



**CAPITAL GROUP**

**J.W. Construction Holding S.A.**

**ul. Radzywińska 326**

**05-091 Ząbki**

**Report from review**

**of the Consolidated Financial Statements**

**for the period from 1 January 2008 to 30 June 2008**



## INDEPENDENT CERTIFIED AUDITOR'S REPORT

To the General Meeting and Supervisory Board of the Capital Group of J.W. Construction Holding S.A. domiciled in Ząbki.

We reviewed the appended consolidated financial statements of the Capital Group whose parent company is J.W. Construction Holding S.A., a joint-stock company domiciled in Ząbki at ul. Radzyńska 326, comprising:

- introduction to the consolidated financial statements,
- consolidated balance sheet as at 30 June 2008 with total assets, equity and liabilities of **PLN 1,701,559 thousand**,
- consolidated income statement for the period from 1 January 2008 to 30 June 2008 with net profit of **PLN 50,929 thousand**,
- consolidated statement of changes in equity for the period from 1 January 2008 to 30 June 2008 with increase in equity by **PLN 54,350 thousand**,
- consolidated cash flow statement showing net increase in cash in the period from 1 January 2008 to 30 June 2008 by **PLN 538 thousand**,
- additional information and notes.

The Management Board of the parent company of the Capital Group of J.W. Construction Holding S.A. is responsible for fairness and accuracy of the said consolidated financial statements, prepared in accordance with the International Financial Reporting Standards, approved by the European Union, and to the extent not regulated under the said standards – in accordance with the act on accounting of 29 September 1994 (Dz. U. – Journal of Laws of 2002 No. 76 item 694, as amended) and secondary regulations issued based thereon.

Our objective was to review the said statements.

The review was performed in accordance with applicable laws and auditing standards established by the National Board of Certified Auditors in Poland. The standards oblige us to plan and carry out our review in such a manner as to obtain reasonable certainty that semi-annual consolidated financial statements are free of significant irregularities.

The review was conducted mainly by way of an analysis of data of the consolidated financial statements, inspection of books of accounts of the parent company and use of information provided by the management and persons in charge of finance and accounting of the parent company.

The scope and method of reviewing semi-annual consolidated financial statements differ significantly from examinations underlying an opinion on fairness, accuracy and transparency of annual consolidated financial statements, therefore we are unable to issue such opinion on the appended financial statements.

Our review did not disclose any material distortion of the picture of assets and financial standing of the Capital Group of J.W. Construction Holding S.A. as at 30 June 2008 and its earnings for the period from 1 January 2008 to 30 June 2008, presented in the appended semi-annual consolidated financial statements prepared in accordance with the International Accounting Standards, in particular IAS 34 “Interim Financial Reporting”, as well as with the International Financial Reporting Standards and their interpretations announced in the form of EC regulations, and to the extent not regulated under the aforesaid standards – in accordance with the act on accounting and secondary regulations issued based thereon, as well as on the basis of correct books of accounts.

Having no reservations to the reviewed consolidated financial statements we draw attention to the moment of recognising revenues from implemented developer projects and their impact on the financial result of the Capital Group for the period from 1 January 2008 to 30 June 2008 and IFRIC 15 published by the International Financial Reporting Interpretations Committee. The aforesaid issue was described more broadly in the introduction to the consolidated financial statements in “Accepted principles (policy) of accounting” of the Capital Group, under “Long-term developer contracts”.

Warsaw, 25 September 2008

**BDO Numerica International Auditors & Consultants Sp z o.o.**  
**ul. Postępu 12, 02-676 Warszawa**  
**Reg. No. 3355**

**Reviewer**

/-/ Krystyna Sakson  
Certified Auditor  
Reg. No. 7899/483

**Acting for the entity authorised  
to audit financial statements**

/-/ André Helin, PhD  
State Authorised Public Accountant  
Certified Auditor 90004/502  
Chief Executive Officer  
BDO Numerica International  
Auditors & Consultants Sp z o.o.