



DORADCA

Zespół Doradców Finansowo-Księgowych Spółka z
o.o.

[Team of Financial and Accounting Advisers]

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REPORT
OF AN INDEPENDENT CHARTERED AUDITOR
ON THE REVIEW OF THE CONDENSED
CONSOLIDATED FINANCE STATEMENT of
the WIKANA Capital
Group

for the period

from 1st January 2012 to 30th June 2012

REPORT

OF AN INDEPENDENT CHARTERED AUDITOR

ON THE REVIEW OF THE CONDENSED

CONSOLIDATED FINANCE STATEMENT

for the period from 1st January 2012 to 30th June 2012

for the General Meeting of Shareholders and the Supervisory Board of the controlling entity of the WIKANA Capital Group

We reviewed the attached condensed consolidated finance statement of the WIKANA Capital Group, where WIKANA Spółka Akcyjna [Incorporated Company] with the registered offices in Lublin is the controlling entity. The finance statement consists of:

– the consolidated report on financial condition (consolidated balance) prepared for 30th June 2012 that closes with the following sum total on the side of assets and liabilities	342.515 thousand PLN
– the condensed midyear consolidated report on total revenues (consolidated profit and loss statement) for the period from 1st January 2012 till 30th June 2012 that identifies:	
○ the net loss of	1.853 thousand PLN
○ the total financial income of	(-) 1.853 thousand PLN
– the consolidated report on changes in the company equity for the period from 1st January 2012 to 30th June 2012 that identifies a reduction of the equity by the amount of	3.136 thousand PLN
– the consolidated cash flow account for the period from 1st January 2012 to and 30th June 2012 that identifies a reduction of the net level of financial means the their equivalent by the amount of	1.914 thousand PLN
– explanatory notes to the consolidated finance statement.	

The Managing Board of the controlling entity of the Capital Group is responsible for compliance of this condensed consolidated finance statement with the requirements of the International Accounting Standard 34 "Interim Financial Reporting" that was approved by the European Union and with other legal regulations in force.

Our task consisted in carrying out a review of this condensed consolidated finance statement.

We reviewed the finance statement in compliance with national standards of financial revision issued by the National Chamber of Chartered Auditors in Poland. These standards impose the obligation of planning and performing such review in a manner that ensures reasonable certainty is reached that the condensed consolidated finance statement does not contain essential irregularities.

The review was performed primarily by way of analysing the data of the condensed consolidated finance statement, inspection of the data of the Companies comprised in the Capital Group that constitute the basis for the preparation of the condensed consolidated finance statement, analysis of information acquired from chartered accountants performing reviews of the Companies, whose data constitute the basis for preparing the condensed consolidated finance statement, as well as using the information acquired from the management and the persons in charge of the finance and accounting of the Capital Group.

The scope and method of the review of the condensed consolidated finance statement essentially differ from examinations that form the basis for an opinion confirming compliance of an annual consolidated finance statement with the implemented accounting principles (policy) and the accuracy and clarity of such statement. Therefore, we may not issue such opinion on the attached condensed consolidated finance statement.

We would like to point out that, in 2011, the controlling entity of the WIKANA Capital Group reported the stock of 106 parking places at the Tęczowe Osiedle [housing estate] in Rzeszów, with the book value of 7,207.3 thousand PLN. In 2012, the Managing Board decided to change their qualification and recognize them as fixed assets. Simultaneously, the board presented an analysis of an undertaking consisting in renting the parking places. The analysis shows that the asset did not lose its value. Until the date of preparation of the review report, the controlling entity concluded two agreements on rental of the parking places. Therefore, we are unable to confirm the revenues that form the basis for the data reported in the analysis for the remaining 104 parking places.

The following reservations were presented in the report of another independent chartered auditor on a review of the finance statement of Wikana Fundusz Inwestycyjny Zamknięty [Closed-End Investment Fund] for the period from 1st January to 30th June 2012:

"The assessment of the fair value of the portfolio companies as of 30th June 2012 was made by the adjusted net asset method, while the value of the real estate units owned by the portfolio companies and consisting 32.72% of the total value of all assets owned by these companies was measured according to the purchase price, i.e. in the amount of 39465 thousand PLN. Until the date of issuing our report on the review of the finance statement of the Fund, we had not received up-to-date assessments of the values [of the real estate units] prepared by experts, which would confirm the current market value of the real estate units of the portfolio companies as of 30th June 2012.

The assessment of the value of portfolio companies as of 30th June 2012 does not take into account economic events that occurred in June 2012. During the examination, we did not acquire information, whether the economic events of 2012 were significant for the assessment of the value of the investments in the Fund."

Apart from the above reservations, on the basis of the performed review, we did not identify anything that would prevent us from concluding that the condensed consolidated financial statement for the period from 1st January 2012 to 30th June 2012 was prepared – in all its substantial aspects – in compliance with the requirements of the International Accounting Standard 34 "Interim Financial Reporting" that was approved by the European Union.

The following explanations were presented in the report of another independent chartered auditor on a review of the finance statement of Wikana Fundusz Inwestycyjny Zamknięty for the period from 1st January to 30th June 2012:

"The assets of the portfolio companies, namely WIKANA NIERUCHOMOŚCI SP.Z O.O. 03 MIASTECZKO S.K.A., WIKANA NIERUCHOMOŚCI SP.Z O.O. 04 OSIEDLE S.K.A. and WIKANA NIERUCHOMOŚCI SP. Z.O.O.02 S.K.A., as of the balance sheet date, present the values of the companies generated in 2010 due to the transfer of organized parts of the WIKANA S.A. enterprise into these companies. According to the guidelines of IAS 36, the value impairment tests of these companies were performed for 31st December 2011. The tests allowed us to conclude there was no need to write off the assets of the portfolio companies, including the value of the companies. As of the balance sheet date, there were no premises to identify value impairment of these assets.

As of the balance sheet date, the value of the investments of the Fund not quoted on the active market that constituted 100% of the investments of the fund was measured by the adjusted net asset method on the basis of:

- the most recent available un-audited financial data of the companies, as of 31st May 2012,
- information provided by representatives of the companies.

The assessed fair value of the portfolio companies as of 30th June 2012 may differ from the settlement value due to changes of the parameters and market circumstances with respect to the selected methods and assessment models and to the assumptions adopted by the Management Board of the Association for the purpose of balance sheet valuation."

Magdalena Niezgoda-Szyndela, registered under No. 12009

Chartered auditor of the group

crucial chartered auditor

who performed the review in the name of:

DORADCA

Zespół Doradców Finansowo-Księgowych Spółka z o.o.

Listed under No. 232

Stefan Czerwiński, registered under No. 9449

Chartered auditor

President of the Managing Board

DORADCA

Zespół Doradców Finansowo-Księgowych Spółka z o.o.

Listed under No.

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31st August 2012

Seal of the authorized entity

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