.00</i>
c) finished products	1,171,248.52	2,290,568.38
<i>including write-down</i>	<i>0.00</i>	<i>0.00</i>
d) goods	5,691,670.09	4,840,616.79
<i>including write-down</i>	<i>510,000.00</i>	<i>510,000.00</i>
e) trade advances	1,210.40	21,643.98
<i>including write-down</i>	<i>0.00</i>	<i>0.00</i>
Total inventories	18,640,722.55	27,690,107.87
Total write-downs	4,162,000.00	4,162,000.00
Total inventories (upon write-downs)	14,478,722.55	23,528,107.87

Note 7. Construction contracts

CONSTRUCTION CONTRACTS	30 June 2008	31 December 2007
a) semi-finished products and work in progress	239,152,406.48	240,241,385.93
b) finished products	29,826,122.75	23,450,878.42
c) trade advances	29,145,118.07	10,675,250.12
d) current prepaid expenses	509,428,881.12	337,164,321.26
Total construction contracts	807,552,528.42	611,531,835.73

CONSTRUCTION CONTRACTS	30 June 2008	31 December 2007
a) accrued expenses	73,671,265.83	118,536,013.05
Total construction contracts	73,671,265.83	118,536,013.05

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

In 2006 the Company changed the principles of accounting in the scope of developer contract measurement. Developer contracts continued in 2006 were measured on a retrospective basis, in accordance with IAS 8 paragraph 22. In the next years i.e. 2007 and 2008 the entity continued the accepted principles. Due to approval of IFRIC 15 (details in the Policy of Accounting) the Company will change the principles of accounting starting from 1 January 2009. Introduced changes will result only in shifting recognised income and expenses between the periods. They will not have any impact on margins realised on particular projects.

INVENTORIES AND CONSTRUCTION CONTRACTS PLEGDED AS COLLATERAL	30 June 2008	31 December 2007
Investment real estate pledged as collateral – loans	735,858,519.26	425,305,076.26
Leasehold real estate pledged as collateral – loans	13,500,000.00	3,500,000.00

Note 8. Trade and other receivables

Bad debt allowance was made in accordance with the best knowledge and experience of the Company, by way of detailed analysis of the risk of debt repayment. Income and expenses connected with making and dissolving the allowance were recognised in the income statement under other operating income or expenses.

CURRENT RECEIVABLES	30 June 2008	31 December 2007
a) trade receivables – related parties	35,919,901.56	83,444,692.81
b) trade receivables – other parties	22,081,065.50	18,159,420.99
c) taxes, subsidies, customs duties, social and health insurance and other payments	37,304,619.47	22,257,605.18
d) other	3,496,139.15	2,755,121.77
Total receivables	98,801,725.68	126,616,840.75

CURRENT RECEIVABLES, NET	30 June 2008	31 December 2007
a) trade receivables – related parties	35,919,901.56	83,444,692.81
<i>including bad debt allowance</i>	<i>0.00</i>	<i>0.00</i>
b) trade receivables – other parties	26,744,537.02	22,833,464.95
<i>including bad debt allowance</i>	<i>4,663,471.52</i>	<i>4,674,043.96</i>
c) taxes, subsidies, customs duties, social and health insurance and other payments	37,304,619.47	22,257,605.18
<i>including bad debt allowance</i>	<i>0.00</i>	<i>0.00</i>
d) other	3,496,139.15	2,755,121.77
<i>including bad debt allowance</i>	<i>0.00</i>	<i>0.00</i>
Total current receivables, gross	103,465,197.20	131,290,884.71
Total bad debt allowance	4,663,471.52	4,674,043.96
Total current receivables, net	98,801,725.68	126,616,840.75

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 9. Current financial assets

CURRENT INVESTMENTS	30 June 2008	31 December 2007
a) in subsidiaries	52,611,867.97	17,898,469.14
- shares or interests	0.00	0.00
- other securities	0.00	0.00
- loans granted	52,611,867.97	17,898,469.14
- other current financial assets	0.00	0.00
b) in other parties	10,449,592.16	66,699,920.02
- shares or interests	0.00	0.00
- other securities	0.00	60,000,000.00
- loans granted	10,449,592.16	6,699,920.02
- other current financial assets	0.00	0.00
Total current investments	63,061,460.13	84,598,389.16

MOVEMENTS IN CURRENT FINANCIAL ASSETS	30 June 2008	31 December 2007
a) opening balance	84,598,389.16	12,113,322.14
- shares or interests	0.00	0.00
- other securities	60,000,000.00	0.00
- loans granted	24,598,389.16	12,113,322.14
- other current financial assets	0.00	0.00
b) increase (due to)	38,497,334.33	74,110,748.97
- shares or interests	0.00	0.00
- other securities	0.00	60,000,000.00
- loans granted	38,497,334.33	14,110,748.97
- other current financial assets	0.00	0.00
c) decrease (due to)	60,034,263.36	1,625,681.95
- shares or interests	0.00	0.00
- other securities	60,000,000.00	0.00
- loans granted	34,263.36	1,625,681.95
- other current financial assets	0.00	0.00
d) closing balance	63,061,460.13	84,598,389.16
- shares or interests	0.00	0.00
- other securities	0.00	60,000,000.00
- loans granted	63,061,460.13	24,598,389.16
- other current financial assets	0.00	0.00

Note 10. Cash and cash equivalents

Cash on hand and with bank, as well as current deposits held to maturity were measured at par value.

CASH AND CASH EQUIVALENTS	30 June 2008	31 December 2007
a) cash on hand and with bank	16,747,727.15	23,524,995.74
b) other cash	40,133,396.47	28,291,530.80
c) other cash equivalents	545,865.25	49,847.61
Total cash	57,426,988.87	51,866,374.15

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 11. Share capital and other capital and reserves

Class/ issue	Share type	Type of preference	Type of restriction	Number of shares	Value of class/issue per par value	Coverage of capital	Date of registration	Right to dividend (from)
A	Bearer		-	51,250,000	10,250,000	Assets of a transformed company – TBM Batory Sp. z o.o. / Cash	28.02.2007	
B	Bearer	-	-	3,448,280	689,656.00	Cash	27.06.2007	01.01.2008
Total number of shares				54,698,280				
Total share capital					10,939,656			
Par value of a share = PLN 0.20								

As at 30 June 2008 the shareholding structure was as follows:

Shareholder	Number of shares	% of share capital	Number of votes	% of total votes in the General Meeting
EHT SA	25,448,380	46.52%	25,448,380	46.52%
Józef Wojciechowski	19,326,588	35.33%	19,326,588	35.33%
Other	9,923,312	18.14%	9,923,312	18.14%

OTHER CAPITAL AND RESERVES	30 June 2008	31 December 2007
a) supplementary capital	483,849,636.70	359,500,344.45
b) other reserve capital	0.00	5,344,776.65
c) revaluation reserve	4,414,231.19	0.00
d) translation reserve	0.00	-404,512.13
Total other capital and reserves	488,263,867.89	364,440,608.97

Note 12. Borrowings

BORROWINGS	30 June 2008	31 December 2007
a) loans	244,623,361.34	182,560,080.08
<i>of which: non-current</i>	<i>166,453,888.68</i>	<i>86,474,600.61</i>
<i>current</i>	<i>78,169,472.66</i>	<i>96,085,479.47</i>
b) cash loans	673,136.27	706,877.74
<i>of which: non-current</i>	<i>0.00</i>	<i>0.00</i>
<i>current</i>	<i>673,136.27</i>	<i>706,877.74</i>
Total borrowings	245,296,497.61	183,266,957.82
Borrowings – non-current	166,453,888.68	86,474,600.61
Borrowings – current	78,842,608.93	96,792,357.21

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

LOANS PER MATURITY	30 June 2008	31 December 2007
Up to 1 year	78,169,472.66	96,085,479.47
Over 1 year up to 2 years	150,489,351.44	85,411,600.61
Over 2 years up to 5 years	15,964,537.24	1,063,000.00
Over 5 years	0.00	0.00
Total loans, of which:	244,623,361.34	182,560,080.08
- non-current	166,453,888.68	86,474,600.61
- current	78,169,472.66	96,085,479.47

CASH LOANS PER MATURITY	30 June 2008	31 December 2007
Up to 1 year	673,136.27	706,877.74
Over 1 year up to 2 years	0.00	0.00
Over 2 years up to 5 years	0.00	0.00
Over 5 years	0.00	0.00
Total loans, of which:	673,136.27	706,877.74
- non-current	0.00	0.00
- current	673,136.27	706,877.74

Note 13. Deferred income tax assets and liabilities

DEFERRED INCOME TAX ASSETS AND DEFERRED INCOME TAX LIABILITIES	30 June 2008		
	Deferred income tax assets	Deferred income tax liabilities	Net value
Tangible assets	860,989.24	1,127,341.77	-266,352.53
Investment real estate	0.00	0.00	0.00
Intangible assets	0.00	0.00	0.00
Investments in subsidiaries, fellow subsidiaries and associates	193,273.03	-27,164.11	220,437.14
Other financial assets	0.00	0.00	0.00
Non-current receivables	0.00	0.00	0.00
Inventories and construction contracts	-1,408,287.20	52,565,726.81	-53,974,014.01
Trade and other receivables	888,068.35	0.00	888,068.35
Income tax receivables	0.00	0.00	0.00
Prepayments and accruals	982,571.58	2,047,261.22	-1,064,689.64
Cash and cash equivalents	0.00	0.00	0.00
Other financial assets	0.00	0.00	0.00
Borrowings	0.00	0.00	0.00
Provisions	355,100.50	0.00	355,100.50
Trade and other payables	2,353,332.45	0.00	2,353,332.45
Other financial liabilities	0.00	0.00	0.00
Other	996,984.36	1,950,736.36	-953,752.00
Deferred income tax assets / liabilities disclosed in the balance sheet	5,222,032.31	57,663,902.05	-52,441,869.74

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 14. Retirement benefit obligations

MOVEMENTS IN RETIREMENT BENEFIT OBLIGATIONS	30 June 2008	31 December 2007
Opening balance	373,000.00	373,000.00
Increase	0.00	0.00
Dissolution	0.00	0.00
Closing balance	373,000.00	373,000.00

Note 15. Trade and other payables

TRADE AND OTHER PAYABLES	30 June 2008	31 December 2007
a) trade payables – other parties	12,704,236.73	77,415,253.27
b) trade payables – related parties	53,700,065.62	1,789,665.78
c) taxes, customs duties, insurance and other payments	1,266,683.29	4,043,987.96
d) salaries	1,211,903.91	3,430,272.52
e) trade advances received	131,582.59	132,951.06
f) other	56,339,302.98	12,239,871.56
Total trade and other payables	125,353,775.12	99,052,002.15

Note 16. Other current liabilities

OTHER LIABILITIES	30 June 2008	31 December 2007
a) issue of debt securities*	180,800,000.00	140,500,000.00
b) note liabilities	13,030,800.00	0.00
c) other financial liabilities	10,090,461.52	12,253,951.71
Total other liabilities	203,921,261.52	152,753,951.71

Other financial liabilities were among other liabilities under lease agreements.

* On 17 November 2006 three agreements were concluded with BRE Bank S.A. pertaining to implementation of a bonds issue programme i.e. dealer agreement, agency agreement and underwriting agreement. BRE Bank S.A. was appointed as issuing agent, payment agent, depository and dealer. Besides, the bank is the underwriter up to the aggregate amount of PLN 25,000,000. The maximum value of the programme is PLN 250,000,000. The lifetime of the programme, during which bonds may be issued, is three years i.e. until 17 November 2009. Bonds may be issued in tranches of at least PLN 3,000,000 each. Bonds are not designated for issue under public offering.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

2. NOTES TO THE INCOME STATEMENT

Note 17. Operating income

OPERATING INCOME	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Revenues from sales of products	323,140,444.94	165,817,875.08
Revenues from sales of services	14,238,454.76	12,761,921.32
Revenues from sales of goods	10,497,928.81	3,850,417.20
Total income	347,876,828.51	182,430,213.60

	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Revenues from sales of products and services per business segments	337,378,899.70	178,579,796.40
- developer activities	323,140,444.94	99,461,335.53
- hotel activities	9,528,597.45	7,982,430.98
- social housing construction	2,325,412.14	1,044,257.39
- construction	2,384,445.17	70,091,772.50

	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Revenues from sales of products – housing per geographic segments	323,140,444.94	95,726,102.58
- Warsaw and vicinity	300,992,668.22	68,307,100.36
- Gdynia	19,887,892.36	11,414,300.82
- Łódź	2,259,884.36	16,004,701.40

	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Revenues from sales of services per business segments	14,238,454.76	82,853,693.82
- hotel activities	9,528,597.45	7,982,430.98
- real estate management	2,325,412.14	1,044,257.39
- construction	0.00	70,009,345.06
- other	2,384,445.17	3,817,660.39

	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Revenues from sales of hotel services per geographic segments	9,528,597.45	7,982,430.98
- Warsaw and vicinity	3,968,668.49	2,871,772.61
- Tarnowo	2,201,588.73	1,932,528.87
- Stryków	2,409,519.81	2,378,113.41
- Cieszyn	570,930.36	446,183.44
- Święta Lipka	377,890.06	353,832.65

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 18. Operating expenses

OPERATING EXPENSES	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Costs of products sold	231,556,894.96	128,103,816.39
Costs of services sold	21,815,443.60	10,223,281.12
Costs of goods sold	10,673,029.54	3,792,181.52
Total costs of products, goods and services sold	264,045,368.10	142,119,279.03

Costs of sales and overhead costs	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Costs of sales	13,475,046.32	10,633,620.90
Overhead costs	10,126,634.78	10,167,248.42
Total costs of sales and overhead costs	23,601,681.10	20,800,869.32

Expenses by type	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
Depreciation and amortisation	5,942,429.10	4,928,292.28
Materials and power	59,085,903.99	97,097,213.31
Outsourcing	181,675,083.43	92,714,901.17
Fees and taxes	3,374,506.64	4,582,722.86
Salaries	21,905,263.27	23,550,664.13
Social insurance and other payments	3,959,251.05	4,720,096.43
Other expenses by nature	7,635,538.70	7,139,423.04
Total expenses by type	283,577,976.18	234,733,313.22
Movement	6,603,956.52	75,605,346.39

Note 19. Other operating income

OPERATING INCOME	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
a) profit on disposal of non-financial fixed assets	488,252.50	760,705.81
b) other operating income	2,589,035.95	2,103,203.60
Total operating income	3,077,288.45	2,863,909.41

Note 20. Other operating expenses

OPERATING EXPENSES	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
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	4,201,284.40	1,199,715.99
Total operating expenses	4,201,284.40	1,199,715.99

Note 21. Financial income

FINANCIAL INCOME	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
a) interest	3,522,192.79	1,803,387.45
b) revaluation of investments	0.00	0.00
c) other	886,947.35	497,380.79
Total financial income	4,409,140.14	2,300,768.24

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 22. Financial expenses

FINANCIAL EXPENSES	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
a) interest	10,913,976.71	8,975,892.85
b) revaluation of investments	0.00	0.00
c) other	624,916.93	84,949.35
Total financial expenses	11,538,893.64	9,060,842.20

Note 23. Income tax

INCOME TAX	1 January 2008 – 30 June 2008	1 January 2007 – 30 June 2007
a) current income tax	0.00	4,859,666.00
b) deferred income tax	9,969,329.63	-2,141,663.15
Total income tax	9,969,329.63	2,718,002.85

3. OTHER NOTES

Note 24. Headcount

Occupational group	30 June 2008	31 December 2007
Management Board	6	6
Managers	24	36
Administration	232	386
Other employees	100	617
Total	362	1,045

Civil law agreements	30 June 2008	31 December 2007
Contracts of employment	359	1,045
Contracts of mandate	121	143
Contracts for specific work	7	16
TOTAL	487	1,204

Note 25. Salaries of the Management Board and Supervisory Board of the Company

Salaries	30 June 2008	31 December 2007
Management Board	658,393.40	1,891,416.60
Supervisory Board	48,666.66	83,600.00
Total salaries	707,060.06	1,975,016.60

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Note 26. Off-balance sheet liabilities

OFF-BALANCE SHEET LIABILITIES	30 June 2008	31 December 2007
Investment real estate pledged as collateral – loans	735,858,519.26	425,305,076.26
Other companies' real estate pledged as collateral – loans	13,500,000.00	3,500,000.00
Blank promissory notes*	415,328,532.57	339,678,822.68
Other**	0.00	10,000,000.00
Registered pledge and transfer of rights to modules	20,000,000.00	20,000,000.00
Guarantees to the benefit of TBS "Marki" Sp z o.o.	22,400,000.00	22,400,000.00
Guarantees to the benefit of Project 55 Sp. z o.o.	0.00	40,000,000.00
Guarantees to the benefit of Lokum Sp. z o.o.	16,500,000.00	16,500,000.00
Guarantees to the benefit of Interlokum Sp. z o.o.	0.00	20,600,000.00
Guarantees to the benefit of Budokrusz Sp. z o.o.	0.00	2,500,000.00
Guarantees to the benefit of JWCH Budownictwo Drogowe Sp. z o.o.	1,700,000.00	0.00
Guarantees to the benefit of JW. Construction S.A.	4,777,485.09	0.00

* collateral in the form of blank promissory notes is presented up to the full value of the principal liability;

** the item covers collateral inter alia in the form of a freeze on bank accounts, assignment of rights under insurance policies.

The table above presents all collateral under concluded loan agreements. Since several items of collateral were established under particular loan agreements, the value of collateral was not summed up. As at 31 December 2007 there were realised performance bonds 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 the Company under guarantees granted by counterparties, which may be filled in by JWCH S.A. at any time with the amount corresponding to costs of failure and defect removal. As at 30 June 2008 the total value of guarantees was PLN 25.5 million.

Note 27. Transactions with related parties – intercompany balances

COMPANY	Receivables from related parties		Liabilities to related parties	
	30 June 2008	31 December 2007	30 June 2008	31 December 2007
EHT	870,449.04	870,449.04	0.00	38,621.13
REM S.A.	302,374.85	540,173.17	0.00	199,297.78
Załużbice Development Sp. z o.o.	435,268.80	1,055,590.50	0.00	775,476.14
Zakład Produkcji Marmurów Promar Sp. z o.o.	1,656,040.16	1,427,365.48	118,968.13	570,205.29
Zakład Produkcji Szalunków J.W. System Sp. z o.o.	108,894.11	16,398.02	256,764.62	931,604.73
Zakład Produkcji Metalowej Metalcon Sp. z o.o.	4,680,867.45	3,269,338.25	115,191.25	2,060,185.75
J.W. Agro Sp. z o.o.	3,246,016.47	3,254,729.03	0.00	0.00
Hotel 500 Sp. z o.o.	2,403.40	1,232.20	0.00	0.00
Interlokum Sp. z o.o.	6,380,897.49	14,772,971.87	179,887.22	0.00
KSP Polonia Warszawa SSA	8,914,280.94	8,782,261.56	592,350.48	0.00
Project 55 Sp. z o.o.	10,547,872.68	67,758,821.42	155,478.68	0.00
Lokum Sp. z o.o.	15,102,268.31	14,701,018.37	198,568.15	7,379.77
Deweloper Sp. z o.o.	1,782.21	1,171.08	2,400.00	266,318.62
Construction Invest Sp. z o.o.	3,293,556.97	2,993,520.69	1,755.00	0.00
TBS Nowy Dom Sp. z o.o.	0.00	7,370.94	0.00	1,000.00
JW. Construction International Sp. z o.o.	6,390,822.52	3,094,325.38	0.00	0.00
TBS Marki Sp. z o.o.	4,707.98	0.00	19,448,720.93	1,999,448.88
Przedsiębiorstwo Turystyczne "Czarny Potok" S.A.	0.00	150,223.94	0.00	0.00
Business Financial Construction Sp. z o.o.	0.00	0.00	2,102,364.57	2,602,531.13

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

JW. Projekt Sp. z o.o.	137,163.06	0.00	155,478.68	216,131.14
J.W. Construction-Akademicki Związek Sportowy Politechniki Warszawskiej S.A.	0.00	0.00	0.00	0.00
Królewski Port Żerań Sp z o.o.	5,396,764.70	5,396,764.70	0.00	0.00
J.W. Construction 1 LTD	0.00	104,827.49	87,790.91	0.00
J.W. Consulting J.W. 1	3,741.25	813.25	0.00	0.00
J.W. Consulting J.W. 2	3,253.25	0.00	0.00	0.00
J.W. Consulting J.W. 3	3,360.00	0.00	0.00	0.00
J.W. Consulting J.W. 4	3,253.33	0.00	0.00	0.00
J.W. Consulting J.W. 5	3,660.00	732.00	0.00	0.00
J.W. Consulting J.W. 6	3,253.25	0.00	0.00	0.00
J.W. Consulting Sp. z o.o.	2,928.00	0.00	0.00	
Stadnina Mazowiecka Sp. z o.o.	4,787,323.37	4,605,367.75	0.00	0.00
J.W. 1 Sp z o.o.	170.80	0.00	0.00	0.00
J.W. 2 Sp z o.o.	170.80	0.00	0.00	0.00
J.W. 3 Sp z o.o.	170.80	0.00	0.00	0.00
Porta Transport Sp. z o.o.	29,280.00	0.00	8,278.92	0.00
Ośrodek Wypoczynkowy OGONIOK	4,798,301.93	0.00	0.00	0.00
J.W. Consulting Sp. z o.o.	0.00	0.00	0.00	0.00
JWCH Budownictwo Drogowe Sp. z o.o.	870,071.02	0.00	556,948.21	0.00
JWCH Produkcja Budowlana Sp. z o.o.	1,957,329.02	0.00	178,423.91	0.00
J.W. Construction Bulgaria EOOD	28,393,101.10	0.00	0.00	0.00
J.W. Construction S.A.	5,128,658.02	0.00	31,624,846.84	0.00

4. ADDITIONAL INFORMATION

Note 28. Events after the date of these financial statements

Significant events for the Company are described in the Management Board's Business Report.

Note 29. Selected financial data containing key items of the financial statements (also translated into EURO) in '000

The balance sheet as at the end of the period from 1 January to 30 June 2008 was translated into EUR at the rate established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.3542.

The balance sheet as at the end of the period from 1 January to 30 June 2007 was translated into EUR at the rate established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.7658.

The balance sheet as at the end of the period from 1 January to 31 December 2007 as translated into EUR at the rate established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.5820.

The income statement for the period from 1 January 2008 to 30 June 2008 was translated into EUR at the average EUR rate calculated as the arithmetic average of rates applicable as at the last day of each month in the given period, established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.4779.

The income statement for the period from 1 January 2007 to 30 June 2007 was translated into EUR at the average EUR rate calculated as the arithmetic average of rates applicable as at the last day of each month in the given period, established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.8486.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Issuer's balance sheet item	30 June 2008		31 December 2007		30 June 2007	
	PLN	EUR	PLN	EUR	PLN	EUR
Total assets	1,323,645	394,623	1,194,159	333,378	1,131,786	300,543
Non-current assets	277,019	82,589	285,038	79,575	294,078	78,092
Current assets	1,046,625	312,034	909,121	253,803	837,708	222,452
Total equity and liabilities	1,323,645	394,623	1,194,159	333,378	1,131,786	300,543
Equity	541,210	161,353	494,789	138,132	387,462	102,890
Non-current liabilities	293,289	87,439	214,305	59,828	157,638	41,860
Current liabilities	489,146	145,831	485,064	135,417	586,686	155,793

Issuer's income statement item	1 January 2008 to 30 June 2008		1 January 2007 to 30 June 2007	
	PLN	EUR	PLN	EUR
Net revenues from sales of products, goods and materials	347,876.83	100,026.40	182,430.21	47,401.50
Costs of products, goods and materials sold	264,045.37	75,922.01	142,119.28	36,927.37
Gross profit (loss) on sales	83,831.46	24,104.39	40,310.93	10,474.14
Costs of sales	13,475.05	3,874.53	10,633.62	2,762.97
Overhead costs	10,126.63	2,911.75	10,167.25	2,641.79
Profit (loss) on sales	60,229.78	17,318.11	19,510.07	5,069.37
Operating profit (loss)	59,105.78	16,994.92	21,174.26	5,501.78
Profit (loss) before tax	51,976.03	14,944.87	14,414.18	3,745.29
Income tax	9,969.33	2,866.52	2,718.00	706.23
Net profit (loss)	42,006.70	12,078.35	11,696.18	3,039.06

Note 30. Significant issues in litigation

As at 30 June 2008 the Company was not a party to any significant litigation.

Note 31. Changes in membership of the Management Board and Supervisory Board

Management Board

As at 30 June 2008 the Management Board of J.W. Construction Holding S.A. was composed of:

- Mr. Jerzy Zdrzałka CEO
- Ms. Barbara Czyż Management Board Member
- Ms. Grażyna Maria Szafarowska Management Board Member
- Ms. Bożena Regina Malinowska Management Board Member
- Ms. Irmína Łopuszyńska Management Board Member
- Mr. Wojciech Rajchert Management Board Member

On 25 March 2008, due to expiry of the term of office of one Management Board Member, the Supervisory Board standardised the term of office for all members of the Management Board by recalling the Management Board and appointing them for a common term of office, in accordance with provisions of the Statute of the Company.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Moreover, after the end of the reporting period, on 21 August 2008 Mr. Jerzy Zdrzałka, CEO submitted a resignation from membership in the Management Board of the Company as of 22 August 2008.

Supervisory Board

As at 30 June 2008 the Supervisory Board was composed of:

- | | |
|-------------------------------------|--|
| • Mr. Józef Kazimierz Wojciechowski | Chairman of the Supervisory Board |
| • Mr. Henryk Pietraszkiewicz | Vice-Chairman of the Supervisory Board |
| • Mr. Roman Kobyliński | Supervisory Board Member |
| • Mr. Jacek Obłəkowski | Supervisory Board Member |
| • Mr. Grzegorz Ślak | Supervisory Board Member |

Changes in membership of the Supervisory Board in the 1st half of 2008

On 13 June 2008 Mr. Marek Rocki, Supervisory Board Member submitted a resignation from membership in the Supervisory Board of the Company due to personal reasons.


On 19 June 2008 the Main Shareholder of the Company exercised his personal right and – in accordance with §16.2 of the Statute of the Company – recalled Mr. Jacek Obłəkowski from membership in the Supervisory Board.

On 19 June 2008 the Main Shareholder of the Company exercised his personal right and – in accordance with §16.2 of the Statute of the Company – appointed Mr. Grzegorz Ślak as a Member of the Supervisory Board.

On 19 June 2008 the Annual General Meeting of the Company supplemented the composition of the Supervisory Board of the Company by an Independent Member of the Supervisory Board – Mr. Jacek Obłəkowski.

J. W. Construction Holding S.A.
Summary Financial Statements
for the period from 1 January 2008 to 30 June 2008

Signature of the preparer of the Financial Statements

<p>Irmina Łopuszyńska Chief Accountant Management Board Member</p>	<p>Signature</p> <p></p>
--	---

Signatures of the Management Board Members

<p>Grażyna Szafarowska Management Board Member</p>	<p>Signature</p> <p></p>
<p>Barbara Czyż Management Board Member</p>	<p>Signature</p> <p></p>
<p>Bożena Malinowska Management Board Member</p>	<p>Signature</p> <p></p>
<p>Wojciech Rajchert Management Board Member</p>	<p>Signature</p> <p></p>

Ząbki, 24 September 2008