



DOM DEVELOPMENT S.A.

Interim condensed consolidated financial statements for the three-month period ended 31 March 2013



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1. APPROVAL OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS BY THE MANAGEMENT BOARD OF THE COMPANY

These interim condensed consolidated financial statements for the three-month period ended 31 March 2013 were prepared and approved by the Management Board of Dom Development S.A. on 23 April 2013.

Jarosław Szanajca,
President of the Management Board

Janusz Zalewski,
Vice President of the Management Board



2. INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

ASSETS	Note	31.03.2013 <i>(unaudited)</i>	31.12.2012
Fixed assets			
Intangible assets		1 334	1 211
Tangible fixed assets		5 480	5 308
Long-term receivables		1 679	1 679
Other financial assets		38	38
Total fixed assets		8 531	8 236
Current assets			
Inventory	7.5	1 225 911	1 305 568
Trade and other receivables		27 811	27 980
Other current assets		6 520	7 219
Short-term financial assets	7.6	1 161	234 769
Cash and cash equivalents	7.7	440 910	175 918
Total current assets		1 702 313	1 751 454
Total assets		1 710 844	1 759 690

EQUITY AND LIABILITIES	Note	31.03.2013 <i>(unaudited)</i>	31.12.2012
Shareholders' equity			
Share capital	7.8	24 741	24 715
Share premium		234 094	233 733
Other capital (supplementary capital)		517 362	517 362
Reserve capital from valuation of share options		25 095	
Reserve capital from valuation of cash flow hedges		(58)	(58)
Reserve capital from reduction of share capital		510	510
Accumulated, unappropriated profit (loss)		117 994	91 671
Equity attributable to the shareholders of parent company		919 738	893 022
Non-controlling interests		(634)	(621)
Total shareholders' equity		919 104	892 401
Liabilities			
Long-term liabilities			
Loans, long-term portion	7.9	177 000	177 000
Bonds, long-term portion	7.10	270 000	220 000
Deferred tax provision		4 463	7 866
Long-term provisions		14 347	15 237
Other long-term liabilities		21 956	32 583
Total long-term liabilities		487 766	452 686
Short-term liabilities			
Trade payables, tax and other liabilities		115 677	131 548
Loans, short-term portion	7.9	33 000	33 000
Bonds, short-term portion	7.10	-	-
Accrued interest on loans and bonds	7.11	4 304	4 310
Corporate income tax payables		7 111	2 507
Short-term provisions		6 024	6 325
Deferred income		137 858	236 913
Total short-term liabilities		303 974	414 603
Total liabilities		791 740	867 289
Total equity and liabilities		1 710 844	1 759 690



Dom Development S.A.

Interim condensed consolidated income statement
for the three-month period ended 31 March 2013
(all amounts in thousands PLN unless stated otherwise)

3. INTERIM CONDENSED CONSOLIDATED INCOME STATEMENT

	Note	Three-month period ended	
		31.03.2013 <i>(unaudited)</i>	31.03.2012 <i>(unaudited)</i>
Sales revenue	7.13	220 313	141 929
Cost of sales	7.14	(164 313)	(102 106)
Gross profit on sales		56 000	39 823
Selling costs	7.14	(11 512)	(9 708)
General administrative expenses	7.14	(9 749)	(10 979)
Other operating income		313	736
Other operating expenses		(2 059)	(1 332)
Operating profit/(loss)		32 993	18 540
Financial income		886	1 466
Financial costs		(1 325)	(1 790)
Profit/(loss) before tax		32 554	18 216
Income tax	7.15	(6 244)	(3 635)
Net profit/(loss)		26 310	14 581
Net profit/(loss) attributable to:			
Shareholders of the parent company		26 323	14 576
Non-controlling interests		(13)	5
Earnings/(loss) per share:			
Basic (PLN)	7.16	1.06	0.59
Diluted (PLN)	7.16	1.06	0.59



Dom Development S.A.

Interim condensed consolidated statement of comprehensive income
for the three-month period ended 31 March 2013
(all amounts in thousands PLN unless stated otherwise)

4. INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Three-month period ended	
	31.03.2013 <i>(unaudited)</i>	31.03.2012 <i>(unaudited)</i>
Net profit/(loss)	26 310	14 581
Other comprehensive income		
Net change to cash flow hedges	-	(53)
Income tax	-	10
Other net comprehensive income	-	(43)
Total net comprehensive income	26 310	14 538
Net comprehensive income attributable to:		
Shareholders of the parent company	26 323	14 533
Non-controlling interests	(13)	5



5. INTERIM CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Note	Three-month period ended	
		31.03.2013 <i>(unaudited)</i>	31.03.2012 <i>(unaudited)</i>
Cash flow from operating activities			
Profit/(loss) before tax		32 554	18 216
Adjustments:			
Depreciation		766	723
Profit/loss on foreign exchange differences		(41)	258
Profit/loss on investments		(1)	129
Interest cost/income		4 099	2 910
Cost of the management option programmes		6	314
Changes in the operating capital:			
Changes in provisions		(1 192)	(1 072)
Changes in inventory		78 100	15 004
Changes in receivables		169	1 695
Changes in short-term liabilities, excluding loans and bonds		(26 051)	(41 832)
Changes in prepayments and deferred income		(100 768)	45 704
Other adjustments		41	(258)
Cash flow generated from operating activities		(12 318)	41 791
Interest received		7 350	5 836
Interest paid		(7 484)	(6 954)
Income tax paid		(5 043)	(8 016)
Net cash flow from operating activities		(17 495)	32 657
Cash flow from investing activities			
Proceeds from the sale of intangible assets and tangible fixed assets		2	60
Proceeds from financial assets, including dividends		-	-
Other income from financial assets		-	-
Bank deposits with a maturity over three months, made and/or closed	7.6	232 920	-
Acquisition of intangible and tangible fixed assets		(822)	(742)
Acquisition of financial assets		-	(880)
Net cash flow from investing activities		232 100	(1 562)
Cash flows from financing activities			
Proceeds from issue of shares (exercise of share options)		387	1 642
Proceeds from contracted loans		-	50 000
Commercial papers issued		50 000	120 000
Repayment of loans and borrowings		-	(57 134)
Redemption of commercial papers		-	(83 470)
Dividends paid		-	-
Payment of financial lease liabilities		-	(3)
Net cash flow from financing activities		50 387	31 035
Increase / (decrease) in net cash and cash equivalents		264 992	62 130
Cash and cash equivalents – opening balance	7.7	175 918	380 247
Cash and cash equivalents – closing balance	7.7	440 910	442 377



Dom Development S.A.

Interim condensed statement of changes in consolidated shareholders' equity
for the three-month period ended 31 March 2013
(all amounts in thousands PLN unless stated otherwise)

6. INTERIM CONDENSED STATEMENT OF CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY

	Share capital	Share premium less treasury shares	Other capital (supplementary capital)	Reserve capital			Accumulated unappropriated profit (loss)	Equity attributable to the shareholders of parent company	Non-controlling interests	Total shareholders' equity
				from reduction of share capital	from valuation of cash flow hedges	from valuation of share options				
Balance as at 1 January 2013	24 715	233 733	517 362	510	(58)	25 089	91 671	893 022	(621)	892 401
Share capital increase by exercising share options (note 7.8)	26	361	-	-	-	-	-	387	-	387
Transfer of profit to supplementary capital	-	-	-	-	-	-	-	-	-	-
Payment of dividends to shareholders	-	-	-	-	-	-	-	-	-	-
Creation of reserve capital from the valuation of the share options	-	-	-	-	-	6	-	6	-	6
Net profit for the reporting period	-	-	-	-	-	-	26 323	26 323	(13)	26 310
Other net comprehensive income for the reporting period	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2013 <i>(unaudited)</i>	24 741	234 094	517 362	510	(58)	25 095	117 994	919 738	(634)	919 104

	Share capital	Share premium less treasury shares	Other capital (supplementary capital)	Reserve capital			Accumulated unappropriated profit (loss)	Equity attributable to the shareholders of parent company	Non-controlling interests	Total shareholders' equity
				from reduction of share capital	from valuation of cash flow hedges	from valuation of share options				
Balance as at 1 January 2012	24 560	231 535	471 528	510	-	24 280	83 293	835 706	(637)	835 069
Share capital increase	110	1 532	-	-	-	-	-	1 642	-	1 642
Transfer of profit to supplementary capital	-	-	-	-	-	-	-	-	-	-
Payment of dividends to shareholders	-	-	-	-	-	-	-	-	-	-
Creation of reserve capital from the valuation of the share options	-	-	-	-	-	314	-	314	-	314
Net profit for the reporting period	-	-	-	-	-	-	14 576	14 576	5	14 581
Other net comprehensive income for the reporting period	-	-	-	-	(43)	-	-	(43)	-	(43)
Balance as at 31 March 2012 <i>(unaudited)</i>	24 670	233 067	471 528	510	(43)	24 594	97 869	852 195	(632)	851 563



7. ADDITIONAL NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

7.1. General information about Dom Development S.A. and the Dom Development S.A. Capital Group

General information about the parent company of the Dom Development S.A. Capital Group

The parent company of Dom Development S.A. Capital Group ("the Group") is the public limited company Dom Development S.A. ("the Company" / "the parent company") with its registered office in Warsaw (00-078 Warsaw, Plac Piłsudskiego 3) entered into the National Court Register under number 0000031483, maintained by the District Court for the capital city of Warsaw, 12th Commercial Division of the National Court Register.

According to the Polish Classification of Business Activity the Company's scope of activity is the development of building projects – PKD 4110Z (NACE F41.1). The Group conducts its activities mainly in Warsaw and its vicinity, and Wrocław.

The Company is a majority-owned subsidiary of Dom Development B.V. with its registered office in the Netherlands. As at 31 March 2013 the parent company Dom Development S.A. was controlled by Dom Development B.V. which held 61.46 % of the Company's shares.

General information about the Group and joint ventures

The Group's structure and the parent company interest in the share capital of the entities comprising the Group as at 31 March 2013 is presented in the table below:

Entity	Country of registration	% of the share capital held by the parent company	% of the votes held by the parent company	Consolidation method
Subsidiaries				
Dom Development Morskie Oko sp. z o.o., under liquidation	Poland	100%	100%	full consolidation
Dom Development Grunty sp. z o.o.	Poland	46%	100%	full consolidation
The Group has been also engaged in the joint venture:				
Fort Mokotów sp. z o.o., under liquidation	Poland	49%	49%	equity method

The main area of activity of the Group is the construction and sale of residential real estate.

The main area of activity of Dom Development Grunty sp. z o.o., a subsidiary is purchase of real estate for development activities of the Group.

All companies operating within the Group conduct business activities in the territory of Poland under the Code of Commercial Companies and Partnerships and their term of operation is unlimited, except for Fort Mokotów sp. z o.o., under liquidation.

In the three-month period ended 31 March 2013 the Group did not discontinue any of its activities.

In the three-month period ended 31 March 2013 the Group did not make any material changes to its structure, including mergers, acquisitions or sale of the Group's entities, long-term investments, demergers, restructuring or discontinuation of activities.



7.2. Basis for the preparing of the interim condensed consolidated financial statements

The interim condensed consolidated financial statements have been prepared on a historical cost basis.

Certain information and disclosures, which in accordance with the International Financial Reporting Standards adopted by the European Union (EU) are normally included in annual consolidated financial statements, have been condensed or omitted pursuant to International Accounting Standard No. 34, "Interim Financial Reporting" (IAS 34).

The interim condensed consolidated financial statements have been prepared on the assumption that the companies operating within the Group will continue as a going concern in the foreseeable future.

The functional currency of the parent company and other companies incorporated in these condensed consolidated financial statements is Polish zloty (PLN). The condensed consolidated financial statements are stated in Polish zloty. Financial data included in the condensed consolidated financial statements are expressed in thousands of PLN unless stated otherwise.

The presented interim condensed consolidated balance sheet, interim condensed consolidated income statement, interim condensed consolidated statement of comprehensive income, interim condensed consolidated cash flow statement and interim condensed statement of changes in consolidated shareholders' equity are unaudited and they have not been the subject of review by an independent certified auditor. These unaudited interim condensed consolidated financial statements do not include all the information and disclosures that are required from annual consolidated financial statements and therefore should be read in conjunction with the audited consolidated financial statements of the Group and the notes thereto for the year ended 31 December 2012.

The Company has also prepared interim condensed financial statements for Dom Development S.A. for the three-month period ended 31 March 2013. These statements were approved by the Management Board of the Company on 23 April 2013.

7.3. Accounting policies

Polish law requires the Group to prepare its interim condensed consolidated financial statements in accordance with IFRS, applicable to interim financial reporting as adopted by the European Union ("EU") (IAS 34). At this particular time, due to the endorsement of IFRS by the EU and the activities of the Group, there are no differences in the IFRS policies applied by the Group and IFRS that have been endorsed by the EU.

The interim condensed consolidated financial statements have been prepared in accordance with IFRS applicable in the interim financial reporting (IAS 34) and all applicable IFRS that have been adopted by the EU.

These interim condensed consolidated financial statements are prepared based on the same accounting policies as for the consolidated financial statements of the Group for the year ended 31 December 2012, except for the following amendments to existing standards and new interpretations that are effective for annual periods beginning on 1 January 2013:

- *Amendments to IAS 19 Employee Benefits* – effective for annual periods beginning on or after 1 January 2013.
- *Amendments to IAS 1 Presentation of Financial Statements: Presentation of other comprehensive income* – effective for annual periods beginning on or after 1 July 2012.
- *Amendments to IAS 12 Income Taxes: Recovery of Underlying Assets* – effective for annual periods beginning on or after 1 January 2012 – in the EU effective latest for annual periods beginning on or after 1 January 2013.
- *IFRS 10 Consolidated Financial Statements* – effective for annual periods beginning on or after 1 January 2013 – in the EU effective latest for annual periods beginning on or after 1 January 2014.
- *IFRS 11 Joint Ventures* – effective for annual periods beginning on or after 1 January 2013 – in the EU effective latest for annual periods beginning on or after 1 January 2014.
- *IFRS 13 Fair Value Measurement* – effective for annual periods beginning on or after 1 January 2013.
- *IAS 28 Investments in Associates and Joint Ventures* – effective for annual periods beginning on or after 1 January 2013 – in the EU effective latest for annual periods beginning on or after 1 January 2014.
- *Amendments to IFRS 7 Financial instruments: Disclosures: Offsetting of Financial Assets and Financial Liabilities* – effective for annual periods beginning on or after 1 January 2013.
- *Improvements resulting from IFRS reviews (published in May 2012)* – effective for annual periods beginning on or after 1 January 2013.



The introduced amendments were scrutinized by the Group and they do not materially affect the Company's financial position, operating results or the scope of information presented in these interim condensed consolidated financial statements.

The Group has not decided for earlier adoption of any standard, interpretation or improvement/amendment, which was published and has not yet come into force.

7.4. Key figures based on professional judgement and basis for estimates

In addition to the accounting estimations, when applying the accounting policies in relation to the issues described below, the most significant was the professional judgement and the assumptions made by the management.

Budgets of the construction projects

The decision to purchase real estate (land) is based upon analysis, where the so called "purchase budget" is the major component. This budget is prepared to assess the future profitability of projects. The budgets for these construction projects are updated based on management's best knowledge and experience from when the real estate is purchased. The budgets for all construction projects are verified and updated when necessary, at least once every three months. Updated project budgets are the basis for:

- verification of their profitability and any potential inventory impairment write down,
- preparation of financial forecasts, annual budgets and medium term plans.

Recognition of revenue from the sale of products

The revenue from the sale of real estate (housing units, commercial space, etc.) is recognised at the moment when control over the real estate is transferred to the buyer of said real estate together with the transfer of significant risks and rewards typical to the ownership rights. According to the Company's judgement this occurs at the moment of handover of the real estate to the buyer, which is based on a handover document signed by both parties and subject to the condition that the buyer has made 100% payment of the sale price for the real estate.

Seasonality

The operating activity of the Group is not subject to any major seasonality.

7.5. Inventory

INVENTORY	31.03.2013	31.12.2012
	<i>(unaudited)</i>	
Advances on deliveries, including	22 298	16 614
at purchase prices/production costs	22 367	16 683
write down to the net realisable value	(69)	(69)
Semi-finished goods and work in progress, including	955 999	945 529
at purchase prices/production costs	969 824	960 380
write down to the net realisable value	(13 825)	(14 851)
Finished goods, including:	247 614	343 425
at purchase prices/production costs	252 344	350 073
write down to the net realisable value	(4 730)	(6 648)
Total	1 225 911	1 305 568



Dom Development S.A.

Additional notes to the interim condensed consolidated financial statements
for the three-month period ended 31 March 2013
(all amounts in thousands PLN unless stated otherwise)

INVENTORY REVALUATION WRITE DOWNS	01.01 - 31.03.2013 <i>(unaudited)</i>	01.01 - 31.03.2012 <i>(unaudited)</i>
Opening balance	21 568	18 631
Increments	417	-
Reversal	(3 361)	(559)
Closing balance	18 624	18 072

Write down to the net realisable value have resulted from the impairment tests and analysis performed by the Group.

CARRYING VALUE OF INVENTORY USED TO SECURE THE PAYMENT OF LIABILITIES AND VALUE OF THE MORTGAGES ESTABLISHED	31.03.2013 <i>(unaudited)</i>	31.12.2012
Carrying value of inventory used to secure liabilities	337 000	337 000
Mortgages:		
Value of mortgages used to secure real estate purchase agreements	22 000	22 000
Value of mortgages used to secure loan agreements	315 000	315 000

7.6. Short-term financial assets

SHORT-TERM FINANCIAL ASSETS	31.03.2013 <i>(unaudited)</i>	31.12.2012
Bank deposits with a maturity over three months	990	233 910
Cash in an escrow account	171	859
Total	1 161	234 769

Bank deposits with a maturity over three months as of the date when they are made are presented in "Bank deposits with a maturity over three months".

The Company makes bank deposits with various maturity based on current analysis of cash needs and realizable rate of return on deposits offered by banks.

Cash received from the Group's customers as advances for the sale of products which is deposited in escrow accounts until the relevant requirements specified in the "Act on the Protection of Rights of a Dwelling Unit or House Buyer" are met, is presented in "Cash in an escrow account".

7.7. Cash and cash equivalents

Cash and cash equivalents are represented by cash at bank and cash in hand, including short-term bank deposits with up to three months maturity on the date when they are made. The book value of these assets corresponds to their fair value.

CASH AND CASH EQUIVALENTS	31.03.2013 <i>(unaudited)</i>	31.12.2012	31.03.2012 <i>(unaudited)</i>
Cash in hand and at bank	13 486	8 239	4 953
Bank deposits with a maturity of three months or less	427 381	167 634	437 403
Other	43	45	36
Overdrafts	-	-	(15)
Total	440 910	175 918	442 377

In accordance with the adopted accounting policies, the Group discloses overdrafts as a reduction in cash and cash equivalents when it holds deposits that exceed the overdrafts in the same banks (see note 7.9).



Dom Development S.A.

Additional notes to the interim condensed consolidated financial statements
for the three-month period ended 31 March 2013
(all amounts in thousands PLN unless stated otherwise)

7.8. Share capital

SHARE CAPITAL (STRUCTURE) AS AT 31.03.2013

Series/ issue	Type of share	Type of preference	Limitation of right to shares	Number of shares	Nominal value of series/issue (PLN)	Capital covered with	Registration date	Right to dividends (from)
A	Bearer	-	-	21 344 490	21 344 490	cash	12.09.2006	12.09.2006
F	Bearer	-	-	2 705 882	2 705 882	cash	31.10.2006	31.10.2006
H	Bearer	-	-	172 200	172 200	cash	14.02.2007	14.02.2007
I	Bearer	-	-	92 700	92 700	cash	14.02.2007	14.02.2007
J	Bearer	-	-	96 750	96 750	cash	14.02.2007	14.02.2007
L	Bearer	-	-	148 200	148 200	cash	14.02.2007	14.02.2007
Ł	Bearer	-	-	110 175	110 175	cash	12.03.2012	07.05.2012
M	Bearer	-	-	24 875	24 875	cash	03.10.2012	09.11.2012
N	Bearer	-	-	20 000	20 000	cash	03.10.2012	09.11.2012
O	Bearer	-	-	26 000	26 000	cash	05.03.2013	*)
Total number of shares				24 741 272				
Total share capital					24 741 272			
Nominal value per share = PLN 1								

*) On 10.04.2013 the Company filed an application for the registration of 26 000 O series ordinary bearer shares with Krajowy Rejestr Papierów Wartościowych S.A. (*National Register of Securities*). This application had not processed up until the date that these statements were prepared, and therefore the shares have not been admitted for trading at the Warsaw Stock Exchange.

SHARE CAPITAL (STRUCTURE) AS AT 31.12.2012

Series/ issue	Type of share	Type of preference	Limitation of right to shares	Number of shares	Nominal value of series/issue (PLN)	Capital covered with	Registration date	Right to dividends (from)
A	Bearer	-	-	21 344 490	21 344 490	cash	12.09.2006	12.09.2006
F	Bearer	-	-	2 705 882	2 705 882	cash	31.10.2006	31.10.2006
H	Bearer	-	-	172 200	172 200	cash	14.02.2007	14.02.2007
I	Bearer	-	-	92 700	92 700	cash	14.02.2007	14.02.2007
J	Bearer	-	-	96 750	96 750	cash	14.02.2007	14.02.2007
L	Bearer	-	-	148 200	148 200	cash	14.02.2007	14.02.2007
Ł	Bearer	-	-	110 175	110 175	cash	12.03.2012	07.05.2012
M	Bearer	-	-	24 875	24 875	cash	03.10.2012	09.11.2012
N	Bearer	-	-	20 000	20 000	cash	03.10.2012	09.11.2012
Total number of shares				24 715 272				
Total share capital					24 715 272			
Nominal value per share = PLN 1								

Description of changes to the share capital in the Company in the period from 1 January until 31 March 2013

On 21 January 2013 the Management Board of Dom Development S.A. adopted a resolution to increase the share capital by issuing 26 000 O series ordinary bearer shares as a part of the authorised capital from the then current amount of PLN 24 715 272.00 up to PLN 24 741 272.00, that is by PLN 26 000.00. The O series shares were issued in a private placement procedure addressed to participants in Management Share Option Programme II. As at 21 February 2012 all of the 26 000 shares were subscribed. These shares were registered by the District Court for the capital city of Warsaw in Warsaw, 12th Commercial Division of the National Court Register on 5 March 2013.



Dom Development S.A.

Additional notes to the interim condensed consolidated financial statements
for the three-month period ended 31 March 2013
(all amounts in thousands PLN unless stated otherwise)

List of shareholders who hold, directly or indirectly through subsidiaries, at least 5% of the overall number of votes at the General Shareholders Meeting ("GSM") as at the date that these financial statements are prepared and approved by the Company's Management Board.

	Status as at the date of preparing of these financial statements				Change in the period from publication of the interim financial statements for the three-month period ended 30.09.2012
	Shares	% of capital	Number of votes at the GSM	% of votes at the GSM	Shares
Dom Development B.V.	15 206 172	61.46	15 206 172	61.46	-
Jarosław Szanajca	1 534 050	6.20	1 534 050	6.20	-
Aviva Powszechne Towarzystwo Emerytalne Aviva BZ WBK SA *)	1 313 383	5.31	1 313 383	5.31	no data
Grzegorz Kielpsz	1 280 750	5.18	1 280 750	5.18	-

*) Shareholding of Aviva Powszechne Towarzystwo Emerytalne AVIVA BZ WBK S.A. (*General Pension Society*) ("Society") has been presented as per the latest notice as of 11.07.2011 received by the Company from the Society.

The shares of Dom Development S.A. or rights thereto (options) owned by the persons performing management and supervisory functions at Dom Development S.A. as at the date that these financial statements are prepared and approved by the Company's Management Board.

	Status as at the date of preparing of these financial statements			Change in the period from publication of the interim financial statements for the three-month period ended 30.09.2012	
	Shares	Share options	Total	Shares	Share options
The Management Board					
Jarosław Szanajca	1 534 050	-	1 534 050	-	-
Zalewski Janusz	300 000	103 534	403 534	(20 000)	-
Jerzy Ślusarski	5 363	78 634	83 997	(35 000)	-
Janusz Stolarczyk	105 200	49 447	154 647	(10 000)	-
Terry Roydon	58 500	61 767	120 267	-	-
The Supervisory Board					
Grzegorz Kielpsz	1 280 750	-	1 280 750	-	-
Markham Dumas	5 000	-	5 000	-	-
Mark Spiteri	711	12 330	13 041	200	-



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7.9. Loans

Description of material changes in the three-month period ended 31 March 2013

The total loan liabilities provided to the Company in the first quarter of 2013 and their maturity structure have not changed.

LOANS DUE WITHIN	31.03.2013	31.12.2012
	<i>(unaudited)</i>	
Less than 1 year	33 000	33 000
More than 1 year and less than 2 years	33 000	33 000
More than 2 years and less than 5 years	144 000	144 000
Over 5 years	-	-
Total loans	210 000	210 000
including: long-term	177 000	177 000
short-term	33 000	33 000

BANK LOANS AS AT 31.03.2013						
Bank	Registered office	Loan amount and currency as per agreement		Outstanding loan amount (less accrued interest) and currency		Due date
PKO BP	Warsaw	210 000	PLN	210 000	PLN	31.12.2016
Total bank loans				210 000	PLN	

As at 31 March 2013 and 31 December 2012 all the loans taken by the Group were expressed in Polish zloty.

Due to the fact that the interest on the loans is correlated to the WIBOR interest rate, the Company's Management Board estimates that the fair value of the loans taken by the Company approximately equals their book value, including accrued interest.

In the "Loans" item the Group states the nominal value of the loan liabilities, and the interest charged as at the balance sheet date are presented separately in the item "Accrued interest on loans and bonds".

Bank overdrafts

In the case that the Group holds overdrafts and deposits in the same banks and the amount of deposits exceeds the amount of overdrafts, and the deposit end date falls earlier than repayment of the overdrafts, the Group discloses these overdrafts as a reduction in cash and cash equivalents in the balance sheet (see note 7.7).

OVERDRAFTS AS AT 31.03.2013						
Bank	Registered office	Loan amount and currency as per agreement		Outstanding loan amount (less accrued interest) and currency		Due date
Bank Pocztowy	Warsaw	5 000	PLN	-	PLN	05.07.2013
Total overdrafts				5 000	PLN	

7.10. Bonds

BONDS	31.03.2013	31.12.2012
Nominal value of the bonds issued, long-term portion	270 000	220 000
Nominal value of the bonds issued, short-term portion	-	-
Nominal value of the bonds issued	270 000	220 000



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In the "Bonds" item the Group states the nominal value of the bond liabilities, and the interest charged as at the balance sheet date are presented separately in the item "Accrued interest on loans and bonds".

Due to the fact that the interest on the bonds is correlated to the WIBOR interest rate, the Company's Management Board estimates that the fair value of the bonds issued by the Company approximately equals their book value, including accrued interest.

Core details concerning the bonds issued

On 5 November 2007, the Company and Bank BPH S.A. (currently Pekao S.A.) signed a Bond Issue Programme Agreement, pursuant to which Dom Development S.A. is allowed to issue mid-term bonds (with a maturity over 1 year and under 7 years) with an aggregate value of no more than PLN 400 million, which is to be construed as the nominal value of all issued and unredeemed bonds on any day during the term of the Programme.

Description of material changes in the three-month period ended 31 March 2013

On 26 March 2013, the Company issued 5 000 unsecured bonds with the nominal value of PLN 10 000 each and the aggregate nominal value of PLN 50 000 thousand. The maturity date for these bonds is 26 March 2018. The issue value equals their nominal value. The interest rate is set at WIBOR 6M plus margin.

BONDS ISSUED AS AT 31.03.2013				
Series	Issue date	Amount	Currency	Contractual maturity date
II	30.06.2010	85 000	PLN	30.06.2015
II	15.07.2010	15 000	PLN	30.06.2015
III	02.02.2012	120 000	PLN	02.02.2017
IV	26.03.2013	50 000	PLN	26.03.2018
Total:		270 000	PLN	

Due to the fact that the interest on the bonds is correlated to the WIBOR interest rate, the Company's Management Board estimates that the fair value of the bonds issued by the Company approximately equals their book value, including accrued interest.

7.11. Accrued interest on loans and bonds

ACCRUED INTEREST ON LOANS AND BONDS	31.03.2013 <i>(unaudited)</i>	31.12.2012
Accrued interest on bonds	3 295	4 310
Accrued interest on loans	1 009	-
Total accrued interest on loans and bonds	4 304	4 310

7.12. Segment reporting

The Group does not conduct segment reporting as its activities take place within a single segment.



7.13. Operating income

REVENUE BREAKDOWN	01.01 - 31.03.2013	01.01 - 31.03.2012
	<i>(unaudited)</i>	<i>(unaudited)</i>
Sales of finished goods	217 609	137 038
Sales of services	2 704	4 891
Total	220 313	141 929

7.14. Operating costs

OPERATING COSTS	01.01 - 31.03.2013	01.01 - 31.03.2012
	<i>(unaudited)</i>	<i>(unaudited)</i>
Cost of sales		
Cost of finished goods sold	(162 949)	(97 542)
Cost of services sold	(2 926)	(4 934)
Inventory write down to the net realisable value	1 562	370
Total cost of sales	(164 313)	(102 106)
Selling costs, and general administrative expenses		
Selling costs	(11 512)	(9 708)
General administrative expenses	(9 749)	(10 979)
Total selling costs, and general administrative expenses	(21 261)	(20 687)
Selling costs, and general administrative expenses by kind		
Depreciation	(766)	(723)
Cost of materials and energy	(3 144)	(2 524)
External services	(5 554)	(5 804)
Taxes and charges	(32)	(53)
Remuneration	(9 322)	(9 058)
Social security and other benefits	(1 718)	(1 404)
Management Option Programme	(6)	(314)
Other prime costs	(719)	(807)
Total selling costs, and general administrative expenses by kind	(21 261)	(20 687)

7.15. Income tax in the income statement

INCOME TAX	01.01 - 31.03.2013	01.01 - 31.03.2012
	<i>(unaudited)</i>	<i>(unaudited)</i>
Current income tax	9 710	6 330
Deferred tax in the income statement	(3 466)	(2 695)
Total	6 244	3 635



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7.16. Earnings per share

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE	01.01 - 31.03.2013	01.01 - 31.03.2012
	<i>(unaudited)</i>	<i>(unaudited)</i>
Basic earnings per share		
Profit for calculation of the basic earnings per share	26 323	14 576
The weighted average number of ordinary shares of the Company for the calculation of basic earnings per share	24 722 783	24 583 226
Basic earnings per share (PLN)	1.06	0.59
Diluted earnings per share		
Profit for calculation of the diluted earnings per share	26 323	14 576
Potential diluting shares related to the Management Share Option Programmes	17 162	59 847
The weighted average number of ordinary shares of the Company for the calculation of diluted earnings per share	24 739 945	24 643 073
Diluted earnings per share (PLN)	1.06	0.59

As the Group has no discontinued operations, the earnings per share from the continued operations equal the earnings per share calculated above.

7.17. Transactions with related entities

In the three-month periods ended 31 March 2013 and 2012, the Company was a party to transactions with related entities, as listed below. Descriptions of the transactions have been presented in the tables. In exceptional cases, descriptions of particular agreements or explanations have also been provided.

DOM DEVELOPMENT S.A. AS A BUYER OF GOODS OR SERVICES			
Counterparty	Transaction description	01.01- 31.03.2013	01.01- 31.03.2012
		<i>(unaudited)</i>	<i>(unaudited)</i>
Woodsford Consulting Limited	Consulting services as per the agreement dated 27 June 2007	339	396
Kirkley Advisory Limited	Consulting services as per the agreement dated 01 March 2012	67	-
Hansom Property Company Limited	Consulting services as per the agreement dated 2 January 2001	177	65
Holland Park Advisory Limited	Consulting services as per the agreement dated 5 January 2010	-	98

DOM DEVELOPMENT S.A. AS A SERVICE PROVIDER (SELLER)			
Counterparty	Transaction description	01.01- 31.03.2013	01.01- 31.03.2012
		<i>(unaudited)</i>	<i>(unaudited)</i>
Fort Mokotów sp. z o.o., under liquidation	Repair services as per the agreement dated 22 July 2005	42	190
Fort Mokotów sp. z o.o., under liquidation	Other	16	6
Dom Development Grunty sp. z o.o.	Other	1	1
Dom Development Morskie Oko sp. z o.o., under liquidation	Other	1	1



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DOM DEVELOPMENT S.A. AS A LENDER

Counterparty	Transaction description	01.01- 31.03.2013	01.01- 31.03.2012
		(<i>unaudited</i>)	(<i>unaudited</i>)
Dom Development Grunty sp. z o.o.	Interest accrued on the borrowing	19	19

BALANCES WITH RELATED ENTITIES – balances as in the books of the Company

Entity	Receivables from related entities		Liabilities to related entities	
	31.03.2013 (<i>unaudited</i>)	31.12.2012	31.03.2013 (<i>unaudited</i>)	31.12.2012
Total balance	2 497	2 470	-	128
Subsidiaries	2 469	2 447	-	-
Dom Development Morskie Oko sp. z o.o., under liquidation additional contributions to the capital	1 148	1 147	-	-
Dom Development Grunty sp. z o.o.	1 321	1 300	-	-
Joint-ventures	28	23	-	-
Fort Mokotów sp. z o.o., under liquidation	28	23	-	-
Other entities	-	-	-	128
Woodsford Consulting Limited	-	-	-	128
Holland Park Advisory Limited	-	-	-	-

REMUNERATION AND FEES OF THE MANAGEMENT BOARD AND SUPERVISORY BOARD MEMBERS OF DOM DEVELOPMENT S.A.

Counterparty	01.01 - 31.03.2013	01.01 - 31.03.2012
	(<i>unaudited</i>)	(<i>unaudited</i>)
The Management Board	2 387	2 112
The Supervisory Board	258	258

Except for as stated above, the Company did not enter into any other transactions with the Management Board or Supervisory Board members.

The transactions with the related entities are based on the arm's length principle.

The transactions stated above also include transactions with subsidiaries that has been eliminated in these consolidated financial statements.

**7.18. Incentive Plan – Management Option Programmes**

Structure of share options granted and not exercised as at 31 March 2013:

Programme	Grant date	Exercise start date	Maturity date	Number of options	Exercise price per option (PLN)
Programme II	6.12.2006	6.12.2009	6.12.2013	140 400	114.48
Programme II	7.12.2007	7.12.2010	7.12.2014	136 400	114.48
Programme II	8.12.2008	8.12.2011	8.12.2015	22 125	14.91
Programme II	15.01.2009	15.01.2012	15.01.2016	11 000	16.97
Programme II	10.12.2009	10.12.2012	10.12.2016	162 185	40.64
Programme II	12.07.2011	12.07.2014	12.07.2017	6 000	44.16
Programme III	13.12.2010	13.06.2014	13.12.2015	96 466	1.00
Total				574 576	

Exercise of the share options

The 26 000 shares in the Company were subscribed in the first quarter of 2013 in a private placement procedure addressed to participants in Management Share Option Programme II. The shares were registered on 5 March 2013 (see note 7.8).

Grant of new share options

In the three-month period ended 31 March 2013 the Company did not grant any new share options.

Changes to the Management Option Programmes

In the three-month period ended 31 March 2013 no changes were made to the Management Option Programme.

7.19. Contingent liabilities

CONTINGENT LIABILITIES	31.03.2013 <i>(unaudited)</i>	31.12.2012
Guarantees	2 030	2 105
Sureties	500	489
Total	2 530	2 594

Additionally, some of the Company's liabilities are secured with promissory notes:

COLLATERALS FOR LIABILITIES	31.03.2013 <i>(unaudited)</i>	31.12.2012
Promissory notes, including:		
– promissory notes as an additional guarantee for PKO BP bank in respect of claims arising from the granted loan	210 000	210 000
– promissory notes as an additional guarantee for Bank Pocztowy in respect of claims arising from the granted loan	5 000	5 000
– promissory notes as other guarantees	1 889	1 889
Total	216 889	216 889



In the three-month period ended 31 March 2013 the companies operating within the Group did not provide any guarantees for loans or borrowings, nor any other guarantees – jointly to one entity or its subsidiary, the value of which would be material for the Group or would amount to at least 10% of the Company's shareholders' equity.

7.20. Material court cases

As of 31 March 2013 there was no individual proceeding before any court, authority competent for arbitration or public administration body, concerning the liabilities or receivables of the Company or its subsidiary, the value of which would be at least 10% of the Company's shareholders' equity.

As of 31 March 2013 there were not two or more proceedings before any court, authority competent for arbitration or public administration body, concerning the liabilities or receivables, the value of which would be at least 10% of the Company's shareholders' equity.

As of 31 March 2013, the Company was a party to proceedings concerning liabilities and receivables, the total value of which was approx. PLN 12 625 thousand, including the total value of proceedings concerning liabilities at approx. PLN 11 912 thousand and the total value of proceedings concerning receivables at approx. PLN 712 thousand.

The proceedings involving the Company have no significant impact on the Company's activity.

7.21. Additional information on the operating activity of the Group

In the period from 1 January to 31 March 2013 the following material changes in the portfolio of the Group's real estate development projects under construction took place:

Projects commenced in the period from 1 January 2013 until 31 March 2013:

Project	Standard	Number of apartments
Saska I, phase 3/3	Popular	170
Powązkowska, phase 1	Popular	223

Projects completed in the period from 1 January 2013 until 31 March 2013:

Project	Standard	Number of apartments
Regaty, phase 6	Popular	160

7.22. The factors that will impact the results achieved by the Group for at least the next three months

The most important factors that may impact the financial situation of the Group in at least the next three months are:

- The economic trend in the residential market, where the Group operates,
- The impact of the worldwide financial situation on the Polish economy and banking system,
- The availability of mortgages, and in particular their convenient terms for potential clients,
- Achieving the planned sales volume in terms of quantity and value, as well as in the individual market segments,
- The timely delivery of the construction works in line with the schedules by the construction companies completing individual investments of the Group in the general contractor system,
- Availability of external financing (loans, bonds) for real estate developers,
- No sudden changes in the legal and tax regulations that may influence market demand for products offered by the Group in an uncontrolled manner,
- Maintaining the stable political situation and creating a positive economic climate by the government and local authorities.



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7.23. Material post-balance sheet events

On 9 April 2013, the Supervisory Board of the Company approved the petition of the Management Board for the distribution of Company's net profit for the financial year 2012.

The Management Board requested that a part of the Company's net profit for 2012 in the amount of PLN 91 047 880.96, i.e. PLN 3.68 per share, be appropriated for the payment of a dividend to shareholders in the Company, and a part of the net profit for 2012 in the amount of PLN 159 381.59 be allocated for the increase of Company's supplementary capital. The Management Board of the Company proposed that the dividend day be 12 June 2013 and the dividend payment day be 26 June 2013.

The Supervisory Board of the Company recommended to the General Shareholders' Meeting that the above petition be approved and resolution on the distribution of profit for 2012 be adopted.

7.24. Forecasts

The Management Board of Dom Development S.A. does not publish any financial forecasts concerning the Group.

7.25. Selected financial data translated into EURO

The following financial data of the Group have been translated into euro:

SELECTED DATA FROM THE BALANCE SHEET	31.03.2013	31.12.2012
	<i>(unaudited)</i>	
	thousand Euro	thousand Euro
Total current assets	407 505	428 417
Total assets	409 547	430 431
Total shareholders' equity	220 018	218 287
Long-term liabilities	116 763	110 730
Short-term liabilities	72 766	101 415
Total liabilities	189 529	212 144
<i>PLN/EURO exchange rate as at the balance sheet date</i>	4.1774	4.0882

SELECTED DATA FROM THE INCOME STATEMENT	01.01 - 31.03.2013	01.01 - 31.03.2012
	<i>(unaudited)</i>	<i>(unaudited)</i>
	thousand Euro	thousand Euro
Sales revenue	52 785	33 995
Gross profit on sales	13 417	9 539
Operating profit/(loss)	7 905	4 441
Profit/(loss) before tax	7 800	4 363
Net profit/(loss)	6 304	3 492
<i>Average PLN/EURO exchange rate for the reporting period</i>	4.1738	4.1750