LAMDA Development S.A.

FINANCIAL REPORT
For the nine-month period ended September 30, 2010
(in accordance with article 5 of the Law 3556/2007)

S.A. REG.No: 3039/06/B/86/28

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These financial statements have been translated from the original statutory financial statements that have been prepared in the Greek language.
In the event that differences exist between this translation and the original Greek language financial statements, the Greek language financial statements will prevail over this document.

Condensed Interim Financial Statements for the nine-month period ended September 30, 2010

Balance Sheet

all amounts in € thousands	Note	GROUP 30.09.2010	GROUP 31.12.2009	COMPANY 30.09.2010	COMPANY 31.12.2009
ASSETS					
Non-current assets					
Investment property	4	651.633	675.189	1.840	1.840
Property, plant and equipment	5	44.411	43.310	632	651
Intangible assets	6	4.344	4.449	-	-
Investments in subsidiaries	7	-	-	212.172	173.944
Investments in associates	7	4.555	4.636	1.929	1.929
Available-for-sale financial assets	8	54.036	70.177	54.036	70.177
Derivative financial instruments	9	11	24	-	-
Deferred income tax assets		791	221	717	1.061
Trade and other receivables		10.786	12.725	79.731	71.107
		770.566	**810.729**	**351.058**	**320.709**
Current assets					
Inventories		133.376	135.744	-	-
Trade and other receivables		41.968	44.117	16.726	21.866
Current income tax assets		5.492	737	4.885	-
Cash and cash equivalents	10	201.917	216.658	101.537	148.732
		382.753	**397.257**	**123.148**	**170.598**
Total assets		**1.153.320**	**1.207.986**	**474.207**	**491.307**
EQUITY					
Capital and reserves attributable to equity holders of the company					
Ordinary shares		217.180	217.669	217.180	217.669
Other reserves		(15.660)	4.157	(17.603)	2.413
Retained earnings		208.520	224.654	26.055	21.058
		410.040	446.479	225.632	241.140
Minority interest in equity		39.615	40.240	-	-
Total equity		**449.655**	**486.719**	**225.632**	**241.140**
LIABILITIES					
Non-current liabilities					
Borrowings	11	551.707	596.878	200.000	235.000
Deferred income tax liabilities		58.138	61.829	-	-
Derivative financial instruments	9	4.888	3.548	1.368	282
Retirement benefit obligations		498	498	420	420
Other non-current liabilities		3.725	2.088	-	-
		618.957	**664.841**	**201.788**	**235.702**
Current liabilities					
Trade and other payables		33.588	42.125	11.787	12.924
Current income tax liabilities		3.557	3.578	-	1.541
Borrowings	11	47.563	10.723	35.000	-
		84.708	**56.426**	**46.787**	**14.465**
Total liabilities		**703.665**	**721.267**	**248.575**	**250.167**
Total equity and liabilities		**1.153.320**	**1.207.986**	**474.207**	**491.307**

These condensed consolidated and Company interim financial statements of LAMDA Development SA have been approved for issue by the Company's Board of Directors on November 15, 2010.

The notes on pages 7 to 27 form an integral part of these condensed interim financial statements.

Income Statement

Continuing operations *(all amounts in € thousands)*	Note	GROUP 01.01.2010 to 30.09.2010	GROUP 01.01.2009 to 30.09.2009	COMPANY 01.01.2010 to 30.09.2010	COMPANY 01.01.2009 to 30.09.2009
Revenue		61.144	60.212	947	993
Dividends		3.419	2.859	9.389	9.746
Fair value losses of investment property	4	(24.125)	(4.753)	-	-
Provision of impairment on inventories		(1.963)	-	-	-
Cost of inventory sales		(1.417)	(1.148)	-	-
Other direct investment property expenses		(18.721)	(16.797)	-	-
Employee benefit expense		(6.423)	(6.117)	(4.439)	(4.366)
Depreciation of property, plant, equipment and intangible assets		(1.829)	(1.760)	(134)	(143)
Operating lease payments		(4.746)	(4.218)	(750)	(877)
Contracting cost		(277)	(818)	-	-
Profit / (loss) from participations sale in associates	7	81	-	(78)	-
Other operating expenses - net		(6.391)	(7.693)	(969)	(1.626)
Operating profit		**(1.250)**	**19.766**	**3.965**	**3.726**
Finance income		3.773	4.669	6.676	7.072
Finance costs		(17.313)	(19.369)	(4.539)	(5.620)
Share of profit of associates	7	682	484	-	-
Profit / (loss) before income tax		**(14.109)**	**5.551**	**6.102**	**5.177**
Income tax expense	17	(1.471)	(2.103)	(1.106)	(360)
Profit / (loss) for the period		**(15.580)**	**3.448**	**4.996**	**4.817**
Attributable to:					
Equity holders of the Company		(16.133)	1.544	4.996	4.817
Minority interest		553	1.904	-	-
		(15.580)	**3.448**	**4.996**	**4.817**
Earnings / (losses) per share from continuing operations for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
Basic	16	(0,40)	0,04	0,12	0,12
Diluted	16	(0,39)	0,04	0,12	0,12

The notes on pages 7 to 27 form an integral part of these condensed interim financial statements.

Income Statement

Continuing operations (all amounts in € thousands)	Note	GROUP 01.07.2010 to 30.09.2010	GROUP 01.07.2009 to 30.09.2009	COMPANY 01.07.2010 to 30.09.2010	COMPANY 01.07.2009 to 30.09.2009
Revenue		20.704	19.866	349	293
Dividends		-	-	-	408
Cost of inventory sales		(225)	(378)	-	-
Other direct investment property expenses		(7.649)	(6.239)	-	-
Employee benefit expense		(2.180)	(2.089)	(1.493)	(1.574)
Depreciation of property, plant, equipment and intangible assets		(649)	(615)	(45)	(49)
Operating lease payments		(1.579)	(1.012)	(256)	(244)
Contracting cost		(62)	(279)	-	-
Loss from participations sale in associates	7	-	-	(83)	-
Other operating income / (expenses) - net		(1.912)	(944)	14	(4)
Operating profit		**6.448**	**8.310**	**(1.514)**	**(1.172)**
Finance income		1.337	1.138	2.333	2.129
Finance costs		(5.979)	(5.904)	(1.592)	(1.594)
Share of profit of associates	7	269	337	-	-
Profit / (loss) before income tax		**2.075**	**3.881**	**(773)**	**(637)**
Income tax expense	17	(1.399)	(1.186)	(746)	188
Profit / (loss) for the period		**676**	**2.695**	**(1.519)**	**(449)**
Attributable to:					
Equity holders of the Company		117	1.325	(1.519)	(449)
Minority interest		559	1.370	-	-
		676	**2.695**	**(1.519)**	**(449)**
Earnings / (losses) per share from continuing operations for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
Basic	16	0,00	0,03	(0,04)	(0,01)
Diluted	16	0,00	0,03	(0,04)	(0,01)

The notes on pages 7 to 27 form an integral part of these condensed interim financial statements.

Total Comprehensive Income Statement

Continuing operations *(all amounts in € thousands)*	GROUP 01.01.2010 to 30.09.2010	GROUP 01.01.2009 to 30.09.2009	COMPANY 01.01.2010 to 30.09.2010	COMPANY 01.01.2009 to 30.09.2009
Profit / (loss) for the period	**(15.580)**	**3.448**	**4.996**	**4.817**
Profit / (loss) from revaluation of available-for-sale assets	(19.353)	20.768	(19.353)	20.768
Loss from cash flow hedges, after tax	(1.092)	(486)	(858)	(281)
Currency translation differences	783	(339)	-	-
Other comprehensive income for the period	(19.662)	19.943	(20.211)	20.487
Total comprehensive income for the period	**(35.243)**	**23.391**	**(15.215)**	**25.305**
Attributable to:				
Equity holders of the Company	(36.145)	21.346	(15.215)	25.305
Minority interest	902	2.045	-	-
	(35.243)	**23.391**	**(15.215)**	**25.305**

The notes on pages 7 to 27 form an integral part of these condensed interim financial statements.

Statement of changes in equity

all amounts in € thousands	Attributable to equity holders of the Company					
	Share capital	Other reserves	Retained earnings/(losses)	Total	Minority interests	Total equity
GROUP						
1 January 2009	**225.770**	**(18.461)**	**218.259**	**425.568**	**42.292**	**467.860**
Total Income :						
Profit for the period	-	-	1.544	1.544	1.904	3.448
Other comprehensive income for the period:						
Profit from revaluation of available-for-sale assets	-	20.768	-	20.768	-	20.768
Cash flow hedges, after tax	-	(617)	-	(617)	130	(486)
Currency translation differences	-	(350)	-	(350)	11	(339)
Total comprehensive income for the period	**-**	**19.802**	**1.544**	**21.346**	**2.045**	**23.391**
				-		-
Other reserves	-	236	-	236	-	236
Change in subsidiary share capital	-	-	(987)	(987)	(1.460)	(2.446)
Decrease in subsidiary share capital	-	-	-	-	(4.190)	(4.190)
Dividends relating to 2008 approved by the shareholders	-	-	-	-	(1.260)	(1.260)
Treasury shares purchased	(7.334)	-	-	(7.334)	-	(7.334)
	(7.334)	236	(987)	(8.085)	(6.910)	(14.994)
30 September 2009	**218.435**	**1.578**	**218.817**	**438.830**	**37.427**	**476.257**
1 January 2010	**217.669**	**4.157**	**224.654**	**446.479**	**40.240**	**486.719**
				-		-
Total Income :						
Profit for the period	-	-	(16.133)	(16.133)	553	(15.580)
Other comprehensive income for the period:						
Loss from revaluation of available-for-sale assets	-	(19.353)	-	(19.353)	-	(19.353)
Cash flow hedges, after tax	-	(1.414)	-	(1.414)	321	(1.092)
Currency translation differences	-	755	-	755	28	783
Total comprehensive income for the period	**-**	**(20.012)**	**(16.133)**	**(36.145)**	**902**	**(35.243)**
Other reserves	-	195	-	195	-	195
Dividends relating to 2009 approved by the shareholders	-	-	-	-	(1.527)	(1.527)
Treasury shares purchased/sold	(489)	-	-	(489)	-	(489)
	(489)	195	-	(294)	(1.527)	(1.821)
30 September 2010	**217.180**	**(15.660)**	**208.520**	**410.040**	**39.615**	**449.655**

all amounts in € thousands	Share capital	Other reserves	Retained earnings/(losses)	Total equity
COMPANY				
1 January 2009	**225.770**	**(18.872)**	**20.893**	**227.791**
Total Income :				
Profit for the period	-	-	4.817	4.817
Other comprehensive income for the period:				
Cash flow hedges, after tax		(281)		(281)
Profit from revaluation of available-for-sale assets	-	20.768	-	20.768
Total comprehensive income for the period	**-**	**20.487**	**4.817**	**25.305**
Other reserves	-	236	-	236
Treasury shares purchased	(7.334)	-	-	(7.334)
	(7.334)	236	-	(7.098)
30 September 2009	**218.435**	**1.852**	**25.710**	**245.997**
1 January 2010	**217.669**	**2.413**	**21.058**	**241.140**
Total Income :				
Profit for the period	-	-	4.996	4.996
Other comprehensive income for the period:				
Cash flow hedges, after tax	-	(858)	-	(858)
Loss from revaluation of available-for-sale assets	-	(19.353)	-	(19.353)
Total comprehensive income for the period	**-**	**(20.211)**	**4.996**	**(15.215)**
Other reserves		195	-	195
Treasury shares purchased	(489)	-	-	(489)
	(489)	195	-	(294)
30 September 2010	**217.180**	**(17.603)**	**26.055**	**225.632**

The notes on pages 7 to 27 form an integral part of these condensed interim financial statements.

Cash Flow Statement

all amounts in € thousands	Note	GROUP 01.01.2010 to 30.09.2010	GROUP 01.01.2009 to 30.09.2009	COMPANY 01.01.2010 to 30.09.2010	COMPANY 01.01.2009 to 30.09.2009
Cash flows from operating activities					
Cash generated from operations	12	20.177	21.759	(6.555)	(7.400)
Interest paid		(16.175)	(20.474)	(4.409)	(6.103)
Income tax paid		(9.747)	(3.339)	(6.426)	(375)
Net cash generated from operating activities		**(5.745)**	**(2.053)**	**(17.389)**	**(13.878)**
Cash flows from investing activities					
Purchases of property, plant, equipment and investment property	5	(3.058)	(21.110)	(116)	(187)
Proceeds from sale of property, plant and equipment (PPE)		-	2	-	2
Dividends received		4.106	3.449	8.794	9.746
Loans granted to related parties	16	-	(2.850)	(5)	(360)
Interest received		3.601	5.027	3.003	3.859
Loan repayments received from related parties		190	-	379	-
Proceeds from sale / liquidation of participations		65	64.758	66	64.758
Proceeds from share capital decrease in subsidiaries		-	-	772	6.311
Purchases of available-for-sale financial assets	8	(3.212)	(8.456)	(3.212)	(8.456)
Increase in participations	7	-	(2.543)	(38.988)	(23.173)
Net cash used in investing activities		**1.692**	**38.276**	**(29.308)**	**52.499**
Cash flows from financing activities					
Purchase of treasury shares		(489)	(7.334)	(489)	(7.334)
Dividends paid to Company's shareholders		(1.535)	(41)	(8)	(41)
Decrease in ordinary shares of subsidiaries		-	(4.190)	-	-
Costs on issuance of bond loans		-	(983)	-	-
Borrowings received	11	-	36.581	-	20.000
Repayments of capital repayments of finance leases	11	(644)	(601)	-	-
Repayments of borrowings	11	(8.022)	(7.955)	-	-
Net cash used in financing activities		**(10.689)**	**15.478**	**(497)**	**12.625**
Net (decrease) / increase in cash and cash equivalents		**(14.741)**	**51.700**	**(47.194)**	**51.245**
Cash and cash equivalents at the beginning of the period	10	216.658	177.180	148.732	112.236
Reclassification of restricted cash in Receivables	10	-	(10.055)	-	(10.055)
Cash and cash equivalents at the end of the period	10	**201.917**	**218.826**	**101.537**	**153.427**

The notes on pages 7 to 27 form an integral part of these condensed interim financial statements.

Notes to the condensed consolidated and Company interim financial statements

1. General information

These condensed interim financial statements include the nine-month period ended September 30, 2010 interim financial statements of the company LAMDA Development S.A. (the "Company") and the interim consolidated financial statements of the Company and its subsidiaries (together "the Group"). The names of the subsidiaries are presented in note 7.

The main activities of the Group are the investment, development and maintenance of innovative real estate projects and marine services.

The Group is activated in Greece and in other neighbour Balkan countries mainly Romania, Bulgaria, Serbia, Montenegro and its shares are listed on the Athens Stock Exchange.

The Company is incorporated and domiciled in Greece. The address of its registered office is 37A Kifissias Ave., 15123, Maroussi and its website address is *www.Lamda-development.net*. The company is controlled by Consolidated Lamda Holdings S.A. which is domiciled in Luxembourg and therefore Group's financial statements are included in its consolidated financial statements. The company Consolidated Lamda Holdings S.A. is controlled by Latsis family.

These interim condensed financial statements have been approved for issue by the Board of Directors on November 15, 2010.

2. Basis of preparation and summary of significant accounting policies

2.1 Basis of preparation

The interim financial information of LAMDA Development SA cover the nine-month period ended September 30, 2010. It has been prepared in accordance with International Accounting Standard ("IAS") 34, "Interim Financial Reporting" and should be read in conjunction with the annual financial statements for the year ended 31 December 2009 which are available on the website address *www.Lamda-development.net*.

2.2 Accounting policies

The accounting principles that have been used in the preparation and presentation of the interim financial statements are in accordance with those used for the preparation of the Company and Group annual financial statements as of December 31, 2009.

The preparation of the Financial Statements, in conformity with IFRS, requires the use of certain estimates and assumptions which affect the balances of the assets and liabilities, the contingencies disclosure as at the balance sheet date of the financial statements and the amounts of income and expense relating to the reporting year. These estimates are based on the best knowledge of the Company's and Group's management in relation to the current conditions and actions.

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning during the current reporting period or subsequent reporting periods. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards mandatory effective for the annual period beginning on January 1, 2010

IFRS 3 (Revised) "Business Combinations" and IAS 27 (Amended) "Consolidated and Separate Financial Statements"

The revised IFRS 3 introduces a number of changes in the accounting for business combinations which will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. Such changes include the expensing of acquisition-related costs and recognizing subsequent changes in fair value of contingent consideration in the profit or loss. The amended IAS 27 requires that a change in ownership interest of a subsidiary to be accounted for as an equity transaction. The amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. Furthermore the acquirer in a business combination has the option of measuring the non-controlling interest, at the acquisition date, either at fair value or at the amount of the percentage of the non-controling interest over the net assets acquired. The Group has applied the revised and amended standards from 1 January 2010.

IFRS 1 (Amendment) "First-time adoption of International Financial Reporting Standards" – additional exemptions

This amendment provides additional clarifications for first-time adopters of IFRSs in respect of the use of deemed cost for oil and gas assets, the determination of whether an arrangement contains a lease and the decommissioning liabilities included in the cost of property, plant and equipment. This amendment does not have an impact on the Group's financial statements since it has already adopted IFRSs.

IFRS 2 (Amendment) "Share-based Payment"

The purpose of the amendment is to clarify the scope of IFRS 2 and the accounting for group cash-settled share-based payment transactions in the separate or individual financial statements of the entity receiving the goods or services, when that entity has no obligation to settle the share-based payment transaction. This amendment does not have an impact on the Group's financial statements.

IAS 39 (Amendment) "Financial Instruments: Recognition and Measurement"

This amendment clarifies how the principles that determine whether a hedged risk or portion of cash flows is eligible for designation should be applied in particular situations. This amendment is not applicable to the Group as it does not apply hedge accounting in terms of IAS 39.

IAS 32 (Amendment) "Financial Instruments: Presentation" (effective for annual periods beginning on or after 1 February 2010)

This amendment clarifies how certain rights issues should be classified. In particular, based on this amendment, rights, options or warrants to acquire a fixed number of the entity's own equity instruments for a fixed amount of any currency are equity instruments if the entity offers the rights, options or warrants pro rata to all of its existing owners of the same class of its own non-derivative equity instruments. This amendment is not expected to impact the Group's financial statements.

Interpretations mandatory effective for the annual period beginning on January 1, 2010

IFRIC 12 – Service Concession Arrangements (EU endorsed for periods beginning on or after 30 March 2009)

This interpretation applies to companies that participate in service concession arrangements. This interpretation is not relevant to the Group's operations.

IFRIC 15 - Agreements for the construction of real estate (EU endorsed for use from 1 January 2010)

This interpretation addresses the diversity in accounting for real estate sales. Some entities recognise revenue in accordance with IAS 18 (i.e. when the risks and rewards in the real estate are transferred) and others recognise revenue as the real estate is developed in accordance with IAS 11. The interpretation clarifies which standard should be applied to particular. This interpretation is not relevant to the Group's operations.

IFRIC 16 - Hedges of a net investment in a foreign operation (EU endorsed for use from 1 July 2009)

This interpretation applies to an entity that hedges the foreign currency risk arising from its net investments in foreign operations and qualifies for hedge accounting in accordance with IAS 39. The interpretation provides guidance on how an entity should determine the amounts to be reclassified from equity to profit or loss for both the hedging instrument and the hedged item. This interpretation is not relevant to the Group, as the Group does not apply hedge accounting for any investment in a foreign operation.

IFRIC 17 "Distributions of non-cash assets to owners"

This interpretation provides guidance on accounting for the following types of non-reciprocal distributions of assets by an entity to its owners acting in their capacity as owners: (a) distributions of non-cash assets and (b) distributions that give owners a choice of receiving either non-cash assets or a cash alternative. This interpretation does not have an impact on the Group's financial statements.

IFRIC 18 "Transfers of assets from customers" (EU-endorsed for use annual periods beginning on or after 31 October 2009)

This interpretation clarifies the requirements of IFRSs for agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use to provide the customer with an ongoing supply of goods or services. In some cases, the entity receives cash from a customer which must be used only to acquire or construct the item of property, plant and equipment. This interpretation is not relevant to the Group.

Amendments to standards that form part of the IASB's 2009 annual improvements project

The amendments set out below describe the key changes to IFRSs following the publication in July 2009 of the results of the IASB's annual improvements project. The following amendments are effective for the current financial period / year. In addition, unless otherwise stated, the following amendments do not have a material impact on the Group's financial statements.

IFRS 2 "Share-Based payment"

The amendment confirms that contributions of a business on formation of a joint venture and common control transactions are excluded from the scope of IFRS 2.

IFRS 5 " Non-current Assets Held for Sale and Discontinued Operations"

The amendment clarifies disclosures required in respect of non-current assets classified as held for sale or discontinued operations.

IFRS 8 "Operating Segments"

The amendment provides clarifications on the disclosure of information about segment assets.

IAS 1 "Presentation of Financial Statements"

The amendment provides clarification that the potential settlement of a liability by the issue of equity is not relevant to its classification as current or non-current.

IAS 7 "Statement of Cash Flows"

The amendment requires that only expenditures that result in a recognized asset in the statement of financial position can be classified as investing activities.

IAS 17 "Leases"

The amendment provides clarification as to the classification of leases of land and buildings as either finance or operating.

IAS 18 "Revenue"

The amendment provides additional guidance regarding the determination as to whether an entity is acting as a principal or an agent.

IAS 36 "Impairment of Assets"

The amendment clarifies that the largest cash-generating unit to which goodwill should be allocated for the purposes of impairment testing is an operating segment as defined by paragraph 5 of IFRS 8 (that is before the aggregation of segments).

IAS 38 "Intangible Assets"

The amendments clarify (a) the requirements under IFRS 3 (revised) regarding accounting for intangible assets acquired in a business combination and (b) the description of valuation techniques commonly used by entities when measuring the fair value of intangible assets acquired in a business combination that are not traded in active markets.

IAS 39 "Financial Instruments: Recognition and Measurement"

The amendments relate to (a) clarification on treating loan pre-payment penalties as closely related derivatives, (b) the scope exemption for business combination contracts and (c) clarification that gains or losses on cash flow hedge of a forecast transaction should be reclassified from equity to profit or loss in the period in which the hedged forecast cash flow affects profit or loss.

IFRIC 9 "Reassessment of Embedded Derivatives"

The amendment clarifies that IFRIC 9 does not apply to possible reassessment, at the date of acquisition, to embedded derivatives in contracts acquired in a business combination between entities under common control.

IFRIC 16 "Hedges of a Net Investment in a Foreign Operation"

The amendment states that, in a hedge of a net investment in a foreign operation, qualifying hedging instruments may be held by any entity within the group, including the foreign operation itself, as long as certain requirements are satisfied.

Standards and Interpretations effective from 1 January 2011

IFRS 9 "Financial Instruments" (effective for annual periods beginning on or after 1 January 2013)

IFRS 9 is the first part of Phase 1 of the Board's project to replace IAS 39. The IASB intends to expand IFRS 9 during 2010 to add new requirements for classifying and measuring financial liabilities, derecognition of financial instruments, impairment, and hedge accounting. IFRS 9 states that financial assets are initially measured at fair value plus, in the case of a financial asset not at fair value through profit or loss, particular transaction costs. Subsequently financial assets are measured at amortised cost or fair value and depend on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset. IFRS 9 prohibits reclassifications except in rare circumstances when the entity's business model changes; in this case, the entity is required to reclassify affected financial assets prospectively. IFRS 9 classification principles indicate that all equity investments should be measured at fair value. However, management has an option to present in other comprehensive income unrealised and realised fair value gains and losses on equity investments that are not held for trading. Such designation is available on initial recognition on an instrument-by-instrument basis and is irrevocable. There is no subsequent recycling of fair value gains and losses to profit or loss; however, dividends from such investments will continue to be recognised in profit or loss. IFRS 9 removes the cost exemption for unquoted equities and derivatives on unquoted equities but provides guidance on when cost may be an appropriate estimate of fair value. The Group is currently investigating the impact of IFRS 9 on its financial statements. The Group cannot currently early adopt IFRS 9 as it has not been endorsed by the EU. Only once approved will the Group decide if IFRS 9 will be adopted prior to 1 January 2013.

IAS 24 (Amendment) "Related Party Disclosures" (effective for annual periods beginning on or after 1 January 2011)

This amendment attempts to relax disclosures of transactions between government-related entities and clarify related-party definition. More specifically, it removes the requirement for government-related entities to disclose details of all transactions with the government and other government-related entities, clarifies and simplifies the definition of a related party and requires the disclosure not only of the relationships, transactions and outstanding balances between related parties, but of commitments as well in both the consolidated and the individual financial statements. The Group will apply these changes from their effective date. This amendment has not yet been endorsed by the EU.

IAS 32 (Amendment) "Financial Instruments: Presentation" (effective for annual periods beginning on or after 1 February 2010)

This amendment clarifies how certain rights issues should be classified. In particular, based on this amendment, rights, options or warrants to acquire a fixed number of the entity's own equity instruments for a fixed amount of any currency are equity instruments if the entity offers the rights, options or warrants pro rata to all of its existing owners of the same class of its own non-derivative equity instruments. This amendment is not expected to impact the Group's financial statements.

IFRS 1 (Amendment) "First-time adoption of International Financial Reporting Standards" – financial instrument disclosures (effective for annual periods beginning on or after 1 July 2010)

This amendment provides first-time adopters with the same transition provisions as included in the amendment to IFRS 7 regarding comparative information for the new three-level fair value classification disclosures. This amendment will not impact the Group's financial statements since it has already adopted IFRSs.

IFRIC 19 "Extinguishing Financial Liabilities with Equity Instruments" (effective for annual periods beginning on or after 1 July 2010)

This interpretation addresses the accounting by the entity that issues equity instruments to a creditor in order to settle, in full or in part, a financial liability. This interpretation is not relevant to the Group. This amendment has not yet been endorsed by the EU.

IFRIC 14 (Amendment) "The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction" (effective for annual periods beginning on or after 1 January 2011)

The amendments apply in limited circumstances: when an entity is subject to minimum funding requirements and makes an early payment of contributions to cover those requirements. The amendments permit such an entity to treat the benefit of such an early payment as an asset. This interpretation is not relevant to the Group. This amendment has not yet been endorsed by the EU.

Amendments to standards that form part of the IASB's 2010 annual improvements project

The amendments set out below describe the key changes to IFRSs following the publication in May 2010 of the results of the IASB's annual improvements project. Unless otherwise stated the following amendments are effective for annual periods beginning on or after 1 January 2011. In addition, unless otherwise stated, the following amendments will not have a material impact on the Group's financial statements.

IFRS 1 "First-time adoption of International Financial Reporting Standards"

The amendments relate to: (i) additional disclosure requirements if an entity changes its accounting policies or its use of IFRS 1 exemptions after it has published a set of IAS 34 interim financial information; (ii) exemptions when the revaluation basis is used for the purposes of 'deemed cost'; and (iii) exemptions for entities that are subject to rate regulation to use previous GAAP carrying amounts for property, plant and equipment or intangible assets as 'deemed cost'.

IFRS 3 "Business Combinations"

The amendments provide additional guidance with respect to: (i) contingent consideration arrangements arising from business combinations with acquisition dates preceding the application of IFRS 3 (2008); (ii) measuring non-controlling interests; and (iii) accounting for share-based payment transactions that are part of a business combination, including un-replaced and voluntarily replaced share-based payment awards.

IFRS 7 "Financial Instruments: Disclosures"

The amendments include multiple clarifications related to the disclosure of financial instruments.

IAS 1 "Presentation of Financial Statements"

The amendment clarifies that entities may present an analysis of the components of other comprehensive income either in the statement of changes in equity or within the notes.

IAS 27 "Consolidated and Separate Financial Statements"

The amendment clarifies that the consequential amendments to IAS 21, IAS 28 and IAS 31 resulting from the 2008 revisions to IAS 27 are to be applied prospectively.

IAS 34 "Interim Financial Reporting"

The amendment places greater emphasis on the disclosure principles that should be applied with respect to significant events and transactions, including changes to fair value measurements, and the need to update relevant information from the most recent annual report.

IFRIC 13 "Customer Loyalty Programmes"

The amendment clarifies the meaning of the term 'fair value' in the context of measuring award credits under customer loyalty programmes.

No new standards or amendments have been issued, which are mandatory for reporting periods beginning during current reporting period.

3. Segment information

Primary reporting format – business segments

The Group is organised into two business segments:

(1) Real Estate

(2) Marine services

Management monitors the operating results of the divisions separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on sales, operating results and EBITDA (Earnings before interest, tax, depreciation and amortization). It is noted that the Group applies the same accounting policies as those in the financial statements in order to measure the operating segment's results. Group financing, including finance costs and finance income, as well as income taxes are measured on a group basis and are included in corporate segment without being allocated to the profit generating segments.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

The segment results for the nine-month period ended September 30, 2010 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**51.460**	**9.761**	**61.220**
Inter-segment revenue	(76)	-	(76)
Revenue from third parties	**51.383**	**9.761**	**61.144**
EBIDTA	**484**	**2.754**	**3.238**

The segment results for the nine-month period ended September 30, 2009 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**50.883**	**9.438**	**60.321**
Inter-segment revenue	(110)	-	(110)
Revenue from third parties	**50.773**	**9.438**	**60.212**
EBIDTA	**22.845**	**2.692**	**25.537**

The segment results for the three-month period ended September 30, 2010 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**17.158**	**3.542**	**20.699**
Inter-segment revenue	6	-	6
Revenue from third parties	**17.163**	**3.542**	**20.705**
EBIDTA	**7.801**	**1.032**	**8.833**

The segment results for the three-month period ended September 30, 2009 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**13.403**	**6.564**	**19.967**
Inter-segment revenue	(101)	-	(101)
Revenue from third parties	**13.302**	**6.564**	**19.866**
EBIDTA	**8.567**	**1.889**	**10.456**

Total assets	**Real Estate**	**Marine Services**	**Total**
30 September 2010	**1.046.829**	**51.664**	**1.098.493**
31 December 2009	**1.085.565**	**52.023**	**1.137.589**
30 September 2009	**1.074.884**	**52.056**	**1.126.941**

A reconciliation of the Group's total adjusted EBITDA to total profit after income tax is provided as follows:

Adjusted EBITDA for reportable segments	**30.09.2010**	**30.09.2009**
EBITDA	3.238	25.537
Corporate overheads	(6.158)	(6.869)
Depreciation	(1.829)	(1.760)
Dividends	3.419	2.859
Profit from participations sale in associates	81	-
Share of profit of associates	682	484
Finance income	3.773	4.669
Finance costs	(17.313)	(19.369)
Profit / (loss) before income tax	**(14.109)**	**5.551**
Income tax expense	(1.471)	(2.103)
Profit / (loss) for the period	**(15.580)**	**3.448**

Reportable segments' assets are reconciled to total assets as follows:

	30 September 2010	**31 December 2009**	**30 September 2009**
Total segment assets	1.098.493	1.137.589	1.126.941
Deferred income tax assets	791	221	347
Available-for-sale financial assets	54.036	70.177	67.900
Total assets per balance sheet	**1.153.320**	**1.207.986**	**1.195.188**

4. Investment property

	GROUP		**COMPANY**	
all amounts in € thousands	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Balance at 1 January	675.189	622.594	1.840	1.840
Write-off of unused provisions for costs of completion	-	(764)	-	-
Additions resulting from subsequent expenditure	239	244	-	-
Transfer from property, plant & equipment	330	20.775	-	-
Transfer from inventories	-	16.281	-	-
Fair value gains / (losses)	(24.125)	16.059	-	-
Balance at 30 September	**651.633**	**675.189**	**1.840**	**1.840**

Group's investment property is revalued by independent professional valuers at semi-annual basis ("SAVILLS HELLAS Ltd"). Valuations are based primarily on discounted cash flow projections due to the absence of sufficient current prices for an active market. In the other interim three-month periods, the revaluation is based on Management estimations taking the existing market conditions at the reporting period into account.

The investment property includes property under finance lease that amounts to €11,3m and property under operating lease that amounts to €285,9m.

Bank borrowings are secured with mortgages on "The Mall Athens", associate's "Lamda Olympia Village SA" investment property, which amount to € 336m (note 14). Group's proportion on the above mortgages amounts to €190,6m.

In relation to the mortgages on property, refer to note 14.

5. Property, plant and equipment

all amounts in € thousands	Land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Assets under construction	Total
GROUP - Cost						
1 January 2009	**136.715**	**11.570**	**3.902**	**2.356**	**3.518**	**162.034**
Additions	422	202	1.032	65	3.147	5.341
Disposals	-	(3)	(164)	-	-	(166)
Write-offs	(1.456)	-	-	-	-	(1.456)
Reclassifications	3.106	54	(54)	-	(3.106)	-
Transfer to inventories	(90.431)	-	-	-	-	(90.431)
Transfer to investment property	(16.330)	-	-	-	-	(20.775)
31 December 2009	**32.026**	**11.824**	**4.716**	**2.421**	**3.560**	**54.545**
1 January 2010	**32.026**	**11.824**	**4.716**	**2.421**	**3.560**	**54.545**
Additions	132	181	372	27	2.108	2.819
Write-offs	-	-	(1)	-	-	(1)
Reclassifications	5.134	533	-	-	(5.667)	-
30 September 2010	**37.292**	**12.537**	**5.087**	**2.447**	**-**	**57.363**
Accumulated depreciation						
1 January 2009	**(2.203)**	**(2.955)**	**(1.645)**	**(2.261)**	**-**	**(9.066)**
Depreciation charge	(1.025)	(520)	(706)	(74)	-	(2.325)
Disposals	-	1	154	-	-	155
Reclassifications	-	(2)	2	-	-	-
31 December 2009	**(3.228)**	**(3.476)**	**(2.195)**	**(2.334)**	**-**	**(11.236)**
1 January 2010	**(3.228)**	**(3.476)**	**(2.195)**	**(2.334)**	**-**	**(11.236)**
Depreciation charge	(780)	(319)	(571)	(48)	-	(1.719)
Disposals / Write-offs	-	-	1	-	-	1
30 September 2010	**(4.007)**	**(3.795)**	**(2.765)**	**(2.383)**	**-**	**(12.952)**
Closing net book amount at 31 December 2009	**28.798**	**8.348**	**2.521**	**86**	**3.560**	**43.310**
Closing net book amount at 30 September 2010	**33.284**	**8.742**	**2.321**	**64**	**-**	**44.411**

all amounts in € thousands	Land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Assets under construction	Total
COMPANY - Cost						
1 January 2009	**155**	**41**	**996**	**2.349**	**116**	**3.657**
Additions	145	-	205	22	(116)	257
Disposals	-	(1)	(155)	-	-	(156)
31 December 2009	**300**	**40**	**1.046**	**2.371**	**-**	**3.757**
1 January 2010	**300**	**40**	**1.046**	**2.371**	**-**	**3.757**
Additions	-	50	41	25		116
30 September 2010	**300**	**90**	**1.087**	**2.396**	**-**	**3.874**
Accumulated depreciation						
1 January 2009	**(72)**	**(9)**	**(669)**	**(2.241)**	**-**	**(2.992)**
Depreciation charge	(87)	(5)	(119)	(53)	-	(264)
Disposals	-	-	148	-	-	148
31 December 2009	**(159)**	**(14)**	**(640)**	**(2.294)**	**-**	**(3.107)**
1 January 2010	**(159)**	**(14)**	**(640)**	**(2.294)**	**-**	**(3.107)**
Depreciation charge	(9)	(8)	(86)	(32)		(134)
30 September 2010	**(168)**	**(21)**	**(726)**	**(2.326)**	**-**	**(3.241)**
Closing net book amount at 31 December 2009	**141**	**26**	**405**	**77**	**-**	**650**
Closing net book amount at 30 September 2010	**133**	**69**	**361**	**70**	**-**	**632**

6. Intangible assets

all amounts in € thousands	**Concessions and similar rights**
GROUP - Cost	
1 January 2009	**5.469**
Additions	-
31 December 2009	**5.469**
1 January 2010	**5.469**
Additions	-
30 September 2010	**5.469**
Συσσωρευμένες αποσβέσεις	
1 January 2009	**(880)**
Depreciation charge	(140)
31 December 2009	**(1.020)**
1 January 2010	**(1.020)**
Depreciation charge	(105)
30 September 2010	**(1.125)**
Closing net book amount at 31 December 2009	**4.449**
Closing net book amount at 30 September 2010	**4.344**

In concessions and rights are included the licences for the management and the operation of the Flisvos Marina for 40 years, and are valued at historical cost less accumulated depreciation.

7. Investments in subsidiaries and associates

	COMPANY	
all amounts in € thousands	**30.09.2010**	**31.12.2009**
Balance at 1 January	**175.873**	**158.778**
Increase in participations	38.988	23.406
Disposals / Liquidation of subsidiaries	(120)	-
Reversal of provision of impairment	131	-
Share capital decrease in subsidiaries	(772)	(6.311)
Balance at the end of the period	**214.101**	**175.873**

The Company's share of the results of its subsidiaries, joint ventures and associates, all of which are unlisted, and its share of the carrying amount are as follows:

COMPANY - 30 September 2010 *(all amounts in € thousands)*

Name	Cost	Impairment	Carrying amount	Country of incorporation	% interest held
LAMDA ESTATE DEVELOPMENT SA	52.654	13.164	39.490	Greece	100,00%
LAMDA PRIME PROPERTIES SA	9.272	-	9.272	Greece	100,00%
LAMDA ERGA ANAPTYXIS SA	170	-	170	Greece	100,00%
LAMDA DOMI SA	29.000	-	29.000	Greece	100,00%
LAMDA PROPERTY MANAGEMENT SA	210	-	210	Greece	100,00%
LAMDA HELLIX SA	1.240	-	1.240	Greece	80,00%
PYLAIA SA	4.035	-	4.035	Greece	60,10%
LAMDA FLISVOS HOLDING SA	10.773	2.484	8.289	Greece	61,00%
LAMDA WASTE MANAGEMENT SA	150	-	150	Greece	100,00%
GEAKAT SA	14.063	-	14.063	Greece	100,00%
LAMDA DEVELOPMENT SOFIA E.O.O.D.	83	-	83	Bulgaria	100,00%
LAMDA DEVELOPMENT SOUTH E.O.O.D.	3	-	3	Bulgaria	100,00%
LAMDA DEVELOPMENT VITOSHA E.O.O.D.	3	-	3	Bulgaria	100,00%
LAMDA DEVELOPMENT D.O.O. (BEOGRAD)	692	-	692	Serbia	100,00%
PROPERTY DEVELOPMENT D.O.O.	551	-	551	Serbia	100,00%
PROPERTY INVESTMENTS LTD	1	-	1	Serbia	100,00%
LAMDA DEVELOPMENT ROMANIA SRL	201	-	201	Romania	100,00%
ROBIES SERVICES LTD	1.638	-	1.638	Cyprus	90,00%
LAMDA DEVELOPMENT (NETHERLANDS) BV	70.428	-	70.428	Netherlands	100,00%
LAMDA DEVELOPMENT MONTENEGRO D.O.O.	600	-	600	Montenegro	100,00%
Investments in subsidiaries	**195.765**	**15.648**	**180.117**		
LAMDA OLYMPIA VILLAGE SA	27.106	-	27.106	Greece	49,24%
LAMDA AKINHTA SA	4.904		4.904	Greece	50,00%
S.C. LAMDA OLYMPIC SRL	752	707	45	Romania	50,00%
Investments in joint ventures	**32.762**	**707**	**32.055**		
ECE LAMDA HELLAS SA	204	-	204	Greece	34,00%
ATHENS METROPOLITAN EXPO SA	1.559	-	1.559	Greece	11,67%
PIRAEUS METROPOLITAN CENTER SA	101		101	Greece	19,50%
EFG PROPERTY SERVICES SA	30	-	30	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15	-	15	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20	-	20	Serbia	20,00%
Investments in associates	**1.929**	**-**	**1.929**		
TOTAL	**230.456**	**16.355**	**214.101**		

The Group participates in the following companies' equity:

GROUP - Investments in associates — **30 September 2010**

Name	Cost	Share in profit / (loss)	Carrying amount		
ECE LAMDA HELLAS SA	204	419	**623**	Greece	34,00%
ATHENS METROPOLITAN EXPO SA	1.559	35	**1.594**	Greece	11,67%
PIRAEUS METROPOLITAN CENTER SA	101	(16)	**86**	Greece	19,50%
MC PROPERTY MANAGEMENT SA	40	186	**226**	Greece	25,00%
EFG PROPERTY SERVICES SA	30	106	**136**	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15	331	**346**	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20	169	**189**	Serbia	20,00%
S.C. LAMDA MED SRL	0,5	1.355	**1.355**	Romania	40,00%
TOTAL	**1.970**	**2.584**	**4.555**		

During the period ended September 30, 2010 the following significant events have occurred:

<u>Sale of subsidiary</u>

On 30/07/2010 the Company agreed to purchase via a subsidiary company 39,9% of the shopping and leisure center Mediterranean Cosmos in Thessaloniki. As a result, LAMDA Development acquires 100% ownership of Mediterranean Cosmos and the full control of the management of the shopping center. The investment decision lies within its strategy to further strengthen its position in the retail sector.

The transfer of subject shares from a company controlled by SONAE SIERRA and ACROPOLE CHARAGIONIS is expected to be completed upon the fulfillment of the conditions precedent in the agreement, and more particularly the granting of the necessary permissions from the state authorities. The consideration is approximately €38m based on a yield of 9,25%.

Sale / liquidation

On 23/06/2010, the Company proceeded to the sale of its 100% subsidiary "LAMDA Protypi Anaptyxi SA". The transaction cost amounts to €65k. The result of the sale was €5k profit at Company level and €80,8k at Group level. Additionally, on 21/09/2010 the Company's subsidiary "LAMDA Anadixi SA" proceeded with dissolution and liquidation resulting in losses of €59k at Company level.

Share capital increase / decrease

The Company increased its participation in 100% subsidiaries "LAMDA Development Netherlands BV", "LAMDA Development Sofia EOOD" and "LAMDA Development Romania SRL" by €38,7m, €0,1m and €0,2m respectively. In the contrary, the Company's subsidiaries "LAMDA Olympic SRL" and "LAMDA Waste Management SA" proceeded with share capital decrease by €0,4m each.

The Group's composition on September 30, 2010 is as follows:

Company			% Participation of the parent company	Company			% Participation of the parent company
LAMDA Development SA			Parent company				
Full consolidation							
LAMDA Estate Development SA	Greece		100,00%	TIHI EOOD	Bulgaria	Indirect	100,00%
KRONOS PARKING SA	Greece	Indirect	100,00%	LAMDA Development (Netherlands) BV	Netherlands		100,00%
LAMDA Prime Properties SA	Greece		100,00%	Robies Services Ltd	Cyprus		90,00%
PYLAIA SA	Greece		60,10%	**Proportionate consolidation**			
LAMDA Flisvos Holding SA	Greece		61,00%	LAMDA Olympia Village SA	Greece		49,24%
LAMDA Flisvos Marina SA	Greece	Indirect	47,11%	LAMDA Akinhta SA	Greece		50,00%
LAMDA Erga Anaptyxis SA	Greece		100,00%	LAMDA Redding Contracting Consortium	Greece	Indirect	50,00%
LAMDA Domi SA	Greece		100,00%	Singidunum-Buildings DOO	Serbia	Indirect	50,00%
LAMDA Property Management SA	Greece		100,00%	Rang Nekretnine DOO	Serbia	Indirect	50,00%
LAMDA Hellix SA	Greece		80,00%	SC LAMDA Olympic SRL	Romania		50,00%
LAMDA Waste Management SA	Greece		100,00%	GLS OOD	Bulgaria	Indirect	50,00%
GEAKAT SA	Greece		100,00%	S.L. Imobilia DOO	Croatia	Indirect	50,00%
LAMDA Development DOO Beograd	Serbia		100,00%	Terso DOO	Serbia	Indirect	50,00%
Property Development DOO	Serbia		100,00%	**Equity consolidation**			
Property Investments DOO	Serbia		100,00%	MC Property Management SA	Greece	Indirect	25,00%
LAMDA Development Montenegro DOO	Montenegro		100,00%	ECE LAMDA HELLAS SA	Greece		34,00%
LAMDA Development Romania SRL	Romania		100,00%	ATHENS METROPOLITAN EXPO SA	Greece		11,67%
Robies Proprietati Imobiliare SRL	Romania	Indirect	100,00%	Piraeus Metropolitan Center SA	Greece		19,50%
SC LAMDA Properties Development SRL	Romania	Indirect	90,00%	SC LAMDA MED SRL	Romania	Indirect	40,00%
LAMDA Development Sofia EOOD	Bulgaria		95,00%	EFG PROPERTY SERVICES SA	Romania		20,00%
LAMDA Development South EOOD	Bulgaria		100,00%	EFG PROPERTY SERVICES DOO BEOGRAD	Serbia		20,00%
LAMDA Development Vitosha EOOD	Bulgaria		100,00%	EFG PROPERTY SERVICES SOFIA AD	Bulgaria		20,00%

8. Available-for-sale financial assets

	GROUP		COMPANY	
all amounts in € thousands	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Balance at 1 January	**70.177**	**38.675**	**70.177**	**38.675**
Additions	3.212	10.396	3.212	10.396
Reserves from revaluation recognised directly in equity	(19.353)	21.106	(19.353)	21.106
Balance at the end of the period	**54.036**	**70.177**	**54.036**	**70.177**

The total amount of available-for-sale financial assets refers to 9.005.987 shares (31/12/2009: 8.455.037 shares) of the listed company Eurobank Properties R.E.I.C., which have been revaluated at fair value at September 30, 2010 and December 31, 2009 and the result (profit / loss) has been transferred to the relevant reserves in equity.

During the nine-month period ended September 30, 2010 the Company acquired 550.950 shares for €3.212k. As a result, the Company’s participation increased to 14,76% (31/12/2009: 13,86%).

Regarding the afore-mentioned financial assets, we should mention that no impairment loss has been transferred from reserves to the income statement, since there was not any indication for impairment of this investment on September 30, 2010 and December 31, 2009.

9. Derivative financial instruments

	GROUP				COMPANY			
	30.09.2010		31.12.2009		30.09.2010		31.12.2009	
all amounts in € thousands	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities
Interest rate swaps - fair value hedges	11	-	24	-	-	-	-	-
Interest rate swaps - cash flow hedges	-	4.888	-	3.548	-	1.368	-	282
Total	**11**	**4.888**	**24**	**3.548**	**-**	**1.368**	**-**	**282**

The above mentioned derivative financial instruments refer to interest rate swaps.

The total fair value of the derivative financial instrument is presented in the balance sheet as long-term liability since the remaining duration of the loan agreement which is hedged, exceeds the 12 months.

The movement in fair value is related to the effective portion of the cash flow hedge and is recognised in special reserves in equity. The effectiveness test of the cash flow hedges is based on discounted cash flows according to the forward rates (3-month Euribor) and the their volatility rating.

The nominal value of interest rate swaps in abeyance at 30/09/2010 was €155,75m and has been measured at fair value stated by the counterpart bank. The swaps have been valuated at fair value which was estimated by the counterparty. On 30/09/2010 the long-term borrowings floating rates are secured with interest risk derivatives (swaps) ranged according to 3 month Euribor plus 1,39%.

The maximum exposure to credit risk at the reporting date is the fair value of the derivative assets in the balance sheet.

10. Cash and cash equivalents

	GROUP		COMPANY	
all amounts in € thousands	30.09.2010	31.12.2009	30.09.2010	31.12.2009
Cash at bank	16.859	23.800	1.055	146
Cash in hand	213	226	5	3
Short-term bank deposits	184.845	192.631	100.477	148.583
Total	**201.917**	**216.658**	**101.537**	**148.732**

The above comprise the cash and cash equivalents used for the purposes of the cash flow statement.

11. Borrowings

	GROUP		COMPANY	
all amounts in € thousands	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Non-current				
Bank borrowings	26.344	26.374	-	-
Bond borrowings	516.901	561.351	200.000	235.000
Finance lease liabilities	8.462	9.153	-	-
Total non-current	**551.707**	**596.878**	**200.000**	**235.000**
Current				
Bank borrowings	101	283	-	-
Bond borrowings	46.504	9.529	35.000	-
Finance lease liabilities	958	911	-	-
Total current	**47.563**	**10.723**	**35.000**	**-**
Total borrowings	**599.271**	**607.601**	**235.000**	**235.000**

The movements in borrowings are as follows:

12 months ended 31 December 2009 *(amounts in € thousands)*	**GROUP**	**COMPANY**
Balance at 1 January 2009	580.543	215.000
Bank borrowings	16.060	-
Bond borrowings	87.500	20.000
Refinancing	(65.000)	-
Borrowings repayments	(9.356)	-
Borrowings transaction costs - amortization	355	-
Borrowings transaction costs	(996)	-
Reclassification in liabilities	(932)	-
Currency translation differences	290	-
Finance lease repayments	(863)	-
Balance at 31 December 2009	**607.601**	**235.000**

9 months ended 30 September 2010 *(amounts in € thousands)*	**GROUP**	**COMPANY**
Balance at 1 January 2010	607.601	235.000
Borrowings repayments	(8.021)	-
Borrowings transaction costs - amortization	342	-
Currency translation differences	(8)	-
Finance lease repayments	(644)	-
Balance at 30 September 2010	**599.271**	**235.000**

Borrowings are secured with mortgages on the Group's land and buildings (note 4 and 5) and in certain cases by additional pledges of parent company's shares and by assignment of subsidiaries' receivables and insurance compensations.

The Company on 18/10/2010 proceeded with a partial early repayment of the bond loan with Piraeus Bank by €15m. At the same time, it prolonged the maturity date of the remaining amount (€35m) until 31/12/2014 increasing the spread from 1,25% to 3%.

The maturity of non-current borrowings is as follows:

	GROUP		COMPANY	
all amounts in € thousands	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Between 1 and 2 years	43.367	32.155	30.000	20.000
Between 2 and 5 years	279.772	327.136	170.000	215.000
Over 5 years	228.569	237.587	-	-
Total	**551.707**	**596.878**	**200.000**	**235.000**

Parts of the borrowings that are assigned to subsidiaries are secured with assignment of receivables.

The effective weighted average interest rates at September 30, 2010 are as follows:

	GROUP	COMPANY
Current bank borrowings	2,09%	0,00%
Non-current bank borrowings	5,01%	0,00%
Current bond borrowings	3,27%	0,00%
Non-current bond borrowings	3,83%	3,06%

By taking into account the participation interest held of each company, it is noted that on 30/09/2010, the average base effective interest rate that the Group is borrowed is 2.18% and the average bank spread is 1.64%. Therefore, the Group total effective borrowing rate is 3.82%.

The Company loans have to fulfil the following financial covenants: at Company level (issuer) the total borrowings (current and non-current) to total equity should not exceed 1.5 and at Group level the total borrowings to total equity should not exceed 3. There has been no change to the above mentioned financial covenants and the Company and the Group fulfil them as in the last reporting period.

Finance leases

	GROUP		COMPANY	
all amounts in € thousands	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Finance lease liabilities- minimum lease payments				
Not later than 1 year	1.182	1.124	-	-
Later than 1 year but not later than 5 years	4.494	4.450	-	-
Over 5 years	4.829	5.641	-	-
Total	**10.504**	**11.215**	**-**	**-**
Less: Future finance charges on finance leases	(1.084)	(1.151)	-	-
Present value of finance lease liabilities	**9.420**	**10.064**	**-**	**-**

The present value of finance lease liabilities is analyzed as follows:

all amounts in € thousands	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Not later than 1 year	958	911	-	-
Later than 1 year but not later than 5 years	3.861	3.804	-	-
Over 5 years	4.602	5.349	-	-
Total	**9.420**	**10.064**	**-**	**-**

12. Cash generated from operations

		GROUP		COMPANY	
all amounts in € thousands	**Note**	**01.01.2010 to 30.09.2010**	**01.01.2009 to 30.09.2009**	**01.01.2010 to 30.09.2010**	**01.01.2009 to 30.09.2009**
Profit / (loss) for the year from continuing operations		(15.580)	3.448	4.996	4.817
Adjustments for:					
Tax		1.471	2.103	1.106	360
Depreciation of property, plant and equipment	5	1.724	1.655	134	143
Depreciation of intangible assets	6	105	105	-	-
Proceeds from participation sale / liquidation		(81)	-	54	-
Reversal of provision of impairment		-	-	(131)	-
Provisions for bad debts		2.719	1.311	-	-
Provisions		210	153	173	120
Share of profit of associates	7	(682)	(484)	-	-
Proceeds from dividends		(3.419)	(2.859)	(9.389)	(9.746)
Share option scheme		256	313	256	313
Loss from available-for-sale financial assets		-	983	-	-
Interest income		(3.773)	(4.669)	(6.676)	(7.072)
Interest expense		17.313	19.369	4.539	5.620
Fair value (losses) of investment property	4	24.125	4.753	-	-
Provision for inventory impairment		1.963	-	-	-
Other non cash income / (expense)		-	(124)	24	130
		26.352	**26.056**	**(4.914)**	**(5.314)**

Changes in working capital:				
(Increase) / Decrease in inventories	405	(364)	-	-
(Increase) / decrease in receivables	1.187	10.536	(208)	(77)
(Decrease) in payables	(7.767)	(14.470)	(1.433)	(2.008)
	(6.175)	**(4.297)**	**(1.641)**	**(2.086)**
Cash generated from operations	**20.177**	**21.759**	**(6.555)**	**(7.400)**

13. Commitments

Capital commitments

There is no capital expenditure that has been contracted for but not yet incurred at the balance sheet date.

Operating lease commitments

The Group leases tangible assets, land, buildings, vehicles and mechanical equipment under operating leases. Total future lease payments under operating leases are as follows:

	GROUP		COMPANY	
all amounts in € thousands	**30/9/2010**	**31/12/2009**	**30/9/2010**	**31/12/2009**
No later than 1 year	18.133	16.933	963	933
Later than 1 year and not later than 5 years	78.773	77.160	3.925	3.361
Later than 5 years	920.846	935.998	5.987	4.446
Total	**1.017.752**	**1.030.091**	**10.875**	**8.740**

The Group has no contractual liability for investment property repair and maintenance services.

14. Contingent liabilities and assets

The Group and the Company have contingencies in respect of bank guarantees, other guarantees and other matters arising in the ordinary course of business, for which no significant additional burdens are expected to arise as follows:

	GROUP		COMPANY	
Liabilities *(all amounts in € thousands)*	**30.09.2010**	**31.12.2009**	**30.09.2010**	**31.12.2009**
Letters of guarantee to creditors	24.728	24.755	192	192
Letters of guarantee to customers securing contract performance	869	1.129	-	-
Mortgages over land & buildings	190.646	190.646	-	-
Guarantees to banks on behalf of subsidiaries & associates	1.599	1.599	22.782	22.299
Other	35.786	35.733	35.593	35.593
Total	**253.628**	**253.862**	**58.567**	**58.084**

Other Liabilities include pledged shares of subsidiaries. According to the terms of the pledge, the assigned right of the pledge extends to the potential revenues of such shares.

In addition to the issues mentioned above there are also the following particular issues:

- The Company has been audited by tax authorities until the year 2008. For further information regarding the Group's unaudited fiscal years refer to note 17. As a result, the Group’s tax obligations have not been defined permanently.
- At the subsidiary company LAMDA Olympia Village (ex DIMEPA) a property transfer tax of €9,8m approximately has been imposed. The Company has appealed to the administrative courts, paying during 2005 €836k and €146k approximately during 2006 and €27k during 2007 (which is included in Deposits and Other Debtors). The estimate of the management is that the imposal of the income tax is without base due to the special law provisions on the law for Olympic works. In any case, if the outcome of the case is negative, according to the share sale agreement between the Municipality of Amaroussion and the Company, the total

obligation will be on the Municipality, as it relates to transfers of properties before the acquisition of the shares of the subsidiary by the Company.

- There are disagreements between Company's subsidiary “PYLEA SA” and the constructing company “MHXANIKH SA”, concerning the evaluation of constructing company's works at the trading center of “PYLEA SA”, the imposition of penalties due to “MHXANIKH SA” partial and final delay of the undertaken project’s completion, and the compensation that “PYLEA SA” is entitled to receive because of working imperfection / deficiency for “MHXANIKH SA”. Both parties have filed actions and counter-actions, which were jointly heard on 01.04.2009, after a postponement of 02.04.2008. The amount of the total receivables of “PYLEA SA” against “MHXANIKH SA” is €18.340m (out of which €2m regards moral damage) while “MHXANIKH SA” requests the amount of €34.755m (out of which €10m regards moral damage). Despite the ruling of the Athens Multimember 1st Instance Court, whereby the actions of “PYLEA SA” were rejected, the Company’s legal counsel believes that the substantiated claims of “PYLEA S.A.” against “MICHANIKI S.A.” significantly exceed the counterclaims of the latter against “PYLEA S.A.”. For this reason, “PYLEA S.A.” has filed an appeal against said ruling.
- In respect of the Company’s subsidiary «LAMDA Flisvos Marina S.A.”, three petitions for annulment are pending before the State Council, concerning the approval of the environmental terms for the expansion and refurbishment of the Flisvos Marina, as well as the ministerial decision, whereby the existing harbor basin was delineated. The first two petitions were heard on 04.03.2009, while the hearing for the third petition has been set for 01.12.2010 (further to successive postponements). The Company expects a favorable outcome in respect of these cases.
- Five (5) petitions of annulment have been filled and are pending before the State Council for the subsidiary company “LAMDA Olympia Village SA”, in relation to the plot of land where the Olympic Press Village (or “Olympiako Chorio Typou”) and the Commercial Centre “The Mall Athens” were built. More specifically: the first of these petitions was heard on 03.05.2006 and the decision no 391/2008 of the Fifth Department of the State Council was issued committing for the Plenary Session of the State Council. Further to successive postponements, the case was heard on 05.03.2010 and issuance of the Court’s decision is pending. The hearing for the second petition has been scheduled -further to postponements- for 08.06.2011, while the hearing for the remaining three petitions has been set for 29.03.2011 (again, further to successive postponements). Pursuant to the Company’s legal counsel, should the State Council uphold its jurisprudence to date, there would not be substantial probability of the above petitions being upheld; on the other hand, such eventual outcome cannot be fully excluded.
- In respect of the subsidiary company “LAMDA Domi SA”: a) Five petitions are pending before the Plenary Session of the State Council for annulment which were jointly heard on 15.01.2010, further to postponements, and issuance of the Court’s decision is pending . The first petition seeks the annulment of the lease agreement by and between "OLYMPIC PROPERTIES SA" and “LAMDA DOMI S.A.”, the second petition mainly seeks the annulment of joint decision No 101576/22.02.2008 of the Ministers of Environment, Physical Planning and Public Works, and Culture, whereby the environmental terms of the project were approved, as well as the annulment of other related acts. Finally, the third, fourth and fifth petitions mainly seek the annulment of the aforementioned joint ministerial decision, as well as the annulment of the building permit in respect of the transformation of the building into a business and commercial complex.

  b) Two petitions are pending before the Athens Administrative Court of Appeals, which seek the annulment of the original building permit for the erection of the International Broadcasting Centre and of the permit for demolishing and strengthening of the building structure of the main part of said building. The hearing of the first petition has been set for 19.01.2011 - further to postponements, while the hearing for the second petition has been set for 07.06.2011, further to postponements.
- According to the legal counsels who represent the company in these cases, if the State Council upholds its jurisprudence to date the aforementioned petitions are not expected to be accepted.

Additionally, there are various legal cases of the Group’s companies, which are not expected to create material additional liabilities.

15. Related party transactions

In Group's related parties, apart from the ones related to it, Group "EFG Eurobank Ergasias SA" is included.

The following transactions were carried out with related parties:

	GROUP		COMPANY	
all amounts in € thousands	01.01.2010 to 30.09.2010	01.01.2009 to 30.09.2009	01.01.2010 to 30.09.2010	01.01.2009 to 30.09.2009
i) Sales of goods and services				
- sales of services	2.140	2.282	819	843
	2.140	**2.282**	**819**	**843**
ii) Purchases of goods and services				
- purchases of services	4.364	4.162	755	762
- purchases of fixed assets / inventories	-	-	-	32
	4.364	**4.162**	**755**	**794**
iii) Dividend income	**3.419**	**3.267**	**9.389**	**9.746**
iv) Benefits to management				
- salaries and other short-term employment benefits	351	514	351	514
	351	**514**	**351**	**514**

	GROUP		COMPANY	
all amounts in € thousands	30.09.2010	31.12.2009	30.09.2010	31.12.2009
Receivables from related parties:				
- parent	28	73	-	-
- associates	92	31	504	673
	120	**104**	**504**	**673**
Payables to related parties:				
- parent	-	1	-	-
- associates	933	2.768	13	46
	933	**2.769**	**13**	**46**
vi) Loans to associates:				
Balance at the beginning of the period	**2.747**	**4.896**	**81.107**	**75.847**
Loans given during the period	-	-	5	360
Loans repaid during the period	(190)	(2.500)	(379)	-
Currency translation differences	36	44	-	-
Reversal of loans impairment	-	-	2.867	3.718
Interest charged	136	307	891	1.181
Balance at the end of the period	**2.729**	**2.747**	**84.491**	**81.107**
vii) Loans from associates:				
Balance at the beginning of the period	**79.373**	**49.648**	**45.172**	**45.458**
Αλλαγή μεθόδου ενοποίησης θυγατρικών	-	-	-	-
Loans received during the year	-	31.061	-	-
Loans repaid during the period	(1.084)	(987)	-	-
Interest paid	(1.288)	(2.039)	(727)	(1.650)
Interest charged	1.304	1.690	740	1.364
Balance at the end of the period	**78.305**	**79.373**	**45.185**	**45.172**
viii) Cash at bank - related parties	**58.212**	**67.001**	**45.045**	**55.133**

Services from and to related parties, as well as sales and purchases of goods, are based on the price lists in force with non-related parties.

The Group loans to and from related parties are included in note 11.

16. Earnings per share

Basic

Basic earnings per share are calculated by dividing profit attributable to ordinary equity holders of the parent entity, by the weighted average number of ordinary shares outstanding during the period

	GROUP		COMPANY	
all amounts in € thousands	**01.01.2010 to 30.09.2010**	**01.01.2009 to 30.09.2009**	**01.01.2010 to 30.09.2010**	**01.01.2009 to 30.09.2009**
Profit / (loss) attributable to equity holders of the Company	**(16.133)**	**1.544**	**4.996**	**4.817**
Weighted average number of ordinary shares in issue	40.747	40.283	40.747	40.283
Basic earnings / (losses) per share *(Euro per share)*	**(0,40)**	**0,04**	**0,12**	**0,12**

Diluted

	GROUP		COMPANY	
all amounts in € thousands	**01.01.2010 to 30.09.2010**	**01.01.2009 to 30.09.2009**	**01.01.2010 to 30.09.2010**	**01.01.2009 to 30.09.2009**
Profit / (loss) used to determine dilluted earnings per share	**(16.133)**	**1.544**	**4.996**	**4.817**
Weighted average number of ordinary shares in issue	40.747	40.283	40.747	40.283
Adjustment for share options:				
Employees share option scheme	162	226	162	226
Weighted average number of ordinary shares for dilluted earnings per share	**40.909**	**40.508**	**40.909**	**40.508**
Diluted earnings / (losses) per share *(Euro per share)*	**(0,39)**	**0,04**	**0,12**	**0,12**

There were no dilutive potential ordinary shares. Therefore, the diluted earnings per share are the same as the basic earnings per share for all periods presented.

17. Fiscal years unaudited by the tax authorities

The income tax expense is based on the Management estimations of the weighted average tax rate that is expected to be applicable to profits throughout the year. Due to the increased transactions during to the ordinary course of business, the ultimate tax determination is uncertain. The Group's companies are subject to income taxes in numerous jurisdictions. In addition, the tax rate for the subsidiaries registered in foreign countries differs from country to country as follows: Romania 16%, Serbia 10%, Bulgaria 10%, Montenegro 9% and Netherlands 25.5%.

The annual weighted average tax rate for the current period has been affected by the Group results before tax which derive mainly from the Group's companies with registered offices in Greece, including the parent company. During current period, this rate presents a variation from the anticipating one due to the elements in the income statement that has significant contribution in the results before tax. These elements are basically non-taxable income (dividends), other non-offset taxes, differences due to tax rate decrease as well as period losses to be transferred, for which a provision of deferred tax has not been made.

In addition and pursuant to article 5 of the Law 3845/2010 (Government Gazette A' / May 6th, 2010) financial results have been charged with a social responsibility contribution on the above €100k profitable Group companies for the fiscal year of 2009 which amounts to €2m. The Company, taking into account the Law, calculated the amount of the social responsibility contribution that corresponds to the profits of the Group companies and recognized it in the results of the nine-month period ended September 30, 2010. At Company level there is no extra contribution for the respective period. The total amount will be finalized after receiving the required document from the Tax Authorities.

The Company has been tax audited until the year 2008 whereas "PYLEA SA" and "LAMDA Redding Contracting Consortium" are in course of tax audit. In "LAMDA HELLIX SA" the tax audit has been completed for the fiscal years 2007-2008, and the additional tax charge reached €100k. From the chart below, it is obvious that the Group's tax obligations have not been defined permanently.

The amount of the accumulated provision for unaudited fiscal years at Group and Company level amounts to €1.7m and €0.6m respectively.

Company	Fiscal years unaudited by the tax authorities	Company	Fiscal years unaudited by the tax authorities
LAMDA Development SA	2009-2010	LAMDA Development DOO Beograd	2003-2010
LAMDA Olympia Village SA	2008 - 2010	Property Development DOO	2007-2010
PYLAIA SA	2005-2010	Property Investments DOO	2008-2010
LAMDA Domi SA	2003-2010	LAMDA Development Romania SRL	2003 - 2010
LAMDA Flisvos Marina SA	2007-2010	LAMDA Development Vitosha EOOD	2007-2010
LAMDA Prime Properties SA	2005-2010	LAMDA Development Sofia EOOD	2006-2010
LAMDA Hellix SA	2007-2010	LAMDA Development South EOOD	2007-2010
LAMDA Estate Development SA	2007-2010	SC LAMDA MED SRL	2005-2010
LAMDA Property Management SA	2007-2010	EFG PROPERTY SERVICES SA	2005-2010
KRONOS PARKING SA	2007-2010	EFG PROPERTY SERVICES DOO BEOGRAD	2005-2010
LAMDA Erga Anaptyxis SA	2007-2010	EFG PROPERTY SERVICES SOFIA AD	2005-2010
LAMDA Flisvos Holding SA	2007-2010	LAMDA Development Montenegro DOO	2007-2010
LAMDA Waste Management SA	2007-2010	LAMDA Development (Netherlands) BV	2007-2010
GEAKAT SA	2006-2010	Robies Services Ltd	2007-2010
LAMDA Redding Contracting Consortium	2006-2010	Robies Proprietati Imobiliare SRL	2007-2010
ECE LAMDA HELLAS SA	2007-2010	SC LAMDA Properties Development SRL	2007-2010
MC Property Management SA	2007-2010	SC LAMDA Olympic SRL	2002-2010
ATHENS METROPOLITAN EXPO SA	2007-2010	Singidunum-Buildings DOO	2007-2010
Piraeus Metropolitan Center SA	2008-2010	Rang Nekretnine DOO	2007-2010
LAMDA Akinhta SA	2006-2010	GLS OOD	2006-2010
TIHI EOOD	2007-2010	S.L. Imobilia DOO	2008-2010

18. Number of employees

Number of employees at the end of the period: Group 142, Company 72 (nine-month period ended September 30, 2009: Group 141, Company 70) from which there are no seasonal (nine-month period ended September 30, 2009: Group 0, Company 0).

19. Events after the balance sheet date

The Company on 18/10/2010 proceeded with a partial early repayment of the bond loan with Piraeus Bank by €15m. At the same time, it prolonged the maturity date of the remaining amount (€35m) until 31/12/2014 increasing the spread from 1,25% to 3%.

LAMDA Development S.A. following its 15/10/2010 announcement notifies that pursuant to its Board of Directors resolution dated 11/10/2010, the sale of 282.249 treasury shares has been completed through the Athens Exchange. The above mentioned shares represent 0,64% of the Company's paid up share capital, were sold at an average sale price of 4,00 euro per share, within the three year statutory period commencing from the date they were acquired by the Company

No other event has arisen after the balance sheet date that would have significant influence on these consolidated financial statements.

20. Seasonality

The Group activities, and consequently the turnover are not expected to be substantially influenced by seasonal fluctuations.