



DOM DEVELOPMENT S.A.

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD OF THREE MONTHS ENDED ON 30 SEPTEMBER 2010

PREPARED IN ACCORDANCE WITH INTERNATIONAL
FINANCIAL REPORTING STANDARDS

Dom Development S.A.
Interim condensed consolidated balance sheet
as at 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

I. INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

ASSETS	Note	30.09.2010 <i>(unaudited)</i>	31.12.2009
Fixed assets			
Intangible fixed assets		952	717
Tangible fixed assets		5 817	5 455
Investments in associated entities		1 014	1 014
Long-term receivables		1 154	2 438
Long-term deferred costs		-	74
Total fixed assets		8 937	9 698
Current assets			
Inventory	4	1 236 379	1 305 117
Trade and other receivables		26 795	27 652
Other current assets		3 661	4 985
Cash and cash equivalents	6	334 698	230 847
Total current assets		1 601 533	1 568 601
Total assets		1 610 470	1 578 299

EQUITY AND LIABILITIES	Note	30. 09.2010 <i>(unaudited)</i>	31.12.2009
Shareholders' Equity			
Share capital	7	24 560	24 560
Share premium		231 535	231 535
Reserve capital from valuation of share options		21 711	18 726
Other capital (supplementary capital)		453 943	388 361
Reserve capital from reducing the share capital		510	510
Accumulated, unappropriated profit (loss)		33 311	85 138
Equity attributable to the equity holders of the holding company		765 570	748 830
Non-controlling interests		(137)	(166)
Total shareholders' equity		765 433	748 664
Liabilities			
Long-term liabilities			
Long-term loans	9	107 330	184 945
Deferred tax provision	10	5 566	11 686
Bonds	11	300 000	200 000
Other long-term liabilities.....		-	-
Total long-term liabilities		412 896	396 631
Short-term liabilities			
Trade payables, tax payables and other liabilities		124 883	130 991
Short-term part of long-term loans	9	159 597	134 218
Accrued interest on loans and bonds	12	3 331	1 861
Personal income tax payables		1 979	2 253
Short-term provisions		16 059	17 369
Deferred income		126 292	146 312
Total short-term liabilities		432 141	433 004
Total liabilities		845 037	829 635
Total equity and liabilities		1 610 470	1 578 299

Dom Development S.A.
Interim condensed consolidated income statement
for the periods of three and nine months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

II. INTERIM CONDENSED CONSOLIDATED INCOME STATEMENT

	Note	Period of nine months ended on		Period of three months ended on	
		30.09.2010 <i>(unaudited)</i>	30.09.2009 <i>(unaudited)</i>	30.09.2010 <i>(unaudited)</i>	30.09.2009 <i>(unaudited)</i>
Sales revenues	14	417 257	514 716	114 523	132 134
Cost of sales	15	(314 651)	(372 649)	(84 823)	(106 819)
Gross profit on sales		102 606	142 067	29 700	25 315
Selling expenses	15	(19 941)	(16 535)	(5 640)	(5 542)
General administrative expenses	15	(32 295)	(31 805)	(11 131)	(9 936)
Other operating income		2 057	2 644	458	534
Other operating expenses		(2 738)	(2 980)	(189)	(1 178)
Operating profit		49 689	93 391	13 198	9 193
Financial income		2 649	2 057	1 232	806
Financial costs		(10 037)	(9 346)	(3 712)	(3 993)
Profit before tax		42 301	86 102	10 718	6 006
Income tax expense	16	(8 869)	(17 371)	(2 335)	(1 499)
Profit after tax		33 432	68 731	8 383	4 507
Profit attributable to:					
Equity holders of the holding company		33 403	68 745	8 398	4 513
Non-controlling interests		29	(14)	(15)	(6)
Consolidated earnings per share:					
Basic (PLN)	17	1.36	2.80	0.34	0.18
Diluted (PLN)	17	1.35	2.79	0.34	0.18

Dom Development S.A.

Interim condensed consolidated statement of comprehensive income
for the periods of three and nine months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

III. INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Period of nine months ended on		Period of three months ended on	
	30.09.2010 <i>(unaudited)</i>	30.09.2009 <i>(unaudited)</i>	30.09.2010 <i>(unaudited)</i>	30.09.2009 <i>(unaudited)</i>
Net profit	33 432	68 731	8 383	4 507
Other comprehensive income	-	-	-	-
Total comprehensive income	33 432	68 731	8 383	4 507
Comprehensive income attributable to:				
Equity holders of the holding company	33 403	68 745	8 398	4 513
Non-controlling interests	29	(14)	(15)	(6)

Dom Development S.A.
Interim condensed consolidated cash flow statement
for the period of nine months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

IV. INTERIM CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Period of nine months ended on	
	30.09.2010 <i>(unaudited)</i>	30.09.2009 <i>(unaudited)</i>
Cash flow from operating activities		
Profit before taxation	42 301	86 102
Adjustments:		
Depreciation	1 786	1 837
Profit/loss on foreign exchange differences	13	85
Profit/loss on investments	8	39
Interest paid and accrued	16 942	13 930
Cost of the management option scheme	2 985	3 754
Changes in the operating capital	-	-
Changes in provisions	(1 310)	(921)
Changes in inventory	69 422	49 248
Changes in receivables	2 140	30 284
Changes in short term liabilities excluding loans and borrowings.....	(6 108)	(1 015)
Changes in prepayments	(19 664)	(199 043)
Other adjustments	(37)	(85)
Cash flow generated from operating activities	108 478	(15 785)
Interest paid	(14 213)	(19 132)
Income tax paid	(15 263)	(32 778)
Net cash flow from operating activities.....	79 002	(67 695)
Cash flow from investing activities		
Proceeds from the sale of intangible and tangible fixed assets	23	386
Other proceeds from financial assets	3	184
Acquisition of intangible and tangible fixed assets	(2 392)	(846)
Net cash flow from investing activities	(2 366)	(276)
Cash flows from financing activities		
Proceeds from contracted loans	81 843	103 752
Proceeds from contracted bonds	99 690	-
Repayment of loans	(134 565)	(70 272)
Dividend payments	(19 648)	(19 648)
Payment of financial leasing liabilities	(105)	(143)
Net cash flow from financing activities	27 215	13 689
Increase / (decrease) in net cash and cash equivalents	103 851	(54 282)
Cash and cash equivalents – opening balance	230 847	223 697
Cash and cash equivalents – closing balance	334 698	169 415

Dom Development S.A.

Interim condensed consolidated statement of changes in the shareholders' equity
for the period of nine months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

V. INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN THE SHAREHOLDERS' EQUITY

	Share capital	Share premium less treasury shares	Other capitals (supplementary capital)	Reserve capital from reduction of share capital	Reserve capital from the valuation of shares options	Accumulated unappropriated profit (loss)	Equity attributable to the equity holders of the holding company	Non-controlling interest	Total equity
Balance as at 1 January 2010	24 560	231 535	388 361	510	18 726	85 138	748 830	(166)	748 664
Transfer of profit to supplementary capital	-	-	65 582	-	-	(65 582)	-	-	-
Payment of dividend to shareholders	-	-	-	-	-	(19 648)	(19 648)	-	(19 648)
Creation of reserve capital from the valuation of the share options	-	-	-	-	2 985	-	2 985	-	2 985
Total comprehensive income for nine months ended on 30 September 2010	-	-	-	-	-	33 403	33 403	29	33 432
Balance as at 30 September 2010 <i>(unaudited)</i>	24 560	231 535	453 943	510	21 711	33 311	765 570	(137)	765 433

	Share capital	Share premium less treasury shares	Other capitals (supplementary capital)	Reserve capital from reduction of share capital	Reserve capital from the valuation of shares options	Accumulated unappropriated profit (loss)	Equity attributable to the equity holders of the holding company	Non-controlling interest	Total equity
Balance as at 1 January 2009	24 560	231 535	371 837	510	13 908	41 103	683 453	(165)	683 288
Transfer of profit to supplementary capital	-	-	122 514	-	-	(122 514)	-	-	-
Payment of dividend to shareholders	-	-	-	-	-	(19 648)	(19 648)	-	(19 648)
Transfer of the adjustment to the opening balance to the supplementary capital (implementation of IFRIC-15).....	-	-	(105 990)	-	-	105 990	-	-	-
Creation of reserve capital from the valuation of the share options	-	-	-	-	3 754	-	3 754	-	3 754
Total comprehensive income for nine months ended on 30 September 2009	-	-	-	-	-	68 745	68 745	(14)	68 731
Balance as at 30 September 2009 <i>(unaudited)</i>	24 560	231 535	388 361	510	17 662	73 676	736 304	(179)	736 125

VI. ADDITIONAL NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Note 1. General information about the holding company of Dom Development Capital Group

The holding company of Dom Development Capital Group ("the Group") is the joint-stock company Dom Development S.A. ("the Company" / "the holding company") with its registered office in Warsaw (00-078 Warsaw, Plac Piłsudskiego 3) entered into the National Court Register under number 0000031483, 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 construction projects concerning construction of buildings – PKD 4110Z. The Company conducts its activities mainly in Warsaw and its vicinity.

The Company is a majority-owned subsidiary of Dom Development B.V. with its registered office in the Netherlands. As at 30 September 2010 the holding company Dom Development S.A. was controlled by Dom Development B.V. which held 63.10% of the Company's shares.

General information about the Group and joint ventures

The following table presents the Group's structure and the holding company's stake in the entities comprising the Group as at 30 September 2010.

Entity name	Country of registration	% of share capital held by the holding company	% of votes held by the holding company	Consolidation method
Subsidiaries				
Dom Development Morskie Oko sp. z o.o.	Poland	100%	100%	full consolidation
Dom Development Grunty sp. z o.o.	Poland	46%	100%	full consolidation
Joint-venture				
Fort Mokotów sp. z o.o.	Poland	49%	49%	proportionate consolidation

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

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

Fort Mokotów sp. z o.o. was formed for the duration of the construction of the Marina Mokotów project, but for no longer than until 31 December 2011 (as per the company's articles of association).

All entities of the Group conduct business activities in the territory of Poland in compliance with the Code of Commercial Companies and Partnerships, and have been formed for an unspecified time, with the exception of Fort Mokotów sp. z o.o.

In the period of nine months ended on 30 September 2010 the Group did not discontinue any of its operations.

In the period of nine months ended on 30 September 2010 the Group did not make any material changes to its structure, including mergers, acquisitions, sale of the Group's entities, long-term investments, divisions, restructuring or discontinuation of operations.

Note 2. Significant accounting policies

Basis for the preparation of the consolidated financial statements

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

Certain information and footnote disclosures, which in accordance with International Financial Reporting Standards adopted by 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 comprising the Group will continue as a going concern in the foreseeable future.

The condensed consolidated financial statements are stated in Polish zloty (PLN). 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 consolidated statement of changes in equity are unaudited, but they were a subject of review by a certified independent auditor. These unaudited interim condensed consolidated financial statements do not include all information and footnote disclosures which are required in annual consolidated financial statements and therefore should be read in conjunction with the audited consolidated financial statements and the notes thereto for the year ended 31 December 2009.

The Company also prepares interim condensed financial statements of Dom Development S.A. for the period of three months ended on 30 September 2010, that were approved by the Management Board of the Company on 3 November 2010.

Significant accounting policies

The 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 European Union ("EU") (IAS 34). At this particular time, due to the endorsement process of the EU and activities of the Group, there are no differences in the policies applied by the Group between IFRS and IFRS that have been endorsed by the EU.

The interim condensed consolidated financial statements have been prepared in accordance with IFRS applicable to 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 2009, except for the following amendments to existing standards and new interpretations that are effective for financial years beginning on 1 January 2010:

- IFRS 3 *Business Combinations* (revised in January 2008). The adoption of these amendment did not have an impact on the financial position or performance of the Group.
- Amendments to IAS 27 *Consolidated and Separate Financial Statements* (issued in January 2008). The adoption of these amendment did not have an impact on the financial position or performance of the Group.
- Amendments to IAS 39 *Financial Instruments: Recognition and Measurement: Eligible Hedged Items* (issued in July 2008). The adoption of these amendments did not have an impact on the financial position or performance of the Group.
- IFRS 1 *First-time Adoption of International Financial Reporting Standards* (restructured in November 2008). The adoption of this revised standard had no impact on the financial position or performance of the Group.
- IFRIC 17 *Distributions of Non-cash Assets to Owners*. The adoption of this interpretation had no impact on the financial position or performance of the Group.

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Additional notes to the interim condensed consolidated financial statements
for the period of three months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

- Improvements to IFRSs (issued in April 2009). The adoption of these improvements had no impact on the financial position or performance of the Group.
- Amendments to IFRS 2 *Share-based Payments – Group Cash-settled Share-based Payment Transactions* (amended in June 2009) – The adoption of these amendments had no impact on the financial position or performance of the Group.
- Amendments to IFRS 1 *First-time Adoption of International Financial Reporting Standards: Additional Exemptions for First-time Adopters*. The adoption of these amendments had no impact on the financial position or performance of the Group.
- IFRIC 12 *Service Concession Arrangements*. The Group does not pursue business activities related to concessioned services.

The following amendments to IFRSs issued by the International Accounting Standards Council or the International Financial Reporting Interpretation Committee have not come into force:

- IAS 24 *Related Party Disclosures* (revised in November 2009) – effective for financial years beginning on or after 1 January 2011,
- Amendments to IAS 32 *Financial instruments: presentation: Classification of Rights Issues* – effective for financial years beginning on or after 1 February 2010,
- IFRS 9 *Financial Instruments* – effective for financial years beginning on or after 1 January 2013 – not endorsed by EU till the date of approval of these financial statements,
- Amendments to IFRIC 14 *IAS 19 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction: Prepayments of a Minimum Funding Requirements* – effective for financial years beginning on or after 1 January 2011,
- IFRIC 19 *Extinguishing Financial Liabilities with Equity Instruments* – effective for financial years beginning on or after 1 July 2010,
- Amendment to IFRS 1 *First-time Adoption of International Financial Reporting Standards: Limited Exemption from Comparative IFRS 7 Disclosures for First-time Adopters* – effective for financial years beginning on or after 1 July 2010,
- Improvements to IFRSs (issued in May 2010) – some improvements are effective for annual periods beginning on or after 1 July 2010, the rest is effective for annual periods beginning on or after 1 January 2011 - not endorsed by EU till the date of approval of these financial statements.

The introduced amendments were analysed by the Group and do not affect the financial data presented in these interim condensed consolidated financial statements.

Note 3. Key assumptions and bases for estimates

The decision to purchase real estate (land) is based upon analysis, of which one of the most important elements is the so called "purchase budget" which is prepared to assess future profitability of projects. From the moment the real estate is purchased, the budgets for these construction projects are updated based on the management's best knowledge and experience. Budgets of all construction projects are verified and updated when necessary, at least once every three months.

Dom Development S.A.
Additional notes to the interim condensed consolidated financial statements
for the period of three months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

Note 4. Inventories

INVENTORY	30.09.2010	31.12.2009
Advances on deliveries	18 619	7 691
in this at purchase prices/production costs	18 688	7 760
in this write down to the net realisable value	(69)	(69)
Semi-finished goods and work in progress	986 851	787 488
in this at purchase prices/production costs	1 011 165	813 805
in this write down to the net realisable value	(24 314)	(26 317)
Finished goods	230 909	509 938
in this at purchase prices/production costs	231 343	510 383
in this write down to the net realisable value	(434)	(445)
Total	1 236 379	1 305 117

WRITE DOWN TO THE NET REALISABLE VALUE	01.01- - 30.09.2010	01.01- - 30.09.2009
Balance at the beginning of the period	26 831	12 577
Increase	3 912	5 830
Decrease	(5 926)	(3 225)
Balance at the end of the period	24 817	15 182

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

Balance sheet value of inventories used to secure the payment of liabilities

SECURITY ON INVENTORIES – MORTGAGE	30.09.2010	31.12.2009
Balance sheet value of inventory used to secure liabilities	479 297	683 669
Value of mortgages used to secure the loans	860 393	987 900

Note 5. Change in the write-offs revaluating short-term receivables

CHANGE IN THE WRITE-OFFS REVALUATING TRADE AND OTHER RECEIVABLES	01.01- - 30.09.2010	01.01- - 30.09.2009
Opening balance	2 755	1 928
a) Additions	849	500
b) Disposals	-	(161)
Closing balance	3 604	2 267

Dom Development S.A.
 Additional notes to the interim condensed consolidated financial statements
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 (all amounts in thousands PLN unless stated otherwise)

Note 6. Cash and cash equivalents

Cash and cash equivalents are represented by cash at bank, cash in hand and short-term bank deposits which will mature within 3 months. The book value of these assets corresponds to their fair value.

CASH AND CASH EQUIVALENTS	30.09.2010	31.12.2009	30.09.2009
Cash in hand and at bank	2 951	3 172	6 259
Short-term deposits	331 719	227 632	197 248
Overdrafts	-	-	(34 126)
Other	28	43	34
Total	334 698	230 847	169 415

The Group presents overdrafts as a decrease in cash and cash equivalents due to holding deposits in the same banks exciding the level of the overdrafts (see note 9).

Note 7. Share capital

SHARE CAPITAL (STRUCTURE) AS AT 30.09.2010 AND 31.12.2009								
Series/ issue	Type of shares	Type of preference	Limitation of right to shares	Number of shares	Nominal value of series/issue (PLN)	Capital covered with	Registration date	Right to dividend (since)
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
Total number of shares				24 560 222				
Total share capital					24 560 222			
Nominal value per share = PLN 1								

Description of changes in the share capital of the holding company in the period from 1 January 2010 to the date of preparing the financial statements.

In the period from 1 January 2010 by the date of preparation of these financial statements there have been no changes to the shareholders capital.

List of shareholders who have, directly or indirectly through subsidiaries, at least 5% of the overall number of votes at the General Shareholders Meeting ("GSM") as at the date of preparing and approving by the Company's Management Board these financial statements for the period of three months ended 30 September 2010

	State as at the date of preparing these financial statements				Change in the period from publication of the interim financial statements for the period of 6 months ended at 30 June 2010
	Shares	% of capital	Number of votes at the GSM	% of votes at the GSM	Shares
Dom Development B.V.	15 496 386	63.10	15 496 386	63.10	-
Jarosław Szanajca	1 534 050	6.25	1 534 050	6.25	-
Grzegorz Kielpsz.....	1 280 750	5.21	1 280 750	5.21	-

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Additional notes to the interim condensed consolidated financial statements
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(all amounts in thousands PLN unless stated otherwise)

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 of preparing and approving by the Company's Management Board these financial statements for the period of three months ended 30 September 2010

	Status as at the date of preparation of these financial statements			Change in the period from publication of the interim financial statements for the period of 6 months ended at 30 June 2010	
	Shares	Share Options	Total	Shares	Share Options
Management Board					
Jarosław Szanajca	1 534 050	-	1 534 050	-	-
Janusz Zalewski	300 000	100 000	400 000	-	-
Jerzy Ślusarski	9 363	86 100	95 463	-	-
Janusz Stolarczyk	100 200	52 680	152 880	-	-
Terry Roydon	58 500	50 000	108 500	-	-
Supervisory Board					
Grzegorz Kiełpsz.....	1 280 750	-	1 280 750	-	-
Zygmunt Kostkiewicz	29 500	-	29 500	-	-

Note 8. Dividend

On 20 May 2010 the Ordinary General Meeting of the Shareholders of the Company decided to assign PLN 19 648 thousand from the Company's profit for 2009 for dividend what means the payment of PLN 0.80 per share. The dividend day was set at 8 June 2010 and the day of payment of the dividend was set at 23 June 2010. The dividend was paid on in accordance with the resolution.

In the preceding year there was also allocated PLN 19 648 thousand for dividend, what gave a payment of PLN 0.80 per share.

Note 9. Loans and borrowings

LOANS DUE WITHIN	30.09.2010	31.12.2009
1 year	159 597	134 218
More than 1 year less then 2 years	62 330	94 945
More than 2 years less then 5 years	45 000	90 000
More than 5 years	-	-
Total loans	266 927	319 163
including: long-term	107 330	184 945
short-term	159 597	134 218

As at 30 September 2010 and 31 December 2009 the Group did not have borrowing-related liabilities.

As at 30 September 2010 and 31 December 2009 all the Group's loans were expressed in Polish Zloty.

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Additional notes to the interim condensed consolidated financial statements
for the period of three months ended on 30 September 2010
(all amounts in thousands PLN unless stated otherwise)

Loan liabilities as at 30 September 2010

BANK LOANS AS AT 30.09.2010						
Bank	Registered office	Amount of loan - as per agreement	Currency	Outstanding loan amount (less accrued interest)	Currency	Due date
BOŚ	Warsaw	100 000	PLN	74 957	PLN	30.06.2011
PKO BP	Warsaw	200 000	PLN	135 000	PLN	31.12.2012
PKO BP	Warsaw	65 000	PLN	11 521	PLN	31.01.2011
PKO BP	Warsaw	65 000	PLN	28 119	PLN	31.03.2012
BOŚ	Warsaw	17 330	PLN	17 330	PLN	30.09.2012
Total bank loans				266 927	PLN	

The Company's Management Board estimates that the fair value of the loans and borrowings contracted by the Company is approximately equal to their net book value.

In case the Group holds overdrafts and deposit accounts in the same crediting banks in excess of the overdrafts with deposit accounts payment terms preceding repayment of the overdrafts, the Group presents these overdrafts as a decrease in cash and cash equivalents in these financial statements (see note 6).

BANK LOANS REDUCING ASSETS AS AT 30.09.2009						
Bank	Registered office	Amount of loan – as per agreement	Currency	Outstanding loan amount (less accrued interest)	Currency	Due date
BOŚ	Warszawa	40 000	PLN	34 126	PLN	23.04.2010
PKO BP	Warszawa	40 000	PLN	-	PLN	16.03.2010
Total overdrafts				80 000	PLN	34 126 PLN

BANK LOANS REDUCING ASSETS AS AT 30.09.2010						
Bank	Registered office	Amount of loan – as per agreement	Currency	Outstanding loan amount (less accrued interest)	Currency	Due date
BOŚ	Warszawa	5 000	PLN	-	PLN	19.08.2012
Total overdrafts				5 000	PLN	- PLN

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Additional notes to the interim condensed consolidated financial statements
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(all amounts in thousands PLN unless stated otherwise)

Note 10. Deferred tax

The Group has changed the presentation of deferred tax assets and deferred tax provision. In the balance sheet presented in the consolidated financial statements for the period of twelve months ended as at 31 December 2009 deferred tax assets and deferred tax provision were presented separately as items of assets and liabilities respectively. In these financial statements these items are presented on the net basis. This change is presented in the table below.

Deferred tax show in balance sheet as at 31.12.2009	Assets	Liabilities
Before the change of presentation in balance sheet	9 347	21 033
After the change of presentation in balance sheet	-	11 686

Note 11. Bonds

BONDS	30.09.2010	31.12.2009
Nominal value of the issued bonds	300 000	200 000

On 5 November 2007 the Company and Bank BPH S.A. signed a Bond Issue Programme Agreement. During the seven-year term of this programme, based on the above agreement Dom Development S.A. is allowed to issue mid-term bonds (with a maturity date exceeding 1 year, but not 7 years) with the total value of no more than PLN 400 000 000, which is to be construed as the nominal value of all issued and unredeemed bonds on any day of the term of the Programme. The return on bonds depends on the market conditions on the sale date and calculated according to WIBOR 3M + margin. According to the agreement, the bonds shall be issued in series and offered to selected investors. The Company does not plan to introduce the bonds issued under the programme to public trading. The terms of the Agreement with Bank BPH S.A. are typical for such programmes.

On 28 November 2007, pursuant to the above-mentioned agreement, the Company issued 20 000 I series bonds with the nominal value of PLN 10 000 each and the total nominal value of PLN 200 000 000 under the Bond Issue Programme Agreement signed with Bank BPH S.A. on 5 November 2007. The maturity date of these bonds is 28 November 2012 and the interest rate at WIBOR 3M plus bank commission is payable every three months until the settlement date. The interest becomes due and payable in February, May, August and November during the term of the agreement. The proceeds from the issue of bonds are used for financing the development of the Company. The bonds are an unsecured liability of the Company.

On 30 June 2010, the Company issued 8 500 II series unsecured ordinary bearer bonds with the nominal value of PLN 10 000 each and the total nominal value of PLN 85 000 000. The maturity date of these bonds is 30 June 2015. The issue value is equal to the nominal value. The interest rate is set at WIBOR 6M plus commission. The bonds are an unsecured liability of the Company.

On 15 July 2010, the Company issued further 1 500 II series unsecured ordinary bearer bonds with the nominal value of PLN 10 000 each and the total nominal value of PLN 15 000 000. The maturity date of these bonds is 30 June 2015. The issue value is equal to the nominal value. The interest rate is set at WIBOR 6M plus commission.

BONDS ISSUED AS AT 30.09.2010

Series	Issue date	Amount	Currency	Contractual maturity date
I	28.11.2007	200 000	PLN	28.11.2012
II	30.06.2010	85 000	PLN	30.06.2015
II	15.07.2010	15 000	PLN	30.06.2015
Total:		300 000	PLN	

Nota 12. Accrued interest liability on loans and bonds.

ACCRUED INTEREST LIABILITY ON LOANS AND BONDS	30.09.2010	31.12.2009
Accrued interest on bonds	2 764	1 022
Accrued interest on loans	567	839
Total accrued interest on loans and bonds	3 331	1 861

In the balance sheet presented in the financial statements for the twelve month period ended 31 December 2009 the accrued interest on loans and bonds were presented as "deferred income and accrued liabilities".

Note 13. Segment reporting

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

Note 14. Operating income

SALES REVENUES BY KIND	01.01.- 30.09.2010	01.01.- 30.09.2009	01.07.- 30.09.2010	01.07.- 30.09.2009
Sales of finished goods	408 698	501 678	111 721	127 813
Sales of services	8 518	11 406	2 761	4 321
Sales of goods for resale (land)	41	1 632	41	-
Total	417 257	514 716	114 523	132 134

Note 15. Operating costs

OPERATING COSTS	01.01.- 30.09.2010	01.01.- 30.09.2009	01.07.- 30.09.2010	01.07.- 30.09.2009
Cost of sales				
Cost of finished goods sold	(305 973)	(358 104)	(81 108)	(105 863)
Cost of services sold	(10 650)	(10 082)	(3 044)	(3 783)
Cost of land sold	(42)	(1 858)	(42)	-
Inventory write down to the net realisable value	2 014	(2 605)	(629)	2 827
Total cost of sales	(314 651)	(372 649)	(84 823)	(106 819)
Selling costs and general administrative expenses				
Selling costs	(19 941)	(16 535)	(5 640)	(5 542)
General administrative expenses	(32 295)	(31 805)	(11 131)	(9 936)
Total selling costs and general administrative expenses.....	(52 236)	(48 340)	(16 771)	(15 478)
Selling costs and general administrative expenses by kind				
Depreciation	(1 786)	(1 837)	(619)	(590)
Cost of materials and energy	(6 986)	(5 172)	(2 192)	(1 704)
External services	(13 263)	(12 707)	(4 344)	(3 997)
Taxes and charges	(198)	(290)	(80)	(87)
Wages and salaries	(22 220)	(20 246)	(7 234)	(6 708)
Social security and other benefits	(3 068)	(2 601)	(799)	(652)
Management Options Programme.....	(2 985)	(3 754)	(1 006)	(1 240)
Other costs by kind	(1 730)	(1 733)	(497)	(500)
Total selling costs and general administrative expenses by kind.....	(52 236)	(48 340)	(16 771)	(15 478)

Dom Development S.A.

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Note 16. Income tax

INCOME TAX	01.01.- 30.09.2010	01.01.- 30.09.2009	01.07.- 30.09.2010	01.07.- 30.09.2009
Current income tax	14 990	27 317	6 234	6 550
Deferred income tax	(6 121)	(9 946)	(3 899)	(5 051)
Total	8 869	17 371	2 335	1 499

Note 17. Earnings per share

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE	01.01.- 30.09.2010	01.01.- 30.09.2009	01.07.- 30.09.2010	01.07.- 30.09.2009
Basic earnings per share				
Profit for calculation of the basic earnings per share	33 403	68 745	8 398	4 513
The weighted average number of ordinary shares for the calculation of basic earnings per share	24 560 222	24 560 222	24 560 222	24 560 222
Basic earnings per share (PLN)	1.36	2.80	0.34	0.18
Diluted earnings per share				
Theoretical profit for calculation of the diluted earnings per share	33 403	68 745	8 398	4 513
Potential diluting shares related to Management Share Options Programme II	134 151	68 642	131 841	97 928
The weighted average number of ordinary shares for the calculation of diluted earnings per share	24 694 373	24 628 864	24 692 063	24 658 150
Diluted earnings per share (PLN)	1.35	2.79	0.34	0.18

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

Note 18. Transactions with related entities

In the nine-month periods ended 30 September 2010 and 2009 the Company was a party to transactions with related entities, as listed below. Descriptions of the transactions have been presented in the form of tables. In exceptional cases, descriptions of particular agreements or explanations have also been provided. Due to the Group's turnover transactions with a given related entity which did not exceed in any of the presented periods PLN 100 thousand have been omitted in the summary.

Dom Development S.A. as a buyer of goods or services

Counterparty	Transaction description	01.01.- -30.09.2010	01.01.- -30.09.2009
Woodsford Consulting Limited.....	Consulting services as per agreement dated 1 February 2000, with further amendments	1 068	1 160
Hansom Property Company Limited.....	Consulting services as per agreement dated 31 March 1999	168	193
Holland Park Advisory Limited	Consulting services as per agreement dated 5 January 2010	281	-
Towarzystwo Ubezpieczeń Wzajemnych Bezpieczny Dom" under liquidation	Insurance of financial losses risk	(116)	(61)
Fort Mokotów sp. z o.o.....	Other	-	(2)

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Dom Development S.A. buying land as part of an agency agreement

Counterparty	Transaction description	01.01- -30.09.2010	01.01- -30.09.2009
Dom Development Grunty sp. z o.o.	Amounts of advances transferred to Dom Development Grunty Sp. z o.o. for the purchase of land as part of mandate contracts	967	301
Dom Development Grunty sp. z o.o.	Value of land transferred to Dom Development S.A. as part of mandate contracts	54 796	-

Dom Development S.A. providing services (seller)

Counterparty	Transaction description	01.01- -30.09.2010	01.01- -30.09.2009
Fort Mokotów sp. z o.o.	The sales commission agreement and agreement for provision of advertising and marketing services dated 15 April 2002	-	450
Fort Mokotów sp. z o.o.	Repair services based on agreement dated 22 July 2005	108	108
Fort Mokotów sp. z o.o.	Other	17	22
Dom Development Grunty sp. z o.o.	Other	4	4
Dom Development Morskie Oko sp. z o.o.	Other	36	3

Dom Development S.A. as a party receiving a dividend

Counterparty	Transaction description	01.01- -30.09.2010	01.01- -30.09.2009
Fort Mokotów sp. z o.o.	Dividend (gross)	-	6 370

Dom Development S.A. as a party paying a dividend

Counterparty	Transaction description	01.01- -30.09.2010	01.01- -30.09.2009
Dom Development B.V.	Dividend (gross)	12 397	12 397

Dom Development S.A. as a borrower

Counterparty	Transaction description	01.01- -30.09.2010	01.01- -30.09.2009
Dom Development Grunty sp. z o.o.	Borrowings – principal amount	1 300	-
Dom Development Grunty sp. z o.o.	Interest on the borrowing	15	-

Balances with related entities

Balances as in the books of the Company

Entity	Receivables from related entities		Liabilities to related entities	
	30.09.2010	31.12.2009	30.09.2010	31.12.2009
Total balance	2 485	57 122	240	173
Balances below PLN 100,000	23	15	-	1
Balances over PLN 100,000.....	2 462	57 107	240	172
Subsidiaries	2 462	57 028	-	-
Dom Development Morskie Oko sp. z o.o. additional contributions to capital	1 147	1 147	-	-
Dom Development Grunty sp. z o.o.	1 315	55 881	-	-
Joint-venture	22	79	-	-
Fort Mokotów sp. z o.o.	22	79	-	-
Other entities	-	-	240	172
Woodsford Consulting Limited	-	-	150	172
Holland Park Advisory Limited	-	-	90	-

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The transactions with Dom Development Grunty spółka z o.o., Dom Development Morskie Oko spółka z o.o. i Fort Mokotów spółka z o.o. are eliminated in the consolidated financial statements according to the rules of consolidation (IAS 27) and inclusion of joint ventures using the proportional consolidation method (IAS 31) .

Remuneration and fees of the Management Board and Supervisory Board members of Dom Development S.A.

Counterparty	01.01- -30.09.2010	01.01- -30.09.2009
The Management Board	3 838	2 837
The Supervisory Board	639	624

Agreements relating to the sale of apartments by the Company to management personnel and their relatives

Related person	Date	Description	Value of agreement with the Company (PLN)
Janusz Zalewski	29.09.2010	Promissory sale agreement concerning residential facilities with the area of 99.8 sq. m together with utility room and two parking spaces on the Saska investment	701 659.20

Apart from those stated above, the companies comprising the Group did not enter in any other transactions with the Management Board and Supervisory Board members.

Note 19. Incentive plan – Management Options Programme

Structure of share options allocated and not exercised as at 30 September 2010:

Programme	Amount of options	Exercise price per option (PLN)
Programme II	310 800	114.48
Programme II	186 175	14.91
Programme II	31 000	16.97
Programme II	198 025	40.64
Total	726 000	

Allocation of new share options

In the period of nine months ended 30 September 2010 the Company did not allocate any new share options.

Note 20. Contingent liabilities

CONTINGENT LIABILITIES	30.09.2010	31.12.2009
Guarantees	100	102
Sureties	857	1 093
Total	957	1 195

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Additionally some of the Company's liabilities are secured with bills of exchange:

CONTINGENT LIABILITIES	30.09.2010	31.12.2009
Bills of exchange, including:		
– bills of exchange constituting an additional guarantee for BOŚ bank in respect of claims arising from the granted loan	100 000	140 000
– bills of exchange constituting an additional guarantee for PKO BP bank in respect of claims arising from the granted loan	130 000	105 000
– bills of exchange constituting an additional guarantee for BOŚ bank in respect of claims arising from the trilateral contract on insurance of loan guarantees of the Company's clients	2 000	2 000
– bills of exchange constituting an additional guarantee for BOŚ bank in respect of claims arising from the granted loan	5 000	-
– bills of exchange constituting an additional guarantee for BOŚ bank in respect of claims arising from the granted loan	17 330	-
Total	254 330	247 000

In the nine month period ended 30 September 2010 the Group did not provide any guarantees for loans, borrowings or other guarantees – jointly to one entity or its subsidiary, of which the value would be material for the Group or would amount to at least 10% of the Company's shareholders' equity.

Note 21. Material court cases as at 30 September 2010

During the reporting period covered by this financial statements, as of 30 September 2010 there were no single proceedings before any court, competent authority for arbitration proceedings or public administrative agencies, concerning the Company's or its subsidiary entities' obligations or receivables, the value of which would be at least 10% of the Company's equity.

At the date of 30 September 2010, the Company was party to proceedings concerning obligations and receivables, the total value of which was approx PLN 108 887 thousand with total value of proceedings concerning obligations at approx PLN 84 336 thousand and total value of proceedings concerning receivables at approx PLN 24 551 thousand.

The largest proceeding concerning the Company's receivables is the enforcement proceeding of the Company's petition of 20 January 2009 against Erabud Sp. z o.o. with its registered seat in Warsaw, in order to enforce an amount of 35% of the gross price value of real estate i.e. PLN 22 672 419.00 paid to Erabud Sp. z o.o. on the basis of a preliminary purchase agreement dated 4 January 2008 and relating to the purchase of real estate in Józefosław, municipality Piaseczno, of surface 88 495 m².

The largest proceeding concerning the Company's obligations is closely related with the above-mentioned enforcement proceedings. This is the matter of the action of Erabud Sp. z o.o. with its registered seat in Warsaw, for the performance of the above-mentioned preliminary purchase agreement dated 4 January 2008. A statement of claim of Erabud Sp. z o.o. dated 26 September was served to the Company on 8 October 2009. The value of the dispute amounts to PLN 64 778 340.00 and is identical to the total gross price for the above-mentioned real estate, as specified in the said preliminary agreement. In the opinion of the Management Board of the Company, the above-mentioned statement of claim is unfounded. The Company effectively withdrew from the said preliminary agreement on 17 September 2008. Then, in the absence of Erabud Sp. z o.o.'s voluntary reimbursement of the downpayment in the amount of PLN 22 672 419.00, the Company has started the said procedure for enforcement with the court enforcement officer.

Other proceedings involving the companies comprising the Group have no significant impact for the Group's activity.

Note 22. Additional information on the operating activity of the Company

In the period from 1 January to 30 September 2010 the following material changes in the portfolio of the Group's investments under construction took place:

Projects commenced in the period from 1 January till 30 September 2010

Project	Standard	Number of apartments
Regaty 4 phase	Popular	202
Saska I 2 phase	Popular	145
Klasyków 1 phase	Popular	135
Adria 1 phase	Popular	256
Derby 11	Popular	87
Derby 20	Popular	90
Przy Ratuszu	Popular	465

In the period from 1 January till 30 September 2010 the Group did not complete any projects.

Note 23. The factors which will influence the results achieved by the Group at least in the next three months

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

- economic trend of the residential market which the Group is operating on,
- impact of worldwide crisis of financial markets on Polish economy and banking system,
- availability of home loans, and especially convenient terms of such loans for potential clients,
- achieving the planned sales volume in terms of quantity and value, as well as in the individual market segments, especially in the light of the current economic downturn on the primary market of apartment sales,
- prompt, compliant with schedules, completion of the construction works by the construction companies completing individual investments of the Group in the general construction system,
- availability of external financing (loans, bonds) for the real estate development entities,
- lack of sudden changes in the legal and tax regulations that may influence in an uncontrollable manner the market demand for products offered by the Group,
- maintaining the stable political situation and creating a positive economic climate by the government and local authorities.

Note 24. Material post-balance sheet events

There were no material post-balance sheet events in the period between the balance sheet day and the day on which these interim condensed consolidated financial statements for the third quarter of 2010 were prepared.

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Note 25. Forecasts

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

Note 26. Selected financial data translated into EURO

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

SELECTED DATA FROM THE BALANCE SHEET	30.09.2010	31.12.2009
	thousand EURO	thousand EURO
Total current assets	401 689	381 822
Total assets	403 931	384 183
Total shareholders' equity	191 982	182 236
Long-term liabilities	103 561	96 547
Short-term liabilities	108 388	105 400
Total liabilities	211 949	201 947
<i>PLN/EURO exchange rate as at the balance sheet date.....</i>	<i>3.9870</i>	<i>4.1082</i>

SELECTED DATA FROM THE INCOME STATEMENT	01.01.- 30.09.2010	01.01.- 30.09.2009	01.07.- 30.09.2010	01.07.- 30.09.2009
	thousand EURO	thousand EURO	thousand EURO	thousand EURO
Sales revenue	104 244	117 000	28 724	31 756
Gross profit on sales	25 634	32 293	7 449	6 084
Operating profit.....	12 414	21 229	3 310	2 209
Profit before tax	10 568	19 572	2 688	1 443
Profit after tax.....	8 352	15 623	2 103	1 083
<i>Average PLN/EURO exchange rate for the reporting period</i>	<i>4.0027</i>	<i>4.3993</i>	<i>3.9870</i>	<i>4.1610</i>

These interim condensed consolidated financial statements were prepared and approved by the Management Board of the Company on 3 November 2010

 Jarosław Szanajca
 President of the Management Board

 Janusz Zalewski
 Vice-President of the Management Board