



**Summary Financial Statements
for three months
ended 31 December 2007**

prepared in accordance
with the International Financial
Reporting Standards

Ząbki, 13 February 2008

A. INTRODUCTION TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. General information
2. Accepted principles (policy) of accounting

B. CONSOLIDATED FINANCIAL STATEMENTS

1. Balance sheet
2. Income statement
3. Statement of changes in equity
4. Cash flow statement

C. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. Non-current assets
2. Current assets
3. Liabilities
4. Operating income and expenses

D. ADDITIONAL INFORMATION

1. Significant achievements or failures of the Issuer during the reporting period and key events pertaining to the same
2. Untypical circumstances and events having significant impact on earnings
3. Seasonal and cyclic activities of the Issuer in the presented period
4. Issue, redemption and repayment of debt and equity securities
5. Paid (and / or declared) dividends, aggregate and per one share, per ordinary and preferred shares
6. Events after the summary quarterly financial statements date, not disclosed in the said statements, which may have significant impact on future earnings of the Issuer
7. Movements in contingent liabilities or contingent assets from the end of the previous financial year
8. Risk management purpose and policy
9. Selected financial data containing items of the summary financial statements (also converted into EUR)
10. Organisation of the Capital Group of the Issuer and consolidated companies
11. Effects of changes in the structure of a business entity also due to business combination, acquisition or disposal of Issuer's Capital Group entities, long-term investment, business division, restructuring and discontinuance
12. Management Board's opinion on the ability to realise earlier published projected earnings for a given year in the light of earnings presented in the quarterly report compared to the projected ones
13. Shareholders holding directly or indirectly through subsidiaries at least 5% of the total number of votes in the general meeting of the Issuer as at the quarterly report filing date and the number of shares held by the same, their percentage share in equity, number of votes attached to the same and their percentage share in the total number of votes in the general meeting, changes in the shareholding of significant blocks of shares of the Issuer from the last quarterly report filing date
14. Shares of the Issuer or entitlements to the same (options) held by members of the management board or supervisory board of the Issuer as at the quarterly report filing date and changes in holdings from the last quarterly report filing date, individually for each person

15. Pending litigations of the value exceeding 10% of equity
16. Transaction(s) concluded by the Issuer or its subsidiary with related parties of the value (aggregate for all transactions concluded from the beginning of the financial year) exceeding PLN equivalent of EUR 500,000
17. Loan or credit sureties or guarantees granted by the Issuer or its subsidiary to one entity or a subsidiary of such entity, of the aggregate value equivalent to at least 10% of equity of the Issuer
18. Other information significant in the opinion of the Issuer for evaluation of its personnel, property and financial standing, earnings and movements in the same, as well as information significant for assessing the ability of the Issuer to fulfil its obligations
19. Factors which in the opinion of the Issuer will have impact on its earnings at least in the next-quarter perspective

E. SUMMARY FINANCIAL STATEMENTS OF THE ISSUER

1. Balance sheet
2. Income statement
3. Statement of changes in equity
4. Cash flow statement

F. NOTES TO THE FINANCIAL STATEMENTS OF THE ISSUER

1. 1. Non-current assets
2. 2. Current assets
3. 3. Liabilities
4. 4. Operating income and expenses

A. INTRODUCTION TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

J.W. Construction Holding S.A. ("JWCH"), a joint-stock company domiciled in Ząbki at ul. Radzyńska 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 renamed into the current J.W. Construction Holding S.A. and was entered into the National Court Register under number KRS 000028142.

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 aggregate and hotel services.

2. ACCEPTED PRINCIPLES (POLICY) OF ACCOUNTING

Basic information about the Group consisting of the parent company and its subsidiaries covered by the consolidated financial statements

The Group' structure and holdings of the parent company in share capital of Group subsidiaries as at 31 December 2007 are presented in the following table:

Entity	Country of registration	Parent company's holdings in share capital	Parent company's holding in voting rights	Method of consolidation
Subsidiaries:				
Lokum Sp. z o.o.	Poland	99.99%	99.99%	fully consolidated
Interlokum Sp. z o.o.	Poland	99.00%	99.00%	fully consolidated
Project 55 Sp. z o.o.	Poland	99.99%	99.99%	fully consolidated
Towarzystwo Budownictwa Społecznego "Marki"	Poland	99.99%	99.99%	fully consolidated
Przedsiębiorstwo Turystyczne "Czarny Potok" S.A.	Poland	100.00%	100.00%	fully consolidated
Deweloper Sp. z o.o.	Poland	99.00%	99.00%	fully consolidated
J.W. Construction International Sp. z o.o.	Russia	100.00%	100.00%	fully consolidated
Porta Transport Sp. z o.o.	Poland	100.00%	100.00%	fully consolidated
Construction Invest Sp. z o.o.	Poland	100.00%	100.00%	fully consolidated

The core business of Group companies is:

- Lokum Sp. z o.o. - developing and selling own real estate,
- Interlokum Sp. z o.o. - developing and selling own real estate,
- Project 55 Sp. z o.o. - developing and selling own real estate,
- Towarzystwo Budownictwa Społecznego "Marki" Sp. z o.o. - selling and administrating social building estates,
- Przedsiębiorstwo Turystyczne "Czarny Potok" S.A. - catering and hotel activity connected with organisation of tourist services and recreation,
- J.W. Construction International Sp. z o.o. - general construction of buildings, general and civil engineering works, building production,
- Deweloper Sp. z o.o. - building and assembly production,
- Construction Invest Sp. z o.o. - developing and selling own real estate,
- Porta Transport Sp. z o.o. - transport services.

All Group companies operate in the territory of Poland, except for J.W. Construction International Sp. z o.o. concentrating on building and developer production in the territory of Russia. The lifetime of Group companies is unlimited.

Preparation of the consolidated financial statements

The consolidated financial statements for the years 2006-2007 were prepared based on financial statements of companies of the J.W. Construction Holding S.A. Capital Group and combined in such a way as if the Group was one company. The consolidated financial statements cover financial statements of the parent company - J.W. Construction Holding S.A. and financial statements of the following subsidiaries of the parent company:

- a) TBS "Marki" Sp. z o.o., Interlokum Sp. z o.o., Lokum Sp. z o.o., Project 55 Sp. z o.o., J.W. Construction International Sp. z o.o., Przedsiębiorstwo Turystyczne "Czarny Potok" S.A. and Deweloper Sp. z o.o. for 2006;
- b) TBS "Marki" Sp. z o.o., Interlokum Sp. z o.o., Lokum Sp. z o.o., Project 55 Sp. z o.o., J.W. Construction International Sp. z o.o., Przedsiębiorstwo Turystyczne "Czarny Potok" S.A., Deweloper Sp. z o.o. for 2007, Porta Transport Sp. z o.o., Construction Invest Sp. z o.o. for 2007.

In the years 2006-2007 the parent company excluded the following subsidiaries from the obligatory consolidation:

In 2006:

- Business Financial Construction Sp. z o.o. - 100%
- Dremet Sp. z o.o. - 100%
- J.W. Construction AZS Politechniki Warszawskiej S.A. - 75%
- KSP Polonia Warszawa S.S.A. - 100%
- Construction Invest Sp. z o.o. - 100%
- J.W. Agro Sp. z o.o. - 100%
- Hotel 500 Sp. z o.o. - 100%
- Abimel Trading Sp. z o.o. - 100%.

In 2007:

- Business Financial Construction Sp. z o.o. - 100%
- J.W. Construction AZS Politechniki Warszawskiej S.A. - 75%
- KSP Polonia Warszawa S.S.A. - 100%
- J.W. Construction S.A. - 100%
- J.W. Construction 1 Sp. z o.o. - 100%
- J.W. Bułgaria Sp. z o.o. - 100%
- Ośrodek Wypoczynkowy "Ogoniok" Sp. z o.o. - 70%.

The legal ground for the aforesaid exclusion from the consolidated financial statements were the conceptual assumptions of the International Financial Reporting Standards to the extent of useful and reliable information. In accordance with the aforesaid assumption, benefits from collected information should exceed the costs of providing the same. It was found out that the cost of collecting information about subsidiaries not covered by consolidation, as well as the cost of consolidating them exceeded benefits derived from the same. Moreover, when excluding the subsidiaries from obligatory consolidation the parent company was driven by the fact that they were not significant for accurate and clear presentation of the assets and financial standing, as well as earnings of the Capital Group.

Policy of accounting

The financial statements were prepared in accordance with the principles of the International Financial Reporting Standards, approved by the European Union.

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 reliably measured.

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 they tested for impairment annually, in accordance with IAS 36.

Tangible assets

Tangible assets cover resources controlled by an 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 works 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, 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 for the period of their useful life. Subsequent expenditures on tangible assets are included in their carrying value if it is probable that the company will gain future economic benefits exceeding the ones obtainable under the initially estimated earnings from assets held before such expenditures were made. Current maintenance and repairs are charged as costs of the period in which they were incurred.

The company verified the value of its property, plant and equipment. 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 for 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.

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 rent 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 transaction expenses.

Leases

A lease is an agreement whereby a lessor conveys to a lessee in return for a payment or series of payments the right to use an asset for an agreed period of time. The company classifies leases as financial leases or operating leases. A lease is classified as a financial lease when substantially all risks and rewards of ownership of the leased asset are transferred to the 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 current (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 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) and 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 building of housing estates and costs connected with support production. Support production is valued at manufacturing costs. 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 that asset. The said costs are deferred until the production, 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 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.

Guarantee deposits

Guarantee deposits being part of receivables, retained by service recipients under contractual provisions as security for the guarantee and warranty period, are disclosed in the 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 nominal 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 significant 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 obligation (legal or constructive) 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 the obligation.

Provisions for liabilities in J.W. Construction Holding S.A. 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 Issuer's Group 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 agreement are recorded as deferred income. Costs by nature incurred in a given period are disclosed as work in progress under inventories. The Issuer's Group recognises revenues and costs on developer contracts in accordance with the percentage-of-completion method. Execution of the assumed income and cost budget is the basis for settlement. The stage of completion of particular projects is established for each accounting period based on the percentage of completion of construction costs and sales budget. Construction costs are established based on the value of performed work compared to planned costs. The stage of completion of revenues from sale is established by way of comparing revenues under concluded preliminary sales agreements and the projected total revenues based on sales revenues budget.

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

- a) revenues - percentage of completion over 50% (value of revenues under concluded agreements / value of planned revenues);
- b) costs - percentage of completion over 40% (value of work established under work inventory / budgeted value).

When the aforesaid thresholds are exceeded revenues and costs are recognised in a given project as follows:

- a) revenues = planned value of revenues * (revenues ratio * costs ratio);
- b) costs = planned value of costs * (revenues ratio * costs ratio).

Revenues established in this way reduce deferred income (balance sheet) and increase revenues from sales of products (income statement). If the value of revenues is higher than the value of advances in deferred income for a given project, "uninvoiced payables" increasing deferred income are disclosed simultaneously with 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 established expenses is higher than expenses disclosed under work in progress, "completed uninvoiced work" increasing work in progress is disclosed simultaneously with accrued expenses in liabilities. The Issuer's Group applies the aforesaid manner of developer contract settlement until the construction is completed.

When a building is commissioned 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 were sold until the construction completion).

Draft 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 recognising revenues from housing building sales based on preliminary agreements and indicated the need to modify the current standards and their official interpretation.

Based on initially published conclusions the authors suggest to impose a ban on application of IAS 11 (the so-called percentage-of-completion method) for construction and sales of housing buildings under developer activities and instead of that to apply the completed-contract method - IAS 18.

When IFRIC accepts the final version, the Issuer will be obliged to change the principles of accounting. That may result in a change of recognition of revenues from developer contracts in particular reporting periods.

Long-term construction contracts

As a construction services provider, the Issuer's Group applies the regulations under IAS 11 "Construction contracts" to settlement 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 the amount of costs incurred in the same month, not higher than costs probable to be covered by the

principal in the 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. Revenues, costs 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 the 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 acquisition.

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 bad debt allowance for the same 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 of accounts and their tax value and a tax loss deductible in the future from the tax base.

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

Deferred income tax assets are recognised at the amount of expected future deduction from income tax due to negative temporary 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 day 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, assets will probably be sold within one year of their classification and they are available for immediate sale.

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 falls due within one year of the balance sheet date. Non-current liabilities are this part of liabilities, other than trade payables, which falls due after one year of the balance sheet date.

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

Contingent liabilities are obligations depending 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 Issuer's Group 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 - flats 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 the concrete transaction, established based on the 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 among other: interest connected with loans and cash loans granted, borrowings, 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 revenue items. Tax expense is calculated at tax rates applicable in a given financial year.

B. CONSOLIDATED FINANCIAL STATEMENTS
1. BALANCE SHEET

ASSETS	31 Dec 2007	31 Dec 2006
NON-CURRENT ASSETS	380 045 382.18	329 174 125.39
Intangible assets	12 356 491.62	12 522 507.31
Goodwill on subsidiaries and associates	21 026 397.97	16 801 419.29
Tangible assets	295 610 264.12	271 957 093.53
Investment real estate	12 264 900.36	0.00
Other financial assets	15 337 952.98	5 033 744.50
Deferred income tax assets	10 989 317.58	11 267 297.35
Trade and other receivables	12 220 598.30	11 592 063.41
Prepaid expenses	239 459.24	0.00
CURRENT ASSETS	1 103 623 251.09	552 909 438.94
Inventories	31 288 605.65	55 112 331.62
Construction contracts	847 770 790.83	403 563 559.20
Trade and other receivables	63 748 196.02	40 181 969.62
Available-for-sale financial assets	0.00	0.00
Other financial assets	73 692 807.18	6 683 595.25
Cash and cash equivalents	75 332 040.80	37 380 444.49
Prepaid expenses	11 790 810.61	9 987 538.77
HELD-FOR-SALE ASSETS	0.00	25 461 578.17
Total assets	1 483 668 633.26	907 545 142.50
EQUITY AND LIABILITIES		
EQUITY	548 966 849.29	193 449 998.31
Share capital	10 939 656.00	10 250 000.00
Revaluation reserve	0.00	0.00
Other capital	383 132 602.03	77 404 293.16
Retained earnings	6 491 802.80	-26 221 694.93
Net profit / loss	148 402 788.46	132 017 400.08
Minority interest	0.00	0.00
Negative goodwill on subsidiaries and associates	0.00	0.00
LIABILITIES	934 701 783.96	695 970 765.15
Non-current liabilities	368 669 581.07	350 433 884.70
Borrowings	206 406 678.76	220 845 904.84
Derivative financial instruments	0.00	0.00
Deferred income tax liabilities	66 550 764.33	33 659 800.12
Retirement benefit obligations	598 565.82	443 561.75
Provision for other liabilities and charges	14 128 638.99	14 248 875.55
Other liabilities	80 984 933.17	81 235 742.44
Current liabilities	566 032 202.89	345 536 880.45
Trade and other payables	106 615 819.51	77 923 790.90
Construction contracts	131 845 627.07	105 538 118.54
Borrowings	156 735 191.05	107 982 788.49
Derivative financial instruments	0.00	0.00
Provision for other liabilities and charges	17 995 469.24	10 459 736.99
Other liabilities	152 840 096.01	43 632 445.53
LIABILITIES UNDER HELD-FOR-SALE ASSETS	0.00	18 124 379.04
Total equity and liabilities	1 483 668 633.26	907 545 142.50

2. INCOME STATEMENT

	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Net revenues from sales of products, goods and materials, of which:	782 749 787.09	726 308 459.48	425 173 029.93	230 960 857.43
Net revenues from sales of products	769 114 446.54	715 332 092.39	418 578 986.37	227 848 574.73
Net revenues from sales of goods and materials	13 635 340.55	10 976 367.09	6 594 043.56	3 112 282.70
Costs of products, goods and materials sold, of which:	533 417 937.76	500 301 862.79	277 590 459.24	141 808 409.40
Manufacturing cost of products sold	519 419 358.78	489 563 658.48	271 389 048.79	140 613 624.50
Value of goods and materials sold	13 998 578.98	10 738 204.31	6 201 410.45	1 194 784.90
Gross profit (loss) on sales	249 331 849.33	226 006 596.69	147 582 570.69	89 152 448.03
Costs of sales	28 555 992.12	24 091 115.93	10 685 422.67	6 806 272.57
Overhead costs	25 261 386.56	20 802 689.85	7 972 958.44	5 670 194.85
Revaluation of investment real estate	3 921 359.17	0.00	3 921 359.17	0.00
Profit (loss) on sales	199 435 829.82	181 112 790.91	132 845 548.75	76 675 980.61
Other operating income	9 468 310.47	13 736 939.30	4 157 344.66	11 389 727.81
Profit on disposal of non-financial fixed assets	1 429 685.33	9 253 681.13	128 464.41	8 603 351.41
Other operating income	8 038 625.14	4 483 258.17	4 028 880.25	2 786 376.40
Other operating expenses	7 490 566.70	14 743 169.77	2 385 643.50	7 104 002.91
Loss on disposal of non-financial fixed assets	262 813.59	50 617.93	-126.15	999.99
Revaluation of non-financial assets	546 060.19	3 414 851.33	545 860.19	-192 956.89
Other operating expenses	6 681 692.92	11 277 700.51	1 839 909.46	7 295 959.81
Operating profit (loss)	201 413 573.59	180 106 560.44	134 617 249.91	80 961 705.52
Financial income	9 063 011.16	4 172 834.56	2 543 466.54	908 284.17
Dividends and participation in profits, of which:	0.00	0.00	0.00	0.00
Interest, of which:	7 971 507.54	2 065 715.46	2 365 221.85	-583 270.36
Profit on disposal of investments	0.00	0.00	0.00	0.00
Revaluation of investments	0.00	0.00	0.00	0.00
Other	1 091 503.62	2 107 119.10	178 244.69	1 491 554.53
Financial expenses	23 363 915.92	15 991 224.05	5 642 921.13	4 092 626.99
Interest, of which:	22 588 929.93	15 145 725.27	5 013 731.26	3 795 023.92
Loss on disposal of investments	0.00	0.00	0.00	0.00
Revaluation of investments	0.00	15 440.00	0.00	15 440.00
Other	774 985.99	830 058.78	629 189.87	282 163.07
Profit (loss) before interest, extraordinary items and taxes	187 112 668.83	168 288 170.95	131 517 795.32	77 777 362.70
Gains (losses) on held-for-sale assets	0.00	-1 071 692.71	0.00	-1 071 692.71
Gains on held-for-sale assets	0.00	-1 071 692.71	0.00	-1 071 692.71
Losses on held-for-sale assets	0.00	0.00	0.00	0.00
Profit (loss) before tax	187 112 668.83	167 216 478.24	131 517 795.32	76 705 669.99
Income tax	4 923 199.03	14 823 592.90	-756 200.73	6 529 812.81
Deferred tax	33 786 681.34	20 429 716.28	27 131 774.63	10 220 567.42
Other mandatory deductions from profit (loss increase)	0.00	-54 231.02	0.00	-54 231.02
Net profit (loss)	148 402 788.46	132 017 400.08	105 142 221.42	60 009 520.78

3. STATEMENT OF CHANGES IN EQUITY

2006	Share capital	Revaluation reserve	Other capital/ supplementary capital	Other reserves	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity attributable to shareholders of the parent company	Minority interest	Equity
As at 31 Dec 2005	6 000 000.00	0.00	67 612 939.79	43 534 861.75	-22 102.33	-8 637 092.29	11 273 851.03	119 762 457.95	0.00	119 762 457.95
Basic error corrections	0.00	0.00	6 746 885.30	0.00	0.00	0.00	0.00	6 746 885.30	0.00	6 746 885.30
Adjustment due to transformation to IFRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
As at 1 Jan 2006	6 000 000.00	0.00	74 359 825.10	43 534 861.75	-22 102.33	-8 637 092.29	11 273 851.03	126 509 343.26	0.00	126 509 343.26
Capital contributions	4 250 000.00	0.00	1 572 500.00	0.00	0.00	0.00	0.00	5 822 500.00	0.00	5 822 500.00
Dividends paid	0.00	0.00	0.00	-67 882 974.34	0.00	0.00	0.00	-67 882 974.34	0.00	-67 882 974.34
Gains / (losses) on revaluation of available-for-sale assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign entities	0.00	0.00	0.00	0.00	-109 753.75	0.00	0.00	-109 753.75	0.00	-109 753.75
Profit / (loss) on business acquisitions	0.00	0.00	737 560.73	0.00	0.00	-3 705 921.83	0.00	-2 968 361.10	0.00	-2 968 361.10
Changes in the principles of accounting / presentation	0.00	0.00	277 974.34	0.00	22 102.33	-300 076.67	0.00	0.00	0.00	0.00
First-time consolidation	0.00	0.00	6 903.93	51 197.41	0	3 742.83	0.00	61 844.17	0.00	0.00
Total profit / (loss) recognised directly in equity	4 250 000.00	0.00	2 594 939.00	-67 831 776.93	-87 651.42	-4 002 255.67	0.00	-65 076 745.02	0.00	-65 138 589.19
Net profit (loss) for the financial year	0.00	0.00	0.00	0.00	0.00	0.00	132 017 400.08	132 017 400.08	0.00	132 017 400.08
Total profit / (loss) recognised in equity and net earnings	4 250 000.00	0.00	2 594 939.00	-67 831 776.93	-87 651.42	-4 002 255.67	132 017 400.08	66 940 655.06	0.00	66 940 655.06
Increase / decrease from profit distribution	0.0	0.00	-2 144 251.43	27 000 449.43	0.00	-13 582 346.96	-11 273 851.03	0.00	0.00	0.00
As at 31 Dec 2006	10 250 000.00	0.00	74 810 512.66	2 703 534.25	-109 753.75	-26 221 694.93	132 017 400.08	193 449 998.31	0.00	193 449 998.31

**Summary Consolidated Financial Statements
for three months ended 31 December 2007**

2007	Share capital	Revaluation reserve	Other capital/ supplementary capital	Other reserves	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity attributable to shareholders of the parent company	Minority interest	Equity
As at 31 Dec 2006	10 250 000.00	0.00	74 810 512.66	2 703 534.25	-109 753.75	-26 221 694.93	132 017 400.08	193 449 998.30	0.00	193 449 998.30
Basic error corrections	0.00	0.00	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	0.00	0.00
As at 1 Jan 2007	10 250 000.00	0.00	74 810 512.66	2 703 534.25	-109 753.75	-26 221 694.93	132 017 400.08	193 449 998.30	0.00	193 449 998.30
Share issue	689 656.00	0.00	234 099 587.10	0.00	0.00	0.00	0.00	234 789 243.10	0.00	234 789 243.10
Dividends paid	0.00	0.00	0.00	0.00	0.00	-29 212 500.00	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	0.00	0.00
Gains / (losses) on cash flow hedges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchange gains / (losses) on translation of financial statements of foreign entities	0.00	0.00	0.00	0.00	-115 916.34	0.00	0.00	-115 916.34	0.00	-115 916.34
Gains (losses) on acquisitions of companies	0.00	0.00	1 104 461.77	2 872 720.92	0.00	-2 307 898.77	0.00	1 669 283.92	0.00	1 669 283.92
Gains / (losses) on first-time consolidation/ exclusion from consolidation	0.00	0.00	0.00	0.00	0.00	-35 589.44	0.00	-35 589.44	0.00	-35 589.44
Changes in the principles of accounting / presentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consolidation adjustments	0.00	0.00	283 860.26	0.00	0.00	-264 318.98	0.00	19 541.28	0.00	19 541.28
Total profit / (loss) recognised directly in equity	689 656.00	0.00	235 487 909.13	2 872 720.92	-115 916.34	-31 820 307.19	0.00	207 114 062.52	0.00	207 114 062.52
Net profit (loss) for the financial year	0.00	0.00	0.00	0.00	0.00	0.00	148 402 788.46	148 402 788.46	0.00	148 402 788.46
Total profit / (loss) recognised in equity and net earnings	689 656.00	0.00	235 487 909.13	2 872 720.92	-115 916.34	-31 820 307.19	148 402 788.46	355 516 850.98	0.00	355 516 850.98
Increase / decrease from profit distribution	0.00	0.00	67 483 595.16	0.00	0.00	64 533 804.92	-132 017 400.08	0.00	0.00	0.00
As at 30 Dec 2007	10 939 656.00	0.00	377 782 016.95	5 576 255.17	-225 670.09	6 491 802.80	148 402 788.46	548 966 849.29	0.00	548 966 849.29

4. CASH FLOW STATEMENT

	1 Jan 2007 31 Dec 2007	1 Jan 2006 31 Dec 2006
Operating cash flows - indirect method		
Net profit (loss)	148 402 788.46	132 017 400.08
Total adjustments, of which:	55 905 780.61	29 258 255.07
Depreciation	13 316 031.61	10 733 218.02
Investment profit (loss)	0.00	-9 169 063.20
Investment profit (loss) - interests	0.00	0.00
Interest and dividends	-29 327 821.72	0.00
Income tax	0.00	35 253 309.18
Movements in provisions and accruals	62 992 167.66	-2 728 321.03
Other adjustments, of which:	8 925 403.06	-4 830 887.90
- adjustment on goodwill	0.00	-365 908.80
- property, plant and equipment acquired under combination	0.00	19 036.77
- property, plant and equipment - first-time consolidation	0.00	-360 646.59
- movements in held-for-sale assets	9 060 483.05	-7 337 199.13
- reduction of interests - first-time consolidation	0.00	3 828 500.00
- movements in property, plant and equipment - internal movement	0.00	-614 670.15
- other adjustments, including deferred tax recognised in equity	-135 079.99	0.00
Movements in working capital	-421 047 318.21	-206 083 623.96
Movements in inventories	11 750 580.42	-29 107 450.40
Movements in construction contracts	-444 207 231.62	-152 361 158.51
Movements in receivables	-18 410 266.79	-9 774 393.21
Movements in current liabilities, except for borrowings	29 819 599.79	-14 840 621.84
Net operating cash flows	-216 738 749.14	-63 139 605.80
Investment cash flows	0.00	0.00
Disposal of intangible assets, tangible assets and other fixed assets	3 688 832.50	10 253 790.91
Purchase of intangible assets, tangible assets and other fixed assets	-23 256 277.27	-5 373 328.98
Expenditures on held-for-sale assets	0.00	-477 194.50
Purchase of equity and debt instruments	450 000 000.00	0.00
Disposal of equity and debt instruments	-510 000 000.00	0.00
Loans granted	-9 669 341.18	-8 728 949.79
Loan repayments	225 366.15	3 731 719.69
Other purchase of financial assets	-10 376 472.99	-2 742 197.77
Other disposal of financial assets	51 010.00	0.00
Dividends received	0.00	0.00
Interest received	2 696 110.00	0.00
Disposal of subsidiaries	0.00	0.00
Acquisition of subsidiaries	0.00	0.00
Net investment cash flows	-96 640 772.79	-3 336 160.44

Financial cash flows		
Net proceeds from issue of shares (interests), other equity instruments and capital contributions	244 827 880.00	5 822 500.00
Purchase of treasury shares or repayment of interests		0.00
Borrowings	330 343 249.27	467 934 764.52
Borrowing repayments	-292 520 320.45	-411 323 447.86
Issue of debt securities	266 000 000.00	35 000 000.00
Redemption of debt securities	-160 500 000.00	0.00
Payments of liabilities under financial lease agreements	-16 622 273.10	-12 748 146.39
Dividends and other participations in profits	0.00	0.00
Interest paid	-20 197 417.48	-14 776 245.50
Other financial proceeds	0.00	0.00
Other financial expenditures	0.00	0.00
Net financial cash flows	351 331 118.24	69 909 424.77
NET DECREASE/(INCREASE) IN CASH	37 951 596.31	3 433 658.53
Cash and cash equivalents at the beginning of the year	37 380 444.49	16 209 501.92
- foreign exchange gains/(losses) on cash	0.00	0.00
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	75 332 040.80	19 643 160.45

C. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
1. Non-current assets
Note 1. Intangible assets

INTANGIBLE ASSETS	31 Dec 2007	31 Dec 2006
a) research and development	0.00	0.00
b) goodwill on consolidation	3 047 895.06	3 047 895.06
c) other intangible assets	9 308 596.56	9 474 612.25
d) advances on intangible assets	0.00	0.00
Total intangible assets	12 356 491.62	12 522 507.31

Note 2. Tangible assets

TANGIBLE ASSETS	31 Dec 2007	31 Dec 2006
a) property, plant and equipment, of which:	273 896 517.54	253 373 034.92
- land (including under perpetual usufruct)	24 014 600.09	21 698 653.68
- buildings and structures	218 664 682.22	214 940 740.17
- machines and equipment	15 321 374.15	9 987 812.67
- vehicles	11 470 757.57	5 289 091.30
- other property, plant and equipment	4 425 103.51	1 456 737.09
b) constructions in progress	21 697 770.59	18 558 958.61
c) advances on constructions in progress	15 975.99	25 100.00
Total tangible assets	295 610 264.12	271 957 093.53

Note 3. Investment real estate

Other long-term investments	31 Dec 2007	31 Dec 2006
a) investment real estate	12 264 900.36	0.00
b) other	0.00	0.00
Total other long-term investments	12 264 900.36	0.00

Note 4. Other financial assets

OTHER FINANCIAL ASSETS	31 Dec 2007	31 Dec 2006
a) shares or interests	15 337 952.98	5 033 744.50
b) loans granted	0.00	0.00
c) other long-term investments	0.00	0.00
Total long-term financial assets	15 337 952.98	5 033 744.50

**Summary Consolidated Financial Statements
for three months ended 31 December 2007**

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, jointly controlled company, 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 building	subsidiary	fully consolidated	14 Nov 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	subsidiary	fully consolidated	14 Nov 2003	1 272.90	0.00	1 272.90	100.00%
3.	Przedsiębiorstwo Turystyczne "Czarny Potok" S.A. (joint-stock company)	Krynica Górská	hotel	subsidiary	fully consolidated	16 Dec 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 Jun 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	subsidiary	fully consolidated	13 Jan 2005	19 655 537.59	0.00	1 955 537.59	99.99%
6.	Interlokum Sp. z o.o. (limited liability company)	Warsaw	developer	subsidiary	fully consolidated	23 Nov 2004	49 500.00	0.00	49 500.00	99.00%
7.	Lokum Sp. z o.o. (limited liability company)	Warsaw	developer	subsidiary	fully consolidated	13 Jan 2005	3 777 500.00	0.00	3 777 500.00	99.99%
8.	Developer Sp. z o.o. (limited liability company)	Siemianowice Śląskie	construction	subsidiary	fully consolidated	8 Sep 2004	49 500.00	0.00	49 500.00	99.00%
9.	Dremet - Projekt Sp. z o.o. (limited liability company)	Warsaw	architectural and designing	subsidiary	not consolidated	14 Nov 2003	51 800.00	0.00	51 800.00	99.96%
10.	Królewski Port Żerań Sp. z o.o. (limited liability company)	Warsaw	developer	associate	not consolidated	8 Sep 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 Mar 2006	15 440.00	15 440.00	0.00	100.00%
12.	TBS Nowy Dom Sp. z o.o. (limited liability company)	Ząbki	social building	associate	not consolidated	30 Sep 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	not consolidated	25 Jan 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	7 Sep 2006	375 000.00	0.00	375 000.00	75.00%
15.	J.W. Construction S.A. (joint-stock company)	Ząbki	construction	subsidiary	not consolidated	26 Sep 2007	500 000.00	0.00	500 000.00	100.00%
16.	J.W. Construction 1 Sp. z o.o. (limited liability company)	London	services	subsidiary	not consolidated	31 Jul 2007	5 618.00	0.00	5 618.00	100.00%
17.	J.W. Bulgaria Sp. z o.o. (limited liability company)	Sofia	developer	subsidiary	not consolidated	8 Oct 2007	9 854.98	0.00	9 854.98	100.00%
18.	Porta Transport Sp. z o.o. (limited liability company)	Szczecin	transport	subsidiary	fully consolidated	12 Nov 2007	19 118 737.41	0.00	19 118 737.41	100.00%
19.	Ośrodek Wypoczynkowy "Ogoniok" Sp. z o.o. (limited liability company)	Soczi	developer	subsidiary	not consolidated	7 Dec 2007	9 810 000.00	0.00	9 810 000.00	70.00%

**Summary Consolidated Financial Statements
 for three months ended 31 December 2007**

Indirect relations										
20.	TBS Marki Sp. z o.o. (limited liability company)	Warsaw	social building	subsidiary	fully consolidated	18 Oct 2006	500.00	0.00	500.00	0.01%
21.	Business Financial Construction Sp. z o.o. (limited liability company)	Warsaw	services	subsidiary	not consolidated	16 Jun 2003	500.00	0.00	500.00	0.01%
22.	Interlokum Sp. z o.o. (limited liability company)	Warsaw	developer	subsidiary	fully consolidated	18 Oct 2006	500.00	0.00	500.00	1.00%
23.	Lokum Sp. z o.o. (limited liability company)	Warsaw	developer	subsidiary	fully consolidated	18 Oct 2006	1 000.00	0.00	1 000.00	0.01%
24.	Deweloper Sp. z o.o. (limited liability company)	Siemianowice Śląskie	construction	subsidiary	fully consolidated	18 Oct 2006	500.00	0.00	500.00	1.00%
25.	Dremet - Projekt Sp. z o.o. (limited liability company)	Warsaw	architectural and designing	subsidiary	not consolidated	14 Nov 2003	200.00	0.00	200.00	0.04%
26.	Stadnina Mazowiecka Sp. z o.o. (limited liability company)	Warsaw	services	subsidiary	not consolidated	19 Feb 2007	50 000.00	0.00	50 000.00	100.00%
27.	Karczma Regionalna Sp z o.o. (limited liability company)	Krynica Górská	hotel	subsidiary	not consolidated	16 Dec 2004	208 550.00	0.00	208 550.00	8.06%
28.	Fabryka Maszyn i Urządzeń FAMA S.A. (joint-stock company)	Kluczbork	production	associate	not consolidated	12 Nov 2007	29 630.00	0.00	29 630.00	0.04%

2. Current assets
Note 5. Inventories

INVENTORIES	31 Dec 2007	31 Dec 2006
a) materials	11 541 446.24	10 171 364.42
b) semi-finished products and work in progress	8 379 145.49	25 395 194.29
c) finished products	2 290 568.38	1 058 283.98
d) goods	8 678 418.87	7 806 119.41
e) trade advances	399 026.67	10 681 369.52
Total inventories	31 288 605.65	55 112 331.62

Note 6. Construction contracts

	31 Dec 2007	31 Dec 2006
Planned revenues from current projects	4 874 487 515.98	3 567 795 143.71
Planned costs of current projects	3 334 008 554.74	2 337 028 767.62
Planned margin on implemented projects	1 540 478 961.23	1 230 766 376.09
Cumulated revenues recognised in the income statement	695 777 102.08	665 603 714.28
Cumulated costs recognised in the income statement	455 544 562.70	454 002 262.76
Cumulated margin recognised in the income statement	240 232 539.38	211 601 451.52
Margin for recognition in next periods	1 300 246 421.85	1 019 164 924.57
Planned margin on implemented projects	31.12%	35.12%
Portion of margin for recognition in next periods	84.41%	82.81%
Construction contracts presented as current assets	847 770 790.83	403 563 559.20
Construction contracts presented as current liabilities	131 845 627.07	105 538 118.54
CONSTRUCTION CONTRACTS (current assets)		
a) semi-finished products and work in progress	255 088 283.04	170 308 989.28
b) finished products	25 839 687.50	28 932 181.16
c) prepaid expenses	10 675 250.12	5 650 846.21
d) uninvoiced receivables	556 167 570.16	198 671 542.55
Total construction contracts	847 770 790.83	403 563 559.20
CONSTRUCTION CONTRACTS (current liabilities)		
a) advances - sale of flats	83 095 212.73	84 577 546.83
b) work performed but uninvoiced	47 106 421.71	20 038 982.92
d) other	1 643 992.63	921 588.79
Total construction contracts	131 845 627.07	105 538 118.54
INVENTORIES AND CONSTRUCTION CONTRACTS PLEDGED AS SECURITIES	31 Dec 2007	31 Dec 2006
Carrying value of real estate pledged as security for loans	808 375 177.86	566 278 322.39
Real estate pledged - loans	578 687 076.26	723 360 980.26

Note 7. Current receivables

CURRENT RECEIVABLES	31 Dec 2007	31 Dec 2006
a) trade receivables - related parties	6 221 403.61	5 763 012.48
b) trade receivables - other parties	24 755 964.52	20 810 834.67
c) taxes, subsidies, customs duties, social and health insurance and other payments	29 973 014.28	11 931 123.69
d) other	2 797 813.61	1 676 998.78
Total receivables	63 748 196.02	40 181 969.62

Note 8. Short-term investments

SHORT-TERM INVESTMENTS	31 Dec 2007	31 Dec 2006
a) in subsidiaries	6 975 933.85	5 789 968.94
- shares or interests	0.00	0.00
- debt securities		0.00
- other securities	0.00	0.00
- loans granted	6 975 933.85	5 789 968.94
- other short-term financial assets	0.00	0.00
b) in other parties	68 036 664.25	893 626.31
- shares or interests	0.00	0.00
- debt securities	0.00	0.00
- other securities*	60 000 000.00	0.00
- loans granted	6 716 873.33	886 488.67
- other short-term financial assets	0.00	7 137.64
Total short-term investments	73 692 807.18	6 683 595.25

*The plan of debt securities purchase by the Companies. For details see additional information.

No.	Settlement date	Redemption date	Par value of bonds as at 31 Dec 2006 (OB)	Increase to 31 Dec 2007	Decrease to 31.12.2007	Closing balance as at 31 Dec 2007
1	28 Jun 2007	25 Jul 2007		60 000 000.00	60 000 000.00	0.00
2	3 Jul 2007	3 Sep 2007		50 000 000.00	50 000 000.00	0.00
3	3 Jul 2007	3 Oct 2007		60 000 000.00	60 000 000.00	0.00
4	9 Aug 2007	28 Sep 2007		30 000 000.00	30 000 000.00	0.00
5	9 Aug 2007	12 Sep 2007		30 000 000.00	30 000 000.00	0.00
6	3 Sep 2007	14 Sep 2007		50 000 000.00	50 000 000.00	0.00
7	14 Sep 2007	8 Nov 2007		50 000 000.00	50 000 000.00	0.00
8	3 Oct 2007	7 Nov 2007		60 000 000.00	60 000 000.00	0.00
9	7 Nov 2007	7 Dec 2007		60 000 000.00	60 000 000.00	0.00
10	7 Dec 2007	17 Jan 2008		60 000 000.00	0.00	60 000 000.00
	Total		0.00	510 000 000.00	450 000 000.00	60 000 000.00

Note 9. Cash and cash equivalents

CASH AND CASH EQUIVALENTS	31 Dec 2007	31 Dec 2006
a) cash on hand and with bank	28 228 407.50	19 506 061.04
b) other cash	46 011 447.15	17 870 104.29
c) other cash equivalents	1 092 186.15	4 279.16
Total cash and cash equivalents	75 332 040.80	37 380 444.49

3. Liabilities
Note 10. Borrowings

BORROWINGS	31 Dec 2007	31 Dec 2006
a) loans	362 434 992.07	299 095 733.69
<i>of which: non-current</i>	<i>206 406 678.76</i>	<i>220 845 904.84</i>
<i>current</i>	<i>156 028 313.31</i>	<i>78 249 828.85</i>
b) cash loans	706 877.74	29 732 959.64
<i>of which: non-current</i>		
<i>current</i>	<i>706 877.74</i>	<i>29 732 959.64</i>
Total borrowings	363 141 869.81	328 828 693.33
Borrowings - non-current	206 406 678.76	220 845 904.84
Borrowings - current	156 735 191.05	107 982 788.49

LOANS PER MATURITY	31 Dec 2007	31 Dec 2006
Up to 1 year	156 028 313.31	78 249 828.85
Over 1 year up to 2 years	101 057 039.64	113 429 977.09
Over 2 years up to 5 years	1 063 000.00	
Over 5 years	104 286 639.12	107 415 927.75
Total loans, of which:	362 434 992.07	299 095 733.69
- non-current	206 406 678.76	220 845 904.84
- current	156 028 313.31	78 249 828.85

Note 11. Other non-current liabilities

OTHER NON-CURRENT LIABILITIES	31 Dec 2007	31 Dec 2006
a) other financial liabilities	69 873 691.86	71 862 811.71
b) other non-current liabilities	11 111 241.31	9 372 930.73
Total other non-current liabilities	80 984 933.17	81 235 742.44

Note 12. Trade and other payables

TRADE AND OTHER PAYABLES	31 Dec 2007	31 Dec 2006
a) trade payables - other parties	81 558 277.71	50 512 743.35
b) trade payables - related parties	2 307 943.56	2 177 339.46
c) taxes, customs duties, insurance and other payments	5 104 044.66	16 503 895.31
d) salaries	3 860 780.59	2 601 245.51
e) trade advances received	132 951.06	263 940.03
f) other	13 651 821.93	5 864 627.25
Total trade and other payables	106 615 819.51	77 923 790.90

Note 13. Other liabilities

OTHER LIABILITIES	31 Dec 2007	31 Dec 2006
a) issue of debt securities	140 500 000.00	35 000 000.00
b) other financial liabilities	12 340 096.01	8 632 445.53
Total other liabilities	152 840 096.01	43 632 445.53

Liabilities due to issue of debt securities

No.	Issue date	Redemption date	Par value of bonds as at 31 Dec 2006 (OB)	Increase to 31 Dec 2007	Decrease to 31.12.2007	Closing balance as at 31 Dec 2007
1	29 Nov 2006	31 Jan 2007	25 000 000.00		25 000 000.00	0.00
2	20 Dec 2006	21 Mar 2007	10 000 000.00		10 000 000.00	0.00
3	4 Jan 2007	7 Feb 2007		15 000 000.00	15 000 000.00	0.00
4	15 Jan 2007	12 Oct 2007		10 000 000.00	10 000 000.00	0.00
5	22 Jan 2007	22 Oct 2007		10 500 000.00	10 500 000.00	0.00
6	31 Jan 2007	27 Apr 2007		25 000 000.00	25 000 000.00	0.00
7	7 Feb 2007	21 Mar 2007		15 000 000.00	15 000 000.00	0.00
8	21 Mar 2007	22 Jun 2007		15 000 000.00	15 000 000.00	0.00
9	21 Mar 2007	14 Sep 2007		10 000 000.00	10 000 000.00	0.00
10	11 Apr 2007	11 Apr 2008		40 000 000.00	0.00	40 000 000.00
11	27 Apr 2007	27 Jul 2007		25 000 000.00	25 000 000.00	0.00
12	27 Apr 2007	25 Apr 2008		10 000 000.00	0.00	10 000 000.00
13	18 May 2007	16 May 2008		24 500 000.00	0.00	24 500 000.00
14	20 Jun 2007	19 Jun 2008		66 000 000.00	0.00	66 000 000.00
	Total		35 000 000.00	266 000 000.00	160 500 000.00	140 500 000.00

4. Operating income and expenses
Note 14. Operating income

Operating income	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Revenues from sales of products	695 777 102.08	665 603 714.28	385 398 598.13	208 369 445.85
Revenues from sales of services	73 337 344.46	49 728 378.11	33 180 388.24	19 479 128.89
Revenues from sales of goods	13 635 340.55	10 976 367.09	6 594 043.56	3 112 282.70
Total operating income	782 749 787.09	726 308 459.48	425 173 029.93	230 960 857.43

Note 15. Operating expenses

Operating expenses	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Costs of products sold	464 290 996.48	454 002 262.76	244 788 221.69	146 672 025.75
Costs of services sold	55 128 362.30	35 561 395.72	26 600 827.10	-6 058 401.25
Costs of goods sold	13 998 578.98	10 738 204.31	6 201 410.45	1 194 784.90
Total operating expenses	533 417 937.76	500 301 862.79	277 590 459.24	141 808 409.40

Costs of sales and overhead costs	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Costs of sales	28 555 992.12	24 091 115.93	10 685 422.67	6 806 272.57
Overhead costs	25 261 386.56	20 802 689.85	7 972 958.44	5 670 194.85
Total costs of sales and overhead costs	53 817 378.68	44 893 805.78	18 658 381.11	12 476 467.42

Note 16. Revenues per segments

	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Revenues from sales, of which:	782 749 787.09	726 308 459.48	425 173 029.93	230 960 857.43
- sales of products - premises	695 777 102.08	665 603 714.28	385 398 598.13	208 369 445.85
- sales of services	73 337 344.46	49 728 378.11	33 180 388.24	19 479 128.89
- sales of goods	13 635 340.55	10 976 367.09	6 594 043.56	3 112 282.70

	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Revenues from sales of products and services per business segments	769 114 446.54	715 332 092.39	418 578 986.37	227 848 574.73
- developer	710 319 652.22	681 006 730.36	390 668 258.86	213 079 093.93
- hotel	18 051 250.82	17 355 678.09	5 049 828.44	4 811 222.20
- social building	10 217 867.30	9 453 404.41	2 674 666.01	2 441 979.07
- transport	16 216 744.96		16 216 744.96	0.00
- construction	14 308 931.24	7 516 279.53	3 969 488.10	7 516 279.53

	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Revenues from sales of products - premises per geographic segments	695 777 102.08	665 603 714.28	385 398 598.13	208 369 445.85
- Warsaw and vicinity	595 258 360.97	612 838 733.66	343 752 134.20	197 338 865.01
- Gdynia	43 297 847.98	1 954 769.80	20 046 216.76	490 633.40
- Łódź	38 371 107.53	21 985 746.73	9 312 221.18	6 793 840.03
- Russia	18 849 785.60	28 824 464.09	12 288 025.99	3 746 107.41

	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Revenues from sales of hotel services per geographic segments	18 051 250.82	17 355 678.09	5 049 828.44	4 811 222.20
- Warsaw and vicinity	6 543 073.61	6 408 821.48	1 997 727.83	1 954 488.04
- Tarnowo	3 913 821.18	4 239 472.32	1 032 575.54	1 225 169.65
- Stryków	4 907 412.77	4 137 872.10	1 330 432.29	1 118 169.60
- Cieszyn	953 428.75	789 099.27	204 812.90	161 382.24
- Święta Lipka	925 377.75	741 572.72	188 730.31	135 557.51
- Krynica Górská	808 136.76	1 038 840.20	295 549.57	216 455.16

D. ADDITIONAL INFORMATION**1. Significant achievements or failures of the Issuer during the reporting period and key events pertaining to the same**

The following events occurred during the reporting period:

Changes in organisational structure of the J.W. Construction Holding S.A. Capital Group**Establishing a subsidiary in Bulgaria**

On 8 October 2007 the Municipal Court for Sofia registered a company - J.W. Construction Bulgaria EOOD domiciled in Sofia, in which J.W. Construction Holding S.A. took up 500 shares with a par value of BGN 10 each and the total value of BGN 5,000, constituting 100% of share capital and entitling to the same number of votes in the general meeting of the company. The Issuer plans to conduct business activity in the developer sector in the territory of Bulgaria through the said company.

Registration of a construction company - J.W. Construction S.A.

On 10 October 2007 the District Court for the capital city of Warsaw 14th Business Division of the National Court Register registered a company - J.W. Construction S.A domiciled in Ząbki, which was established on 26 September 2007, as mentioned by the Issuer in the previous quarterly report. The Issuer plans to transfer assets connected with construction activities to the said company and then to conduct business activity through the same. The main benefits for the Issuer from the said operation:

- enhanced transparency of the Group;
- opportunity to obtain valuation of the construction and assembly segment and better financial transparency;
- facilitating planned future acquisitions of construction sector companies;
- opportunity of outsourcing activities beyond J.W. Construction Holding S.A.;
- better functioning of particular companies and their improved effectiveness due to clear definition of authorities of particular entities.

Registration of changes in Dremet - Projekt Sp. z o.o.

On 22 October 2007 the District Court for the capital city of Warsaw, 12th Business Division of the National Court Register registered the annulment of liquidation in the Company, a change of its business name from "Dremet" to "Dremet-Projekt" and increase in share capital from PLN 2,600 to PLN 52,000 by increasing par value of each share from PLN 10 to PLN 200. The Issuer plans to transfer the designing-room activity to the company.

Acquisition of financial assets in Porta Transport Sp. z o.o. Szczecin

On 12 November 2007 the Issuer acquired, from the official receiver of Porta Holding S.A. domiciled in Szczecin, 258,307 shares of Porta Transport Sp. z. o.o. domiciled in Szczecin, with a par value of PLN 100 each. The said shares constitute 99.99% of share capital of Porta Transport Sp. z o.o. and entitle to the same number of votes in the general meeting of the said company. Porta Transport Sp. z o.o. provides transport services to Stocznia Szczecińska Nowa Sp. z o.o. and forwarding services in the country and abroad, moreover, it holds the right of perpetual usufruct to land located in the city of Szczecin of approximately 9.5 ha. The shares were acquired for PLN 19,117,737.41 and were disclosed in the Issuer's books at their acquisition value. On 7 December 2007 the Issuer acquired one share in Porta Transport Sp. z o.o., thus as at 31 December 2007 it held 258,308 shares constituting 100% of share capital, entitling to the same number of votes in the general meeting. The Issuer plans to use the right of perpetual usufruct acquired under the aforesaid transaction for developer activities.

Agreement for buying financial assets - Ośrodek Wypoczynkowy "Ogoniok"

On 7 December 2007 the Issuer acquired interests in share capital of a Russian law limited liability company - Ośrodek Wypoczynkowy "Ogoniok" domiciled in Soczi, Russian Federation ("Target of Acquisition"), amounting to 70% of share capital of the Target of Acquisition and entitling to 70% of the total number of votes in the general meeting of the same ("Interest"). The par value of the Interest is RUB 7.350.000 (seven million three hundred and

fifty thousand), being equivalent to PLN 735,735 (seven hundred thirty five thousand seven hundred and thirty five) at the mid-rate of the National Bank of Poland as at 7 December 2007. To the best knowledge of the Issuer, the core business of the Target of Acquisition to date was hotel services.

The Interest was acquired under a sales agreement with a disposing effect, concluded on 7 December 2007 between the Issuer and a natural person, a citizen of the Russian Federation ("Natural Person"), so far holding 100% of share capital and the total number of votes in the general meeting of the Target of Acquisition. The gross price for acquisition of Interest by the Company, stipulated in the agreement, was USD 4,000,000 (four million), being equivalent to PLN 9,834,000 (nine million eight hundred and thirty four thousand) at the mid-rate of the National Bank of Poland as at 7 December 2007.

The Target of Acquisition owns real estate in Soczi of the area of 47,802 m², where it plans to construct a complex of 9 housing buildings with a sports, commercial and service area, including around 1,000 flats.

The Interest was acquired with own funds of the Issuer and constitutes a long-term investment. The Interest will be recognised in Issuer's books at the acquisition price.

The Issuer plans to implement investments in Soczi through the Target of Acquisition.

Change in the Management Board of the Issuer

On 31 October 2007 the Issuer received a resignation of Mr. Tomasz Panabazys from the office of a Member of the Management Board of the Company as of 1 November 2007. Mr. Tomasz Panabazys held the office of the Customer Service Director in the Company.

Significant contract for sale of flats

On 6 December 2007 the Issuer concluded 88 Preliminary Sales Agreements with one party (a natural person), for construction, establishment of separate ownership right and sale by the Company of 88 flats and shares in usable areas - multi-car garages located in Warsaw at ul. Górczewska, with shares in common areas of the building and corresponding shares to perpetual co-usufruct of land.

Execution of a letter of intent with the Shanghai Construction General Company

In October 2007 the Company executed a letter of intent with the largest Chinese construction corporation - Shanghai Construction General Company, pertaining to co-operation in implementing developer projects in Poland.

Shanghai General Construction is a state-owned contracting company employing several dozen thousand employees. SGC constructed among other the Olympic stadium in Peking and presently in constructs one of the world's tallest buildings - Shanghai World Financial Centre. It is one of the top fifteen world construction companies.

Further acquisition of land

Purchase of real estate in Szczecin

On 12 November 2007 the Issuer purchased on its own account, along with shares in Porta Transport Sp. z o.o. domiciled in Szczecin, from the official receiver of Porta Holding S.A. domiciled in Szczecin, rights of perpetual usufruct to pieces of land adjacent to the real estate under perpetual usufruct of Porta Transport Sp. z o.o., of the total area of 102,528 m². The Issuer plans to use the rights of perpetual usufruct acquired under the aforesaid transaction for developer activity.

Moreover, in the period from October 2007 to 31 December 2007 the Issuer concluded further agreements for purchase of real estate from natural persons, located in Warsaw in the Białoleka district at ul. Berensona and in the Tarchomin district at ul. Aluzyjna, of the total area of over 17 000 m².

Loan repayments

On 1 October 2007 the Issuer made an early repayment of an investment loan (contractual loan repayment date: 31 March 2016), incurred with Bank Polskiej Spółdzielczości S.A. for PLN 18,080,000 for the purpose of financing the purchase of an organised part of an enterprise located in Nowogard.

Purchase of debt securities by the Issuer

On 1 October the Issuer concluded with BRE Bank S.A. an agreement for the purchase of debt securities issued by FCE CREDIT POLSKA S.A. The agreement covered the sale of 600 bonds with a par value of PLN 100,000 each and the total par value of PLN 60,000.000. The bonds were redeemed on 7 November 2007.

On 6 November the Issuer concluded with BRE Bank S.A. an agreement for the purchase of debt securities issued by FCE CREDIT POLSKA S.A. The agreement covered the sale of 600 bonds with a par value of PLN 100,000 each and the total par value of PLN 60,000.000. The bonds were redeemed on 7 December 2007.

On 6 December the Issuer concluded with BRE Bank S.A. an agreement for the purchase of debt securities issued by FCE CREDIT POLSKA S.A. The agreement covered the sale of 600 bonds with a par value of PLN 100,000 each and the total par value of PLN 60,000.000. The bonds were redeemed on 17 January 2008.

Investments completed, currently implemented and planned - quantitative specification
Projects completed as at 31 December 2007

Project name	Number of projects	Municipality / district	Market segment	Number of flats / houses	Number of flats / houses sold to 31 Dec 2007	Number of flats / houses for sale	Number of flats / houses sold but not commissioned to clients to 31 Dec 2007
<i>Batorego</i>	2	Ząbki near Warsaw	Standard flats	46	46	-	-
<i>Drewnicka</i>	3	Ząbki near Warsaw	Standard flats	220	220	-	-
<i>Kosynierów</i>	6	Marki near Warsaw	Standard flats	596	596	-	-
<i>Szwolężerów</i>	3	Ząbki near Warsaw	Standard flats	251	251	-	-
<i>Nowodwory</i>	8	Warsaw / Białoleka	Standard flats	502	502	-	-
<i>Dąbrówka Szlachecka</i>	5	Warsaw / Białoleka	Standard flats	395	395	-	-
<i>Kolonia F</i>	6	Ząbki near Warsaw	Standard flats	424	424	-	-
<i>Kolonia D</i>	4	Ząbki near Warsaw	Standard flats	887	887	-	-
<i>Buczynek</i>	17	Warsaw / Białoleka	Standard flats	1,777	1,777	-	-
<i>Pyry</i>	1	Warsaw / Ursynów	Standard flats	27	27	-	-
<i>Osiedle Jerozolimskie</i>	8	Warsaw / Ursus	Standard flats	908	908	-	-
<i>Dąbrówka Wiślana</i>	16	Warsaw / Białoleka	Standard flats	2,187	2,183	4	-
<i>Dębowy Park I</i>	1	Warsaw / Białoleka	Standard flats	397	397	-	-
<i>Sochaczew</i>	1	Sochaczew	Standard flats	108	108	-	-
<i>Sady Rembertowskie I</i>	4	Warsaw / Praga Południe	Standard flats	412	412	-	-
<i>Sady Rembertowskie II</i>	3	Warsaw / Praga Południe	Standard flats	441	438	3	27
<i>Targówek Plaza</i>	1	Warsaw / Targówek	Standard flats	169	169	-	-

**Summary Consolidated Financial Statements
 for three months ended 31 December 2007**

Project name	Number of projects	Municipality / district	Market segment	Number of flats / houses	Number of flats / houses sold to 31 Dec 2007	Number of flats / houses for sale	Number of flats / houses sold but not commissioned to clients to 31 Dec 2007
<i>Dębowy Park II</i>	7	Warsaw / Białoleka	Standard flats	206	206	-	-
<i>Wojskowa</i>	4	Warsaw / Praga Północ	Standard flats	56	55	1	-
<i>Osiedle Parkowa</i>	4	Gdynia	Standard flats	80	80	-	-
<i>Osiedle Victoria</i>	10	Radzymin	Standard flats	507	507	-	-
Total standard flats	114			10 596	10 589	7	27
<i>Ogrody Bema</i>	12	Warsaw / Bemowo	Above-average -standard flats	873	870	3	-
<i>Grochowska</i>	1	Warsaw / Praga Północ	Above-average -standard flats	296	296	-	-
<i>Ostrobamska</i>	3	Warsaw / Praga Południe	Above-average -standard flats	459	459	-	-
<i>Mokotów Plaza I</i>	1	Warsaw / Mokotów	Above-average -standard flats	345	345	-	-
<i>Mokotów Plaza II</i>	2	Warsaw / Mokotów	Above-average -standard flats	788	786	3	109
<i>Marymoncka</i>	1	Warsaw / Bielany	Above-average -standard flats	35	34	1	7
Total above-average -standard flats	20			2 796	2 789	7	116
<i>Elektoralna</i>	1	Warsaw / Śródmieście	Above-average -standard apartments	159	156	3	-
<i>Łucka City</i>	1	Warsaw / Wola	Above-average -standard apartments	359	359	-	-

**Summary Consolidated Financial Statements
 for three months ended 31 December 2007**

Project name	Number of projects	Municipality / district	Market segment	Number of flats / houses	Number of flats / houses sold to 31 Dec 2007	Number of flats / houses for sale	Number of flats / houses sold but not commissioned to clients to 31 Dec 2007
Total above-average - standard apartments	2			518	515	3	-
<i>Dąbrówka Szlachecka</i>	13	Warsaw / Białoleka	One-family houses	13	13	-	-
<i>Zielona Choszczówka</i>	75	Warsaw / Białoleka	One-family houses	75	74	1	-
<i>Mickiewicza</i>	58	Marki near Warsaw	One-family houses	58	58	-	-
<i>Lisi Jar</i>	57	Marki near Warsaw	One-family houses	57	57	-	-
<i>Kwiatowe</i>	99	Lesznawola near Warsaw / Nowa Iwiczna	One-family houses	99	99	-	-
<i>Willa Józefina</i>	34	Pisaeczno near Warsaw	One-family houses	34	32	2	3
Total one-family houses	336			336		9	3
<i>Warszawska Wenecja</i>	1	Warsaw / Białoleka	Standard flats (TBS)	654	654	-	-
<i>Lisi Jar</i>	1	Marki near Warsaw	Standard flats (TBS)	224	221	3	-
Marki	11	Marki near Warsaw	Standard flats (TBS)	192	192	-	-
Sochaczew	1	Sochaczew	Standard flats (TBS)	91	91	-	-
Total TBS flats	14			1,161	1,158	3	-
Total	486			15 407	15 378	29	146

* in the case of TBS (Public Building Society) the group includes rental flats for lease

**Summary Consolidated Financial Statements
 for three months ended 31 December 2007**

Project name	Number of projects	Town	Number of flats / houses	Number of flats / houses sold to 31 Dec 2007	Number of flats / houses not sold	Number of flats / houses sold but not commissioned for use to 31 Dec 2007
<i>Victoria Park I</i>	1	Kolomna near Moscow	192	183	9	-
Total projects completed with Kolomna (Russia)	487		15 599	15 561	38	146

Projects currently implemented as at 31 December 2007

Project name	Number of projects	Municipality / district	Market segment	Number of flats / houses	Number of flats / houses sold to 31 Dec 2007	Number of flats / houses not sold	Number of flats / houses sold but not commissioned for use to 31 Dec 2007
<i>Górczewska</i>	4	Warsaw / Bemowo	Standard flats	1 410	1 410	0	1 049
<i>Osiedle Centrum</i>	4	Łódź	Standard flats	324	322	2	322
<i>Osiedle Leśne</i>	9	Gdynia	Standard flats	202	163	39	163
<i>Lazurowa I - V</i>	23	Warsaw / Bemowo	Standard flats	669	645	24	645
<i>Osada Wiślanal - III</i>	3	Warsaw / Białoleka	Standard flats	404	353	51	353
<i>Lewandów Park I</i>	15	Warsaw / Białoleka	Standard flats	613	613	18	613
<i>Lewandów Park II</i>	33	Warsaw / Białoleka	Standard flats	1 274	1 068	206	1 068
<i>Osiedle Bursztynowe</i>	10	Warsaw / Praga Południe	Standard flats	322	255	67	255
<i>Odkryta</i>	6	Warsaw / Białoleka	Standard flats	200	157	43	157
<i>Zdziarska</i>	21	Warsaw / Białoleka	Standard flats	594	498	96	498

**Summary Consolidated Financial Statements
 for three months ended 31 December 2007**

Project name	Number of projects	Municipality / district	Market segment	Number of flats / houses	Number of flats / houses sold to 31 Dec 2007	Number of flats / houses not sold	Number of flats / houses sold but not commissioned for use to 31 Dec 2007
<i>Katowice</i>	3	Katowice	Standard flats	25	0	25	0
Total standard flats	131			6 055	5 484	571	5 123
<i>Willa Konstancin</i>	3	Konstancin Jeziorna near Warsaw	Above-average-standard flats	178	168	10	168
<i>Rezydencja Quatro</i>	1	Warsaw / Praga Południe	Above-average-standard flats	243	243	0	243
<i>Górczewska Park</i>	12	Warsaw / Wola	Above-average-standard flats	890	706	184	706
Total above-average-standard flats	16			1 311	1 117	194	1 117
<i>Rezydencja na Skarpie</i>	1	Warsaw / Mokotów	Above-average-standard apartments	261	260	1	260
<i>Aleja Ludwinowska</i>	17	Warsaw / Ursynów	Above-average-standard apartments	68	68	-	68
Total above-average-standard apartments	18			329	328	1	328
Total	165			7 695	6 929	766	6 568

Projects currently implemented in Kolomna (Russia) as at 31 December 2007

Project name	Number of projects	Town	Number of flats/ houses	Number of flats/ houses sold to 31 Dec 2007	Number of flats/ houses not sold	Number of flats/ houses sold but not commissioned for use to 31 Dec 2007
<i>Victoria Park I</i>	1	Kolomna near Moscow	158	80	78	78

Projects currently implemented with Kolomna (Russia) as at 31 December 2007

Project name	Number of projects	Town	Number of flats/ houses	Number of flats/ houses sold to 31 Dec 2007	Number of flats/ houses not sold	Number of flats/ houses sold but not commissioned for use to 31 Dec 2007
	166		7 853	7 009	844	6 646

Planned projects as at 31 December 2007

Investment	Town / District	Number of flats / houses
Lewandów Park III, ul. Lewandów	Warsaw / Białołęka	787
Zielona Dolina, ul. Zdziarska/Ostródzka	Warsaw / Białołęka	911*
Światowida	Warsaw / Białołęka	237
Osiedle Centrum II	Łódź	432
Pogonowskiego	Łódź	109
Uroczysko	Katowice	563
Szczecin, al. Wyzwolenia	Szczecin	400
Szczecin - plot of Porta Transport	Szczecin	5 400
Ożarów Mazowiecki I	Ożarów Mazowiecki	1 973
Ożarów Mazowiecki II	Ożarów Mazowiecki	816
Ożarów Mazowiecki III	Ożarów Mazowiecki	1 300
Łeba	Łeba	490
Berensona	Warsaw / Białołęka	170
Marymoncka II	Warsaw / Bielany	23
Aleja Ludwinowska II	Warsaw / Ursynów	24

Victoria Park II	Kolomna/ Russia	782
Aluzyjna I	Warsaw / Tarchomin	46
Aluzyjna II	Warsaw / Tarchomin	120
Konstancin II	Konstancin	136
Sopot, ul. Parkowa	Sopot	17
Badylarska - Office Building	Warsaw	-
Pileckiego - Offices/Hotel	Warsaw	-
Głogoczków - Hotel	Głogoczków	-
Juszkowo I	Gdańsk	-
Krynica - Czarny Potok	Krynica Górská	-
Soczi	Russia	around 1 000
	Total	15 736

* number of flats not admitted for sale as at 31 December 2007;

The below table presents the summary of the number of projects completed, currently implemented and planned.

State of project completion	Number of flats for sale			Number of flats for commissioning to clients
	Number of projects	Number of flats	Number of flats for sale	
Completed	487	15 599	38	146
Currently implemented	166	7 853	844	6 646
Planned	-	15 736	15 736	-
Total				

Sale of premises in the 4th quarter - quantitative and value specification

2007	AGREEMENTS CONCLUDED WITH CLIENTS	2006	AGREEMENTS CONCLUDED WITH CLIENTS
	value		value
October	30 169 594.00	October	110 071 534.83
November	104 361 327.24	November	113 634 560.11
December	213 154 538.81	December	72 717 636.06
Total 4th quarter 2007	347 685 460.05	Total 4th quarter 2006	296 423 731.00

Awards and distinctions

In October 2007 the Company was presented with the following awards:

- **Pearl of the Polish Economy** in the category "The Largest Pearls" for consistent implementation of the policy and strategy of the enterprise, as well as the leading position among the most dynamic and most effective enterprises in Poland; the award is granted by the Editorial Staff of the Polish Market magazine and the Institute of Economics of the Polish Academy of Sciences.
- **Grand Prix of the President of the Chamber of Construction**; the prize is a prestigious distinction awarded once a year to enterprises or persons to have achieved the top level of provided services or production for the construction industry.

2. Untypical circumstances and events having significant impact on earnings

In the 4th quarter 2007 there were no untypical events, other than presented above, having impact on earnings.

3. Seasonal and cyclic activities of the Issuer in the presented period

In principle, sale of flats is not subject to any seasonal fluctuation. However, in activities of the Issuer we can observe a cyclic nature of the moment of recognition of revenues, and thus earnings, as well as proceeds in the form of advances from clients - dependent on the stage of investment completion. Cyclic proceeds from clients are disclosed in line with the stage of completion (zero, open-shell building, closed-in building, completed). Upon achieving a certain stage of investment completion and the level of sales, it is possible to recognise earnings. The stage of completion can on the other hand be dependent on weather.

4. Issue, redemption and repayment of debt and equity securities

In the 4th quarter 2007 the Issuer did not issue any bonds.
On 12 October 2007 PLN 10 000 000 worth of bonds were redeemed.
On 22 October 2007 PLN 10 500 000 worth of bonds were redeemed.

5. Paid (and / or declared) dividends, aggregate and per one share, per ordinary and preferred shares

Not applicable

6. Events after the summary quarterly financial statements date, not disclosed in the said statements, which may have significant impact on future earnings of the Issuer**Bond issue**

On 9 January 2008 the Issuer issued a tranche of bonds of PLN 38,000,000.

Establishment of JWCH Budownictwo Drogowe Sp. z o.o.

On 7 February 2008 there was established a company - JWCH Budownictwo Drogowe Sp. z o.o. domiciled in Żąbki. The Issuer took up 2,000 shares with a par value of PLN 50.00 each, constituting 100% of share capital and entitling to the same number of votes in the general meeting.

Further investments in debt securities

On 9 January the Company concluded with BRE Bank S.A. an agreement for the purchase of debt securities issued by FCE CREDIT POLSKA S.A. The agreement covered the sale of 380 bonds with a par value of PLN 100,000 each and the total par value of PLN 38,000.000. The bonds were redeemed on 12 February 2008.

On 16 January the Company concluded with BRE Bank S.A. an agreement for the purchase of debt securities issued by FCE CREDIT POLSKA S.A. The agreement covered the sale of 600 bonds with a par value of PLN 100,000 each and the total par value of PLN 60,000.000. The bonds are planned for redemption on 19 February 2008.

Sale of flats in January 2008

In January 2008 agreements were concluded with clients for the total amount of PLN 28,788,099.83.

Building permit for Lewandów I

In mid-January 2008 the Company was granted a valid building permit for Lewandów I.

Awards and distinctions

In January 2008 the Issuer was awarded **The Company of Year 2007** title by the Polish Business Club and **The Diamond of Forbes 2008** award by the Forbes Magazine.

7. Movements in contingent liabilities or contingent assets from the end of the previous financial year

OFF-BALANCE SHEET LIABILITIES	31 Dec 2007	31 Dec 2006
Pledge on investment real estate - loans	747 077 076.26	687 796 687.00
Pledge on real estate of other units - loans	3 500 000.00	-
Blank promissory notes*	416 978 822.68	391 619 804.29
Other**	10 000 000.00	25 226 084.63
Assignment of debts	4 299 600.00	4 299 600.00
Registered pledge and transfer of ownership of modules	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.	40 000 000.00	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.	20 600 000.00	20 600 000.00
Guarantees to the benefit of Budokrusz Sp. z o.o.	2 500 000.00	-

* collateral in the form of blank promissory notes is presented at the full amount of the principal liability;

** the item covers collateral among other in the form of freeze of funds in bank accounts, assignment of rights under insurance policies.

The above table presents all collateral under concluded loan agreements, securing repayment of liabilities. Since several items of collateral were established under particular loan agreements, the value of the collateral was not totalled.

As at 31 December 2007 the Company was a beneficiary of insurance guarantees for defects and shortcomings removal granted by banks and insurance institutions. Moreover, blank promissory notes were issued to the benefit of J.W. Construction Holding S.A. to secure Company's rights under guarantees granted by the counterparties,

which the Issuer is entitled to fill in at any time with the amount corresponding to costs of defects and shortcomings removal. As at 31 December 2007 the total value of guarantees amounted to PLN 35 million.

8. Risk management purpose and policy

Risks recognisable in the Issuer's operations: interest rate risk, liquidity risk, currency risk and credit risk.

Interest rate risk

The Company raises funds for implementation of its projects based on floating interest rate loans. Those are mainly loans incurred for the period of construction of a given investment - on the average for 1.5 year. It was assumed that in such period the interest rate risk did not require additional hedging options.

The only non-current liabilities are liabilities of TBS Marki - a Group company, under loans incurred with the National Housing Fund on entirely separate terms and conditions.

Currency risk

Within the whole J.W. Construction Group the only company not to conclude transactions in PLN is J.W. Construction International - a Russian law company. Settlements made by the company in USD did not require additional hedging since both revenues were earned and costs were incurred in dollars.

Currency loans (USD) taken by J.W. International from the parent company are of insignificant value when compared to the scale of Group's operations, while exchange gains and losses, if any, are eliminated in the consolidated financial statements.

Credit risk

A very significant part of Group's clients makes purchases with bank loans. Risks connected with offered loans are secured with insurance of particular debts on behalf of clients. There is no significant credit risk concentration in any group of clients. Moreover, the Group systematically evaluates payments made by the clients, as well as their financial standing.

Liquidity risk

The Group pays special attention to keeping the balance between financing its investment activities and timely payment of its liabilities. Liquidity ratios (including current debt at 31 December 2007: 2.65) are satisfactory, which proves that the risk in this area is low.

Sensitivity analysis of market risk

Financial statements item	Value in PLN	Interest rate risk				Currency risk			
		Impact on the result		Impact on equity		Impact on the result		Impact on equity	
		+ 50 p.b. in PLN	- 50 p.b. in PLN	+ 50 p.b. in PLN	- 50 p.b. in PLN	+ 10%	- 10%	+ 10%	- 10%
		+ 25 p.b. in USD	- 25 p.b. in USD	+ 25 p.b. in USD	- 25 p.b. in USD				
Financial assets									
Cash in current accounts	27 909	140	-140						
Bank deposits	46 011	230	-230						
Bonds held	60 000	300	-300						
Loans granted	2 579	6	-6			258	-258		
Impact on financial assets before tax		676	-676	0	0	258	-258	0	0
Tax (19%)		-128	128	0	0	-49	49	0	0
Impact on financial assets after tax		548	-548	0	0	209	-209	0	0
Financial liabilities									
Bonds issued	140 500	-703	703						
Bank loans	362 435	-1 812	1 812						
Impact on financial liabilities before tax		-2 515	2 515	0	0	0	0	0	0
Tax (19%)		478	-478	0	0	0	0	0	0
Impact on financial liabilities after tax		-2 037	2 037	0	0	0	0	0	0
Total increase / (decrease)		-1 489	1 489	0	0	209	-209	0	0

9. Selected financial data containing items of the summary financial statements (also converted into EURO) in thousands

The balance sheet as at the end of the period from 1 January to 31 December 2007 was translated into EUR at the rate established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.3062.

The balance sheet as at the end of the period from 1 January to 31 December 2006 was translated into EUR at the rate established by the National Bank of Poland as at the said day i.e. PLN / EUR 3.8312.

The income statement for the period from 1 January 2007 to 31 December 2007 was translated into EUR at the mid-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 3.7363.

The income statement for the period from 1 January 2006 to 31 December 2006 was translated into EUR at the mid-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 3.8991.

Consolidated balance sheet item	31 Dec 2007		31 Dec 2006	
	PLN	EUR	PLN	EUR
Total assets	1 483 669	411 422	907 545	236 883
Non-current assets	380 045	105 387	329 174	85 919
Current assets	1 103 623	306 035	552 909	144 318
Held-for-sale assets	0	0	25 462	6 646
Total equity and liabilities	1 483 669	411 422	907 545	236 883
Equity	548 967	152 229	193 450	50 493
Non-current liabilities	368 670	102 232	350 434	91 468
Current liabilities	566 032	156 961	345 537	90 190
Held-for-sale liabilities	0	0	18 124	4 731

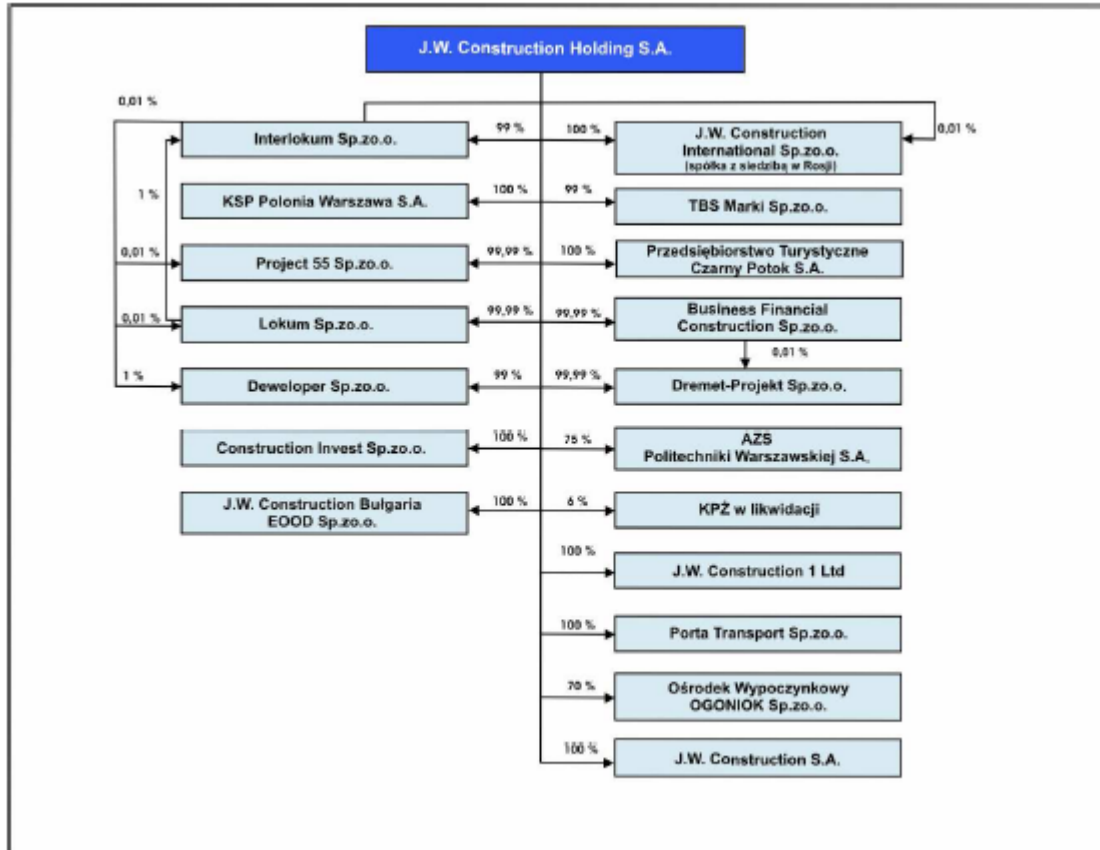
Consolidated income statement item	1 Jan 2007 - 31 Dec 2007		1 Jan 2006 - 31 Dec 2006		1 Oct 2007 - 31 Dec 2007		1 Oct 2006 - 31 Dec 2006	
	PLN	EUR	PLN	EUR	PLN	EUR	PLN	EUR
Net revenues from sales of products, goods and materials	782 749.79	209 498.64	726 308.46	186 275.93	425 173.03	113 795.21	230 960.86	59 234.40
Costs of products, goods and materials sold	533 417.94	142 766.36	500 301.86	128 312.14	277 590.46	74 295.55	141 808.41	36 369.52
Gross profit (loss) on sales	249 331.85	66 732.29	226 006.60	57 963.79	147 582.57	39 499.66	89 152.45	22 864.88
Costs of sales	28 555.99	7 642.85	24 091.12	6 178.64	10 685.42	2 859.89	6 806.27	1 745.60
Overhead costs	25 261.39	6 761.07	20 802.69	5 335.25	7 972.96	2 133.92	5 670.19	1 454.23
Profit (loss) on sales	199 435.83	53 377.90	181 112.79	46 449.90	132 845.55	35 555.38	76 675.98	19 665.05
Operating profit (loss)	201 413.57	53 907.23	180 106.56	46 191.83	134 617.25	36 029.56	80 961.71	20 764.20
Gross profit (loss)	187 112.67	50 079.67	167 216.48	42 885.92	131 517.80	35 200.01	76 705.67	19 672.66
Income tax	38 709.88	10 360.49	35 199.08	9 027.49	26 375.57	7 059.28	16 696.15	4 282.05
Net profit (loss)	148 402.79	39 719.18	132 017.40	33 858.43	105 142.22	28 140.73	60 009.52	15 390.61

Issuer's balance sheet item	31 Dec 2007		31 Dec 2006	
	PLN	EUR	PLN	EUR
Total assets	1 190 392	330 096	756 071	197 346
Non-current assets	283 300	78 559	277 343	72 391
Current assets	907 092	251 537	453 267	118 309
Held-for-sale assets	0	0	25 462	6 646
Total equity and liabilities	1 190 392	330 096	756 071	197 346
Equity	494 858	137 224	168 520	43 986
Non-current liabilities	211 000	58 510	167 713	43 776
Current liabilities	484 535	134 362	401 714	104 853
Held-for-sale liabilities	0	0	18 124	4 731

Issuer's income statement item	1 Jan 2007 - 31 Dec 2007		1 Jan 2006 - 31 Dec 2006		1 Oct 2007 - 31 Dec 2007		1 Oct 2006 - 31 Dec 2006	
	PLN	EUR	PLN	EUR	PLN	EUR	PLN	EUR
Net revenues from sales of products, goods and materials	683 412	182 912	578 940	148 480	394 876	105 686	192 933	49 482
Costs of products, goods and materials sold	480 554	128 618	412 776	105 864	261 979	70 117	127 481	32 695
Gross profit (loss) on sales	202 858	54 294	166 164	42 616	132 897	35 569	65 453	16 787
Costs of sales	27 287	7 303	21 474	5 507	10 376	2 777	7 327	1 879
Overhead costs	20 733	5 549	17 754	4 553	5 613	1 502	3 848	987
Profit (loss) on sales	156 707	41 942	126 936	32 555	2 974	796	54 278	13 921
Operating profit (loss)	157 934	42 270	124 791	32 005	119 743	32 049	2 075	532
Gross profit (loss)	147 146	39 383	116 285	29 824	117 592	31 473	55 170	14 149
Income tax	27 668	7 405	19 589	5 024	22 053	5 902	8 027	2 059
Net profit (loss)	119 477	31 977	96 696	24 800	95 539	25 570	47 144	12 091

10. Organisation of the Capital Group of the Issuer and consolidated companies

As at 31 December 2007 the structure of the Capital Group of the Issuer was as follows:



Construction Invest Sp. z o.o.

Construction Invest Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the register of companies on 9 February 2006 under number KRS 250688. The Issuer holds a 100% share in the company. Share capital of Construction Invest Sp. z o.o. amounts to PLN 50,000 and is divided into 100 shares with a par value of PLN 500 each. The business of the company consists in own real estate development and sale. The company was established to purchase real estate, obtain building permits and then transfer real estate with the corresponding building permit to the Issuer. Construction Invest Sp. z o.o. is one of the special purpose vehicles established to implement a concrete investment.

TBS Marki Sp. z o.o.

TBS Marki Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the register of companies on 28 November 2001 under number KRS 65232. The Issuer holds a 99.99% share in the company. Share capital of TBS Marki Sp. z o.o. amounts to PLN 13,360,000 and is divided into 22,720 shares with a par value of PLN 500 each. The company was established as a public building society within the meaning of the act on some forms of supporting housing building projects. It is an investor responsible for implementation of four projects: "Lisi Jar", "Marki V", "Warszawa Białoleka (TBS)" and "Sochaczew, ul. Piłsudskiego (TBS)".

Lokum Sp. z o.o.

Lokum Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the register of companies under number KRS 170570 on 20 August 2003. The Issuer holds a 99.99% share in the company. Share capital of Lokum Sp. z o.o. amounts to PLN 3,778,500 and is divided into 7,557 shares with a par value of PLN 500 each. The company is a special purpose vehicle. Since 2006 it has been implementing an investment - Willa Konstancin in Konstancin - Jeziorna.

Business Financial Construction Sp. z o.o.

Business Financial Construction Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the register of companies on 24 May 2002 under number KRS 114675. The Issuer holds a 100% share in the company. Share capital of Business Financial Construction Sp. z o.o. amounts to PLN 4,347,000 and is divided into 8,694 shares with a par value of PLN 500 each. The business of the company is to serve sales of flats built by the same, as well as by other Group companies.

Dremet - Projekt Sp. z o.o.

Dremet - Projekt Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the register of companies on 20 February 2004 under number KRS 195210. The Issuer holds a 99.96% share in the company. Share capital of Dremet - Projekt Sp. z o.o. amounts to PLN 52,000 and is divided into 260 shares with a par value of PLN 200 each. The Issuer plans to transfer architectural and designing activities to the company.

Project 55 Sp. z o.o.

Project 55 Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the register of companies on 22 November 2002 under number KRS 139665. The Issuer holds a 99.99% share in the company. Share capital of Project 55 Sp. z o.o. amounts to PLN 7,528,500 and is divided into 15,057 shares with a par value of PLN 500 each. The company is a special purpose vehicle conducting developer activities. Project 55 Sp. z o.o. is an investor responsible for implementation of the Górczewska housing estate.

Interlokum Sp. z o.o.

Interlokum Sp. z o.o., a limited liability company domiciled in Warsaw was registered with the business register under number KRS 170216 on 18 August 2003. The Issuer holds a 99% share in the company. Share capital of Interlokum Sp. z o.o. amounts to PLN 50,000 and is divided into 100 shares with a par value of PLN 500 each. The company is a special purpose vehicle established to implement the "Skarpa IV" investment.

Przedsiębiorstwo Turystyczne Czarny Potok S.A.

Przedsiębiorstwo Turystyczne Czarny Potok S.A., a joint-stock company domiciled in Krynica was registered with the register of companies under number KRS 91153 on 14 February 2002. The Issuer holds a 100% share in the company. Share capital of Przedsiębiorstwo Turystyczne Czarny Potok S.A. amounts to PLN 1,994,000 and is divided into 500 A-class registered shares with a par value of PLN 100 each and 19,440 B-class registered shares with a par value of PLN 100 each. The business of the company is hotel activity. The company runs a recreational centre in Krynica Górská. In 2006 the company was granted a permit to expand the same. Presently the hotel building is being modernised.

Deweloper Sp. z o.o.

Deweloper Sp. z o.o., a limited liability company domiciled in Siemianowice Śląskie was registered with the register of companies under number KRS 170493 on 22 August 2003. The Issuer holds a 99% share in the company. Share capital of Deweloper Sp. z o.o. amounts to PLN 50,000 and is divided into 100 shares with a par value of PLN 500 each. The business of the company comprises road construction. In the structure of the Capital Group it was assigned the role of the general contractor of a housing estate in Katowice.

Klub Sportowy Piłkarski Polonia Warszawa S.A.

Klub Sportowy Piłkarski Polonia Warszawa S.A. (*Polonia Warszawa Football Club*), a joint-stock company domiciled in Warsaw was registered with the register of companies on 19 September 2003 under number KRS 173656. The Issuer holds a 100% share in the company. Share capital of Klub Sportowy Piłkarski Polonia Warszawa S.A. amounts to PLN 1,544,000 and is divided into 5,000 A-class registered shares with a par value of PLN 100 each and 10,440 B-class registered shares with a par value of PLN 100 each. Klub Sportowy Piłkarski Polonia Warszawa S.A. runs a football team.

J.W. Construction - Akademicki Związek Sportowy Politechniki Warszawskiej S.A.

J.W. Construction - Akademicki Związek Sportowy Politechniki Warszawskiej S.A. (*Academic Sports Association of the Warsaw University of Technology*), a joint-stock company domiciled in Warsaw was registered with the register of companies on 24 October 2005 under number KRS 243759. The Issuer holds a 75% share in the company. Share capital of J.W. Construction - Akademicki Związek Sportowy Politechniki Warszawskiej S.A. amounts to PLN 500,000 and is divided into 5,000 shares with a par value of PLN 100 each. The company runs a volleyball team classified on the top level of the Polish Volleyball League.

J.W. Construction International Sp. z o.o.

J.W. Construction International Sp. z o.o., a limited liability company registered in the territory of Russia. The Issuer holds a 100% share in the company. The business of the company comprises investments in housing buildings in the territory of the Russian Federation, presently an investment in Victoria Park in Kolomna near Moscow.

J.W. Construction 1 Ltd

J.W. Construction 1 Ltd. domiciled in London is registered in Great Britain. The Issuer holds 1,000 shares with a par value of GBP 1 each and the total par value of GBP 1,000, constituting 100% of share capital.

J.W. Construction Bułgaria EOOD

J.W. Construction Bułgaria EOOD was registered by the Municipal Court for Sofia (Bulgaria) on 8 October 2007 under name J.W. Construction Bułgaria EOOD domiciled in Sofia (a Bulgarian law company - equivalent to a Polish limited liability company) in which J.W. Construction Holding S.A. took up 500 (five hundred) shares with a par value of BGN 10 (ten) each and the total value of BGN 5,000 (five thousand). The said shares constitute 100% of share capital of the company. J.W. Construction Holding S.A. plans to conduct business activity in the territory of Bulgaria through J.W. Construction Bułgaria EOOD.

J.W. Construction S.A.

J.W. Construction S.A. domiciled in Ząbki is registered with the register of companies under number KRS 0000290315. Share capital of the company is divided into 500,000 shares with a par value of PLN 1 each. J.W. Construction S.A. was established to take over the construction activity of J.W. Construction Holding S.A.

Porta Transport Sp. z o.o.

Porta Transport Sp. z o.o., a limited liability company domiciled in Szczecin was registered with the register of companies under number KRS 0000177420. Share capital of the company is divided into 258,308 shares with a par value of PLN 100 each. The business of the company comprises provision of transport services to Porta Szczecińska Nowa Sp. z o.o. in the territory of the Szczecin shipyard and forwarding services in the country and abroad.

Ośrodek Wypoczynkowy "Ogoniok" Sp. z o.o.

Ośrodek Wypoczynkowy "Ogoniok" Sp. z o.o., a limited liability company domiciled in Soczi, Russian Republic. The Issuer holds a 70% share in share capital of the company, amounting to RUB 10,500,000. The company holds real estate in Soczi, where it plans to launch a housing and service investment.

11. Effects of changes in the structure of a business entity also due to business combination, acquisition or disposal of Issuer's Capital Group entities, long-term investment, business division, restructuring and discontinuance

The organisational structure of the Capital Group of the Issuer underwent the following changes, described in detail herein:

Registration of J.W. Construction Bułgaria EOOD, where 100% of share capital was taken up by the Issuer.

Registration of J.W. Construction S.A. domiciled in Ząbki, where 100% of share capital was taken up by the Issuer.

Registration of share capital increase to PLN 52,000 and a change in the name of Dremet - Projekt Sp. z o.o. domiciled in Warsaw, where 99.96% of share capital is held by the Issuer.

Acquisition of 70% of share capital in Ośrodek Wypoczynkowy "Ogoniok" domiciled in Soczi.

Acquisition of 100% share in Porta Transport Sp. z o.o. domiciled in Szczecin, which was fully consolidated.

12. Management Board's opinion on the ability to realise earlier published projected earnings for a given year in the light of earnings presented in the quarterly report compared to the projected ones

The Management Board of J.W. Construction Holding S.A. informs that the projection for 2007 was realised as follows:

- planned revenues from sales - PLN 813.1 million, realised revenues from sales - PLN 782.7 million,
- planned gross profit on sales - PLN 244.6 million, realised gross profit on sales - PLN 249.3 million,
- planned operating profit - PLN 199.5 million, realised operating profit - PLN 201.4 million,
- planned gross profit - PLN 185.4 million, realised gross profit - PLN 187.1 million,
- planned net profit - PLN 146.5 million, realised net profit - PLN 148.4.

13. Shareholders holding directly or indirectly through subsidiaries at least 5% of the total number of votes in the general meeting of the Issuer as at the quarterly report filing date and the number of shares held by the same, their percentage share in equity, number of votes attached to the same and their percentage share in the total number of votes in the general meeting, changes in the shareholding of significant blocks of shares of the Issuer from the last quarterly report filing date

Shareholders holding directly or indirectly over 5% of the total number of votes in the general meeting on selected dates:

As at 30 September 2007

Shareholder	Number of shares	% of share capital	Number of votes	% of total votes in the general meeting
Józef Wojciechowski	18 557 808	33.93%	18 557 808	33.93%
EHT S.A.	25 448 300	46.52%	25 448 300	46.52%

As at 31 December 2007

Entity	Number of shares	% of share capital	Number of votes	% of total votes in the general meeting
Józef Wojciechowski	19 241 219	35.18%	19 241 219	35.18%
EHT S.A.	25 448 300	46.52%	25 448 300	46.52%

Movements in shareholding from 30 September 2007 to 31 December 2007

Shareholder	Increase in the number of shares	Increase in% of share capital	Increase in the number of votes	Increase in% of total votes in the general meeting
Józef Wojciechowski	683 411	1.25%	683 411	1.25%

As at 8 November 2007 - publication of a report for the 3rd quarter 2007

Shareholder	Number of shares	% of share capital	Number of votes	% of total votes in the general meeting
Józef Wojciechowski	18 602 751	34.01%	18 602 751	34.01%
EHT S.A.	25 448 300	46.52%	25 448 300	46.52%

As at 13 February 2008 - publication of a report for the 4th quarter 2007

Shareholder	Number of shares	% of share capital	Number of votes	% of total votes in the general meeting
Józef Wojciechowski	19 308 752	35.30%	19 308 752	35.30%
EHT S.A.	25 448 300	46.52%	25 448 300	46.52%

Movements in shareholding from 8 November 2007 to 13 February 2008 (between publication of reports for the 3rd and 4th quarter 2007)

Shareholder	Increase in the number of shares	Increase in% of share capital	Increase in the number of votes	Increase in% of total votes in the general meeting
Józef Wojciechowski	706 001	1.29%	706 001	1.29%

Information about percentage share was rounded off to two decimal places.

Mr. Józef Wojciechowski controls EHT S.A. domiciled in Luxemburg indirectly through Famhold S.A. domiciled in Luxemburg.

14. Shares of the Issuer or entitlements to the same (options) held by members of the management board or supervisory board of the Issuer as at the quarterly report filing date and changes in holdings from the last quarterly report filing date, individually for each person

Issuer's shares held by the management or supervisory board members of the Company:

As at 13 February 2008 - publication of a report for the 4th quarter 2007

Person	Office	Number of shares	Increase in the number of shares from publication of the previous quarterly report
Józef Wojciechowski	Supervisory Board Chairman	19 308 752	706 001

15. Pending litigations for the value exceeding 10% of equity

Neither the Issuer nor its subsidiaries were a party to any litigation pending before a court or a competent arbitration or public administration authority, for the aggregate value of 10% of Issuer's equity.

16. Transaction(s) concluded by the Issuer or its subsidiary with related parties, of the value (aggregate for all transactions concluded from the beginning of the financial year) exceeding PLN equivalent of EUR 500,000

The Issuer or its subsidiaries were parties to the following transactions of the value exceeding PLN equivalent of EUR 500,000, which were not standard or customary transactions concluded on market conditions between related parties, and whose nature and terms resulted from current operating activities.

Loan agreements concluded between the Issuer and Klub Sportowy Piłkarski POLONIA WARSZAWA S.S.A. domiciled in Warsaw

From the beginning of the financial year the Issuer granted loans to *Klub Sportowy Piłkarski POLONIA WARSZAWA S.S.A.* for the total amount of PLN 4,850,000. The major loan agreement was concluded on 29 October 2007 for PLN 900,000 for the purpose of financing business activity of the company. The said loan bears market interest of 3M WIBOR plus a market margin, interest is payable on the loan repayment date falling not later than on 31 December 2008. The loan is unsecured. In the same period the company concluded annexes for postponing repayment dates of due and payable loans of the total amount of PLN 3,060,890.07 until 31 December 2008. The Issuer holds a 100% share in share capital of the borrower.

Agreement with J.W. Agro Spółka z o.o. domiciled in Nowogard on loan repayment rules

On 27 September 2007 the Issuer and J.W. Agro Spółka z o.o. domiciled in Nowogard concluded an agreement providing for the rules of repayment of a loan incurred by the Issuer for purchasing agricultural real estate located near Nowogard, which after having been purchased by the Issuer as an organised part of an enterprise - Oddział Zakład Produkcji Rolnej J.W. Construction Holding S.A. - was contributed in kind to J.W. Agro Sp. z o.o., as amended with Annex No. of 17 December 2007. Under the said agreement J.W. Agro Sp. z o.o. paid to the Issuer the amount of PLN 17,097,500 on 30 September 2007 and PLN 450,000 on 15 December 2007. The outstanding amount provided under the agreement will be paid as follows: PLN 450,000 until 30 June 2008 and PLN 1,224,578.72 until 30 December 2008. In accordance with the agreement, the outstanding amount bears market interest of 3M WIBOR plus a market margin. Mr. Józef Wojciechowski, Chairman of the Supervisory Board of the Issuer and the majority shareholder of the Issuer holds a 100% share in J.W. Agro Sp. z o.o. Moreover, Mr. Roman Kobyliński, a Member of the Supervisory Board of the Issuer and a cousin of Mr. Wojciechowski holds an office of the President of the Management Board of J.W. Agro Sp. z o.o.

Agreements with Mr. Józef Wojciechowski

From the beginning of the current financial year the Issuer and Mr. Józef Wojciechowski concluded agreements on providing for the rules of earlier repayment of a loan granted by Mr. Józef Wojciechowski to the Issuer on 1 December 2006. The loan granted by Mr. Józef Wojciechowski to the Issuer amounted to PLN 27,682,223.05 and was repaid in total, including accrued interest, in the said period. A single major repayment was made on 2 April 2007 and amounted to PLN 9,473,800. Mr. Józef Wojciechowski is the Chairman of the Supervisory Board of the Issuer and the majority shareholder of the Issuer.

Loan agreement concluded between the Issuer and J.W. Construction International domiciled in Himki (Russia)

On 17 June 2007 the Issuer granted to J.W. Construction International domiciled in Russia a loan of USD 1,200,000 (constituting the equivalent of PLN 3,450,000 at the exchange rate of 17 June 2007). The loan was granted for the purpose of financing business activity and bears market interest of 1M LIBOR plus a market margin, interest is payable on the loan repayment date falling not later than on 17 June 2008. The loan is unsecured. The Issuer holds a 100% share in share capital of the borrower.

Loan agreements concluded with Stadmnia Mazowiecka Sp. z o.o.

From the beginning of the financial year the Issuer granted loans to Stadmnia Mazowiecka for the total amount of PLN 4,550,000. The major loan agreement was disbursed on 12 November 2007 at PLN 2,300,000. Loans were granted for the purpose of financing business activity. The loan bears market interest of 3M WIBOR plus a market margin, interest is payable on the loan repayment date falling not later than on 25 September 2008. The loan is unsecured. A 100% share in share capital of the borrower is held by the Issuer's subsidiary.

Annex to the loan agreement with Construction Invest Sp. z o.o.

On 27 December 2007 the agreement with Construction Invest Sp. z o.o. domiciled in Warsaw for a loan of PLN 2,754,117 was amended with an annex changing the repayment date from 31 December 2007 to 31 December 2008, other terms and conditions of the agreement remained unchanged.

NAME OF A COMPANY	Receivables from related parties		Liabilities to related parties	
	31 Dec 2007	31 Dec 2006	31 Dec 2007	31 Dec 2006
EHT	870 449.04	870 449.00	38 621.13	38 621.13
REM S.A.	540 173.17	376 159.79	199 297.78	281 252.72
Załubice Development Sp. z o.o.	1 055 590.50	0.00	775 476.14	1 131 214.21
Zakład Produkcji Marmurów Promar Sp. z o.o.	1 427 365.48	995 391.85	570 205.29	572 789.99
Zakład Produkcji Szalunków J.W. System Sp. z o.o.	16 398.02	823 627.53	931 604.73	3 228 648.01
Zakład Produkcji Metalowej Metalcon Sp. z o.o.	3 269 338.25	2 953 794.16	2 060 185.75	1 883 762.78
J.W. Agro Sp. z o.o.	3 254 729.03	0.00	0.00	0.00
Hotel 500 Sp. z o.o.	1 232.20	1 500.00	0.00	24 500.00
Interlokum Sp. z o.o.	14 772 971.87	11 806 707.20	0.00	0.00
KSP Polonia Warszawa S.S.A.	8 782 261.56	3 105 046.86	0.00	0.00
Project 55 Sp. z o.o.	67 758 821.42	47 136 106.29	0.00	0.00
Lokum Sp. z o.o.	14 701 018.37	4 394 077.35	7 379.77	0.00
Deweloper Sp. z o.o.	1 171.08	574 870.27	266 318.62	0.00
Construction Invest Sp. z o.o.	2 993 520.69	2 848 170.84	0.00	2 794 094.21
TBS Nowy Dom Sp. z o.o.	7 370.94	0.00	1 000.00	0.00
J.W. International Sp. z o.o.	3 094 325.38	1 639 991.42	0.00	0.00
TBS Marki Sp. z o.o.	0.00	79 663.72	1 999 448.88	2 046 788.62
Przedsiębiorstwo Turystyczne "Czarny Potok" S.A.	150 223.94	0.00	0.00	1 338.50
Business Financial Construction Sp. z o.o.	0.00	18 808.42	2 602 531.13	0.00
Dremet-Projekt Sp. z o.o.	0.00	0.00	216 131.14	278 232.88
J.W. Construction-Akademicki Związek Sportowy Politechniki Warszawskiej S.A.	0.00	0.00	0.00	5 124.00
Królewski Port Żerań Sp z o.o.	5 396 764.70	5 396 764.70	0.00	
J.W. Construction 1 LTD	104 827.49	0.00	0.00	0.00
J.W. Consulting J.W. 1	813.25	0.00	0.00	0.00
J.W. Consulting J.W. 3	732.00	0.00	0.00	0.00
J.W. Consulting J.W. 5	732.00	0.00	0.00	0.00
Stadnina Mazowiecka Sp. z o.o.	4 605 367.75	0.00	0.00	0.00

17. Loan or cash loan sureties or guarantees granted by the Issuer or its subsidiary to one entity or a subsidiary of such entity, of the aggregate value equivalent to at least 10% of equity of the Issuer

Not applicable

18. Other information significant in the opinion of the Issuer for evaluation of its personnel, property and financial standing, earnings and movements in the same, as well as information significant for assessing the ability of the Issuer to fulfil its obligations

None except for the ones disclosed above.

19. Factors which in the opinion of the Issuer will have impact on its earnings at least in the next-quarter perspective

The main factors:

- implementation of subsequent stages of work on particular earlier commenced investments in accordance with the previously accepted schedules of construction and assembly works;
- commencement of the construction of new estates, including Lewandów Park (upon obtaining valid construction permits);
- arrival of very unfavourable weather conditions.

20. Information about revenues and earnings per particular business or geographic segments, depending on whichever classification is the primary one

1 January 2007 to 31 December 2007	developer	hotel	social building	construction	transport	other adjustments
Net revenues from sales of products, goods and materials, of which:	723 759 689.63	18 103 762.07	10 217 867.30	16 813 985.85	16 223 097.16	-2 368 614.92
Net revenues from sales of products	710 319 652.22	18 051 250.82	10 217 867.30	16 677 546.16	16 216 744.96	-2 368 614.92
Net revenues from sales of goods and materials	13 440 037.41	52 511.25	0.00	136 439.69	6 352.20	0.00
Costs of products, goods and materials sold, of which:	488 332 179.27	14 865 152.33	4 946 268.89	13 296 141.98	14 203 942.59	-2 225 747.30
Manufacturing cost of products sold	474 474 229.63	14 829 330.19	4 946 268.89	13 196 592.60	14 198 684.77	-2 225 747.30
Value of goods and materials sold	13 857 949.64	35 822.14	0.00	99 549.38	5 257.82	0.00
Gross profit (loss) on sales	235 427 510.36	3 238 609.74	5 271 598.41	3 517 843.87	2 019 154.57	-142 867.62
Costs of sales	27 674 795.31	881 196.81	0.00	0.00	0.00	0.00
Overhead costs	20 378 058.22	721 245.97	724 354.25	1 399 416.84	2 196 972.68	-158 661.40
Revaluation of investment real estate	3 921 359.17	0.00	0.00	0.00	0.00	0.00
Profit (loss) on sales	191 296 016.00	1 636 166.96	4 547 244.16	2 118 427.03	-177 818.11	15 793.78
Other operating income	7 166 297.64	604 292.94	1 424 258.58	114 534.78	158 926.53	0.00
Other operating expenses	5 485 690.12	17 179.22	1 751 916.71	84 286.87	151 493.78	0.00
Operating profit (loss)	192 976 623.53	2 223 280.68	4 219 586.03	2 148 674.94	-170 385.36	15 793.78
Financial income	6 913 911.11	1 292 192.42	1 068 649.61	3 460.15	111 476.57	-306 656.25
Financial expenses	16 249 357.57	3 246 040.89	4 098 627.04	32 566.52	64 002.60	-306 656.25
Profit/loss on exclusion of a subsidiary from consolidation	0.00	0.00	0.00	0.00	0.00	0.00
Profit (loss) before interest, extraordinary items and taxes	183 641 177.07	269 432.21	1 189 608.60	2 119 568.57	-122 911.39	15 793.78
Extraordinary gains/losses	0.00	0.00	0.00	0.00	0.00	0.00
Amortisation of goodwill	0.00	0.00	0.00	0.00	0.00	0.00
Amortisation of negative goodwill	0.00	0.00	0.00	0.00	0.00	0.00
Profit (loss) before tax	183 641 177.07	269 432.21	1 189 608.60	2 119 568.57	-122 911.39	15 793.78
Income tax	4 566 496.03	0.00	44 316.00	312 387.00	0.00	0.00
Deferred tax	33 212 363.55	449 275.97	0.00	122 041.00	0.00	3 000.82
Net profit (loss)	145 862 317.48	-179 843.76	1 145 292.60	1 685 140.57	-122 911.39	12 792.96

1 January 2006 to 31 December 2006	developer	hotel	social building	construction	other adjustments
Net revenues from sales of products, goods and materials, of which:	691 925 780.74	17 373 318.70	9 453 404.41	7 555 955.63	0.00
Net revenues from sales of products	681 006 730.36	17 355 678.09	9 453 404.41	7 516 279.53	0.00
Net revenues from sales of goods and materials	10 919 050.38	17 640.61	0.00	39 676.10	0.00
Costs of products, goods and materials sold, of which:	475 349 538.13	14 027 539.80	5 542 596.78	5 660 274.92	-278 086.84
Manufacturing cost of products sold	464 624 102.51	14 016 742.20	5 542 596.78	5 658 303.83	-278 086.84
Value of goods and materials sold	10 725 435.62	10 797.60	0.00	1 971.09	0.00
Gross profit (loss) on sales	216 576 242.61	3 345 778.90	3 910 807.63	1 895 680.71	278 086.84
Costs of sales	23 156 444.74	934 671.19	0.00	0.00	0.00
Overhead costs	17 663 503.33	560 352.99	963 093.88	1 615 739.65	0.00
Revaluation of investment real estate	0.00	0.00	0.00	0.00	0.00
Profit (loss) on sales	175 756 294.54	1 850 754.72	2 947 713.75	279 941.06	278 086.84
Other operating income	11 643 897.54	622 768.51	2 718 712.26	1 560.99	-1 250 000.00
Operating profit (loss)	173 065 017.33	2 388 025.94	4 102 415.76	273 014.57	278 086.84
Financial income	2 721 071.23	692 413.12	322 313.43	5 564.66	431 472.12
Financial expenses	8 090 888.66	3 371 681.45	3 922 630.01	37 426.66	568 597.27
Profit/loss on exclusion of a subsidiary from consolidation	0.00	0.00	0.00	0.00	0.00
Profit (loss) before interest, extraordinary items and taxes	167 695 199.90	-291 242.39	502 099.18	241 152.57	140 961.69
Gains/losses on held-for-sale assets	-1 071 692.71	0.00	0.00	0.00	0.00
Extraordinary gains/losses	0.00	0.00	0.00	0.00	0.00
Amortisation of goodwill	0.00	0.00	0.00	0.00	0.00
Amortisation of negative goodwill	0.00	0.00	0.00	0.00	0.00
Profit (loss) before tax	166 623 507.19	-291 242.39	502 099.18	241 152.57	140 961.69
Income tax	14 749 644.90	0.00	0.00	73 948.00	0.00
Deferred tax	20 227 401.51	175 507.05	25.00	0.00	26 782.72
Other mandatory deductions from profit (loss increase)	-54 231.02	0.00	0.00	0.00	0.00
Net profit (loss)	131 700 691.80	-466 749.44	502 074.18	167 204.57	114 178.97

1 October 2007 to 31 December 2007	developer	hotel	social building	construction	transport	other adjustments
Net revenues from sales of products, goods and materials, of which:	392 103 921.57	9 589 883.97	2 674 666.01	6 950 076.14	16 223 097.16	-2 368 614.92
Net revenues from sales of products	385 623 336.43	9 556 232.65	2 674 666.01	6 876 621.24	16 216 744.96	-2 368 614.92
Net revenues from sales of goods and materials	6 480 585.14	33 651.32	0.00	73 454.90	6 352.20	0.00
Costs of products, goods and materials sold, of which:	251 562 832.76	7 716 830.50	486 032.08	5 718 599.70	14 203 942.59	-2 097 778.39
Manufacturing cost of products sold	245 450 667.83	7 692 821.58	486 032.08	5 658 620.92	14 198 684.77	-2 097 778.39
Value of goods and materials sold	6 112 164.93	24 008.92	0.00	59 978.78	5 257.82	0.00
Gross profit (loss) on sales	140 541 088.81	1 873 053.47	2 188 633.93	1 231 476.44	2 019 154.57	-270 836.53
Costs of sales	10 445 055.24	240 367.43	0.00	0.00	0.00	0.00
Overhead costs	5 046 140.95	386 252.41	198 040.73	304 213.07	2 196 972.68	-158 661.40
Revaluation of investment real estate	3 921 359.17	0.00	0.00	0.00	0.00	0.00
Profit (loss) on sales	128 971 251.79	1 246 433.63	1 990 593.20	927 263.37	-177 818.11	-112 175.13
Other operating income	3 268 978.51	263 217.19	441 546.90	24 675.53	158 926.53	0.00
Other operating expenses	1 758 985.60	15 118.89	452 476.44	7 568.79	151 493.78	0.00
Operating profit (loss)	130 481 244.70	1 494 531.93	1 979 663.66	944 370.11	-170 385.36	-112 175.13
Financial income	1 629 301.28	764 095.47	365 257.70	14.22	111 476.57	-306 656.25
Financial expenses	3 210 848.01	1 671 832.39	1 015 109.35	7 807.48	64 002.60	-306 656.25
Profit/loss on exclusion of a subsidiary from consolidation	0.00	0.00	0.00	0.00	0.00	0.00
Profit (loss) before interest, extraordinary items and taxes	128 899 697.97	586 795.01	1 329 812.01	936 576.85	-122 911.39	-112 175.13
Extraordinary gains/losses	0.00	0.00	0.00	0.00	0.00	0.00
Amortisation of goodwill	0.00	0.00	0.00	0.00	0.00	0.00
Amortisation of negative goodwill	0.00	0.00	0.00	0.00	0.00	0.00
Profit (loss) before tax	128 899 697.97	586 795.01	1 329 812.01	936 576.85	-122 911.39	-112 175.13
Income tax	-853 974.73	0.00	44 316.00	53 458.00	0.00	0.00
Deferred tax	26 441 994.91	607 050.00	-17 998.00	122 041.00	0.00	-21 313.27
Other mandatory deductions from profit (loss increase)	0.00	0.00	0.00	0.00	0.00	0.00
Net profit (loss)	103 311 677.79	-20 254.99	1 303 494.01	761 077.85	-122 911.39	-90 861.86

1 October 2006 to 31 December 2006	developer	hotel	social building	construction	other adjustments
Net revenues from sales of products, goods and materials, of which:	216 148 663.70	4 814 259.03	2 441 979.07	7 555 955.63	0.00
Net revenues from sales of products	213 079 093.93	4 811 222.20	2 441 979.07	7 516 279.53	0.00
Net revenues from sales of goods and materials	3 069 569.77	3 036.83	0.00	39 676.10	0.00
Costs of products, goods and materials sold, of which:	131 865 292.34	3 178 734.18	1 173 120.02	5 660 274.92	-278 086.84
Manufacturing cost of products sold	130 674 071.45	3 177 141.26	1 173 120.02	5 658 303.83	-278 086.84
Value of goods and materials sold	1 191 220.89	1 592.92	0.00	1 971.09	0.00
Gross profit (loss) on sales	84 283 371.36	1 635 524.85	1 268 859.05	1 895 680.71	278 086.84
Costs of sales	5 871 601.38	934 671.19	0.00	0.00	0.00
Overhead costs	3 574 762.40	253 982.35	225 710.45	1 615 739.65	0.00
Revaluation of investment real estate	0.00	0.00	0.00	0.00	0.00
Profit (loss) on sales	74 837 007.58	446 871.31	1 043 148.60	279 941.06	278 086.84
Other operating income	10 177 484.17	542 153.63	1 918 529.02	1 560.99	-1 250 000.00
Other operating expenses	7 748 458.97	84 278.47	512 777.99	8 487.48	-1 250 000.00
Operating profit (loss)	77 266 032.78	904 746.47	2 448 899.63	273 014.57	278 086.84
Financial income	157 747.48	175 104.46	138 395.45	5 564.66	431 472.12
Financial expenses	2 175 389.45	322 002.77	989 210.84	37 426.66	568 597.27
Profit/loss on exclusion of a subsidiary from consolidation	0.00	0.00	0.00	0.00	0.00
Profit (loss) before interest, extraordinary items and taxes	75 248 390.81	757 848.16	1 598 084.24	241 152.57	140 961.69
Gains/losses on held-for-sale assets	-1 071 692.71	0.00	0.00	0.00	0.00
Extraordinary gains/losses	0.00	0.00	0.00	0.00	0.00
Amortisation of goodwill	0.00	0.00	0.00	0.00	0.00
Amortisation of negative goodwill	0.00	0.00	0.00	0.00	0.00
Profit (loss) before tax	74 176 698.10	757 848.16	1 598 084.24	241 152.57	140 961.69
Income tax	6 465 921.81	-10 057.00	0.00	73 948.00	0.00
Deferred tax	10 021 074.08	172 685.62	25.00	0.00	26 782.72
Other mandatory deductions from profit (loss increase)	-54 231.02	0.00	0.00	0.00	0.00
Net profit (loss)	57 743 933.24	595 219.54	1 598 059.24	167 204.57	114 178.97

E. FINANCIAL STATEMENTS OF THE ISSUER
1. BALANCE SHEET

ASSETS	31 Dec 2007	31 Dec 2006
NON-CURRENT ASSETS	283 300 146.90	277 342 708.80
Intangible assets	9 306 220.46	9 474 493.50
Goodwill on subsidiaries and associates	3 047 895.06	3 047 895.06
Tangible assets	154 109 973.09	139 597 628.31
Investment real estate	8 264 725.36	0.00
Available-for-sale financial assets	0.00	0.00
Other financial assets	78 161 820.88	50 322 610.99
Deferred income tax assets	3 528 218.26	5 256 984.85
Trade and other receivables	26 881 293.79	69 643 096.09
Prepaid expenses	0.00	0.00
CURRENT ASSETS	907 091 995.64	453 266 861.01
Inventories	23 528 107.87	20 878 076.32
Construction contracts	612 106 537.69	353 129 189.37
Trade and other receivables	124 013 151.41	27 986 269.35
Available-for-sale financial assets	0.00	0.00
Other financial assets	84 598 389.16	12 113 322.14
Cash and cash equivalents	51 866 374.15	29 550 080.27
Prepaid expenses	10 979 435.36	9 609 923.56
HELD-FOR-SALE ASSETS	0.00	25 461 578.17
Total assets	1 190 392 142.54	756 071 147.98
EQUITY AND LIABILITIES		
EQUITY	494 857 571.11	168 519 656.44
Share capital	10 939 656.00	10 250 000.00
Revaluation reserve	0.00	0.00
Treasury shares	0.00	0.00
Other capital	364 845 121.10	59 670 174.64
Retained earnings	-404 512.13	1 903 386.64
Net profit / loss	119 477 306.14	96 696 095.16
Minority interest	0.00	0.00
Negative goodwill on subsidiaries and associates	0.00	0.00
LIABILITIES	695 534 571.42	569 427 112.50
Non-current liabilities	211 000 050.89	167 712 814.87
Borrowings	86 474 600.61	63 602 588.11
Derivative financial instruments	0.00	0.00
Deferred income tax liabilities	44 432 857.31	23 059 761.59
Retirement benefit obligations	373 000.00	373 000.00
Provision for other liabilities and charges	2 685 180.69	3 145 497.38
Other liabilities	77 034 412.28	77 531 967.79
Current liabilities	484 534 520.53	401 714 297.63
Trade and other payables	99 052 002.15	76 322 975.97
Construction contracts	118 536 013.05	163 724 945.10
Borrowings	96 792 357.21	104 060 481.67
Derivative financial instruments	0.00	0.00
Provision for other liabilities and charges	17 400 196.41	13 973 449.36
Other liabilities	152 753 951.71	43 632 445.53
LIABILITIES UNDER HELD-FOR-SALE ASSETS	0.00	18 124 379.04
Total equity and liabilities	1 190 392 142.53	756 071 147.98

2. PROFIT AND LOSS ACCOUNT

	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Net revenues from sales of products, goods and materials, of which:	683 412 300.65	578 940 037.30	394 875 766.76	192 933 491.49
Net revenues from sales of products	669 972 263.24	568 020 986.92	388 395 181.62	189 616 619.38
Net revenues from sales of goods and materials	13 440 037.41	10 919 050.38	6 480 585.14	3 316 872.11
Costs of products, goods and materials sold, of which:	480 553 850.17	412 776 037.94	261 978 523.96	127 480 770.91
Manufacturing cost of products sold	466 695 900.53	402 050 602.32	255 866 359.03	126 289 550.02
Value of goods and materials sold	13 857 949.64	10 725 435.62	6 112 164.93	1 191 220.89
Gross profit (loss) on sales	202 858 450.48	166 163 999.36	132 897 242.80	65 452 720.59
Costs of sales	27 286 710.77	21 473 855.61	10 375 776.25	7 326 666.96
Overhead costs	20 732 886.50	17 754 101.17	5 612 716.01	3 847 916.83
Revaluation of investment real estate	1 867 792.26	0.00	1 867 792.26	0.00
Profit (loss) on sales	156 706 645.47	126 936 042.58	118 776 542.80	54 278 136.80
Other operating income	6 706 123.23	11 680 546.28	2 974 477.84	10 189 215.61
Profit on disposal of non-financial fixed assets	1 269 523.69	9 249 937.83	103 868.85	8 603 020.50
Other operating income	5 436 599.54	2 430 608.45	2 870 608.99	1 586 195.11
Other operating expenses	5 478 541.84	13 825 551.64	2 007 629.76	7 268 081.85
Loss on disposal of non-financial fixed assets	0.00	0.00	0.00	0.00
Revaluation of non-financial assets	470 639.99	3 407 184.87	470 439.99	-200 623.35
Other operating expenses	5 007 901.85	10 418 366.77	1 537 189.77	7 468 705.20
Operating profit (loss)	157 934 226.86	124 791 037.22	119 743 390.88	57 199 270.56
Financial income	8 700 190.17	4 026 336.39	2 948 040.60	2 075 327.76
Dividends and participation in profits, of which:	0.00	0.00	0.00	0.00
Interest, of which:	7 618 170.80	2 411 059.49	2 775 834.23	781 428.33
Profit on disposal of investments	0.00	0.00	0.00	0.00
Revaluation of investments	0.00	0.00	0.00	0.00
Other	1 082 019.37	1 615 276.90	172 206.37	1 293 899.43
Financial expenses	19 488 752.54	11 460 331.49	5 099 260.42	3 032 631.38
Interest, of which:	18 781 174.89	11 245 369.51	4 537 300.75	3 309 231.41
Loss on disposal of investments	0.00	0.00	0.00	0.00
Revaluation of investments	0.00	15 440.00	0.00	15 440.00
Other	707 577.65	199 521.98	561 959.67	-292 040.03
Profit (loss) before interest, extraordinary items and taxes	147 145 664.49	117 357 042.12	117 592 171.06	56 241 966.94
Gains (losses) on held-for-sale assets	0.00	-1 071 692 71	0.00	-1 071 692 71
Gains on held-for-sale assets	0.00	0.00	0.00	0.00
Losses on held-for-sale assets	0.00	1 071 692.71	0.00	1 071 692.71
Profit (loss) before tax	147 145 664.49	116 285 349.41	117 592 171.06	55 170 274.23
Income tax	4 566 496.03	14 853 453.79	-789 955.97	7 539 219.33
Deferred tax	23 101 862.31	4 735 800.46	22 843 150.56	487 326.52
Other mandatory deductions from profit (loss increase)	0.00	0.00	0.00	0.00
Net profit (loss)	119 477 306.14	96 696 095.16	95 538 976.46	47 143 728.38

3. STATEMENT OF CHANGES IN EQUITY

2006	Share capital	Revaluation reserve	Other reserves	Other capital	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 Dec 2005	6 000 000.00	0.00	55 487 029.05	43 354 580.64	0.00	1 693 470.70	30 317 315.95	136 852 396.34
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 Jan 2006	6 000 000.00	0.00	55 487 029.05	43 354 580.64	0.00	1 693 470.70	30 317 315.95	136 852 396.34
Share issue	4 250 000.00	0.00	1 572 500.00	0.00	0.00	0.00	0.00	5 822 500.00
Dividends paid	0.00	0.00	0.00	-67 882 974.34	0.00	0.00	0.00	-67 882 974.34
Gains / (losses) on revaluation of property, plant and equipment and 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 in equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Profit / (loss) on business acquisitions (single jwch)	0.00	0.00	737 560.73	0.00	0.00	-3 705 921.83	0.00	-2 968 361.10
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 in equity	4 250 000.00	0.00	2 310 060.73	-67 882 974.34	0.00	-3 705 921.83	0.00	-65 028 835.44
Net profit (loss) for the financial year	0.00	0.00	0.00	0.00	0.00	0.00	96 696 095.16	96 696 095.16
Total profit / (loss) recognised in equity and net earnings	4 250 000.00	0.00	2 310 060.73	-67 882 974.34	0.00	-3 705 921.83	96 696 095.16	31 667 259.72
Increase / decrease from profit distribution	0.00	0.00	-598 970.87	27 000 449.43	0.00	3 915 837.78	-30 317 315.95	0.00
As at 31 Dec 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	168 519 656.05

**Summary Consolidated Financial Statements
for three months ended 31 December 2007**

2007	Share capital	Revaluation reserve	Other reserves	Other capital	Hedge valuation reserve and currency translation reserve	Retained earnings	Net earnings	Equity
As at 31 Dec 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 Jan 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
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 and 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 in equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Profit / (loss) on business acquisitions (single jwch)	0.00	0.00	1 104 461.77	2 872 720.92	0.00	-2 307 898.77	0.00	1 669 283.92
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 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	119 477 306.14	148 689 806.14
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	119 477 306.14	355 550 414.67
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 Dec 2007	10 939 656.00	0.00	359 500 344.45	5 344 776.65	0.00	-404 512.13	119 477 306.14	494 857 571.11

4. CASH FLOW STATEMENT

Operating cash flows - indirect method	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006
Net profit (loss)	119 477 306.14	96 696 095.16
Total adjustments, of which:	-40 671 460.58	6 744 585.10
Depreciation	10 564 084.66	11 937 158.36
Investment profit (loss)	0.00	-2 126 377.99
Investment profit (loss) - interests	0.00	-8 095 194.50
Interest and dividends	-29 327 821.72	6 021 497.62
Movements in provisions and accruals	-30 914 206.57	-2 661 255.89
Other adjustments, of which:	9 006 483.05	1 668 757.50
- movements in held-for-sale assets	7 337 199.13	0.00
- acquisition of companies	1 723 283.92	0.00
- other adjustments, including deferred tax recognised in equity	-54 000.00	1 668 757.50
Movements in working capital	-259 105 205.64	-96 243 922.01
Movements in inventories	-10 914 756.91	11 729 563.27
Movements in construction contracts	-258 977 348.32	-83 353 378.48
Movements in receivables	-53 828 871.06	-27 134 149.41
Movements in current liabilities, except for borrowings	64 615 770.65	2 514 042.61
Net operating cash flows	-180 299 360.07	7 196 758.26
Investment cash flows		
Disposal of intangible assets, tangible assets and other fixed assets	3 478 315.31	1 650 856.20
Purchase of intangible assets, tangible assets and other fixed assets	-23 167 458.20	-9 074 984.60
Expenditures on held-for-sale assets	0.00	0.00
Purchase of equity and debt instruments	-510 000 000.00	0.00
Disposal of equity and debt instruments	450 000 000.00	0.00
Loans granted	-13 129 341.18	-9 127 381.96
Loan repayments	2 423 153.07	645 675.27
Other purchase of financial assets	0.00	-2 945 260.32
Other disposal of financial assets	0.00	0.00
Dividends received	0.00	0.00
Interest received	3 086 095.79	1 544 990.93
Disposal of subsidiaries	49 010.00	8 600 000.00
Acquisition of subsidiaries	-29 494 210.39	-2 584 606.95
Net investment cash flows	-116 754 435.60	-11 290 711.43
Financial cash flows		
Net proceeds from issue of shares (interests), other equity instruments and capital contributions	244 827 880.00	5 822 500.00
Purchase of treasury shares or repayment of interests	0.00	0.00

	Borrowings	233 282 025.70	142 527 584.37
	Borrowing repayments	-235 655 633.99	-139 723 583.41
	Issue of debt securities	266 000 000.00	35 000 000.00
	Redemption of debt securities	-160 500 000.00	0.00
	Payments of liabilities under financial lease agreements	-16 622 273.10	-12 436 155.65
	Dividends and other participations in profits	0.00	0.00
	Interest paid	-11 962 826.16	-12 658 332.60
	Other financial proceeds	917.10	0.00
	Other financial expenditures	0.00	0.00
	Net financial cash flows	319 370 089.55	18 532 012.71
	NET DECREASE/(INCREASE) IN CASH	22 316 293.88	14 438 059.54
	Cash and cash equivalents at the beginning of the year	29 550 080.27	15 112 020.73
	- foreign exchange gains/(losses) on cash	0.00	0.00
	CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	51 866 374.15	29 550 080.27

F. NOTES TO THE FINANCIAL STATEMENTS OF THE ISSUER
1. Non-current assets
Note 1. Intangible assets

INTANGIBLE ASSETS	31 Dec 2007	31 Dec 2006
a) research and development	0.00	0.00
b) goodwill on consolidation	3 047 895.06	3 047 895.06
c) other intangible assets	9 306 220.46	9 474 493.50
d) advances on intangible assets	0.00	0.00
Total intangible assets	12 354 115.52	12 522 388.56

Note 2. Tangible assets

TANGIBLE ASSETS	31 Dec 2007	31 Dec 2006
a) property, plant and equipment, of which:	132 514 225.16	121 114 841.07
- land (including under perpetual usufruct)	14 830 942.83	13 305 834.83
- buildings and structures	91 689 435.14	93 027 577.23
- machines and equipment	11 618 011.60	8 203 802.73
- vehicles	10 002 345.31	5 135 606.81
- other property, plant and equipment	4 373 490.28	1 442 019.47
b) constructions in progress	21 595 747.93	18 457 687.24
c) advances on constructions in progress	0.00	25 100.00
Total tangible assets	154 109 973.09	139 597 628.31

Note 3. Investment real estate

Other long-term investments	31 Dec 2007	31 Dec 2006
a) investment real estate	8 264 725.36	0.00
b) other	0.00	0.00
Total other long-term investments	8 264 725.36	0.00

Note 4. Other financial assets

LONG-TERM FINANCIAL ASSETS	31 Dec 2007	31 Dec 2006
a) shares or interests	78 161 820.88	48 717 537.59
b) loans granted	0.00	1 605 073.40
c) other long-term investments	0.00	0.00
Total long-term financial assets	78 161 820.88	50 322 610.99

2. Current assets
Note 5. Inventories

INVENTORIES	31 Dec 2007	31 Dec 2006
a) materials	11 111 116.27	9 656 247.14
b) semi-finished products and work in progress	5 774 162.45	2 513 880.95
c) finished products	2 290 568.38	1 058 283.98
d) goods	4 330 616.79	6 264 638.70
e) trade advances	21 643.98	1 385 025.55
Total inventories	23 528 107.87	20 878 076.32

Note 6. Construction contracts

CONSTRUCTION CONTRACTS (assets)	31 Dec 2007	31 Dec 2006
a) semi-finished products and work in progress	240 241 385.93	218 345 796.42
b) finished products	24 025 580.38	28 932 181.16
c) trade advances	10 675 250.12	5 650 846.21
d) short-term prepaid expenses	337 164 321.26	100 200 365.58
Total construction contracts	612 106 537.69	353 129 189.37

CONSTRUCTION CONTRACTS (liabilities)	31 Dec 2007	31 Dec 2006
a) accrued expenses	118 536 013.05	163 724 945.10
Total construction contracts	118 536 013.05	163 724 945.10

Note 7. Current receivables

CURRENT RECEIVABLES	31 Dec 2007	31 Dec 2006
a) trade receivables - related parties	83 444 692.81	5 985 861.80
b) trade receivables - other parties	18 159 420.99	16 299 266.30
c) taxes, subsidies, customs duties, social and health insurance and other payments	19 653 915.84	3 399 799.11
d) other	2 755 121.77	2 301 342.14
Total receivables	124 013 151.41	27 986 269.35

Note 8. Short-term investments

SHORT-TERM INVESTMENTS	31 Dec 2007	31 Dec 2006
a) in subsidiaries	17 898 469.14	11 226 833.47
- shares or interests	0.00	0.00
- other securities	0.00	0.00
- loans granted	17 898 469.14	11 226 833.47
- other short-term financial assets	0.00	0.00
b) in other parties	66 699 920.02	886 488.67
- shares or interests	0.00	0.00
- other securities	60 000 000.00	0.00
- loans granted	6 699 920.02	886 488.67
- other short-term financial assets	0.00	0.00
Total short-term investments	84 598 389.16	12 113 322.14

Note 9. Cash and cash equivalents

CASH AND CASH EQUIVALENTS	31 Dec 2007	31 Dec 2006
a) cash on hand and with bank	23 524 995.74	20 547 680.27
b) other cash	28 291 530.80	9 000 000.00
c) other cash equivalents	49 847.61	2 400.00
Total cash and cash equivalents	51 866 374.15	29 550 080.27

3. Liabilities
Note 10. Borrowings

BORROWINGS	31 Dec 2007	31 Dec 2006
a) loans	182 560 080.08	139 029 171.97
<i>of which: non-current</i>	<i>86 474 600.61</i>	<i>63 602 588.11</i>
<i>current</i>	<i>96 085 479.47</i>	<i>75 426 583.86</i>
b) cash loans	706 877.74	28 633 897.81
<i>of which: non-current</i>		<i>0.00</i>
<i>current</i>	<i>706 877.74</i>	<i>28 633 897.81</i>
Total borrowings	183 266 957.82	167 663 069.78
Borrowings - non-current	86 474 600.61	63 602 588.11
Borrowings - current	96 792 357.21	104 060 481.67

Note 11. Other non-current liabilities

OTHER NON-CURRENT LIABILITIES	31 Dec 2007	31 Dec 2006
a) other financial liabilities	69 805 346.79	71 848 972.76
b) other non-current liabilities	7 229 065.49	5 682 995.03
Total other liabilities	77 034 412.28	77 531 967.79

Note 12. Trade and other payables

TRADE AND OTHER PAYABLES	31 Dec 2007	31 Dec 2006
a) trade payables - other parties	77 415 253.27	47 931 325.35
b) trade payables - related parties	1 789 665.78	2 106 777.84
c) taxes, customs duties, insurance and other payments	4 043 987.96	16 129 070.75
d) salaries	3 430 272.52	2 503 019.54
e) trade advances received	132 951.06	263 940.03
f) other	12 239 871.56	7 388 842.46
Total trade and other payables	99 052 002.15	76 322 975.97

Note 13. Other liabilities

OTHER LIABILITIES	31 Dec 2007	31 Dec 2006
a) issue of debt securities	140 500 000.00	35 000 000.00
b) other financial liabilities	12 253 951.71	8 632 445.53
Total other liabilities	152 753 951.71	43 632 445.53

4. Operating income and expenses
Note 14. Operating income

OPERATING INCOME	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Revenues from sales of products	505 007 147.49	324 358 689.97	337 351 895.24	75 536 459.75
Revenues from sales of services	164 965 115.75	243 662 296.95	51 043 286.38	114 080 159.63
Revenues from sales of goods	13 440 037.41	10 919 050.38	6 480 585.14	3 316 872.11
Total operating income	683 412 300.65	578 940 037.30	394 875 766.76	192 933 491.49

Note 15. Operating expenses

OPERATING EXPENSES	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Costs of products sold	336 117 117.25	230 576 233.51	204 339 879.99	44 029 580.62
Costs of services sold	130 578 783.28	171 474 368.81	51 526 479.04	82 259 969.40
Costs of goods sold	13 857 949.64	10 725 435.62	6 112 164.93	1 191 220.89
Total costs of products, services and goods sold	480 553 850.17	412 776 037.94	261 978 523.96	127 480 770.91

Costs of sales and overhead costs	1 Jan 2007 - 31 Dec 2007	1 Jan 2006 - 31 Dec 2006	1 Oct 2007 - 31 Dec 2007	1 Oct 2006 - 31 Dec 2006
Costs of sales	27 286 710.77	21 473 855.61	10 375 776.25	7 326 666.96
Overhead costs	20 732 886.50	17 754 101.17	5 612 716.01	3 847 916.83
Total costs of sales and overhead costs	48 019 597.27	39 227 956.78	15 988 492.26	11 174 583.79

Management Board President
Jerzy Zdrzałka
Management Board Member
Barbara Czyż
Chief Economist - Management Board Member
Grażyna Szafarowska
Sub-contracting and Invoice Verification
Director - Management Board Member
Bożena Malinowska
Chief Accountant - Management Board Member
Irmina Łopuszyńska
Director Plenipotentiary - Management Board Member
Wojciech Rajchert