



QUARTERLY REPORT

FOR I QUARTER OF 2014

CELTIC PROPERTY DEVELOPMENTS S.A.

QUATERLY REPORT FOR 1st QUARTER 2014

TRANSLATORS' EXPLANATORY NOTE

The following document is a free translation of the 1Q 2014 report of CELTIC PROPERTY DEVELOPMENTS S.A. published on 15 May 2014.

In Poland statutory accounts must be prepared and presented in accordance with Polish legislation and in accordance with the accounting principles and practices generally used in Poland. The accompanying translated financial statements have not been reclassified or adjusted in any way to conform to accounting principles generally accepted in countries other than in Poland, but certain terminology current in Anglo-Saxon countries has been adopted to the extent practicable.

In the event of any discrepancy in interpreting the terminology, the Polish version is binding.

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I. OPERATING REPORT

1. INFORMATION OF CELTIC CAPITAL GROUP

Celtic Capital Group started operations in Poland in 1999. In the following years, 1999-2005, the company's operations were focused on building real estate portfolio and managing it for third parties in Poland, Czech Republic, Lithuania, Romania, Hungary and Germany. In 2005, Celtic Asset Management Sp. z o.o. began real estate development operations as a part of cooperation with several funds managed by Laxey Partners. In 2007, capital group was consolidated under the name of Celtic Property Development SA (BVI) and in 2008 Celtic Property Developments SA (BVI) was listed on the stock exchanges on an unregulated free market (Freiverkehr) in Frankfurt. Between 2005 and 2010, the group's most important market was Poland. At the same time, the group conducted and managed projects also in Montenegro, Hungary, Italy, Belgium, the United Kingdom, the Netherlands, Germany and Spain. International experience and practical industrial knowledge of Celtic Group's experts and managers contributed to a strong and stable Capital Group which on 23 December 2010 entered the listing at the Warsaw Stock Exchange.

Currently, Celtic Property Developments S.A. is a holding company controlling a group of 37 subsidiaries focused on conducting real estate management projects in the residential and office buildings segment. The office building segment has played the key role in Celtic Capital Group's operations to date. Current plans of the Group are focused on development of the residential building operations, mainly by delivery of its flag project in Ursus, a district of Warsaw.

2. CAPITAL GROUP'S STRUCTURE

As on 31 March 2014, Celtic Capital Group (hereinafter "the Group", "Celtic Group", "Capital Group") comprised the dominant entity Celtic Property Developments S.A. (hereinafter "the Company", "the Issuer") and 37 subsidiaries. The Group's real estate development operations are conducted through investment companies directly controlled by Buffy Holdings No1 Ltd (Cyprus) and Lokia Enterprises Ltd (Cyprus). The dominant entity – Celtic Property Developments S.A. – coordinates and supervises activities of individual subsidiaries, and is also the centre of decisions concerning development strategy. Celtic Property Developments S.A. takes measures to streamline the Capital Group's operating costs, shapes the Group's investment and marketing policy and fulfills the coordinating role in these operations.

Liquidation of Celtic Asset Management Sp. o.o., started on May 15, 2013 is in the process.

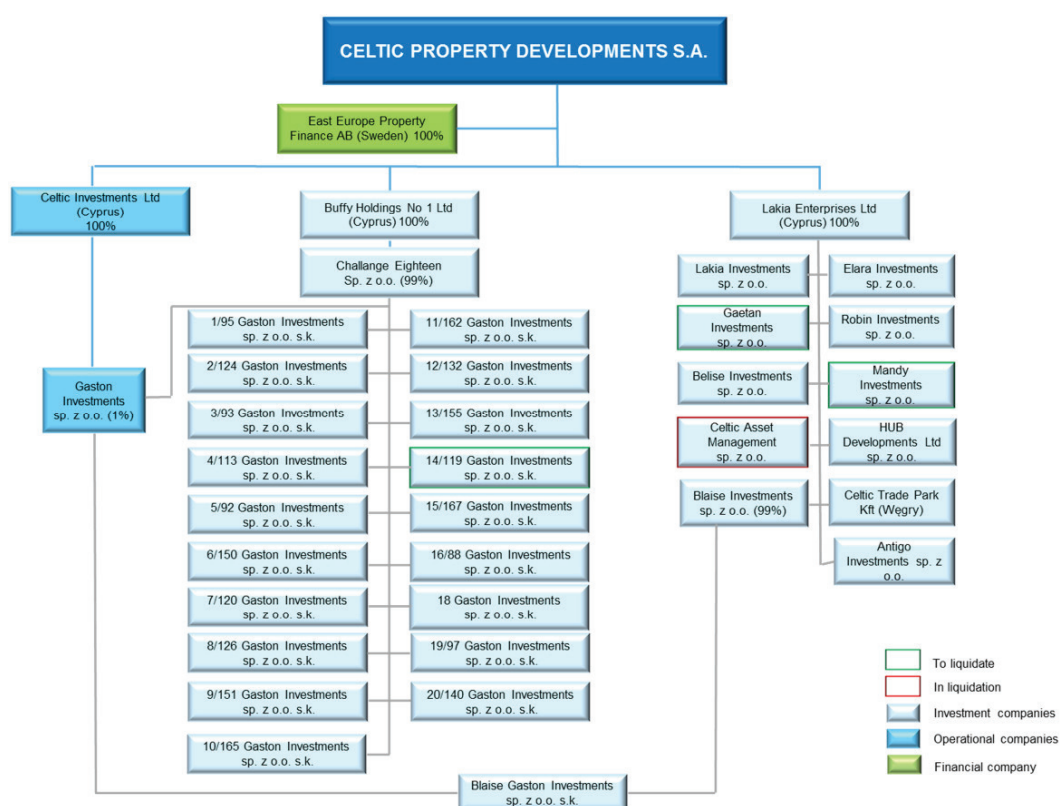
All companies within the Group are subject to full consolidation.

Celtic Group's structure as on 31 March 2014 is presented on the chart below.

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Celtic Group's structure as on 31 March 2014.



3. SELECTED FINANCIAL DATA

Selected items of the consolidated statement of comprehensive income

	3 months period		Change (%)
	From 01.01.2014	From 01.01.2013	
	to 31.03.2014 (PLN ths.)	to 31.03.2013 (PLN ths.)	
Revenue	3 945	4 086	-3,5%
Cost of sales	-570	-3 868	-85,3%
Gross profit	3 375	218	1448,2%
Administrative expenses - property related	-2 726	-3 183	-14,4%
Other administrative expenses	-2 625	-2 692	-2,5%
Selling and marketing costs	-35	-43	-18,6%
Other income	5	109	-95,4%
Gain (loss) on revaluation of investments properties	-878	2 406	-136,5%
Gain (loss) on revaluation of assets held for sale	0	499	-100,0%
Profit (loss) from operations	-2 884	-2 686	7,4%
Finance income	82	156	-47,4%
Finance costs	-2 235	-2 581	-13,4%
Profit (loss) before tax	-5 037	-5 111	-1,5%
Income tax	-278	-477	-41,7%
Profit (loss) for the year	-5 315	-5 588	-4,9%
<hr/>			
Earnings per share (PLN)	-0,15	-0,16	-5,7%

In the first quarter of 2014, the Group recorded an improvement in the Celtic net profit compared to the same period last year by 0.3 million PLN. In relation to the first quarter of 2013, the main factors that positively impact on reducing losses for the Group were primarily decrease in the cost of sales in the amount of PLN 3.3 million, reducing administrative costs of maintaining the property of PLN 0.5 million and a decrease in financial expenses in the amount of 0,3 million PLN. In turn, the main negative factor on the result compared with the same period last year was the result of an unfavorable change in the valuation of investment property held for sale in the total amount of PLN 3.8 million.

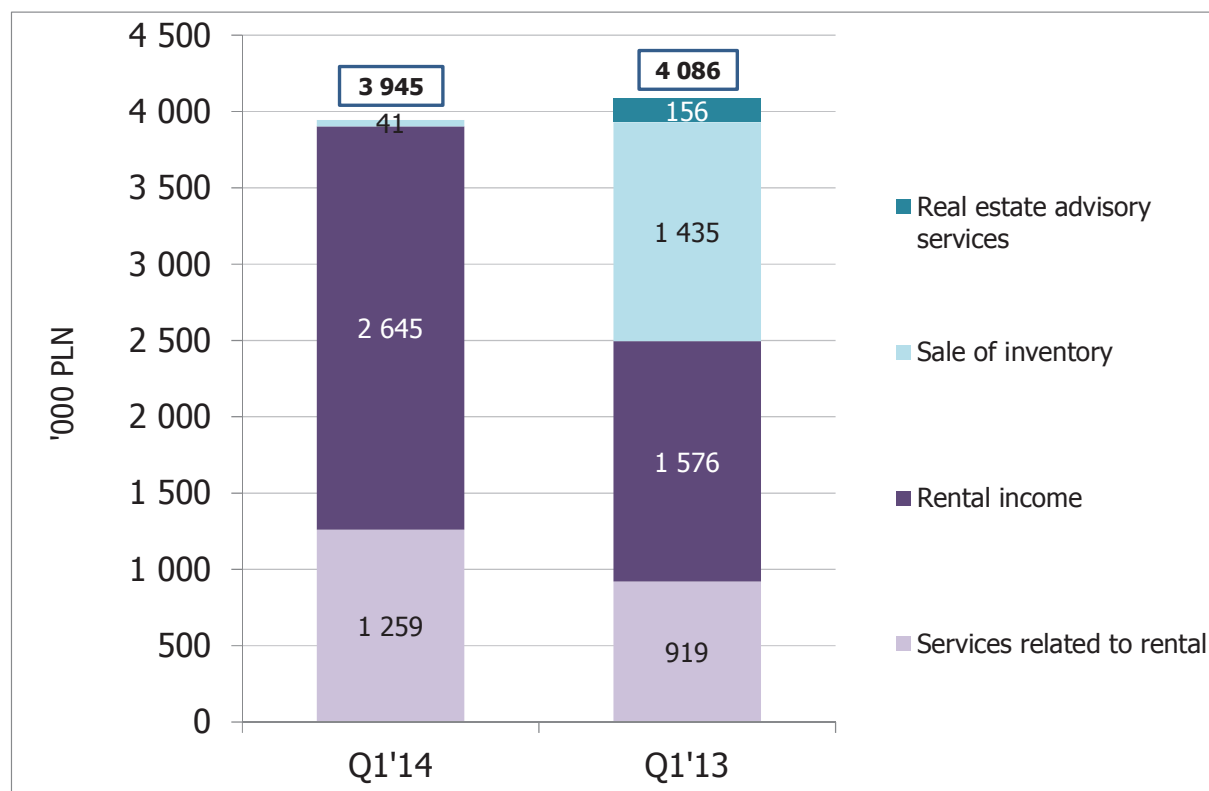
In the first quarter of 2014, the Group recorded a decrease in sales revenue of PLN 0.1 million (3.5%) compared with the same period of the previous year. Also changed the structure of the sales revenue. Just as in the corresponding period last year, the largest share of the revenue from the sale of rental income accounted for (67% in the first quarter of 2014, compared with 39% in the first quarter of 2013). In addition, decreased the share of revenues from the sale of stocks. In the first quarter of 2013, 35% of Group revenues generated sales of stocks and it decreased to 1% in the first quarter of 2014, the level of rental income in the first quarter of 2014 increased compared to the same period of the previous year. Rental income was generated by three office buildings located in Warsaw - building Aquarius (Połczyńska 31A) , building Solar (Cybernetyki 7B) and building Iris (Cybernetyki 9). Still in the process of commercialization office building Iris.

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Sale of building plots, mainly located in Łazy, accounted for 35% of sales revenue in the first quarter of 2013 and amounted to PLN 1.4 million compared to PLN 0.04 million in the first quarter of 2014, sales concerned discontinued projects and the stocks were in 2013 sold out on a regular basis to free cash.

The chart below shows the structure of the Group's revenue in the first quarter of 2014 and 2013.



In the first quarter of 2014, the Group recorded an operating loss of PLN 2.9 million, which represents an increase in operating loss of PLN 0.2 million compared to the same period last year. The decrease in cost of sales (PLN 3.3 million) had the greatest positive impact on the Group's financial result. Another positive factor was to reduce the administrative costs of maintaining the property by 0.5 million PLN. Lower administrative costs were due primarily to reduce staff costs (down by PLN 0.3 million compared with the first quarter of 2013). Reducing costs in these categories occurred as a result of enrolling in the Group's strategy and launched in the year 2011 and continued in 2012 and 2013, such as downsizing and relocation of the main office building at Cybernetyki 7B Street, forming part of the Group's property portfolio .

In the first quarter of 2014, the Group has not recorded significant sales of inventory, therefore, the sale of inventories had no impact on the financial result as it did in the first quarter of 2013. In 2013, this was due to the fact that revenues from the sale of stocks were much lower than the cost of acquisition and investment.

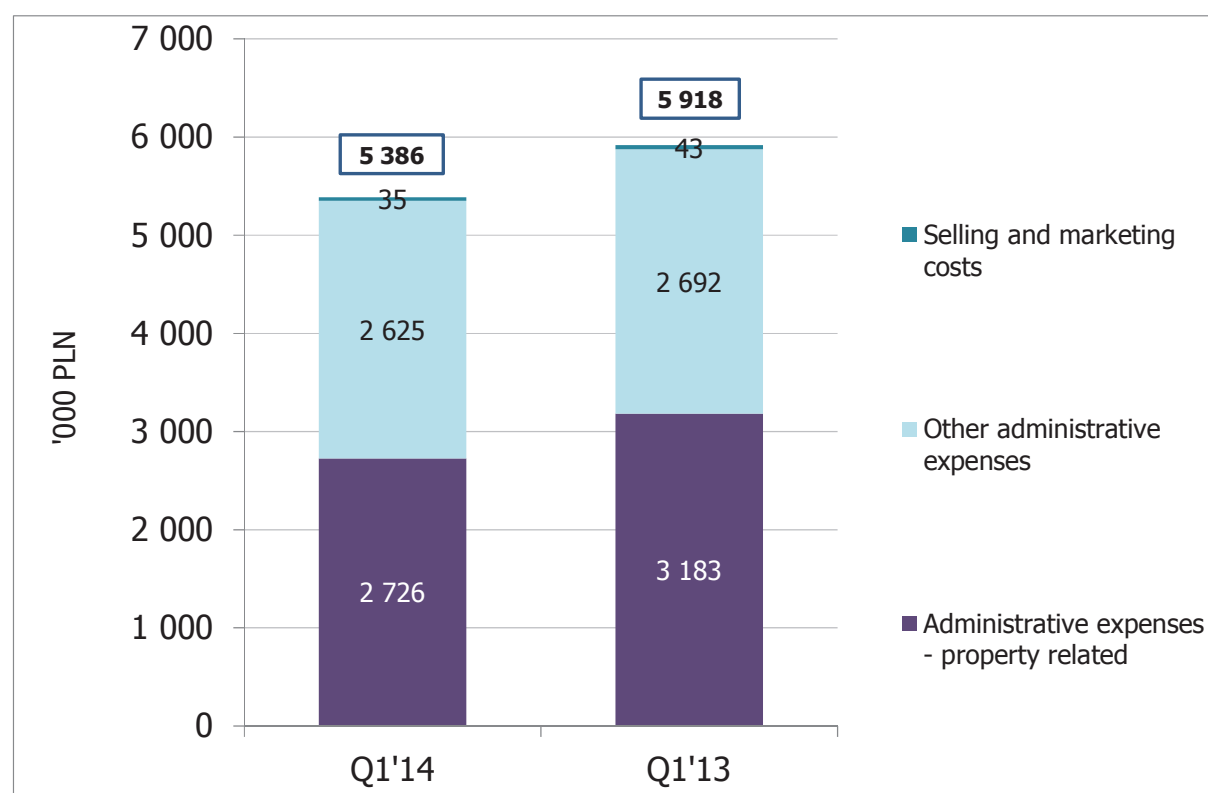
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The negative result of the valuation of investment properties and assets held for sale in the amount of PLN 0.9 million (while in the first quarter of 2013 the result was positive and amounted to PLN 2.9 million) decreased the Group's profit of PLN 3.8 million compared with the first quarter of 2013.

As a result of the above-described changes in the Group's net loss decreased by PLN 0.3 million compared with the corresponding period of the previous year - from 5.6 million PLN in the first quarter of 2013 to PLN 5.3 million in the first quarter of 2014.

The chart below shows the structure of the Group's operating costs in the first quarter of 2014 and 2013.



Selected items of the consolidated statement of financial position

	As at:		Change
	31.03.2014	31.12.2013	
	(PLN ths.)	(PLN ths.)	(%)
TOTAL ASSETS	474 995	474 923	0,0%
Non-current assets, including:	448 148	447 304	0,2%
<i>Investment properties</i>	443 635	442 793	0,2%
<i>Bonds</i>	3 249	3 190	1,8%
Current assets, including:	26 848	27 619	-2,8%
<i>Inventory</i>	7 695	7 773	-1,0%
<i>Trade and other receivables</i>	12 283	7 865	56,2%
<i>Cash and cash equivalents</i>	6 870	11 981	-42,7%
TOTAL EQUITY AND LIABILITIES	474 995	474 923	0,0%
Equity, including:	323 837	329 362	-1,7%
<i>Share capital</i>	3 460	3 460	0,0%
<i>Own shares</i>	-12 300	-12 300	0,0%
<i>Reserve capital</i>	987	987	0,0%
<i>Translation reserve</i>	-4 057	-3 847	5,5%
<i>Retained earnings</i>	335 747	341 062	-1,6%
Total liabilities, including:	151 158	145 561	3,8%
<i>Non-current liabilities</i>	35 276	35 879	-1,7%
<i>Current liabilities</i>	115 882	109 682	5,7%

At the end of the first quarter of 2014, the value of the total assets of the Group remained practically unchanged compared to the end of 2013. Fell slightly the value of assets (2.8%), mainly due to lower cash balances by 5.1 million PLN.

In the first quarter of 2014, the Group's liabilities increased slightly (by 3.8%). This was due to incurring subsequent tranches of the loan to finance the work arrangement in an office building Iris. At the end of the first quarter of 2014, the equity amounted to PLN 324 million, which accounted for 68% of the total assets of the Group, while liabilities constituted 32% of total assets. These ratios remained at a level close to the end of 2013 years (69% and 31%).

The following table shows the share of each category of liabilities in the balance sheet.

	31.03.2014	31.12.2013
Liabilities to total assets	31,8%	30,6%
Non-current liabilities to total assets	7,4%	7,6%
Borrowings including finance leases to total assets	4,6%	4,6%
Deferred income tax liabilities to total assets	2,7%	2,8%
Trade and other payables to total assets	0,1%	0,1%
Current liabilities to total assets	24,4%	23,1%
Borrowings including finance leases to total assets	20,8%	19,8%
Trade and other payables to total assets	3,6%	3,2%
Income tax liabilities to total assets	0,1%	0,1%

Changed compared to the end of 2013, slightly, the structure of liabilities. The share of long-term debt to total assets fell from 7.6% as at 31 December 2013 to 7.4% at the end of the first quarter of 2014, the share of short-term debt grew rapidly from 23.1% as at 31 December 2013 to 24.4 % as at 31 March 2014.

4. IMPORTANT EVENTS IN THE REPORTING PERIOD

- **IRIS PROJECT AT CYBERNETYKI 9 STREET IN WARSAW – COMMERCIAL LEASE**

Building Iris is a six-storey office building with a total leasable area of approximately 14.3 thousand. m2 with 233 parking places and is the final stage of the project office and residential located at the intersection of Cybernetics and Progress in Warsaw. At the end of the first quarter of 2014, the building is rented 71%. Negotiations are under active efforts to commercialize 100% of the building. A priority for the Board is to complete the commercialization of IRIS building and convert the construction loan to an investment loan on schedule. Therefore, in case of any conditions that may affect the approved schedule, for the purpose of preventing the Management Board decided that it will subsidize the IRIS project.

- **COMMERCIAL LEASE OF THE SOLAR BUILDING AT CYBERNETYKI 7B STREET IN WARSAW**

This eight-storey B+ office building with an area of 5,792 sq m was built in 1998 and upgraded by the Group in 2008. The building is currently leased, among others, to such tenants as Beko S.A., Berlin Chemie, Akzo Nobel, ZPUE S.A. and Bard Poland. As of the date of this report, the building is leased in 96%. Since September 2011, also Celtic Group's offices are housed in this building.

• **COMMERCIAL LEASE OF THE AQUARIUS BUILDING AT POŁCZYŃSKA 31A STREET IN WARSAW**

Aquarius Office Park comprises: a five-storey B class office building with a total area of 5,211 sq m, land plot for development with a valid building permit decision for an A class office building of approx. 2,500 sq m, and land plot for development of approximately 10,000 sq m designated for a complex of office and warehouse buildings. The office building is currently leased to: VB Leasing, Betacom S.A., Fly Away Travel, Veolia Eurolines. As of the date of this report, the building is leased in 86%.

• **LIQUIDATION OF CELTIC GROUP COMPANIES**

On 5 July 2013, the Board adopted Resolution No. 3/VII/2013 on the liquidation of companies:

- Mandy Investments Sp. z o.o. - in connection with the sale on June 6, the only real estate owned by the company, located at Street Jana Kazimierza 12/14;
- 14/119 Gaston Investments limited partnership - in connection with the sale of real estate;
- Gaetan Investments Sp. z o.o. - in connection with the forthcoming finalization of the sale of all parcels owned by company

• **URSUS PROJECT - APPROVAL PROCESS OF SPATIAL DEVELOPMENT PLAN FOR AREAS AFTER FORMER INDUSTRIAL TRACTOR PLANTS URSUS**

On 10 July 2013, Commission for Spatial Planning [Komisja Ładu Przestrzennego] for the Capital City of Warsaw, gave a positive recommendation for the draft resolution of the Council of the Capital City of Warsaw amending the resolution concerning the commencement of preparation of the spatial development plan for the land formerly owned by ZPC Ursus

Next day, i.e. on 11 July 2013, LXI Session of the Council of the Capital City of Warsaw was held (term in office 2010-2014). Councilors adopted a resolution no LXI/1668/2012 amending the resolution concerning the preparation of the local spatial development plan for the post-industrial land in the area of Orłów Piastowskich street (print no 1808).

That means that the Councilors decided to divide the area of the local Spatial development plan into three parts: main part constituting over 95% of the area of the Plan and two remaining parts with plots of land whose owners' actions resulted in the annulment of the Study of Spatial Development Conditions and Directions. The first step would be enacted and part of the Plan, while the two other parts will be adopted later, after the necessary changes Study.

This Resolution of Warsaw is a milestone in the development of the enactment of the Local Plan. Currently, the designers of the Plan, in connection with its distribution, proceed to the correction. After adjusting the draft Plan will be submitted for the approval of the Ursus district, then the spatial order of the Commission that the final destination of the vote in the City Council. After the adoption of the Plan requires the approval of the Governor of Mazowieckie yet.

To meet the financial problems of the city in 2010, the Company declared its readiness to free transfer to the Capital City of Warsaw Lamentations property held by the Group CPD SA and allocated in the forthcoming local zoning plan brownfields in the area of the street Eagles Piastowskich public roads.

Currently, according to the declarations of the Company's management complex is in advanced talks to sign a contract transferring m City of Warsaw laments designed for public roads located on the former brownfield sites ZPC Ursus, and owned by the Group CPD SA and held in the forthcoming local development plan planning for public roads.

5. FACTORS AND EVENTS OF UNUSUAL NATURE

In the reporting period there were no factors or events of unusual nature.

6. SEASONALITY AND PERIODICITY OF THE GROUP ACTIVITIES

The Celtic's Group activities are not subject to seasonality or periodicity.

7. WRITE-DOWNS OF INVENTORIES TO FAIR VALUES

In determining the recoverable inventory, management considers property valuations prepared by independent appraiser as at 31.12.2013, including changes dictated by changes in the value of the real estate market. In the first quarter of 2014, the balance of inventory write-downs decreased by PLN 0,01 million.

8. WRITE-DOWNS OF INVESTMENT PROPERTIES TO FAIR VALUES

In the I quarter of 2014, the Group recorded a negative result from the revaluation of investment property to fair value in the amount of PLN 0,9 million resulting from fluctuations in euro exchange rates (Aquarius, Solar and Iris buildings are value in EUR). In the same period of 2013 the Group's gain on revaluation of investment properties to fair value amounted to PLN 2,4 million.

9. CREATION, INCREASE, UTILISATION AND REVERSEAL OF PROVISIONS

In the I quarter of 2014, the value of accrued expenses increased by PLN 0,9 million mainly due to provision for property tax and perpetual usufruct cost increase.

10. PROVISIONS AND DEFERRED TAX ASSETS

In relation to deferred tax assets, the recoverable amount is determined based on the probability of the assets in the future, taking into account the business plans of individual companies included in the consolidation. This value is determined based on management's estimates. On 31 March 2014 the Group recognized in the balance of deferred tax assets in the amount of PLN 0.3 mln PLN.

On 31 March 2014 the Group's liability for deferred tax assets amounted to PLN 12.9 mln PLN. The value of these liabilities in the first quarter fell by 0.6 mln PLN.

11. ACQUISITION AND SALE OF PROPERTY, PLANT AND EQUIPMENT

During the reporting period the Group did not make any significant acquisition or disposal of property, plant or equipment.

12. IMPORTANT COMMITMENTS FOR PURCHASE OF PROPERTY, PLANT AND EQUIPMENT

Not occurred.

13. IMPORTANT SETTLEMENTS OF LAWSUITS

Not occurred.

14. PREVIOUS PERIODS ERRORS' CORRECTION

Not occurred.

15. CHANGES IN THE ECONOMIC SITUATION AND BUSINESS CONDITIONS AFFECTING THE FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES OF THE COMPANY

During the first quarter of 2014, no changes occurred in the economic situation which could affect the fair value of the Group's assets and liabilities.

16. DEFAULTS ON THE LOAN OR CREDIT OR THE LOAN OR CREDIT AGREEMENT INFRINGEMENT FOR WHICH ANY REMEDIAL ACTION HAVE BEEN TAKEN TO THE END OF THE REPORTING PERIOD

Not occurred.

17. TRANSACTIONS WITH RELATED PARTIES CONCLUDED ON OTHER THAN MARKET CONDITIONS

During the reporting period, the Company did not concluded transactions with related parties on terms other than the market.

18. INFORMATION ON THE CHANGES IN THE APPROACH USED TO DETERMINE THE FAIR VALUE OF FINANCIAL INSTRUMENTS

During the reporting period the Group did not make any changes in the approach used to determine the fair value of financial instruments.

19. CHANGES IN THE CLASSIFICATION OF FINANCIAL ASSETS

During the reporting period the Group did not make any changes in the classification of financial assets.

20. ISSUANCE, REDEMPTION AND REPAYMENT OF NON-STOCK AND EQUITY SECURITIES

February 6, 2014, the Company filed a request for an F-series shares to trading on the Stock Exchange in Warsaw. On 14 February 2014, received Resolution No. 188/14 of the National Depository for Securities, in which the Board of the National Depository decided to accept the deposit of securities 199 333 (one hundred ninety-nine thousand three hundred thirty-three) ordinary bearer shares of series F shares, with a nominal value of 0.10 PLN (ten cents) each.

February 19, 2014, the Management Board of the Stock Exchange in Warsaw SA adopted Resolution No. 178/2014 of 17 February 2014 concerning the admission and introduction to trading on the WSE 199,333 shares of common bearer F Celtic Property Developments SA nominal value of 0,10 PLN each.

WSE Management Board decided to introduce with effect from 19 February 2014 , in an ordinary procedure to exchange trading on the parallel market shares provided by the National Depository for Securities On 19 February 2014 the registration of these.

21. INFORMATION RELATED TO DIVIDEND

In the reporting period the Company did not pay or declare dividend.

22. EVENTS AFTER THE DATE OF PREPARATION OF FINANCIAL STATEMENTS

Not occurred.

23. CHANGES RELATED TO CONDITIONAL LIABILITIES OR ASSETS

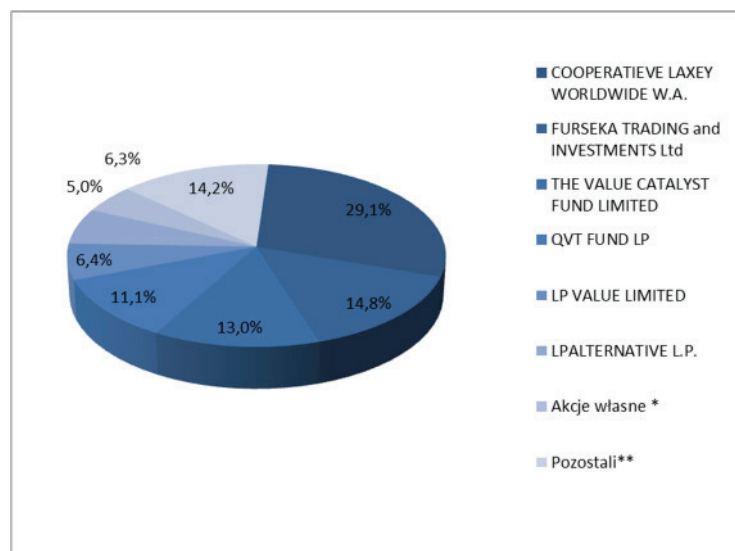
During the reporting period the Group did not make any material changes related to conditional liabilities or assets.

24. THE MANAGEMENT BOARD'S POSITION ON THE PREVIOUSLY PUBLISHED FINANCIAL FORECASTS

Neither Celtic Group nor its dominant entity – Celtic Property Developments S.A. – published any forecasts of financial results.

25. SHAREHOLDERS ENTITLED TO AT LEAST 5% OF VOTES AT THE GENERAL MEETING OF SHAREHOLDERS

Shareholding structure of Celtic Property Developments S.A.



According to the Company's information, shareholders who own, either directly or indirectly through subsidiaries at least 5 % of the total voting power at the General Meeting of Shareholders (number of shares on the basis of notices of shareholders pursuant to art. 69 of the Act on Public Offering or the information contained in the prospectus).

	Shareholders	Type of shares	Numebr of shares	As % of total number of shares
1	COOPERATIEVE LAXEY WORLDWIDE W.A.	Na okaziciela	10 082 930	29,15%
2	FURSEKA TRADING and INVESTMENTS Ltd	Na okaziciela	5 137 222	14,85%
3	THE VALUE CATALYST FUND LIMITED	Na okaziciela	4 490 475	12,98%
4	QVT FUND LP	Na okaziciela	3 843 635	11,11%
5	LP VALUE LIMITED	Na okaziciela	2 198 450	6,35%
6	LPALTERNATIVE L.P.	Na okaziciela	2 193 931	6,34%
7	Akcje własne *	Na okaziciela	1 732 394	5,01%
8	Pozostali**	Na okaziciela	4 916 560	14,21%
	TOATAL		34 595 597	100%

* On April 15, 2013, the Company acquired in the transaction 1,732,394 shares buy-back of own redemption. The Company, in accordance with applicable law, may not exercise the voting rights of the shares.

** Shareholders, none of which holds 5% or more shares (votes).

26. THE COMPANY'S SHARES HELD BY THE MANAGING AND SUPERVISING PARTIES

The table below presents the Company's shares held by the members of the Management Board performing functions in the Company's Management Board as at the date of this report, according to the Company's information:

Shareholder		Number of shares owned	Nominal value of the owned shares	Shares as % of total number of shares	Votes as % of total number of votes
Elżbieta Wiczowska	President of the Management Board	42 498	4 250	0,12%	0,12%
Iwona Makarewicz	Member of the Management Board	4 734	473	0,01%	0,01%
TOTAL		47 232	4 723	0,14%	0,14%

*Total number of shares after share capital increase, i.e. 34 595 597 shares.

27. COURT, ADMINISTRATIVE AND ARBITRATION PROCEEDINGS FOR A VALUE HIGHER THAN 10% OF THE COMPANY'S EQUITY

As at the date of this report, neither Celtic Property Developments S.A. nor any of its subsidiaries was a party to proceedings pending at courts, bodies competent for arbitration proceedings or a public administration body, the total value of which would exceed 10% of equities of Celtic Property Developments S.A.

28. MAJOR LOAN AGREEMENTS, LOAN WARRANTIES AND GUARANTEES GRANTED

As at 31 March 2014 the Group in the consolidated financial statements liabilities due to loans taken out in the following banks:

- Loan granted by the bank HSBC in the amount of 40 161 thousand. PLN;
- Loans granted by the Bank of the West BZ WBK in the amount of 58 515 thousand. PLN

In accordance with the applicable terms of the credit agreement with HSBC Bank, the Group was required to repay the entire loan until March 27, 2014. Consequently, all credit, as repayable within 12 months from the balance sheet in the amount of 40 161 thousand. PLN was presented as a current liability.

On 27 March 2014 installment was paid mandatory capital of 94.000 EUR in time with accrued interest for the preceding quarter. In April , the Company obtained a promise from HSBC Bank on the annex to the existing extending credit agreement dated 21 December 2006 for another 3 years . There are ongoing preparatory work with a view to signing in the current quarter addendum, the parties will be

HSBC Bank (HSBC Bank Plc and HSBC Bank Poland SA) and the subsidiaries of the Issuer: Blaise Investments Ltd., Lakia Investments Ltd., Robin Investments Ltd. (referred to as the "Subsidiaries", "Borrower"), as borrower, and Celtic Property Developments SA, Blaise Investments Ltd., Lakia Investments Ltd., Robin Investments Ltd. as guarantors.

During the reporting period did not change guarantees granted in connection with the second significant credit agreement, signed August 12, 2011, by and between the West Bank WBK SA and subsidiary Belise Investments Sp. with o.o. as the borrower and the guarantors, which are of Celtic Property Developments SA, Lakia Enterprises Ltd. to finance the IRIS project.

29. THE SUPERVISORY BOARD AND THE MANAGEMENT BOARD

At 31 March 2014, the composition of the Supervisory Board of the Company was as follows:

- Mrs. Marzena Bielecka – President of the Supervisory Board (Supervisory Board member meeting the requirements of independent member of the Supervisory Board)
- Mr. Wiesław Oleś – Vice President of the Supervisory Board
- Mr. Andrew Pegge – Secretary of the Supervisory Board
- Mr. Mirosław Gronicki – Member of the Supervisory Board (Supervisory Board member meeting the requirements of independent member of the Supervisory Board)
- Mr. Wiesław Rozłucki - Member of the Supervisory Board (Supervisory Board member meeting the requirements of independent member of the Supervisory Board)

The above composition of the Supervisory Board of the 2nd term was appointed by the Ordinary General Meeting held on 24 May, 2012. The term of office of the Supervisory Board expires 24 May, 2015.

At 31 March 2014, the composition of the Management Board of the Company was as follows:

- Mrs. Elżbieta Wiczowska – President of the Management Board;
- Mr. Piotr Turchoński – Member of the Management Board;
- Mrs. Iwona Makarewicz – Member of the Management Board
- Mr. Colin Kingsnorth – Member of the Management Board

30. OTHER IMPORTANT INFORMATION

No other except those mentioned above.

31. FACTORS AFFECTING RESULTS OF THE FOLLOWING QUARTERS

The most important factors which will affect results of the following quarters are:

- adoption of the local zoning plan for land in Ursus by the Warsaw authorities which will let the Group commence construction works under the Ursus project;
- renting IRIS building
- situation on financial markets which may affect valuation of the Group's real property portfolio.

CELTIC PROPERTY DEVELOPMENTS S.A.

QUARTERLY REPORT FOR 1ST QUARTER 2014

II. INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENT FOR THE PERIOD OF 3 MONTHS ENDED 31 MARCH 2014 ALONG WITH CONDENSED FINANCIAL STATEMENTS OF CELTIC PROPERTY DEVELOPMENTS S.A.

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements
for the period of 3 months ended 31 March 2013

prepared in accordance with the International Financial Reporting Standards

(unaudited financial data)

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

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CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Condensed consolidated statement of comprehensive income

	Note	For the 3 month period ended	
		31/03/2014	31/03/2013
		(unaudited)	(unaudited)
Revenues	12	3 945	4 086
Cost of sales	13	(570)	(3 868)
PROFIT ON SALES		3 375	218
Administrative costs property related	14	(2 726)	(3 183)
Administrative expenses-other	15	(2 625)	(2 692)
Selling and marketing expenses		(35)	(43)
Other income	16	5	109
Net gain/(loss) from fair value adjustments on investment properties	4	(878)	2 406
Exchange movement on Assets held for Sale		0	499
OPERATING RESULT		(2 884)	(2 686)
Financial income	17	82	156
Financial costs	17	(2 235)	(2 581)
PROFIT (LOSS) BEFORE INCOME TAX		(5 037)	(5 111)
Income tax		(278)	(477)
PROFIT (LOSS) FOR THE PERIOD		(5 315)	(5 588)
Currency translation adjustment		(210)	(34)
TOTAL COMPREHENSIVE INCOME		(5 525)	(5 622)
DILUTED EARNINGS PER SHARE	22	(,15)	(,16)

Elżbieta Donata Wiczowska
Chairman of the Board

Colin Kingsnorth
Board Member

Piotr Turchoński
Board Member

Iwona Makarewicz
Board Member

The notes are an integral part of these condensed interim consolidated financial statements

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Condensed consolidated statement of financial position

	Note	31/03/2014 (unaudited)	31/12/2013
ASSETS			
Non-current assets			
Investment properties	4	443 635	442 793
Property, plant and equipment		867	853
Intangible assets, excluding goodwill		114	108
Bonds		3 249	3 190
Deferred tax assets	11	283	360
		448 148	447 304
Current assets			
Inventories	6	7 695	7 773
Trade receivables and other receivables	5	12 283	7 865
Cash and cash equivalents	7	6 870	11 981
		26 848	27 619
Assets held for sale		0	0
		26 848	27 619
Total assets		474 995	474 923

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Condensed consolidated statement of financial position - cont.

	Note	31/03/2014 (unaudited)	31/12/2013
EQUITY			
Equity attributable to owners of the parent company			
Share capital	8	3 460	3 460
Own shares		(12 300)	(12 300)
Other reserves		987	987
Translation reserve		(4 057)	(3 847)
Retained earnings		335 747	341 062
Total equity		323 837	329 362
LIABILITIES			
Non-current liabilities			
Trade payables and other liabilities	9	352	384
Borrowings, including financial leasing	10	22 020	22 027
Deferred tax liabilities	11	12 904	13 468
		35 276	35 879
Current liabilities			
Trade payables and other liabilities	9	16 899	15 370
Current income tax liabilities		266	267
Borrowings, including financial leasing	10	98 717	94 045
		115 882	109 682
Total liabilities		151 158	145 561
Total Equity and liabilities		474 995	474 923

Elżbieta Donata Wiczowska
Chairman of the Board

Colin Kingsnorth
Board Member

Piotr Turchoński
Board Member

Iwona Makarewicz
Board Member

The notes are an integral part of these condensed interim consolidated financial statements

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Condensed consolidated statement of changes in equity

	Share capital of CPD S.A.	Own shares	Translation reserve	Supplementa ry capital	Reserve capital	Retained earnings	Total equity
Balance as at 01/01/2013	3 431	0	(3 933)	0	4 399	379 724	383 621
<u>Transactions with owners</u>							
Shares cancelled	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<u>Comprehensive income</u>							
Currency translation adjustment	0	0	(34)	0	0	0	(34)
Profit (loss) for the period	0	0	0	0	0	(5 588)	(5 588)
	0	0	(34)	0	0	(5 588)	(5 622)
Balance as at 31/03/2013 /unaudited	3 431	0	(3 967)	0	4 399	374 136	377 999
Balance as at 01/01/2013	3 431	0	(3 933)	0	4 399	379 724	383 621
<u>Transactions with owners</u>							
2012 loss cover	0	0	0	0	(4 399)	4 399	0
Purchase of own shares for cancellation	0	(12 300)	0	0	0	0	(12 300)
Issue of shares	20	0	0	0	0	0	20
Reserve for issue of share warrants	0	0	0	0	987	0	987
Shares subscription	9	0	0	0	0	0	9
	29	(12 300)	0	0	(3 412)	4 399	(11 284)
<u>Comprehensive income</u>							
Currency translation adjustment	0	0	86	0	0	0	86
Profit (loss) for the period	0	0	0	0	0	(43 061)	(43 061)
	0	0	86	0	0	(43 061)	(42 975)
Balance as at 31/12/2013	3 460	(12 300)	(3 847)	0	987	341 062	329 362
Balance as at 01/01/2014	3 460	(12 300)	(3 847)	0	987	341 062	329 362
<u>Comprehensive income</u>							
Currency translation adjustment	0	0	(210)	0	0	0	(210)
Profit (loss) for the period	0	0	0	0	0	(5 315)	(5 315)
	0	0	(210)	0	0	(5 315)	(5 525)
Balance as at 31/03/2014 /unaudited	3 460	(12 300)	(4 057)	0	987	335 747	323 837

The Group does not have any minority shareholders. All the equity is attributable to the shareholders of the parent company.

Elżbieta Donata Wiczowska
Chairman of the Board

Colin Kingsnorth
Board Member

Piotr Turchoński
Board Member

Iwona Makarewicz
Board Member

The notes are an integral part of these condensed interim consolidated financial statements



CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Condensed consolidated statement of cash flows

	Note	For the 3 month period ended	
		31/03/2014 (unaudited)	31/03/2013 (unaudited)
Cash flow from operating activities			
Cash generated from operations	19	(1 798)	(898)
Interest paid		(387)	(843)
Income tax paid		0	11
Net cash generated from investing activities		(2 185)	(1 730)
Cash flows from investing activities			
Purchase of Investment bonds		0	(3 000)
Capital expenditure on investment properties		(1 726)	(98)
Interest received		34	0
Purchase of property, plant and equipment		(63)	51
Net cash used in investing activities		(1 755)	(3 047)
Cash flows from financing activities			
Proceeds from borrowings		44 162	3 170
Repayments of borrowings		(45 333)	(438)
Net cash used in financing activities		(1 171)	2 732
Net (decrease)/increase in cash and cash equivalents		(5 111)	(2 045)
Cash and cash equivalents at beginning of year		11 981	27 101
Cash and cash equivalents at the end of the period	7	6 870	25 056

Elżbieta Donata Wiczowska
Chairman of the Board

Colin Kingsnorth
Board Member

Piotr Turchoński
Board Member

Iwona Makarewicz
Board Member

The notes are an integral part of these condensed interim consolidated financial statements

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Notes to the interim condensed consolidated financial statements

1 General information

Celtic Property Developments S.A. ("Company", "CPD") with its registered office in Warsaw (02-677), Cybertyki 7B str, was established on the basis of statute on 23 February 2007 (as Celtic Development Corporation S.A., then on 22 February 2008 the Company changed its name to Poen S.A.). On 23 March 2007 District Court in Cracow, XI Business Department of the National Court Register entered the Company into the Register of Businesses with the KRS number 0000277147. The Company's shares are quoted on the Warsaw Stock Exchange.

On 2 September 2010 the General Shareholder's Meeting adopted a resolution changing the Company's name from Poen S.A. to Celtic Property Developments S.A.

On 20 December 2010, the combined company's shares are admitted to trading on the stock exchange in Warsaw, and the first listing took place three days later.

The currency of the presentation of consolidated financial statements is Polish Zloty.

2 The accounting principles

Accounting principles are consistent with the principles applied in the annual consolidated financial statements for the year ended 31 December 2013.

2.1 Basis of preparation

These interim condensed consolidated financial statements of the CPD group were prepared in accordance with international accounting standard approved by the EU-IAS 34 Interim financial reporting.

In these interim condensed consolidated financial statements the Group CPD has decided not to advance the following published standards or interpretations before their date of entry into force:

IFRS 9 "Financial Instruments: Classification and Measurement"

IFRS 9, Financial Instruments: Classification and Measurement. Key features of the standard issued in November 2009 and amended in October 2010, December 2011 and November 2013 are:

- Financial assets are required to be classified into two measurement categories: those to be measured subsequently at fair value, and those to be measured subsequently at amortised cost. The decision is to be made at initial recognition. The classification depends on the entity's business model for managing its financial instruments and the contractual cash flow characteristics of the instrument.
- An instrument is subsequently measured at amortised cost only if it is a debt instrument and both (i) the objective of the entity's business model is to hold the asset to collect the contractual cash flows, and (ii) the asset's contractual cash flows represent payments of principal and interest only (that is, it has only "basic loan features"). All other debt instruments are to be measured at fair value through profit or loss.
- All equity instruments are to be measured subsequently at fair value. Equity instruments that are held for trading will be measured at fair value through profit or loss. For all other equity investments, an irrevocable election can be made at initial recognition, to recognise unrealised and realised fair value gains and losses through other comprehensive income rather than profit or loss. There is to be no recycling of fair value gains and losses to profit or loss. This election may be made on an instrument-by-instrument basis. Dividends are to be presented in profit or loss, as long as they represent a return on investment.
- Most of the requirements in IAS 39 for classification and measurement of financial liabilities were carried forward unchanged to IFRS 9. The key change is that an entity will be required to present the effects of changes in own credit risk of financial liabilities designated at fair value through profit or loss in other comprehensive income.
- Hedge accounting requirements were amended to align accounting more closely with risk management. The standard provides entities with an accounting policy choice between applying the hedge accounting requirements of IFRS 9 and continuing to apply IAS 39 to all hedges because the standard currently does not address accounting for macro hedging.

The amendments made to IFRS 9 in November 2013 removed its mandatory effective date, thus making application of the standard voluntary.

The Group will apply IFRS 9 after its approval by the European Union.

At the date of the report of the present consolidated financial statements, an amendment to IFRS 9 have not yet been approved by the European Union.

Notes to the interim condensed consolidated financial statements

2.1 Basis of preparation - cont.

IFRIC 21 "Levies"

IFRIC 21 - Levies (issued on 20 May 2013 and effective for annual periods beginning 1 January 2014). The interpretation clarifies the accounting for an obligation to pay a levy that is not income tax. The obligating event that gives rise to a liability is the event identified by the legislation that triggers the obligation to pay the levy. The fact that an entity is economically compelled to continue operating in a future period, or prepares its financial statements under the going concern assumption, does not create an obligation. The same recognition principles apply in interim and annual financial statements. The application of the interpretation to liabilities arising from emissions trading schemes is optional.

At the date of the report of the present consolidated financial statements, an amendment to IFRIC 21 has not yet been approved by the European Union.

Amendments to IAS 19 - Defined benefit plans: Employee contributions

Amendments to IAS 19 - Defined benefit plans: Employee contributions (issued in November 2013 and effective for annual periods beginning 1 July 2014). The amendment allows entities to recognise employee contributions as a reduction in the service cost in the period in which the related employee service is rendered, instead of attributing the contributions to the periods of service, if the amount of the employee contributions is independent of the number of years of service.

The Group applies the changes to IAS 19 after January 1, 2015.

At the date of the report of the present financial statements, an amendment to IAS 19 has not yet been approved by the European Union.

Annual Improvements to IFRSs 2010-2012

Annual Improvements to IFRSs 2012 (issued in December 2013 and effective for annual periods beginning on or after 1 July 2014). The improvements consist of changes to seven standards.

The amendments include mainly changes made to presentation, valuation and definitions. The improvements are effective for annual periods beginning on 1 July, 2014.

The Company applies the changes after January 1, 2015.

At the date of the report of the present financial statements, the amendments have not yet been approved by the European Union.

Annual Improvements to IFRSs 2011-2013

Annual Improvements to IFRSs 2013 (issued in December 2013 and effective for annual periods beginning on or after 1 July 2014). The improvements consist of changes to four standards.

The basis for conclusions on IFRS 1 is amended to clarify that, where a new version of a standard is not yet mandatory but is available for early adoption; a first-time adopter can use either the old or the new version, provided the same standard is applied in all periods presented.

IFRS 3 was amended to clarify that it does not apply to the accounting for the formation of any joint arrangement under IFRS 11. The amendment also clarifies that the scope exemption only applies in the financial statements of the joint arrangement itself.

The amendment of IFRS 13 clarifies that the portfolio exception in IFRS 13, which allows an entity to measure the fair value of a group of financial assets and financial liabilities on a net basis, applies to all contracts (including contracts to buy or sell non-financial items) that are within the scope of IAS 39 or IFRS 9.

IAS 40 was amended to clarify that IAS 40 and IFRS 3 are not mutually exclusive. The guidance in IAS 40 assists preparers to distinguish between investment property and owner-occupied property. Preparers also need to refer to the guidance in IFRS 3 to determine whether the acquisition of an investment property is a business combination.

At the date of the report of the present financial statements, the amendments have not yet been approved by the European Union.

Notes to the interim condensed consolidated financial statements

2.1 Basis of preparation - cont.

The following standards have been adopted for the period from 1st January 2014.

IFRS 10 "Consolidated Financial Statements"

IFRS 10, Consolidated Financial Statements (issued in May 2011 and effective for annual periods beginning on or after 1 January 2013), replaces all of the guidance on control and consolidation in IAS 27 "Consolidated and separate financial statements" and SIC-12 "Consolidation - special purpose entities". IFRS 10 changes the definition of control so that the same criteria are applied to all entities to determine control. This definition is supported by extensive application guidance.

The group has applied the amendments to IFRS 13 from 1 January 2014.

IFRS 11 "Joint Arrangements"

IFRS 11, Joint Arrangements, (issued in May 2011 and effective for annual periods beginning on or after 1 January 2013), replaces IAS 31 "Interests in Joint Ventures" and SIC-13 "Jointly Controlled Entities—Non-Monetary Contributions by Ventures". Changes in the definitions have reduced the number of types of joint arrangements to two: joint operations and joint ventures. The existing policy choice of proportionate consolidation for jointly controlled entities has been eliminated. Equity accounting is mandatory for participants in joint ventures.

Amendment of this standard has not affected the financial statements.

IFRS 12 "Disclosure of Interest in Other Entities"

IFRS 12, Disclosure of Interest in Other Entities, (issued in May 2011 and effective for annual periods beginning on or after 1 January 2013), applies to entities that have an interest in a subsidiary, a joint arrangement, an associate or an unconsolidated structured entity. IFRS 12 sets out the required disclosures for entities reporting under the two new standards: IFRS 10, Consolidated financial statements, and IFRS 11, Joint arrangements, and replaces the disclosure requirements currently found in IAS 28, Investments in associates. IFRS 12 requires entities to disclose information that helps financial statement readers to evaluate the nature, risks and financial effects associated with the entity's interests in subsidiaries, associates, joint arrangements and unconsolidated structured entities. To meet these objectives, the new standard requires disclosures in a number of areas, including significant judgments and assumptions made in determining whether an entity controls, jointly controls, or significantly influences its interests in other entities, extended disclosures on share of non-controlling interests in group activities and cash flows, summarised financial information of subsidiaries with material non-controlling interests, and detailed disclosures of interests in unconsolidated structured entities.

The group has applied the amendments to IFRS 13 from 1 January 2014.

IAS 28 "Investments in Associates and Joint Ventures"

IAS 28 "Investments in Associates and Joint Ventures" (revised in May 2011 and effective for annual periods beginning on or after 1 January 2013). The amendment of IAS 28 resulted from the Board's project on joint ventures. When discussing that project, the Board decided to incorporate the accounting for joint ventures using the equity method into IAS 28 because this method is applicable to both joint ventures and associates. With this exception, other guidance remained unchanged.

Amendment of this standard has not affected the financial statements.

Offsetting Financial Assets and Financial Liabilities - Amendments to IAS 32

Offsetting Financial Assets and Financial Liabilities - Amendments to IAS 32 (issued in December 2011 and effective for annual periods beginning on or after 1 January 2014). The amendment added application guidance to IAS 32 to address inconsistencies identified in applying some of the offsetting criteria. This includes clarifying the meaning of 'currently has a legally enforceable right of set-off' and that some gross settlement systems may be considered equivalent to net settlement.

Amendment of this standard has not affected the financial statements.

Notes to the interim condensed consolidated financial statements

2.1 Basis of preparation - cont.

Transition Guidance Amendments to IFRS 10, IFRS 11 and IFRS 12

Transition Guidance Amendments to IFRS 10, IFRS 11 and IFRS 12 (issued on 28 June 2012 and effective for annual periods beginning 1 January 2013). The amendments clarify the transition guidance in IFRS 10 Consolidated Financial Statements. Entities adopting IFRS 10 should assess control at the first day of the annual period in which IFRS 10 is adopted, and if the consolidation conclusion under IFRS 10 differs from IAS 27 and SIC 12, the immediately preceding comparative period (that is, year 2012 for a calendar year-end entity that adopts IFRS 10 in 2013) is restated, unless impracticable. The amendments also provide additional transition relief in IFRS 10, IFRS 11, Joint Arrangements, and IFRS 12, Disclosure of Interests in Other Entities, by limiting the requirement to provide adjusted comparative information only for the immediately preceding comparative period. Further, the amendments will remove the requirement to present comparative information for disclosures related to unconsolidated structured entities for periods before IFRS 12 is first applied.

The group has applied the amendments to IFRS 13 from 1 January 2014.

Amendments to IFRS 10, IFRS 12 and IAS 27 - Investment entities

Amendments to IFRS 10, IFRS 12 and IAS 27 - Investment entities (issued on 31 October 2012 and effective for annual periods beginning 1 January 2014). The amendment introduced a definition of an investment entity as an entity that (i) obtains funds from investors for the purpose of providing them with investment management services, (ii) commits to its investors that its business purpose is to invest funds solely for capital appreciation or investment income and (iii) measures and evaluates its investments on a fair value basis. An investment entity will be required to account for its subsidiaries at fair value through profit or loss, and to consolidate only those subsidiaries that provide services that are related to the entity's investment activities. IFRS 12 was amended to introduce new disclosures, including any significant judgements made in determining whether an entity is an investment entity and information about financial or other support to an unconsolidated subsidiary, whether intended or already provided to the subsidiary.

The group has applied the amendments to IFRS 13 from 1 January 2014.

Amendments to IAS 36 - Recoverable amount disclosures for non-financial assets

Amendments to IAS 36 - Recoverable amount disclosures for non-financial assets (issued on 29 May 2013 and effective for annual periods beginning 1 January 2014; earlier application is permitted if IFRS 13 is applied for the same accounting and comparative period). Amendments to IAS 36 The amendments remove the requirement to disclose the recoverable amount when a CGU contains goodwill or indefinite lived intangible assets but there has been no impairment.

Amendments to IAS 39 - Novation of Derivatives and Continuation of Hedge Accounting

Amendments to IAS 39 - Novation of Derivatives and Continuation of Hedge Accounting (issued on 27 June 2013 and effective for annual periods beginning 1 January 2014). The amendments will allow hedge accounting to continue in a situation where a derivative, which has been designated as a hedging instrument, is novated (i.e parties have agreed to replace their original counterparty with a new one) to effect clearing with a central counterparty as a result of laws or regulation, if specific conditions are met.

Amendment of this standard has not affected the financial statements.

Notes to the interim condensed consolidated financial statements

3 Significant changes in accounting estimates

Determination of the fair value of investment property

Shown in the balance sheet of the fair value of investment property is determined on the basis of the valuation prepared annually by independent valuers Savills SP. z o.o., in accordance with the Practice Statements of the Royal Institution of Chartered Surveyors ' (RICS) Appraisal and Valuation Standards (the "Red Book") published in February 2003.in force since 1 May 2003 fees for valuation are not linked to the value of real estate and as a result of the valuation. Taking into account the specificities of the market at the balance sheet date, the Board has reviewed and confirmed the assumption experts representing the basis for the models used.

Real estate of 3 level, in which there are significant rental income (Połczyńska 31A, Cybernetyki 7b, Cybernetyki 9) have been valued using the profit method "Top Slice", using equivalent yield. Real estate of 2 level (Ursus, Wolborz) were measured by the comparative method.

Depending on the circumstances, the rates of current and future rents and sale prices of apartments resulted from rental agreements signed or market conditions determined by an independent expert. Usable areas used in the calculations resulted from the existing construction documents or, in their absence, from the binding or announced spatial planning conditions. The costs of construction project execution used in the residual method resulted from the adopted budgets or, in their absence, from the estimated cost efficiency ratios determined by the expert for comparable market projects.

For valuation purposes capitalization rates of 7.70% to 9.25% were used.

In the first quarter of 2014, the Group noted a loss from re-measurement of investment properties to the fair value amounting to PLN 0.9 milion (2013: gain of PLN 2.4 million) resulting from fluctuations in foreign exchange rates and capital expenditures not reflected in the fair value increase.

Assessment of the recovery value of assets

For the purposes of the evaluation on the balance sheet date, impairment of assets, the Management Board shall take into account the value of recoverable and can obtain the sales prices for individual assets.

Tax accounts

In view of the fact that the consolidation of the company are subject to tax in several jurisdiction, degree of complexity of activities and uncertainties in the interpretation of the provisions, tax settlement, including the establishment of the right or obligation to, and how to take account of individual transactions in the income tax of individual units of the Group may require a significant degree of judgement. In more complicated questions of judgement of the Board of Directors is supported by the opinions of specialised tax consultants.

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Notes to the interim condensed consolidated financial statements

4 Investment properties

	01/01/2014 - 31/03/2014	01/01/2013 - 31/12/2013
At the beginning of the reporting period	442 793	438 016
Capital expenditure	1 726	9 776
Disposal	0	(15 100)
Change in value of Capitalised Liability resulting from sale of investment property	0	(2 084)
Change in Balance of Capitalised Liability (RPU)	(7)	(7)
Net gain/(loss) from fair value adjustments on investment properties	(878)	(10 702)
Transfer to / from Assets held for Sale	0	22 894
At the end of the reporting period	443 635	442 793

5 Trade receivables and other receivables

	31/03/2014	31/12/2013
Trade receivables	949	295
Other trade receivables	0	765
Short term Loans	62	95
Receivables from the state budget	3 592	2 881
Deferred income	1 173	1 407
Prepaid expenses	6 507	2 422
Short-term receivables	12 283	7 865

6 Inventories

	31/03/2014	31/12/2013
At the beginning of the reporting period	7 773	15 496
Purchases	0	0
Capital expenditure	0	244
Disposal	0	(4 329)
Transfer to Investment Property	0	0
Revaluation of Inventory	10	(3 674)
Foreign exchange gains/ (losses)	(89)	36
At the end of the reporting period	7 695	7 773

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Notes to the interim condensed consolidated financial statements

7 Cash and cash equivalents

	31/03/2014	31/12/2013
Cash at bank and on hand	6 870	1 771
Short term bank deposits	0	10 210
	6 870	11 981

8 Share capital

	Number of shares		Value of shares	
	31/03/2014	31/12/2013	31/03/2014	31/12/2013
Ordinary shares (in thousands)	34 595	34 595	3 460	3 460

9 Trade payables and other liabilities

Non-current liabilities

	31/03/2014	31/12/2013
Deposits of tenants	352	384

Current liabilities

	31/03/2014	31/12/2013
Trade payables	479	1 540
Social securities and other taxes	2 032	455
Deposits of tenants	565	512
Other liabilities	193	179
Accrued expense	13 630	12 684
	16 899	15 370

CELTIC PROPERTY DEVELOPMENTS S.A.

Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

(All amounts in PLN thousands unless otherwise stated)

Notes to the interim condensed consolidated financial statements

10 Borrowings, including financial leasing

	31/03/2014	31/12/2013
Non-current		
Bank loans	0	0
Financial leasing	22 020	22 027
	22 020	22 027
Current		
Bank loans	98 676	94 004
Loans from unrelated parties	41	41
	98 717	94 045
Total borrowings	120 737	116 072

On 29 March 2012 an annex to the loan agreement with HSBC was signed, on the basis of which the Group undertakes to fully repay the credit in the following instalments: 8 repayments amounting to €104.000 by June 27, 2012, 27 September 2012, December 23, 2012, 27 March 2013, 27 June 2013, 27 September 2013 and December 23, 2013, and €11.772.000 by 27 March 2014.

On 27 March 2014 installment was paid mandatory capital of 94.000 EUR in time with accrued interest for the preceding quarter. In April, the Company obtained a promise from HSBC Bank on the annex to the existing extending credit agreement dated 21 December 2006 for another 3 years. There are ongoing preparatory work with a view to signing in the current quarter addendum, the parties will be HSBC Bank (HSBC Bank Plc and HSBC Bank Poland SA) and the subsidiaries of the Issuer: Blaise Investments Ltd., Lakia Investments Ltd., Robin Investments Ltd. (referred to as the "Subsidiaries", "Borrower"), as borrower, and Celtic Property Developments SA, Blaise Investments Ltd., Lakia Investments Ltd., Robin Investments Ltd. as guarantors.

11 Deferred income taxes

	31/03/2014	31/12/2013
Deferred tax assets	283	360
Deferred tax liabilities	12 904	13 306

12 Revenue by nature

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Rent income	2 645	1 576
Sales of inventories	41	1 435
Real estate advisory services	0	156
Services relating to rental	1 259	919
	3 945	4 086

13 Cost of sales

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Cost of inventories sold	0	2 406
Changes in impairment write-downs of inventories	0	(300)
Cost of services provided	570	1 762
	570	3 868

CELTIC PROPERTY DEVELOPMENTS S.A.

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Notes to the interim condensed consolidated financial statements

14 Administrative costs property related

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Employee expenses	382	729
Property maintenance	1 122	874
Real estate tax	764	765
Perpetual usufruct	415	733
Depreciation and amortization	43	82
	2 726	3 183

15 Administrative expenses-other

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Advisory services	1 112	815
Audit fees	0	11
Transportation	19	46
Taxes	18	7
Office maintenance	1 270	971
Other services	70	42
Costs of not deductible VAT	105	179
Impairment write-down in respect of receivables	31	621
	2 625	2 692

16 Other income

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Rebilled surplus	5	62
Other income	0	47
	5	109

17 Financial income and expenses

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Interest expense:		
- Bank loans	(911)	(843)
- Bank facility arrangement fee	(122)	(24)
- Interest from financial leases	(413)	(452)
- Other interest	(42)	(12)
- Other	(20)	(13)
Net exchange differences	(728)	(1 237)
Financial costs	(2 235)	(2 581)
Interest income:		
- Bank interest	34	147
- interest from unrelated parties	48	0
- Received dividends	0	0
Net exchange differences	0	0
Financial income	82	156



CELTIC PROPERTY DEVELOPMENTS S.A.

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18 Income tax

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Current income tax	0	11
Deferred taxes	278	466
	278	477

19 Cash flow from operating activities

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Profit/loss before tax	(5 037)	(5 111)
Adjustments for:		
- depreciation of tangible fixed assets	43	82
- currency translation adjustments	4 917	1 237
- (gains) losses on revaluation to fair value of investment property	878	(2 406)
- (gains) losses on revaluation of assets held for Sale	0	(499)
- interest costs	914	452
- inventory impairment	(10)	(300)
- costs of warrants granted	0	0
- other adjustments	(93)	0
Changes in working capital		
- changes in receivables	(4 342)	2 034
- changes in inventories	0	2 274
- change in trade liabilities and other	932	1 339
	(1 798)	(898)

20 Related party transactions

Celtic Property Developments SA does not have a direct parent or parent senior. Coöperatieve Laxey Worldwide W.A. is a major investor.

CPD Group also includes transactions with key management personnel and other related parties, controlled by key staff of the Group.

These interim condensed consolidated financial statements include the following balances resulting from transactions with related parties:

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
(a) Transactions with key management personnel		
Remuneration of the Management Board members	60	60
Salaries and Cost of services provided by the Management Board members	480	143
Remuneration of the Supervisory Board members	60	48
Total receivables	16	16

CELTIC PROPERTY DEVELOPMENTS S.A.

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(All amounts in PLN thousands unless otherwise stated)

Notes to the interim condensed consolidated financial statements

20 Related party transactions - cont.

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
(b) Transactions with the other related parties		
Revenues		
<i>Vigo Investments Sp. z o.o..</i> - rental services	0	1
<i>Wolf Investments Sp. z o.o..</i> - rental services	0	1
<i>Prada Investments Sp. z o.o..</i> - rental and accounting services	0	1
Costs		
<i>Kancelaria Radców Prawnych Oleś i Rodzynkiewicz</i>	51	2
<i>Wolf Investments Sp. z o.o..</i> - rental paid	0	35

21 Payment of dividends

During the reporting period CPD did not pay nor declare dividends.

22 Earnings per share

	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
Profit attributable to shareholders of the company	(5 315)	(5 588)
Ordinary shares (in thousands)	34 595	34 307
Earnings per share in PLN	(0,15)	(0,16)

Diluted earnings per share does not differ from the basic earnings per share.

23 Contingent liabilities

In the first quarter of 2014 there were no significant changes in contingent liabilities.

24 Segment reporting

In accordance with IFRS 8, the Group CPD is and it shall be considered by the Board of Directors as a single operating segment.

Therefore, both revenue and profit segment are equal revenue and profits of the group mentioned in the report of the CPD total revenue.

25 Seasons of activity and unusual events

The activity of the Group of the CPD is not seasonal or cyclical. In the current interim period there was no unusual events.

26 Events after the end of the reporting period

After the end of the reporting period there were no other significant events.

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Notes to the interim condensed consolidated financial statements

27 Interim financial information of the parent company

27.1 Condensed statement of comprehensive income

	Notes	01/01/2014 - 31/03/2014	01/01/2013 - 31/03/2013
		<i>(unaudited)</i>	<i>(unaudited)</i>
Revenues		148	249
Cost of sales		0	0
Administrative costs	27.11	(464)	(673)
Marketing costs		(43)	(37)
Interest income on loans		4 585	6 251
OPERATING RESULT		4 226	5 790
Financial income	27.12	297	463
Financial costs	27.12	(62)	(90)
PROFIT (LOSS) BEFORE INCOME TAX		4 461	6 163
Income tax		0	0
PROFIT (LOSS) FOR THE PERIOD		4 461	6 163
DILUTED EARNINGS PER SHARE		0,13	0,18

27.2 Condensed statement of financial position

ASSETS	Notes	31/03/2014	31/12/2013
Non-current assets			
Property, plant and equipment		7	7
Intangible assets, excluding goodwill		9	10
Long-term receivables	27.7	324 860	315 065
Shares in subsidiaries	27.5	0	0
Bonds		3 249	3 190
		328 125	318 272
Current assets			
Trade receivables and other receivables	27.8	1 092	196
Cash and cash equivalents		74	6 355
		1 166	6 551
Total assets		329 291	324 823
EQUITY			
Share capital		3 460	3 460
Own shares		(12 300)	(12 300)
Other Reserves		987	987
Share premium		796 643	796 643
Retained earnings		(470 938)	(475 391)
Total equity		317 851	313 398
LIABILITIES			
Non-current liabilities			
Loans and borrowings, including finance leases		9 366	9 304
		9 366	9 304
Current liabilities			
Trade payables and other liabilities		2 074	2 121
		2 074	2 121
Total liabilities		329 291	324 823

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Condensed interim consolidated financial statements for the period of 3 months ended 31 March 2014

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Notes to the interim condensed consolidated financial statements

27.3 Condensed statement of changes in equity

	Notes	Share capital	Own shares	Kapitał z nadwyżki ceny emisyjnej nad wartością nominalną akcji	Supplementary capital	Reserve capital	Retained earnings	Total
Balance as at 1/1/2013		3 431	0	796 643	0	4 399	(431 523)	372 950
Comprehensive income								
Profit (loss) for the period		0		0	0	0	6 163	6 163
		0		0	0	0	6 163	6 163
Balance as at 31/3/2013 /unaudited		3 431	0	796 643	0	4 399	(425 360)	379 113
Balance as at 1/1/2013		3 431	0	796 643	0	4 399	(431 523)	372 950
2012 loss cover		0	0	0	0	(4 399)	4 399	0
Capital increase		29	0	0	0	0	0	29
Purchase of own shares for cancellation		0	(12 300)	0	0	0	0	(12 300)
Conversion of liability to Board of Advisors-to-equity		0	0	0	0	987	0	987
		29	(12 300)	0	0	(3 412)	4 399	(11 284)
Comprehensive income								
Profit (loss) for the period		0		0	0	0	(48 267)	(48 267)
		0		0	0	0	(48 267)	(48 267)
Balance as at 31/12/2012		3 460		796 643	0	987	(475 391)	313 398
Balance as at 1/01/2013		3 460		796 643	0	987	(475 391)	313 398
Comprehensive income								
Profit (loss) for the period					0	0	4 453	4 453
		0		0	0	0	4 453	4 453
Balance as at 31/3/2011 /unaudited		3 460		796 643	0	987	(470 938)	317 851

27.4 Condensed statement of cash flows

	Nota	01/01/2014 - 31/03/2014 (unaudited)	01/01/2013 - 31/03/2013 (unaudited)
Cash flow from operating activities			
Cash generated from operations	27.13	(777)	(383)
Net cash generated from investing activities		(777)	(383)
Cash flows from investing activities			
Bonds		0	(3 000)
Payment of capital subsidiary		0	(86)
Loans		(9 616)	(10 942)
Loan repayments received		3 624	8 943
Interest received		487	1 484
Net cash used in investing activities		(5 504)	(3 600)
Cash flows from financing activities			
Repayment of loans		0	0
Net cash used in financing activities		0	0
Net (decrease)/increase in cash and cash equivalents		(6 281)	(3 983)
Cash and cash equivalents at beginning of year		6 355	17 874
Cash and cash equivalents at the end of the period		74	13 891

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Notes to the interim condensed consolidated financial statements

27.5 Shares in subsidiaries

Name	Country	Share	31/03/2014	31/12/2013
Buffy Holdings No1 Ltd	Cypr	100%	184 000	184 000
Impairment, the value of the shares Buffy Holdings			(184 000)	(184 000)
Celtic Investments Ltd	Cypr	100%	48 000	48 000
Impairment, the value of the shares Celtic Investments			(48 000)	(48 000)
Lakia Enterprises Ltd	Cypr	100%	105 000	105 000
Impairment, the value of the shares Lakia Enterprises Ltd			(105 000)	(105 000)
East Europe Property Financing AB	Szwecja	100%	601	601
Impairment, the value of the shares-East Europe Property Financing AB			(601)	(601)
			0	0

27.6 Bonds

On March 18, 2013. the company acquired bonds issued by the company Bolzanus Limited registered in in Cyprus (bonds-3 million PLN, interest on March 31, 2014-249 thousand. zł.). Bond interest rate is 8% per annum. Maturity date falls on day 17 February 2016.

27.7 Long-term receivables

	31/03/2014	31/12/2013*
Long-term loans with related parties		
- loans	432 933	426 888
- interest	77 425	73 675
	(185 498)	(185 498)
	324 860	315 065

Details of the loans granted to related parties

Related party	Principal amount	Accrued interest	The Interest Rate	Margin	Maturity
1/95 Gaston Investments	PL 2 915	345	3M WIBOR	1,55%	on demand
2/124 Gaston Investments	PL 1 940	240	3M WIBOR	1,55%	on demand
3/93 Gaston Investments	PL 1 883	204	3M WIBOR	1,55%	on demand
4/113 Gaston Investments	PL 5 252	684	3M WIBOR	1,55%	on demand
Impairment udzieloną 4/113 Gaston	(5 248)	(629)			
5/92 Gaston Investments	PL 2 279	233	3M WIBOR	1,55%	on demand
6/150 Gaston Investments	PL 1 599	210	3M WIBOR	1,55%	on demand
7/120 Gaston Investments	PL 1 165	140	3M WIBOR	1,55%	on demand
8/126 Gaston Investments	PL 3 248	345	3M WIBOR	1,55%	on demand
9/151 Gaston Investments	PL 780	92	3M WIBOR	1,55%	on demand
10/165 Gaston Investments	PL 966	93	3M WIBOR	1,55%	on demand
11/162 Gaston Investments	PL 837	87	3M WIBOR	1,55%	on demand
12/132 Gaston Investments	PL 2 409	269	3M WIBOR	1,55%	on demand
13/155 Gaston Investments	PL 2 433	230	3M WIBOR	1,55%	on demand
15/167 Gaston Investments	PL 1 247	93	3M WIBOR	1,55%	on demand
16/88 Gaston Investments	PL 305	54	3M WIBOR	1,55%	on demand
18 Gaston Investments	PL 1 912	167	3M WIBOR	1,55%	on demand
19/97 Gaston Investments	PL 391	50	3M WIBOR	1,55%	on demand

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Notes to the interim condensed consolidated financial statements

27.7 Long-term receivables - cont.

20/140 Gaston Investments	PL	445	59	3M WIBOR	1,55%	on demand
Antigo Investments	PL	4 603	306	3M WIBOR	1,55%	on demand
Impairment udzieloną Antigo		(4 502)	(258)	3M WIBOR	1,55%	on demand
<i>Blaise Gaston Investments</i>	PL	3 445	450			
Blaise Investments	PL	25 040	4 390	3M WIBOR	1,55%	on demand
Belise Investments	PL	29 433	6 350	3M WIBOR	1,55%	on demand
Impairment udzieloną Belise			(5 805)	3M WIBOR	1,55%	on demand
Buffy Holdings No 1 Ltd	PL	137 933	25 405	3M WIBOR	0,75%	on demand
Impairment udzieloną Buffy Holdings	PL	(132 874)	(24 231)			
Celtic Investments Ltd	PL	1 718	21	3M WIBOR	1,55%	on demand
<i>Impairment udzieloną CIL</i>	PL	(1 557)	(16)			
Challange 18	PL	161 907	30 965	3M LIBOR	0,75%	on demand
Elara Investments	PL	3 120	324	3M WIBOR	1,55%	on demand
Impairment udzieloną Elara Inv	PL	(2 729)	(291)	3M WIBOR	0,75%	on demand
<i>Gaston Investments</i>	PL	7 202	560			
Impairment udzieloną Gaston Investments	PL	(276)	(491)	3M WIBOR	1,55%	on demand
HUB Developments	PL	2 112	232			
Robin Investments	PL	2 297	193	3M WIBOR	1,55%	on demand
Lakia Enterprises Limited	PL	22 116	4 636	3M WIBOR	0,00%	on demand
<i>Impairment udzieloną Lakia Enterprises</i>		(2 186)	(4 404)		1,55%	
		283 561	41 299			

On May 1, 2012 in accordance with the contract of acquisition debt the company took over all loans granted by the company East Europe Property Financing AB other related parties. Amount of the acquired loans totalled 389.875 PLN plus interest in the amount of PLN 46.650. The proportion of debt in accordance with what was settled to the principal and interest in individual Companies was the ratio of the amount of interest to the loan amount (46.650/389.875) and amounted to 11,97%.

27.8 Trade receivables and other receivables

	31/03/2014	31/12/2013
Trade receivables from related parties	487	30
- loan	474	54
- interest	34 297	34 236
- Impairment	8 337	7 978
Short-term loans:	(42 161)	(42 161)
Surplus of input VAT over output	1	0
Other receivables from related parties	16	16
Other receivables from other parties	60	81
Accrued costs	54	15
Short-term receivables	1 092	196

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Notes to the interim condensed consolidated financial statements

Details of the loans granted to related parties

Related party	Principal amount	Accrued interest	The Interest Rate	Margin	Maturity
Gaetan Investments	PLN	10 880	2 176	3M WIBOR	on demand
<i>Impairment on Gaetan Investments loan</i>		(10 850)	(2 062)		
Mandy Investments	PLN	15 951	4 568	3M WIBOR	on demand
<i>Impairment on Mandy Investments loan</i>		(15 951)	(4 401)		
EEPF	PLN	6 367	1 502	3M WIBOR	on demand
<i>Impairment on EEPF loan</i>		(6 367)	(1 435)		
<i>Celtic Asset Management w likwidacji</i>	PLN	1 100	91	3M WIBOR	on demand
<i>Impairment on Celtic Asset Management w likwidacji loan</i>		(1 014)	(80)		

27.9 Deferred income tax

Deferred tax liabilities

As at January 1, 2013

Accrued interest on loans

12 323

As at December 31, 2013 - before compensation

Compensation of the deferred tax asset

2 914

15 237

(15 237)

As at December 31, 2013 - after compensation

Accrued interest on loans

0

792

As at March 31, 2014 - before compensation

Compensation of the deferred tax asset

16 029

(16 029)

As at March 31, 2014 - after compensation

0

Deferred tax assets

As at January 1, 2013

Impairment of loans

Unbilled costs

Holiday provisions

Accrued interest on borrowings

Exchange differences

12 323

2 856

25

19

167

(153)

As at December 31, 2013 - before compensation

Compensation of deferred tax provision

15 237

(15 237)

As at December 31, 2013 - after compensation

0

Impairment of loans

Reserves for costs

Accrued interest on borrowings

Tax losses

Exchange differences

Holiday provisions

0

(15)

12

792

2

1

As at March 31, 2014 - before compensation

Compensation of deferred tax provision

16 029

(16 029)

As at March 31, 2014 - after compensation

0

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27.10 Borrowings, including financial leasing

Borrowings in total comprise of loan received from Lakia Enterprises Ltd.

27.11 Administrative costs

	1/1/2014 - 31/03/2014	1/1/2013 - 31/03/2013
Consultancy services	50	97
Remuneration	231	0
-the cost of wages	0	0
-the cost of salaries in shares	0	0
Remuneration of the auditor	0	3
VAT	57	97
Other services	126	476
	464	673

27.12 Financial income and expenses

	1/1/2014 - 31/03/2014	1/1/2013 - 31/03/2013
Interest income:		
-Interest of the unrelated parties	19	85
-Interest of the related parties	59	0
Other financial income	210	209
Net exchange differences	9	169
Financial income	297	463
Interest expense:		
-Interest from unrelated parties	8	0
-Interest from related parties	62	90
Net exchange differences	0	0
Financial costs	70	90

27.13 Cash flow from operating activities

	1/1/2014 - 31/03/2014	1/1/2013 - 31/03/2013
Profit/loss before tax	4 453	6 163
Adjustments for:		
– exchange differences	(114)	(184)
– depreciation of tangible assets	1	3
– interest costs	62	90
– interest income	(4 656)	(6 260)
– not paid compensation in the form of warrants	0	0
Changes in equity:		
- changes in receivables	(476)	(82)
- change in trade liabilities and other	(47)	(113)
	(777)	(383)

27.14 Related party transactions

Celtic Property Developments SA does not have a direct parent or parent senior. Coöperatieve Laxey Worldwide W.A. is a major investor.

The CPD also contains transactions with key management staff, subsidiaries and other affiliated, controlled by key staff of the Steering Group.

These interim condensed consolidated financial statements include the following balances resulting from transactions with related parties:



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	1/1/2014 - 31/03/2014	1/1/2013 - 31/03/2013
a) Transactions with key management personnel		
Remuneration of members of the Supervisory Board	60	49
The cost of the salaries of the members of the Board	60	60
Receivables from the Board Members	16	16
b) Transactions with subsidiaries		
Revenue		
1/95 Gaston Investments	29	26
2/124 Gaston Investments	19	21
3/93 Gaston Investments	19	16
4/113 Gaston Investments	55	63
5/92 Gaston Investments	23	18
6/150 Gaston Investments	15	15
7/120 Gaston Investments	11	11
8/126 Gaston Investments	32	28
9/151 Gaston Investments	7	7
10/165 Gaston Investments	9	10
11/162 Gaston Investments	8	8
12/132 Gaston Investments	23	25
13/155 Gaston Investments	23	20
14/119 Gaston Investments	0	21
15/167 Gaston Investments	12	9
16/88 Gaston Investments	3	4
18 Gaston Investments	18	16
19/97 Gaston Investments	4	4
20/140 Gaston Investments	5	5
Antigo Investments	48	68
Blaise Gaston Investments	33	29
Blaise Investments	262	348
Belize Investments	308	608
Buffy Holdings No1 Ltd	1 173	1 658
Celtic Asset Management	11	19
Celtic Investments Ltd	4	2
Challenge 18	1 227	2 277
East Europe Property Financing AB	89	89
Elara Investments	32	44
Gaetan Investments	114	172
Gaston Investments	69	36
Hub Developments	22	26
Lakia Enterprises Ltd	232	310
Mandy investments	167	389
Robin Investments	24	56
Costs		
Lakia Enterprises Ltd	62	90

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Notes to the interim condensed consolidated financial statements

	31/03/2014	31/12/2013
Liabilities		
<i>Lakia Enterprises Ltd</i>	9 366	9 304
Receivables		
<i>1/95 Gaston Investments</i>	3 260	2 795
<i>2/124 Gaston Investments</i>	2 180	1 848
<i>3/93 Gaston Investments</i>	2 087	1 796
<i>4/113 Gaston Investments</i>	5 935	5 876
<i>Impairment on loan 4/113 Gaston Investments</i>	(5 877)	(5 877)
<i>5/92 Gaston Investments</i>	2 512	2 102
<i>6/150 Gaston Investments</i>	1 809	1 500
<i>7/120 Gaston Investments</i>	1 305	1 109
<i>8/126 Gaston Investments</i>	3 592	3 219
<i>9/151 Gaston Investments</i>	872	703
<i>10/165 Gaston Investments</i>	1 059	873
<i>11/162 Gaston Investments</i>	924	744
<i>12/132 Gaston Investments</i>	2 678	2 203
<i>13/155 Gaston Investments</i>	2 662	2 157
<i>15/167 Gaston Investments</i>	1 340	1 050
<i>16/88 Gaston Investments</i>	359	356
<i>18 Gaston Investments</i>	2 080	1 672
<i>19/97 Gaston Investments</i>	440	387
<i>20/140 Gaston Investments</i>	504	450
<i>Antigo investments</i>	4 909	4 760
<i>Impairment on loan Antigo Investments</i>	(4 760)	(4 760)
<i>Blaise Gaston Investments</i>	3 896	3 031
<i>Blaise Investments</i>	29 430	29 158
<i>Belize Investments</i>	35 783	35 475
<i>Impairment on loan Belize</i>	(5 805)	(5 805)
<i>Buffy Holdings No1 Ltd</i>	163 337	162 152
<i>Impairment on loan Buffy Holdings No1 Ltd</i>	(157 105)	(157 105)
<i>Celtic Asset Management</i>	1 191	1 122
<i>Impairment on loan Celtic Asset management</i>	(1 094)	(1 094)
<i>Celtic Investments Ltd</i>	1 739	1 700
<i>Challange 18</i>	192 873	193 618
<i>East Europe Property Financing AB</i>	7 868	7 802
<i>Impairment on loan EEPF</i>	(7 802)	(7 802)
<i>Elara Investments</i>	3 444	3 374
<i>Impairment on loan Elara Investments</i>	(3 020)	(3 020)
<i>Gaetan Investments</i>	13 056	12 938
<i>Impairment on loan Gaetan Investments</i>	(12 913)	(12 913)
<i>Gaston Investments</i>	7 762	5 217
<i>Impairment on loan Gaston Investments</i>	(767)	(767)
<i>Impairment on loan Lakia Enterprises Ltd</i>	(6 590)	(6 590)
<i>Mandy investments</i>	20 519	20 352
<i>Impairment on loan Mandy Investments</i>	(20 352)	(20 352)
<i>Robin Investments</i>	2 490	2 466

27.15 Share capital

At the reporting date share capital amounted to 3.460 thousand PLN. Until the date of this report, there were no changes in the share capital.