LAMDA Development S.A.

Six month financial report

(1 January – 30 June 2008)

(as required by article 5 of L.3556/2007)

LAMDA Development S.A.

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

Statement of the Board of Directors of "LAMDA Development S.A." for the condensed consolidated and company interim financial statements for the six month period ended 30 June, 2008 (in accordance with article 5 par.2 of Law 3556/2007)

We state that to the best of our knowledge the interim financial statements of the Company and the Group of "LAMDA Development S.A." for the six month period ended 30 June 2008, were prepared according to the applicable accounting standards, and present fairly the financial position and the results of the Group and the Company, as well as the subsidiary companies which are included in the consolidation as a total.

Furthermore, to the best of our knowledge the Report of the Board of Directors for the period presents fairly the information required by paragraph 6 of article 5 of Law 3556/2007.

Athens, 25 August 2008

Apostolos S. Tamvakakis	Georgios K. Papageorgiou	Fotios S. Antonatos
Chairman of the Board & Managing Director	General Manager & Member of the BoD	Member of the BoD

Semi-annual Board of Directors' report of "LAMDA Development S.A." for the condensed consolidated and company interim financial statements for the six month period ended 30 June, 2008

Dear Shareholders,

According to the law 3556/2007 and the decisions 1/434/3.7.2007 and 7/448/11.10.2007 of the Hellenic Capital Market Commission, we present the semi annual Board of Directors' report of "LAMDA Development S.A." Consolidated and Company Interim Financial Information for the six month period ended June 30, 2008.

FINANCIAL POSITION OF THE GROUP

According to the International Financial Reporting Standards, the basic Group's and Company's figures for the six month period ended June 30, 2008 are the following:

Decrease by 33.8% in consolidated turnover of LAMDA Development S.A., which reached € 33.9 million compared to € 51.2 million in the same period of previous year 2007. This decrease is basically due to the sale of the office complex of subsidiary LAMDA Olympia Village S.A. during the period ended June 30, 2007. It should be noted that Group's recurrent profits during the period ended June 30, 2008 are increased in relation to the previous year's period.

The consolidated net profits reached € 17.176 thousand compared to € 26.673 thousand in 2007, while net profits of equity holders of the Company reached € 16.053 thousand compared to € 23.528 thousand in the respective previous year's period. The main reason for the Group's profits' decrease is the adjustment on the initial cost of the sale contract of 49.24% of the company LAMDA Olympia Village S.A. by € 8.000 thousand during the six month period ended June 30, 2007 compared to € 2.000 thousand during the six month period ended June 30, 2008, whereas the increase in financial costs has been offset by the increase in profits deriving from the two shopping centers as well as the significant improvement in LAMDA TechnOl Flisvos Marina S.A.'s results.

The total equity, that corresponds to the Company's shareholders, after minority interests, reached € 400.5 million compared to € 379.0 million in the previous year's period, showing an increase of 5.7%. EFG EUROBANK PROPERTIES share price decline had an unfavorable effect on Group's total equity by € 26.0 million.

(amounts in € thousand)	**Six month period ended June 30, 2008**	**Six month period ended June 30, 2007**	**Variation**
Turnover	33.882	51.232	-33.87%
E.B.I.T.D.A. before evaluation	14.257	20.535	-30.57%
Fair value gains from property investments	18.579	19.525	-4.85%
Profit before tax	23.037	34.795	-33.79%
Profit after tax and minority interest	16.053	23.528	-31.77%
Shareholders Equity	400.483	379.053	5.65%
NAV	462.762	424.987	8.89%

SIGNIFICANT EVENTS

Despite the international slow economic development as well as the deterioration in the economic climate in Greece, the Group's two shopping centers continue to develop successfully. "The Mall Athens" during the six month period ended June 30, 2008 presented turnover increase by 7%, when the total revenue from its operations increased by 10%. The "Mediterranean Cosmos" in Pylea Thessaloniki presented turnover increase by 13%, when the total revenue from its operations increased by 12.6%.

Significant development in the local market is the great improvements of the operating profits of LAMDA TechnOl Flisvos Marina S.A. given that since the end of 2007 the marine and land activities complement has reached 100%. Also, it should be noted that during June the new price list of yachting marine services was approved which is expected to result in further improvement of Marina.

Regarding the progress of the Group's new developments, the construction working in the Group's new shopping and leisure center in Maroussi are carried according to the timetable and the operations are programmed to begin in the last quarter of 2008. In leasing area, the results are exceptional since 98% of the shopping and leisure center is currently leased.

On June 30, 2008 the Group's subsidiary "LAMDA Prime Properties S.A." transferred land of 6.000 sqm. in Kifissia for € 8.385.000.

SIGNIFICANT RISKS

Fluctuations in property values

Fluctuations in property values are reflected in the income statement and balance sheet according to their fair value. An increase in yields would have important impact on the Group's profitability and assets. However, due to the successful operations of shopping and leisure centers "The Mall Athens" in Maroussi and "Mediterranean Cosmos" in Pylea Thessaloniki, their market value is not regarded to fall.

Credit risk

Income would be affected in case the tenants fail to fulfil their obligations.
However, the Group has a diversified tenant base consisting mainly of blue chip companies in Greece and foreign countries. The customers' financial condition is examined continuously. The Company's management does not expect significant losses from non-receivables apart from those for which certain provisions have been made.

Foreign exchange risk

The Group operates in Balkan countries and is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the Serbian, Romanian, Montenegrin and Bulgarian currency. The fact that the investments in the afore-mentioned countries depict less that 12% of the Group's asset value, do not expose the Group significantly in this risk category.

Interest rate risk

The Group's interest rate risk occurs mainly due to floating rated bank borrowings. The continuing interest rate increase lately will result in bigger financial costs.
The Group's borrowings are 49.4% of fixed interest rate or hedged through financial derivative instruments.

Inflation risk

The Group's exposure to inflation risk is limited as the Group enters into long term operating lease arrangements for a minimum of 6 years and are adjusted annually according to the Consumer Price Index plus margin up to 2%.

Liquidity risk

Liquidity needs are satisfied in full by the timely forecasting of cash needs in conjunction with the prompt receipt of receivables and by using adequate credit limits with collaborating banks.

External environmental factors

The Company has investments in Greece, Romania, Serbia, Bulgaria and Montenegro. The Group can be affected by external factors such as political instability, economic uncertainty and changes in tax regulations.

RELATED PARTY TRANSACTIONS

Related party transactions as defined by IAS 24 of the parent company and the Group are fully disclosed in note 14 of the condensed consolidated and company financial information for the six month period ended June 30, 2008.

Athens, 25 August 2008

Apostolos S. Tamvakakis	Georgios K. Papageorgiou	Fotios S. Antonatos
Chairman of the Board & Managing Director	General Manager & Member of the BoD	Member of the BoD

Report on review of interim financial information

[Translation from the original text in Greece]

To the Shareholders of the Lamda Development SA

Introduction

We have reviewed the accompanying company and consolidated condensed balance sheet of Lamda Development S.A. (the "Company") and its subsidiries as of 30 June 2008, the related company and consolidated condensed statements of income, changes in equity and cash flows for the six-month period then ended which also include certain explanatory notes, that comprise the interim financial information and which form and integral part six month financial report as required by article 5 of L.3556/2007. The Company's management is responsible for the preparation and presentation of these condensed interim financial information in accordance with International Financial Reporting Standards as adopted by the European Union and as applicable to interim financial reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagement 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", to which Greek Auditing Standards refer to. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Greek Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Review Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed financial information is not prepared, in all material respects, in accordance with IAS 34.

Reference to Other Legal and Regulatory Requirements

In addition to the interim financial information referred to above, we reviewed the remaining information included in the six-month financial report as required by article 5 of L.3556/2007 as well as the information required by the relevant Decisions of the Capital Markets Committee as set-out in the Law. Based on our review we conducted that the financial report includes the data and information that is required by the Law and the Decisions referred to above and is consistent with the accompanying financial information.

PRICEWATERHOUSECOOPERS

PriceWatehouseCoopers SA

268 Kifissias Avenue

15232 Athens

Reg. No 113

Athens, 26 August 2008

Certified Public Accountant

Konstantinos Michalatos

Balance Sheet

Amounts in Euro	Note	GROUP 30 June 2008	GROUP As at 31 December 2007	COMPANY 30 June 2008	COMPANY As at 31 December 2007
ASSETS					
Non-current assets					
Investment property	4	516.496.941	505.473.951	1.840.441	1.840.441
Property, plant and equipment	5	180.398.323	163.572.235	325.530	427.867
Intangible assets	6	4.658.408	4.728.371	-	-
Investments in subsidiaries	7	-	-	154.693.951	173.727.441
Investments in associates	7	2.070.098	1.561.148	507.328	388.328
Available-for-sale financial assets		47.986.785	56.711.655	47.986.785	56.711.655
Derivative financial instruments		2.880.359	1.147.290	-	-
Deferred income tax assets		688.452	551.118	-	-
Trade and other receivables	8	20.549.287	23.840.421	63.120.640	61.115.108
		775.728.652	**757.586.188**	**268.474.675**	**294.210.840**
Current assets					
Inventories		45.446.432	48.132.708	-	-
Trade and other receivables	8	101.479.924	86.460.911	66.140.299	65.292.177
Current income tax assets		6.047.837	5.972.960	6.043.304	5.965.503
Cash and cash equivalents	9	119.014.404	46.199.924	65.903.672	3.337.105
		271.988.597	**186.766.502**	**138.087.275**	**74.594.785**
Total assets		**1.047.717.249**	**944.352.690**	**406.561.950**	**368.805.625**
EQUITY					
Capital and reserves attributable to equity holders of the company					
Share capital		231.073.449	235.281.883	231.073.449	235.281.883
Other reserves		(5.427.573)	6.250.706	(5.795.866)	2.929.004
Retained earnings		174.836.996	155.639.135	13.275.381	12.464.733
		400.482.872	397.171.724	238.552.964	250.675.620
Minority interest		40.354.226	54.842.223	-	-
Total equity		**440.837.098**	**452.013.947**	**238.552.964**	**250.675.620**
LIABILITIES					
Non-current liabilities					
Borrowings and loans	10	436.513.835	349.026.928	153.000.000	103.000.000
Deferred income tax liabilities		70.013.969	64.755.661	2.621.886	2.331.583
Retirement benefit obligations		368.545	368.545	326.589	326.589
Other non-current liabilities		1.894.869	1.745.642	-	36.148
		508.791.218	**415.896.775**	**155.948.475**	**105.694.320**
Current liabilities					
Trade and other payables		54.572.274	45.899.509	12.060.511	12.435.686
Current income tax liabilities		3.487.009	3.491.698	-	-
Borrowings and loans	10	40.029.650	27.050.759	-	-
		98.088.932	**76.441.967**	**12.060.511**	**12.435.686**
Total liabilities		**606.880.151**	**492.338.743**	**168.008.986**	**118.130.005**
Total equity and liabilities		**1.047.717.249**	**944.352.690**	**406.561.950**	**368.805.625**

This condensed consolidated and Company interim financial information of LAMDA Development SA has been approved for issue by the Company's Board of Directors on 25 August 2008.

The notes on pages 14 to 32 form an integral part of this condensed interim financial information.

Income Statement

Continuing operations (*Amounts in Euro*)	**Note**	**GROUP** Six months ended 30 June 2008	**GROUP** Six months ended 30 June 2007	**COMPANY** Six months ended 30 June 2008	**COMPANY** Six months ended 30 June 2007
Revenue		33.882.495	51.232.469	2.083.357	1.020.429
Dividends		997.128	980.607	3.197.616	1.180.607
Fair value gains of investment property	4	18.579.400	19.525.301	-	20.000
Cost of inventory sales		(4.030.180)	(24.785.298)	-	-
Other direct investment property expenses		(4.000.796)	(4.560.555)	-	-
Employee benefit expense		(3.915.687)	(3.428.090)	(2.778.299)	(2.666.179)
Depreciation of property, plant, equipment and intangible assets		(994.112)	(993.659)	(146.205)	(327.709)
Operating lease payments		(3.309.086)	(3.265.623)	(347.741)	(337.289)
Contracting cost		(995.532)	(1.872.819)	(20.371)	(31.548)
Profit from participations sale in associates	7	2.000.000	8.000.000	2.000.000	8.000.000
Other operating income / (expenses) - net		(5.377.133)	(772.101)	(1.941.213)	(1.282.219)
Operating profit		**32.836.497**	**40.060.230**	**2.047.144**	**5.576.093**
Finance income		1.504.934	1.420.530	2.908.769	1.087.571
Finance costs		(11.693.957)	(7.075.979)	(3.854.961)	(43.783)
Share of profits of associates	7	389.949	389.769	-	-
Profit before income tax		**23.037.422**	**34.794.550**	**1.100.952**	**6.619.881**
Income tax expense	15	(5.860.990)	(8.121.461)	(290.304)	(1.690.188)
Profit for the period		**17.176.432**	**26.673.090**	**810.648**	**4.929.692**
Attributable to:					
equity holders of the Company		16.053.208	23.527.560	810.648	4.929.692
minority interest		1.123.224	3.145.530	-	-
		17.176.432	**26.673.090**	**810.648**	**4.929.692**
Earnings per share for profit attributable to the equity holders of the Company (expressed in € per share)					
basic	16	0,37	0,53	0,02	0,11
diluted	16	0,37	0,53	0,02	0,11

The notes on pages 14 to 32 form an integral part of this condensed interim financial information.

Income Statement

Continuing operations (*Amounts in Euro*)	**Note**	**GROUP** 01.04.2008 to 30.06.2008	**GROUP** 01.04.2007 to 30.06.2007	**COMPANY** 01.04.2008 to 30.06.2008	**COMPANY** 01.04.2007 to 30.06.2007
Revenue		17.576.714	36.382.123	1.766.938	608.788
Dividends		-	108.120	2.200.488	308.120
Fair value gains of investment property	4	5.599.470	9.762.650	-	10.000
Cost of property sale		(2.194.155)	(22.615.225)	-	-
Other direct investment property expenses		(2.077.184)	(1.968.208)	-	-
Employee benefit expense		(1.918.918)	(1.778.775)	(1.272.581)	(1.285.934)
Depreciation of property, plant, equipment and intangible assets		(488.411)	(507.394)	(61.196)	(164.658)
Operating lease payments		(1.650.843)	(1.641.295)	(173.823)	(181.368)
Contracting cost		(476.356)	(951.393)	-	(13.600)
Profit from participations sale in associates	7	2.000.000	4.000.000	2.000.000	4.000.000
Other operating income / (expenses) - net		(3.616.994)	875.824	(1.292.413)	(691.060)
Operating profit		**12.753.323**	**21.666.428**	**3.167.414**	**2.590.288**
Finance income		1.191.712	762.726	1.764.261	493.193
Finance costs		(6.616.862)	(3.638.176)	(2.310.986)	(1.231)
Share of profits of associates		199.704	252.166	-	-
Profit before income tax		**7.527.877**	**19.043.144**	**2.620.689**	**3.082.250**
Income tax expense	15	(2.367.296)	(4.197.635)	(919.521)	(805.781)
Profit for the period		**5.160.581**	**14.845.509**	**1.701.169**	**2.276.469**
Attributable to:					
equity holders of the Company		4.813.967	13.060.150	1.701.169	2.276.469
minority interest		346.615	1.785.359	-	-
		5.160.581	**14.845.509**	**1.701.169**	**2.276.469**
Earnings per share for profit attributable to the equity holders of the Company (expressed in € per share)					
basic		0,11	0,30	0,04	0,05
diluted		0,11	0,30	0,04	0,05

The notes on pages 14 to 32 form an integral part of this condensed interim financial information.

Statement of changes in equity

Amounts in Euro	Share Capital	Other reserves	Retained earnings	Minority interest	Total equity
	Attributable to equity holders of the Company				
GROUP					
Balance at 1 January 2007	**235.722.818**	**23.357.593**	**106.546.237**	**42.606.437**	**408.233.085**
Fair value gains on available-for-sale financial assets	-	(2.093.969)	-	-	(2.093.969)
Reserves from PPE transfer to investment property, net of tax	-	1.315.010	-	-	1.315.010
Cash flow hedges, net of tax	-	787.518	-	460.818	1.248.337
Currency translation differences	-	12.350	-	-	12.350
Net income recognised directly in equity	-	20.909	-	460.818	481.727
Profit for the period	-	-	23.527.560	3.145.530	26.673.090
Total recognised income for the period ended 30 June 2007	**-**	**20.909**	**23.527.560**	**3.606.348**	**27.154.817**
Acquisition of subsidiaries	-	-	-	(140)	(140)
Increase in subsidiary share capital	-	-	-	2.002	2.002
Dividends relating to 2006 approved by the shareholders	-	-	(10.121.822)	(50.000)	(10.171.822)
	-	-	(10.121.822)	(48.138)	(10.169.960)
Balance at 30 June 2007	**235.722.818**	**23.378.501**	**119.951.975**	**46.164.648**	**425.217.942**
Balance at 1 January 2008	**235.281.883**	**6.250.706**	**155.639.135**	**54.842.223**	**452.013.947**
Fair value gains on available-for-sale financial assets	-	(8.724.870)	-	-	(8.724.870)
Cash flow hedges, net of tax	-	579.572	-	384.774	964.346
Currency translation differences	-	(388.328)	-	15	(388.313)
Net income / (expense) recognised directly in equity	-	(8.533.626)	-	384.789	(8.148.837)
Profit for the period	-	-	16.053.208	1.123.224	17.176.432
Total recognised income / (expense) for the period ended 30 June 2007	**-**	**(8.533.626)**	**16.053.208**	**1.508.013**	**9.027.595**
Decrease in subsidiary share capital	-	-	-	(15.956.010)	(15.956.010)
Dividends relating to 2007 approved by the shareholders	-	-	-	(40.000)	(40.000)
Transfers to reserves	-	(3.144.654)	3.144.654	-	-
Purchase of treasury shares	(4.208.434)	-	-	-	(4.208.434)
	(4.208.434)	(3.144.654)	3.144.654	(15.996.010)	(20.204.444)
Balance at 30 June 2008	**231.073.449**	**(5.427.573)**	**174.836.996**	**40.354.226**	**440.837.098**

The notes on pages 14 to 32 form an integral part of this condensed interim financial information.

Statement of changes in equity

Amounts in Euro	Share Capital	Other reserves	Retained earnings	Total equity
COMPANY				
Balance at 1 January 2007	**235.722.818**	**22.052.196**	**25.215.307**	**282.990.321**
Fair value gains on available-for-sale financial assets	-	(2.093.969)	-	(2.093.969)
Profit for the period	-	-	4.929.692	4.929.692
Total recognised income / (expense) for the period ended 30 June 2007	**-**	**(2.093.969)**	**4.929.692**	**2.835.723**
Dividends relating to 2006 approved by the shareholders	-	-	(10.121.822)	(10.121.822)
Balance at 30 June 2007	**235.722.818**	**19.958.227**	**20.023.177**	**275.704.222**
Balance at 1 January 2008	**235.281.883**	**2.929.004**	**12.464.733**	**250.675.620**
Fair value gains on available-for-sale financial assets	-	(8.724.870)	-	(8.724.870)
Profit for the period	-	-	810.648	810.648
Total recognised income/(expense) for the period ended 30 June 2008	**-**	**(8.724.870)**	**810.648**	**(7.914.222)**
Purchase of treasury shares	(4.208.434)	-	-	(4.208.434)
Balance at 30 June 2008	**231.073.449**	**(5.795.866)**	**13.275.381**	**238.552.964**

The notes on pages 14 to 32 form an integral part of this condensed interim financial information.

Cash Flow Statement

		GROUP		COMPANY	
		Six months ended 30 June		Six months ended 30 June	
Amounts in Euro	Note	2008	2007	2008	2007
Cash flows from operating activities:					
cash generated from operations	11	24.355.795	32.975.028	(5.443.419)	(4.833.422)
interest paid		(11.160.478)	(5.765.155)	(3.561.160)	(43.783)
income tax paid		(1.478.990)	(306.934)	(77.801)	(709.365)
Cash flows from operating activities - net		**11.716.329**	**26.902.938**	**(9.082.379)**	**(5.586.570)**
Cash flows from investing activities:					
purchases of property, plant, equipment and investment property	5, 4	(18.680.586)	(24.677.500)	(43.869)	(79.466)
proceeds on disposal of investment property	8	-	-	3.720.000	-
dividends received		997.128	980.607	3.037.616	980.607
loans granted to related parties	14	(2.650.000)	(390.064)	(360.000)	(7.978.610)
interest received		1.339.772	1.207.247	602.840	1.326.364
proceeds from loan repayments received from related parties	14	50.000	5.076.000	-	10.000.000
decrease in subsidiary share capital	7	-	-	24.033.990	1.036.296
increase in participations	7	(119.000)	-	(5.119.500)	(17.743.720)
increase in assets due to acquisition of subsidiaries		-	(154.330)	-	-
Cash flows from investing activities - net		**(19.062.686)**	**(17.958.041)**	**25.871.078**	**(12.458.529)**
Cash flows from financing activities - net:					
purchase of treasury shares		(4.208.434)	-	(4.208.434)	-
dividends paid to Company's shareholders		(13.697)	(10.173.471)	(13.697)	(10.173.471)
borrowings received	10	112.550.024	1.994.575	58.000.000	-
costs on issuance of loans	10	(247.945)	-	-	-
repayments of capital repayments of finance leases	10	(333.706)	(300.442)	-	-
repayments of borrowings	10	(11.629.394)	(20.318.709)	(8.000.000)	(156.451)
decrease in subsidiary share capital	7	(15.956.010)	-	-	-
Cash flows from financing activities - net		**80.160.838**	**(28.798.047)**	**45.777.869**	**(10.329.923)**
Net increase/(decrease) in cash and cash equivalents		**72.814.481**	**(19.853.150)**	**62.566.567**	**(28.375.022)**
Cash and cash equivalents at end of period	9	46.199.924	79.911.287	3.337.105	51.504.302
Cash and cash equivalents	9	**119.014.404**	**60.058.137**	**65.903.672**	**23.129.279**

The notes on pages 14 to 32 form an integral part of this condensed interim financial information.

Notes to the condensed consolidated and Company interim financial information

1. General information

This condensed interim financial information includes the interim financial information of the company LAMDA Development S.A. (the "Company") and the interim consolidated financial information of the Company and its subsidiaries (together "the Group"). The names of the subsidiaries are presented in note 7 of this financial information.

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 16 Laodikias & Nimfeou Str., 11528, Athens 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 information is included in its consolidated financial information. The company Consolidated Lamda Holdings S.A. is controlled by Latsis family.

This financial information was authorised for issue by the Board of Directors on August 25, 2008.

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 six month period ended 30 June 2008. 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 2007 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 information are in accordance with those used for the preparation of the Company and Group annual financial statements as of December 31, 2007. New standards, amendments and interpretations to published standards that are mandatory for financial year ending 31 December 2008, as they were described in the annual financial statements for the year ended 31 December 2007 either were not relevant to the Group's operations or did not have a significant impact on the financial information.

This condensed interim financial information has been prepared under the historical cost convention except for the investments in property, the available for sale financial assets and the derivative financial instruments, which after the initial recognition, are carried at fair value.

The preparation of financial information in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. Moreover, the use of estimates and assumptions that have an influence on the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of preparation of financial information and the reported income and expense amounts during the reporting period, are required. Although these estimates are based on the best possible knowledge of management with respect to the current conditions and activities, the real results can eventually differ from these estimates.

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 ending on 31 December 2008

New standards or amendments that are mandatory effective for financial years beginning during the current period have not been published.

Interpretations mandatory effective for the annual period ending on 31 December 2008

IFRIC 11, IFRS 2 "Group and Treasury Share Transactions"

This interpretation is effective for annual periods beginning on or after 1 March 2007 and clarifies the treatment where employees of a subsidiary receive the shares of a parent. It also clarifies whether certain types of transactions are accounted for as equity-settled or cash-settled transactions. This interpretation is not expected to have any impact on the Group's financial statements.

IFRIC 12 "Service Concession Arrangements"

This interpretation is effective for annual periods beginning on or after 1 January 2008 and applies to companies that participate in service concession arrangements. This interpretation is not relevant to the Group's operations.

IFRIC 14 "The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction"

This interpretation is effective for annual periods beginning on or after 1 January 2008 and applies to post-employment and other long-term employee defined benefit plans. The interpretation clarifies when refunds or reductions in future contributions should be regarded as available, how a minimum funding requirement might affect the availability of reductions in future contributions and when a minimum funding requirement might give rise to a liability. As the Group does not operate any such benefit plans for its employees, this interpretation is not relevant to the Group.

Standards mandatory effective for the annual periods beginning after 31 December 2008

IAS 23 (amendment) "Borrowing Costs"

This standard is effective for annual periods beginning on or after 1 January 2009 and replaces the previous version of IAS 23. The main change is the removal of the option of immediately recognising as an expense borrowing costs that relate to assets that need a substantial period of time to get ready for use or sale. The Group will apply IAS 23 from 1 January 2009.

IFRS 8 "Operating Segments"

This standard is effective for annual periods beginning on or after 1 January 2009 and supersedes IAS 14, under which segments were identified and reported based on a risk and return analysis. Under IFRS 8 segments are components of an entity regularly reviewed by the entity's chief operating decision maker and are reported in the financial statements based on this internal component classification. The Group will apply IFRS 8 from 1 January 2009.

IAS 1 (amendment) “Presentation of Financial Statements”

IAS 1 has been revised to enhance the usefulness of information presented in the financial statements and is effective for annual periods beginning on or after 1 January 2009. The key changes are: the requirement that the statement of changes in equity include only transactions with shareholders, the introduction of a new statement of comprehensive income that combines all items of income and expense recognised in profit or loss together with “other comprehensive income”, and the requirement to present restatements of financial statements or retrospective application of a new accounting policy as at the beginning of the earliest comparative period. The Group will apply these amendments and make the necessary changes to the presentation of its financial statements in 2009.

IFRS 2 “Share-based payment”

Vesting Conditions and Cancellations - The amendment, effective for annual periods beginning on or after 1 January 2009, clarifies the definition of “vesting condition” by introducing the term “non-vesting condition” for conditions other than service conditions and performance conditions. The amendment also clarifies that the same accounting treatment applies to awards that are effectively cancelled by either the entity or the counterparty. The Group does not expect that these amendments will have an impact on its financial statements, as the Group does not have any share-based payments.

IFRS 3 (revision) “Business combinations” and IAS 27 (amendment) “Consolidated and Separate Financial Statements”

A revised version of IFRS 3 Business Combinations and an amended version of IAS 27 Consolidated and Separate Financial Statements is effective for annual periods beginning on or after 1 July 2009. 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. Furthermore the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. The changes introduced by these standards must be applied prospectively and will affect future acquisitions and transactions with minority interests. The Group will apply these changes form their effective date.

IAS 32 (amendment) “Financial Instruments: Presentation” and consequential IAS 1 (amendment) “Presentation of Financial Statements Puttable Financial Instruments and Obligations Arising on Liquidation”

The amendment to IAS 32 requires certain puttable financial instruments and obligations arising on liquidation to be classified as equity if certain criteria are. The amendment to IAS 1 requires disclosure of certain information relating to puttable instruments classified as equity. Both amendments are effective for annual periods beginning on or after 1 January 2009. The Group does not expect these amendments to impact the financial statements of the Group.

<u>Interpretations mandatory effective for the annual periods beginning after 31 December 2008</u>

IFRIC 13, “Customer Loyalty Programmes”

This interpretation is effective for annual periods beginning on or after 1 July 2008 and clarifies the treatment of entities that grant loyalty award credits such as ‘’points’’ and ‘’travel miles’’ to customers who buy other goods or services. This interpretation is not relevant to the Group’s operations.

IFRIC 15, “Agreements for the Construction of Real Estate”

This interpretation is effective for annual periods beginning on or after 1 January 2009 and 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"

This interpretation is effective for annual periods beginning on or after 1 October 2008 and 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.

3. Segment information

Primary reporting format – business segments

The Group is organised into two business segments:

(1) Real Estate

(2) Shipyards and Marine services

The segment results for the six month period ended 30 June 2008 were as follows:

Continuing operations (Amounts in Euro)	Real Estate	Shipyards and Marine Services	Total
Net sales	**28.562.683**	**5.319.812**	**33.882.495**
Operating profit	32.363.986	472.511	32.836.497
Finance income	1.410.025	94.909	1.504.934
Finance costs	(10.706.640)	(987.317)	(11.693.957)
Share of (loss) / profit of associates	389.949	-	389.949
Profit before income tax	**23.457.320**	**(419.898)**	**23.037.422**
Income tax expense			(5.860.990)
Net profit for the period			**17.176.432**

The segment results for the six month period ended 30 June 2007 were as follows:

Continuing operations (Amounts in Euro)	Real Estate	Shipyards and Marine Services	Total
Net sales	**47.750.948**	**3.481.520**	**51.232.469**
Operating profit / (loss)	41.440.872	(1.380.642)	40.060.230
Finance income	1.327.846	92.684	1.420.530
Finance costs	(6.515.958)	(560.021)	(7.075.979)
Share of (loss) / profit of associates	389.769	-	389.769
Profit / (loss) before income tax	**36.642.529**	**(1.847.979)**	**34.794.550**
Income tax expense			(8.121.461)
Net profit for the period			**26.673.090**

The segment results for the three month period ended 30 June 2008 were as follows:

Continuing operations (Amounts in Euro)	Real Estate	Shipyards and Marine Services	Total
Net sales	**14.594.966**	**2.981.748**	**17.576.714**
Operating profit	12.216.661	536.662	12.753.323
Finance income	1.121.479	70.233	1.191.712
Finance costs	(6.086.693)	(530.168)	(6.616.862)
Share of (loss) / profit of associates	199.704	-	199.704
Profit before income tax	**7.451.150**	**76.727**	**7.527.877**
Income tax expense			(2.367.296)
Net profit for the period			**5.160.581**

The segment results for the three month period ended 30 June 2007 were as follows:

Continuing operations (Amounts in Euro)	Real Estate	Shipyards and Marine Services	Total
Net sales	**34.543.364**	**1.838.758**	**36.382.123**
Operating profit / (loss)	22.397.996	(731.568)	21.666.428
Finance income	762.726	34.912	797.638
Finance costs	(3.392.927)	(280.161)	(3.673.088)
Share of (loss) / profit of associates	252.166	-	252.166
Profit / (loss) before income tax	**20.019.961**	**(976.817)**	**19.043.144**
Income tax expense			(4.197.635)
Net profit for the period			**14.845.509**

Inter-segment transfers or transactions are entered into under the normal commercial terms and conditions that would also be available to unrelated third parties.

4. Investment property

	GROUP		COMPANY	
Amounts in Euro	30 June 2008	As at 31 December 2007	30 June 2008	As at 31 December 2007
Opening balance as at 1 January	505.473.951	439.017.856	1.840.441	5.540.441
Additions resulting from subsequent expenditure	943.590	1.801.877	-	-
Transfer from property, plant & equipment	-	4.026.653	-	-
Disposals	(8.500.000)	-	-	(3.720.000)
Indemnity on primary costs	-	(6.916.943)	-	-
Fair value adjustments directly to equity	-	1.948.347	-	-
Fair value adjustments	18.579.400	65.596.161	-	20.000
Balance at the end of period	**516.496.941**	**505.473.951**	**1.840.441**	**1.840.441**

Group's investment property was revalued by independent professional valuers at semi-annual basis ("SAVILLS HELLAS Ltd"). Valuations were 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 €13.670.000 and property under operating lease that amounts to €171.968.500.

Bank borrowings are secured with mortgages on "The Mall Athens", associate's "Lamda Olympia Village SA" investment property, which amount to € 170.000.000 (note 10). Group's proportion on the above mortgages amounts to € 92.608.000.

On June 30, 2008 the Group's subsidiary "LAMDA Prime Properties SA" proceeded in the transfer of investment property to the associate "PALLAS ATHINA SA" in the amount of € 8.4 million.

5. Property, plant and equipment

Amounts in Euro	Land and buildings	Vehicles and machinery	Furniture and other equipment	Software	Investment property under construction	Assets under construction	Total
GROUP - Cost							
1 January 2007	**19.746.803**	**10.372.142**	**1.835.901**	**2.227.116**	**2.518.149**	**17.774.842**	**54.474.953**
Acquisition of subsidiaries	33.668.516	-	-	-	-	-	33.668.516
Additions	70.189.397	146.904	293.555	14.524	13.677.192	3.106.427	87.427.999
Reclassifications	14.549.602	687.415	(2.021)	-	2.451.500	(17.636.827)	49.669
Transfer to investment property	(4.723.112)	-	-	-	-	-	(4.723.112)
31 December 2007	**133.431.206**	**11.206.461**	**2.127.435**	**2.241.640**	**18.646.842**	**3.244.442**	**170.898.026**
1 January 2008	**133.431.206**	**11.206.461**	**2.127.435**	**2.241.640**	**18.646.842**	**3.244.442**	**170.898.026**
Additions	1.808.512	204.382	563.064	39.837	13.594.553	1.540.355	17.750.703
Disposals / Write-offs	-	-	(13.985)	-	-	-	(13.985)
30 June 2008	**135.239.717**	**11.410.843**	**2.676.515**	**2.281.476**	**32.241.395**	**4.784.797**	**188.634.744**
Accumulated depreciation							
1 January 2007	**(1.456.242)**	**(1.994.353)**	**(1.044.008)**	**(1.645.622)**	**-**	**-**	**(6.140.226)**
Depreciation charge	(663.408)	(452.401)	(315.934)	(452.435)	-	-	(1.884.178)
Reclassifications	-	1.067	1.086	-	-	-	2.153
Transfer to investment property	696.458	-	-	-	-	-	696.458
31 December 2007	**(1.423.191)**	**(2.445.686)**	**(1.358.856)**	**(2.098.057)**	**-**	**-**	**(7.325.791)**
1 January 2008	**(1.423.191)**	**(2.445.686)**	**(1.358.856)**	**(2.098.057)**	**-**	**-**	**(7.325.791)**
Depreciation charge	(422.212)	(248.987)	(140.166)	(112.785)	-	-	(924.149)
Disposals / Write-offs	-	-	13.519	-	-	-	13.519
30 June 2008	**(1.845.403)**	**(2.694.673)**	**(1.485.503)**	**(2.210.842)**	**-**	**-**	**(8.236.421)**
Closing net book amount at 31 December 2007	**132.008.014**	**8.760.776**	**768.579**	**143.582**	**18.646.842**	**3.244.442**	**163.572.235**
Closing net book amount at 31 December 2008	**133.394.315**	**8.716.170**	**1.191.011**	**70.635**	**32.241.395**	**4.784.797**	**180.398.323**

Amounts in Euro	Land and buildings	Vehicles and machinery	Furniture and other equipment	Software	Assets under construction	Total
COMPANY - Cost						
1 January 2007	**155.038**	**2.107**	**1.036.481**	**2.251.713**	**3.540**	**3.448.878**
Additions	-	36.965	48.138	5.988	93.567	184.658
Disposals	-	-	(348.304)	-	(97.107)	(445.410)
31 December 2007	**155.038**	**39.072**	**736.315**	**2.257.701**	**-**	**3.188.126**
1 January 2008	**155.038**	**39.072**	**736.315**	**2.257.701**	**-**	**3.188.126**
Additions	-	1.424	11.995	30.450	-	43.869
30 June 2008	**155.038**	**40.496**	**748.310**	**2.288.151**	**-**	**3.231.995**
Accumulated depreciation						
1 January 2007	**(47.515)**	**(364)**	**(778.088)**	**(1.640.091)**	**-**	**(2.466.059)**
Depreciation charge	(12.403)	(4.025)	(158.303)	(445.647)	-	(620.377)
Disposals	-	-	326.177	-	-	326.177
31 December 2007	**(59.918)**	**(4.389)**	**(610.214)**	**(2.085.738)**	**-**	**(2.760.259)**
1 January 2008	**(59.918)**	**(4.389)**	**(610.214)**	**(2.085.738)**	**-**	**(2.760.259)**
Depreciation charge	(6.202)	(2.474)	(27.823)	(109.707)	-	(146.205)
30 June 2008	**(66.119)**	**(6.863)**	**(638.037)**	**(2.195.445)**	**-**	**(2.906.464)**
Closing net book amount at 31 December 2007	**95.120**	**34.683**	**126.101**	**171.963**	**-**	**427.867**
Closing net book amount at 31 December 2008	**88.918**	**33.633**	**110.273**	**92.706**	**-**	**325.530**

Liens and pre-notices on the Group's land and buildings amount to € 4.300.000 for securing borrowings (note 10).

6. Intangible assets

Amounts in Euro	**Concessions and similar rights**
GROUP - Cost	
1 January 2007	**5.468.925**
Additions	-
31 December 2007	**5.468.925**
1 January 2008	**5.468.925**
Additions	-
30 June 2008	**5.468.925**
Συσσωρευμένες αποσβέσεις	
1 January 2007	**(600.628)**
Depreciation charge	(139.926)
31 December 2007	**(740.554)**
1 January 2008	**(740.554)**
Depreciation charge	(69.963)
30 June 2008	**(810.517)**
Closing net book amount at 31 December 2007	**4.728.371**
Closing net book amount at 31 December 2008	**4.658.408**

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	
Amounts in Euro	**30 June 2008**	**As at 31 December 2007**
Opening balance as at 1 January	**174.115.769**	**131.440.237**
Additions	500	34.863.063
Share capital increase	5.119.000	13.964.500
Share capital decrease	(24.033.990)	(6.152.031)
Balance at the end of period	**155.201.279**	**174.115.769**

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 June 2008 *(Amounts in Euro)*

Name	Cost	Impairment	Carrying amount	Country of incorporation	% interest held
LAMDA ESTATE DEVELOPMENT SA	52.654.314	13.163.962	39.490.352	Greece	100,00%
LAMDA PRIME PROPERTIES SA	12.331.598	-	12.331.598	Greece	100,00%
LAMDA ERGA ANAPTYXIS SA	169.999	-	169.999	Greece	100,00%
LAMDA DOMI SA	13.069.999	-	13.069.999	Greece	100,00%
LAMDA PROPERTY MANAGEMENT SA	209.999	-	209.999	Greece	100,00%
LAMDA HELLIX SA	1.240.000	-	1.240.000	Greece	80,00%
PYLAIA SA	10.345.457	-	10.345.457	Greece	60,10%
LAMDA TECHNOL FLISVOS HOLDING SA	8.190.216	2.484.000	5.706.216	Greece	51,00%
LAMDA ANADIXI SA	59.999	-	59.999	Greece	100,00%
LAMDA PROTYPI ANAPTYXI SA	59.999	-	59.999	Greece	100,00%
LAMDA WASTE MANAGEMENT SA	499.999	-	499.999	Greece	100,00%
GEAKAT SA	13.663.177	-	13.663.177	Greece	100,00%
LAMDA DEVELOPMENT SOFIA E.O.O.D.	23.038	-	23.038	Bulgaria	100,00%
LAMDA DEVELOPMENT SOUTH E.O.O.D.	2.560	-	2.560	Bulgaria	100,00%
LAMDA DEVELOPMENT VITOSHA E.O.O.D.	2.560	-	2.560	Bulgaria	100,00%
LAMDA DEVELOPMENT D.O.O. (BEOGRAD)	112.130	-	112.130	Serbia	100,00%
PROPERTY DEVELOPMENT D.O.O.	500	-	500	Serbia	100,00%
PROPERTY INVESTMENTS LTD	500	-	500	Serbia	100,00%
LAMDA DEVELOPMENT ROMANIA SRL	500	-	500	Romania	100,00%
ROBIES SERVICES LTD	1.638.000	-	1.638.000	Cyprus	90,00%
LAMDA DEVELOPMENT (NETHERLANDS) BV	23.500.000	-	23.500.000	Netherlands	100,00%
LAMDA DEVELOPMENT MONTENEGRO D.O.O.	1	-	1	Montenegro	100,00%
Investments in subsidiaries	**137.774.544**	**15.647.962**	**122.126.582**		
LAMDA OLYMPIA VILLAGE SA [a]	27.105.604	-	27.105.604	Greece	49,24%
LAMDA AKINHTA SA	4.903.594	10	4.903.584	Greece	50,00%
S.C. LAMDA OLYMPIC SRL	1.396.209	838.027	558.181	Romania	50,00%
Investments in joint ventures	**33.405.407**	**838.037**	**32.567.369**		
ECE LAMDA HELLAS SA	204.000	-	204.000	Greece	34,00%
ATHENS METROPOLITAN EXPO SA	238.000	-	238.000	Greece	11,70%
EFG PROPERTY SERVICES SA	29.989	-	29.989	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15.339	-	15.339	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20.000	-	20.000	Serbia	20,00%
Investments in associates	**507.328**	**-**	**507.328**		
TOTAL	**171.687.278**	**16.485.999**	**155.201.279**		

The Group participates in the following companies' equity:

GROUP - Investments in associates **30 June 2008**

Name	Cost	Share in profit / (loss)	Carrying amount		
ECE LAMDA HELLAS SA	204.000	866.401	**1.070.402**	Greece	34,00%
EFG PROPERTY SERVICES SA	29.989	84.485	**114.474**	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15.339	214.287	**229.626**	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20.000	124.840	**144.840**	Serbia	20,00%
MC PROPERTY MANAGEMENT SA	40.000	232.756	**272.756**	Greece	25,00%
S.C. LAMDA MED SRL	464	(464)	-	Romania	40,00%
ATHENS METROPOLITAN EXPO SA	238.000	-	**238.000**	Greece	11,70%
TOTAL	**547.792**	**1.522.305**	**2.070.098**		

During the period ended 30 June 2008 the following significant events have occurred:

(a) "LAMDA Olympia Village SA"

On 7/11/2006 the Company transferred 50% of its participation in "LAMDA Olympia Village SA" to "HSBC LUXEMBOURG SARL". Specifically, "HSBC LUXEMBOURG SARL" acquired 13.006.105 shares of "LAMDA Olympia Village SA", which represent 49.24% of the company's share capital. As a result, the Group with this transaction loses the control and in league with "HSBC LUXEMBOURG SARL" have the power to govern the financial and operating policies of "LAMDA Olympia Village SA".

According to the special terms of the purchase sale contract, the initial cost of the transaction is adjusted upwards with figures as they occur for the period until June 30, 2008 by € 2.000.000 in Group and Company results. The current total transaction cost amounts to € 167.018.807. The Company has already received € 114.905.055 and the rest of amount (June 30, 2008: € 52.109.751) is included in "Trade and other receivables".

Share capital increase / decrease

The Company increased its participation in 100% subsidiary "LAMDA Development (Netherlands) BV" registered in Amsterdam, by € 5m. and participated in the share capital increase of associate "Athens Metropolitan Expo SA". In addition, during the three month period ended June 30, 2008 the Company's subsidiary "PYLEA SA" proceeded in share capital decrease. As a result, the Company's participation decreased by € 24m.

Other

The Company established "Property Investments LTD" with registered office in Serbia. Also, the Company's subsidiary (by 100%) "LAMDA Development (Netherlands) BV" participated by 50% in the establishment of the Croatian company SL Imobilia DOO.

The Group's composition on June 30, 2008 is as follows:

Company			% Participation of the parent company
LAMDA Development SA			Parent company
Full consolidation			
LAMDA Estate Development SA	Greece		100,00%
KRONOS PARKING AE	Greece	Indirect	100,00%
LAMDA Prime Properties SA	Greece		100,00%
ΠΥΛΑΙΑ AE	Greece		60,10%
LAMDA Technol Flisvos Holding AE	Greece		51,00%
LAMDA Technol Flisvos Marina AE	Greece	Indirect	39,39%
LAMDA Έργα Ανάπτυξης AE	Greece		100,00%
LAMDA Δομή AE	Greece		100,00%
LAMDA Property Management AE	Greece		100,00%
LAMDA Hellix AE	Greece		80,00%
LAMDA Ανάδειξη AE	Greece		100,00%
LAMDA Πρότυπη Ανάπτυξη AE	Greece		100,00%
LAMDA Waste Management SA	Greece		100,00%
ΓΕΑΚΑΤ AE	Greece		100,00%
LAMDA Development DOO Beograd	Serbia		100,00%
Property Development DOO	Serbia		100,00%
Property Investments LTD	Serbia		100,00%
LAMDA Development Romania SRL	Romania		100,00%
LAMDA Development Sofia EOOD	Bulgaria		100,00%
LAMDA Development South EOOD	Bulgaria		100,00%
LAMDA Development Vitosha EOOD	Bulgaria		100,00%
TIHI EOOD	Bulgaria	Indirect	100,00%

Company			% Participation of the parent company
LAMDA Development Montenegro DOO	Montenegro		100,00%
LAMDA Development (Netherlands) BV	The Netherlands		100,00%
Robies Services Ltd	Cyprus		90,00%
Robies Proprietati Imobiliare SRL	Romania	Indirect	90,00%
LAMDA Properties Development SRL	Romania	Indirect	95,00%
Proportionate consolidation			
LAMDA Olympia Village AE	Greece		49,24%
LAMDA Ακίνητα AE	Greece		50,00%
LAMDA Redding Εργοληπτική Κοινοπραξία	Greece	Indirect	50,00%
SC LAMDA Olympic SRL	Romania		50,00%
Singidunum-Buildings DOO	Serbia	Indirect	50,00%
Rang Nekretnine DOO	Serbia	Indirect	50,00%
GLS OOD	Bulgaria	Indirect	50,00%
S.L. Imobilia DOO	Croatia	Indirect	50,00%
Equity consolidation			
MC ΔΙΑΧΕΙΡΙΣΗ ΑΚΙΝΗΤΩΝ AE	Greece	Indirect	25,00%
ECE LAMDA ΕΛΛΑΣ AE	Greece		34,00%
ATHENS METROPOLITAN EXPO AE	Greece		11,67%
SC LAMDA MED SRL	Romania	Indirect	40,00%
EFG PROPERTY SERVICES SA	Romania		20,00%
EFG PROPERTY SERVICES DOO BEOGRAD	Serbia		20,00%
EFG PROPERTY SERVICES SOFIA AD	Bulgaria		20,00%

8. Trade and other receivables

In the accounts of "Trade and other receivables", in Group and Company figures, the amount of € 52.1m (December 31, 2007: € 50.1m) is included regarding the Company's receivables from "HSBC Property Investments Ltd" in relation to the sale of 50% of participation in "LAMDA Olympia Village SA".

Also, in Group level "Trade and other receivables" include receivables from the Greek State which are related to VAT paid for construction costs of the shopping and leisure centres, according to art.24 of Law 3522/22.12.2006. The right to rebate the tax or compensate the above amount with future tax liabilities is established with the supplementary provision of POL 1112 (05/12/2007). Part of the receivables € 3.5m. has been offset during the year. On June 30, 2008 the balance of VAT receivable regarding the construction of the shopping and leisure centers amount to € 26.6m.

During the current period, the Company received the amount of € 3,7m. deriving from the sale of investment property to its subsidiary LAMDA Hellix SA and in Group level, on June 30, 2008 the receivables of € 8.4 m. from the transfer of investment property of the Group's subsidiary "LAMDA Prime Properties SA" to the associate "PALLAS ATHINA SA" remain open.

9. Cash and cash equivalents

	GROUP		COMPANY	
Amounts in Euro	**30 June 2008**	**As at 31 December 2007**	**30 June 2008**	**As at 31 December 2007**
Cash at bank	47.970.701	46.083.572	3.080.586	3.331.221
Cash in hand	87.527	116.352	2.910	5.885
Short-term bank deposits	61.136.000	-	53.000.000	-
Hedged short-term bank deposits	9.820.176	-	9.820.176	-
Total	**119.014.404**	**46.199.924**	**65.903.672**	**3.337.105**

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

The significant increase in cash and cash equivalents in Group and Company figures during the current period is mainly due to the funds that were drawn by the Company's borrowings, which remain unused, and the proceeds from the Company's subsidiary "PYLEA SA"'s share capital decrease.

10. Borrowings

	GROUP		COMPANY	
Amounts in Euro	**30 June 2008**	**As at 31 December 2007**	**30 June 2008**	**As at 31 December 2007**
Non-current borrowings				
Bank borrowings	252.000	294.000	-	-
Bonds	425.684.163	337.440.512	153.000.000	103.000.000
Finance lease liabilities	10.577.672	11.292.415	-	-
Total non-current borrowings	**436.513.835**	**349.026.928**	**153.000.000**	**103.000.000**

Current borrowings				
Bank borrowings	34.996.090	20.284.284	-	-
Bonds	4.281.538	6.409.200	-	-
Finance lease liabilities	752.022	357.276	-	-
Total current borrowings	**40.029.650**	**27.050.759**	**-**	**-**
Total borrowings	**476.543.485**	**376.077.687**	**153.000.000**	**103.000.000**

The movements in borrowings are as follows:

Amounts in Euro	GROUP	COMPANY
Balance at 1 January 2007	275.815.316	156.451
Bank borrowings	19.001.758	-
Bonds	300.872.000	103.000.000
Acquitition of subsidiaries	1.658.500	-
Refinancing	(197.872.000)	-
Bond loans transaction costs	(1.402.288)	-
Borrowings transaction costs - transfer from property, plant & equip	(300.000)	-
Borrowings repayments	(21.014.495)	(156.451)
Finance lease liabilities	4.810	-
Finance lease repayments	(685.914)	-
Balance at 31 December 2007	**376.077.687**	**103.000.000**

6 months ended 30 June 2008 *(Amounts in Euro)*	GROUP	COMPANY
Balance at 1 January 2008	376.077.687	103.000.000
Bank borrowings	22.000.000	8.000.000
Bonds	90.550.024	50.000.000
Bond loans transaction costs - amortization	113.111	-
New bond loans transaction costs	(247.945)	-
Borrowings repayments	(11.629.394)	(8.000.000)
Finance lease liabilities	13.707	-
Finance lease repayments	(333.706)	-
Balance at 30 June 2008	**476.543.485**	**153.000.000**

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.

Part of the borrowings which amount to € 20.5m. that are assigned to subsidiaries and associates are secured by the parent company.

The maturity of non-current borrowings is as follows:

	GROUP		COMPANY	
Amounts in Euro	30 June 2008	As at 31 December 2007	30 June 2008	As at 31 December 2007
Between 1 and 2 years	6.928.732	3.734.988	-	-
Between 2 and 5 years	139.128.318	80.324.171	113.000.000	63.000.000
Over 5 years	290.456.786	264.967.769	40.000.000	40.000.000
	436.513.836	**349.026.928**	**153.000.000**	**103.000.000**

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

On 30 June 2008 the borrowings floating rates ranged from 5.46% to 6.06% based on 1 and 3 month Euribor.

The effective weighted average interest rates at 30 June 2008 are as follows:

Bank borrowings (current)	6.11%
Bank borrowings (non-current)	6.02%
Bonds (current)	5.24%
Bonds (non-current)	5.41%

By taking into account the participation interest held of each company, it is noted that on 30 June 2008, the average base effective interest rate that the Group is borrowed is 4.43% and the average bank spread is 1%. Therefore, the Group total effective borrowing rate is 5.43%.

The Company, during the first quarter of 2008, signed a non-current bond loan of € 50m. with Emporiki Bank (5 year, 3 month interest period, floating rate of 3 month Euribor, spread 0.90% and capital repayment at the maturity date). This loan has 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. Also, the Company used the overdraft bank account which constitutes current borrowing from Bank of Cyprus, amounting to € 8m. with floating rate of each interest period and spread 1.20%. The intention of the afore-mentioned loans is to cover middle- non-current financial needs.

In addition, the subsidiary “LAMDA Hellix SA” at 31 March 2008, due to the repayment of the purchase of investment property in Koropi from the Company, signed a bond loan amounting to € 3m with EFG Eurobank Ergasias, with 3 month interest period, floating rate based on 3 month Euribor plus margin 1%. The property is secured with pre-notice. Also, the associate “LAMDA Olympia Village SA” repaid € 8m as part of the non-current bond loan with “HSBC Bank plc”.

During the three month period ended on June 30, 2008 the Company’s subsidiary “PYLEA SA” received € 39 m. bank loan from Eurohypo AG which constitutes increase in borrowings and alteration of the current loan (€ 70m.). The increase in borrowings was completed without the alteration of the financial covenants that must be fulfilled. In specific, as forecasted in the initial contract, the loan to value for the first five years should not exceed 80%. Also, the Debt Service Coverage Ratio (DSCR) should be higher or equal to 120%.

Moreover, the Company’s subsidiary “LAMDA Domi SA” enforced the current borrowings by € 14m using the overdraft bank account in Alpha Bank and therefore the balance amounts to € 20.5 m with average 1 month Euribor plus 1.05%.

There is no further alteration on the fulfilment of financial covenants, which remain the same as in the previous reporting period.

Finance leases

	GROUP		COMPANY	
Amounts in Euro	**30 June 2008**	**As at 31 December 2007**	**30 June 2008**	**As at 31 December 2007**
Finance lease liabilities- minimum lease payments				
Not later than 1 year	1.449.012,66	695.588	-	-
Later than 1 year but not later than 5 years	5.766.122,14	2.761.853	-	-
Over 5 years	8.477.296,19	11.288.028	-	-
Total	**15.692.431**	**14.745.469**	**-**	**-**
Less: Future finance charges on finance leases	(4.362.737)	(3.095.778)	-	-
Present value of finance lease liabilities	**11.329.694**	**11.649.691**	**-**	**-**

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

Amounts in Euro	**30 June 2008**	**As at 31 December 2007**	**30 June 2008**	**As at 31 December 2007**
Not later than 1 year	752.022	357.276	-	-
Later than 1 year but not later than 5 years	3.505.019	1.522.617	-	-
Over 5 years	7.072.653	9.769.799	-	-
Total	**11.329.694**	**11.649.691**	**-**	**-**

11. Cash generated from operations

		GROUP		COMPANY	
		Six months ended 30 June		**Six months ended 30 June**	
Amounts in Euro	**Note**	**2008**	**2007**	**2008**	**2007**
Profit for the period		17.176.432	26.673.090	810.648	4.929.692
Adjustments for:			-		-
Tax		5.860.990	8.121.461	290.304	1.690.188
Depreciation of property, plant and equipment	5	924.149	923.696	146.205	327.709
Depreciation of intangible assets	6	69.963	69.963	-	-
Proceeds from participation sale		(2.000.000)	(8.000.000)	(2.000.000)	(8.000.000)
Provisions for customers' write-off		112.000	632.420	-	
Provisions		188.378	-	158.728	-
Share of profit of associates	7	(389.949)	(389.769)	-	-
Proceeds from dividends		(997.128)	(980.607)	(3.197.616)	(1.180.607)
Proceeds from unused provisions		(342.080)	(38.981)	-	(26.025)
Retirement benefit obligations expense		-	-	-	-
Fair value gains of other financial assets through profit and loss		(447.274)	-	-	-
Finance income		(1.504.934)	(1.420.530)	(2.908.769)	(1.087.571)
Finance costs		11.693.957	7.075.979	3.854.961	43.783
Fair value gains of investment property	4	(18.579.400)	(19.525.301)	-	(20.000)
Other non cash income / (expense)		(17.927)	(39.956)	1.051	-
		11.747.177	**13.101.465**	**(2.844.488)**	**(3.322.831)**
Changes in working capital:					
Decrease in inventories		2.686.276	20.235.931	-	-
(Increase) / decrease in receivables		5.130.005	591.016	(1.747.726)	(736.696)
Increase / (decrease) in payables		4.792.337	(953.385)	(851.205)	(773.896)
		12.608.618	**19.873.562**	**(2.598.931)**	**(1.510.592)**
Cash generated from operations		**24.355.795**	**32.975.028**	**(5.443.419)**	**(4.833.422)**

12. 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	
Amounts in Euro	30 June 2008	As at 31 December 2007	30 June 2008	As at 31 December 2007
Not later than 1 year	16.858.793	16.545.811	533.685	558.690
Later than 1 year but not later than 5 years	74.455.984	72.729.625	1.771.236	1.549.318
Over 5 years	969.771.805	972.605.129	1.090.930	1.212.358
	1.061.086.582	**1.061.880.565**	**3.395.851**	**3.320.366**

The aggregate floating remuneration has been adjusted according to the Consumer Price Index of December 31, 2007 which amounts to 3.9%.

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

13. 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 *(Amounts in Euro)*	30 June 2008	As at 31 December 2007	30 June 2008	As at 31 December 2007
Letters of guarantee to creditors	13.484.531	13.659.021	4.394.402	4.394.402
Letters of guarantee to customers securing contract performance	20.205.982	20.339.402	-	-
Mortgages over land and buildings	96.908.000	83.708.000	-	-
Guarantees to banks on behalf of subsidiaries	162.350.000	55.253.900	161.600.000	54.503.900
Other	80.827.275	81.415.775	80.815.775	81.415.775
	373.775.788	**254.376.098**	**246.810.177**	**140.314.077**

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.

Part of the borrowings € 20.5m that have been given to subsidiaries and associates have been granted from the parent company.

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

- The Company has been tax audited until the year 2005. “LAMDA Estate Develoment SA” has been tax audited until the year 2006. “LAMDA Prime Properties SA” has been tax audited until 2004. The rest of the Group’s subsidiaries have not been audited for tax purposes since 2003. Consequently, the Group tax obligations have not been defined permanently.

- At the subsidiary company “LAMDA Olympia Village SA” (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 imposition 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 “PYLAIA SA” and the constructing company “MHXANIKH SA”, concerning the evaluation of constructing company's works at the trading center of “PYLAIA SA”, the imposition of penalties due to “MHXANIKH SA” partial and final delay of the undertaken project’s completion, and the compensation that “PYLAIA SA” is entitled to receive because of working imperfection / deficiency for “MHXANIKH SA”. Lawsuit and agreements about the height of claims have been made. “PYLAIA SA” legal consultants estimate that their claims are far greater than “MHXANIKH SA” ones.
- At the subsidiary “LAMDA TechnolFlisvos Marina”, there stand in front of the State of Council requests for cancellation of the environmental terms for the development and refurbishment of Flisvos Marina and the decision of the Ministry of Development with which the existing water base has been surveyed. Those requests are expected to be judged during October 2008. The Group foresees a favorable outcome on these cases. Nevertheless, a negative outcome might have an impact on the completion of works on Flisvos Marina.
- 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. The hearing for the second petition has been scheduled for 02.12.2009. The hearing for the other petitions has been arranged for 07.10.2008. In accordance with the Company’s legal consultants, should the State Council uphold its jurisprudence to date, the aforesaid petitions are not expected to be successful.
- In the subsidiary company “LAMDA Domi SA” the following are pending: a) five petitions before the Plenary Session of the State Council for annulment which have been scheduled to be heard on the 07.11.2008. The first petition for annulment turns against an agreement executed by and between "OLYMPIC PROPERTIES SA", the second petition turns against the validity of 101576/22.02.2008 common decision of Ministry for the Environment, Physical Planning and Public Works and Ministry of Culture, regarding the approval of the environmental conditions of the project, the third, fourth and fifth petitions turn against the afore-mentioned decision as well as the building permit for the refit of the building to Complex. The applicant of the third petition for annulment exercised a petition for suspension, which included a request for the issuance of an interim order for the suspension of the execution of works. This petition was rejected by the Chair of the State Council. Furthermore, the applicant of the fifth petition for annulment has exercised a petition for suspension, which included a request for the issuance of an interim order for the suspension of the execution of works, but this petition has not been discussed yet. Given the fact that the respective petition of the third applicant was rejected by the Chair of the State Council, according to the assessment of the Company's legal consultants, this new petition will be rejected too, as both petitions for suspension (and the respective petitions for annulment) turn against the same actions with similar reasoning, b) before the Athens Administrative Court of Appeals, a petition for annulment which seeks the annulment and contests the validity of the original building permit for which no hearing has been scheduled yet. It is noted that for this petition, a request for the issuance of an interim order for the suspension of the execution of works. This request was rejected according to the decision 178/2008 of the judge of the Administrative Court of Appeals. According to the legal counsels who represent the company in these cases, if the State Council

upholds its jurisprudence on the admissibility for hearing of a petition for annulment, the petition is not likely to be successful.

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

14. 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	
Amounts in Euro	**01.01.2008 to 30.06.2008**	**01.01.2007 to 30.06.2007**	**01.01.2008 to 30.06.2008**	**01.01.2007 to 30.06.2007**
i) Sales of goods and services				
- sales of services	1.252.717	21.336.384	534.607	957.714
- sales of investment property	8.385.000	-	-	-
	9.637.717	**21.336.384**	**534.607**	**957.714**
ii) Purchases of goods and services				
- purchases of services	2.934.964	3.035.536	261.170	207.042
- purchases of fixed assets	-	-	-	37.378
	2.934.964	**3.035.536**	**261.170**	**244.420**
iii) Dividend income	**997.128**	**872.487**	**3.197.616**	**1.180.607**
iv) Benefits to management				
- salaries and other short-term employment benefits	354.474	808.363	354.474	808.363
- sales of services to management	26.813	12.369	-	-
	381.287	**820.732**	**354.474**	**808.363**

v) Period end balances from sales-purchases of goods / servises

	GROUP		COMPANY	
Amounts in Euro	**30.06.2008**	**31.12.2007**	**30.06.2008**	**31.12.2007**
Receivables from related parties:				
- parent	-	107.100	-	-
- associates	8.506.014	353.999	739.979	4.336.099
	8.506.014	**461.099**	**739.979**	**4.336.099**
Receivables from related parties' dividends:				
- associates	-	-	160.000	-
	-	**-**	**160.000**	**-**
Payables to related parties:				
- parent	9.440	35.194	-	-
- associates	1.824.864	2.302.473	9.440	71.342
	1.834.304	**2.337.668**	**9.440**	**71.342**

vi) Loans to associates:				
Balance at the beginning of the period	**2.164.872**	**7.288.263**	**71.131.711**	**17.410.766**
Loans given during the period	2.650.000	439.633	360.000	77.581.253
Loans repaid during the period	(50.000)	(5.467.111)	-	(10.670.265)
Loans impairment	-	-	-	(13.373.457)
Interest repaid	-	(267.550)	-	(353.461)
Interest charged	36.828	171.636	572.619	536.875
Balance at the end of the period	**4.801.700**	**2.164.872**	**72.064.330**	**71.131.711**
			1.733.310	
vii) Loans from associates:				
Balance at the beginning of the period	**34.174.043**	**39.392.000**	**33.284.031**	**-**
Loans received during the period	3.300.024	33.250.000	-	33.000.000
Loans repaid during the period	-	(39.392.000)	-	-
Interest paid	(918.886)	(469.218)	(871.105)	-
Interest charged	1.260.703	1.393.262	1.212.922	284.031
Balance at the end of the period	**37.815.885**	**34.174.043**	**33.625.849**	**33.284.031**
viii) Cash at bank - related parties	**46.640.495**	**17.176.343**	**31.070.113**	**3.320.530**

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 10.

The Company has guaranteed to banks in favour of subsidiaries (note10).

15. Income tax expense

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%.

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

Continuing operations	**GROUP**		**COMPANY**	
	Six months ended 30 June		**Six months ended 30 June**	
Amounts in Euro	**2008**	**2007**	**2008**	**2007**
Profit attributable to equity holders of the Company	**16.053.208**	**23.527.560**	**810.648**	**4.929.692**
Weighted average number of ordinary shares in issue	43.791.151	44.007.922	43.791.151	44.007.922
Basic earnings per share (€ per share)	**0,37**	**0,53**	**0,02**	**0,11**

Diluted

Continuing operations	**GROUP**		**COMPANY**	
	Six months ended 30 June		**Six months ended 30 June**	
Amounts in Euro	**2008**	**2007**	**2008**	**2007**
Profit attributable to equity holders of the Company	**16.053.208**	**23.527.560**	**810.648**	**4.929.692**
Weighted average number of ordinary shares in issue	43.791.151	44.007.922	43.791.151	44.007.922
Basic earnings per share (€ per share)	**0,37**	**0,53**	**0,02**	**0,11**

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. Number of employees

Number of employees at the end of the period: Group 145, Company 77 (six month period ended 30 June 2007: Group 138, Company 81) from which seasonal are: Group 5, Company 0 (six month period ended 30 June 2007: Group 3, Company 0).

18. Events after the balance sheet date

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

19. Seasonality

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

LAMDA DEVELOPMENT S.A.

HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A.

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

Registered office: Laodikeias 16 & Nimfaiou, 11528, Athens

Financial data and information for the period from 01 January 2008 to 30 June 2008

According to the Decision 6/448/11.10.2007 of the Board of Directors of the Capital Market Commission

The financial data and information listed below is aiming to provide a general awareness about the financial position and the financial results of LAMDA DEVELOPMENT S.A. Consequently, it is recommended to the reader, before any investment decision or transaction performed with the Company to visit the website of the Company where the financial statements are available together with the certified auditor opinion when it is required.

COMPANY'S DATA		Board of Directors	
Company's website:	www.lamdadevelopment.net	Chairman of the Board and Managing Director:	Apostolos S. Tamvakakis
Board of Directors' approval date:	25 August 2008	Vice president:	Evaggelos I. Chronis
Certified auditor accountant:	Michalatos Konstantinos (SOEL Reg. No. 17701)	Members:	Georgios K. Papageorgiou
Auditing firm:	PricewaterhouseCoopers S.A.		Emmanuel Leonard Bussetil
Type of auditors report:	Unqualified		Fotios P. Malandis
			Dimitrios Th. Papaleopoulos
			Fotios S. Antonatos
			Spiridon I. Theodoropoulos
			Georgios E. Gerardos
			Achilleas V. Konstantakopoulos

BALANCE SHEET (Amounts in €)

	GROUP 30/06/2008	GROUP 31/12/2007	COMPANY 30/06/2008	COMPANY 31/12/2007
ASSETS				
Investment property	516.496.941	505.473.851	1.040.441	1.040.441
Owner occupied property, plant and equipment	183.098.323	163.572.235	325.530	427.067
Intangible assets	4.658.408	4.728.371	-	-
Investments in subsidiaries	-	-	154.693.951	173.727.441
Investments in associates	2.070.098	1.561.148	507.328	388.338
Available-for-sale financial assets	47.986.785	56.711.655	47.986.785	56.711.655
Derivative financial instruments	2.880.359	1.147.290	-	-
Deferred income tax assets	680.453	551.110	-	-
Trade and other receivables	23.549.287	23.848.421	63.120.640	61.115.118
Total non-current assets	**775.298.453**	**753.596.188**	**300.494.675**	**294.310.660**
Inventories	45.446.412	48.132.708	-	-
Trade and other receivables	101.476.924	86.460.911	66.140.396	65.293.177
Current income tax assets	6.047.817	5.972.960	6.043.384	5.965.503
Cash and cash equivalents	119.014.404	46.196.924	65.923.692	3.337.105
Total current assets	**271.988.587**	**186.763.502**	**138.107.295**	**74.596.785**
Total assets	**1.047.287.249**	**940.359.690**	**438.601.970**	**368.907.445**
EQUITY				
Capital and reserves attributable to equity holders of the company				
Share capital	231.073.449	235.281.883	231.073.449	235.281.883
Other reserves	(5.427.573)	6.250.706	(5.795.080)	3.126.004
Retained earnings	174.836.996	155.638.135	13.275.381	12.464.733
Total shareholders' equity	**400.482.873**	**397.171.724**	**238.553.984**	**250.872.620**
Minority interest	46.354.726	54.842.223	-	-
Total equity	**446.837.600**	**452.013.947**	**238.553.984**	**250.872.620**
LIABILITIES				
Borrowings	416.513.815	349.026.528	153.000.000	103.000.000
Deferred income tax liabilities	78.013.969	64.755.661	2.621.886	2.331.588
Retirement benefit obligations	368.545	368.545	326.589	326.586
Other non-current liabilities	1.894.869	1.745.643	-	36.148
Total non-current liabilities	**500.791.218**	**415.896.375**	**155.948.475**	**105.694.320**
Trade and other payables	54.573.274	45.899.506	12.060.511	12.435.686
Current income tax liabilities	3.487.009	3.491.698	-	-
Borrowings	40.026.650	27.050.759	-	-
Total current liabilities	**98.088.932**	**76.441.963**	**12.060.511**	**12.435.686**
Total liabilities	**598.880.151**	**492.338.343**	**168.008.986**	**118.130.005**
Total equity and liabilities	**1.045.717.249**	**944.352.290**	**406.561.970**	**368.983.625**

STATEMENT OF CHANGES IN EQUITY (Amounts in €)

	GROUP 30/06/2008	GROUP 30/06/2007	COMPANY 30/06/2008	COMPANY 30/06/2007
Shareholders' equity at the beginning of the period (01/01/2008 & 01/01/2007 respectively)	452.013.947	406.233.085	250.875.620	282.960.321
Net profit after taxes	17.176.432	26.673.080	810.640	4.526.682
Reserves from evaluation of available-for-sale financial assets	(8.724.870)	(2.061.969)	(8.724.870)	(2.061.969)
Reserves from PPE transfer to investment property net of tax	-	1.315.010	-	-
Cash flow hedges, net of tax	564.346	1.248.337	-	-
Currency translation differences	(880.313)	12.350	-	-
Increase / (decrease) in subsidiary share capital	(15.956.010)	2.002	-	-
Acquisition of subsidiaries	-	(140)	-	-
Dividends approved by the shareholders	(400.000)	(10.171.823)	-	(10.171.823)
Treasury shares purchased	(4.208.434)	-	(4.208.434)	-
Shareholders' equity at the end of the period (30/06/2008 & 30/06/2007 respectively)	**446.837.600**	**425.217.942**	**238.553.984**	**275.764.232**

CASH FLOW STATEMENT (Amounts in €) - Indirect method

	GROUP 1/01-30/06/2008	GROUP 1/01-30/06/2007	COMPANY 1/01-30/06/2008	COMPANY 1/01-30/06/2007
Cash flows from operating activities				
Profit before taxes from continuing operations	23.037.422	34.794.550	1.100.552	6.619.891
Profit before taxes from discontinued operations	-	-	-	-
Adjustments for:				
Fair value gains of investment property	(18.579.400)	(19.525.301)	-	(20.000)
Depreciation	994.113	993.059	146.305	327.709
Provisions	(41.702)	593.419	150.708	(36.025)
Results (income, expenses, gains and losses) of investment operations	(1.854.351)	(9.370.376)	(5.197.696)	(6.180.607)
Finance (income)	(1.504.694)	(1.420.510)	(2.900.769)	(1.887.571)
Finance costs	11.668.957	7.075.979	3.854.901	43.783
Other non-cash flow items	(17.627)	(39.850)	1.051	-
Changes in working capital				
Decrease in inventories	2.686.276	20.235.531	-	-
(Increase) / decrease in receivables	5.130.005	591.016	(1.747.726)	(736.694)
Increase / (Decrease) in payables	4.763.337	(953.385)	(85.120)	(773.896)
Minus:				
Interest paid	(11.160.478)	(5.765.155)	(1.961.169)	(41.783)
Income tax paid	(1.478.990)	(306.934)	(77.801)	(709.365)
Cash flows from operating activities - net	**11.716.329**	**35.943.538**	**(6.083.376)**	**(3.506.574)**
Cash flows from investing activities				
Purchases of property, plant, equipment and investment property	(18.680.586)	(24.677.590)	(43.869)	(79.464)
Proceeds from sale of investment property	-	-	3.730.000	-
Dividends received	987.128	980.607	3.037.696	980.607
Loans granted to related parties	(2.650.000)	(380.064)	(360.000)	(1.970.610)
Interest received	1.339.773	1.207.247	602.840	1.326.364
Proceeds from loan repayments received from related parties	50.000	5.076.000	-	10.000.000
Decrease in subsidiary share capital	-	-	24.033.990	1.036.296
Increase in participations	(119.000)	-	(5.119.500)	(17.741.720)
Increase in cost due to acquisition of subsidiaries	-	(154.330)	-	-
Cash flows from investing activities - net	**(19.072.686)**	**(17.958.041)**	**25.871.678**	**(12.450.528)**
Cash flows from financing activities				
Purchase of treasury shares	(4.208.434)	-	(4.208.434)	-
Dividends paid to Company's shareholders	(13.697)	(10.173.470)	(13.697)	(10.173.470)
Borrowings received	112.550.024	1.994.575	50.000.000	-
Capital repayments of finance leases	(333.706)	(300.442)	-	-
Costs on issuance of loans	(347.945)	-	-	-
Repayments of borrowings	(11.628.394)	(20.318.708)	(8.000.000)	(156.451)
Decrease in subsidiary share capital	(15.956.010)	-	-	-
Cash flows from financing activities - net	**80.100.838**	**(28.790.047)**	**45.777.869**	**(10.329.921)**
Net (decrease) / increase in cash and cash equivalents	**72.814.481**	**(10.853.150)**	**62.586.587**	**(26.375.432)**
Cash and cash equivalents at the beginning of period	46.196.924	76.911.287	3.337.105	51.504.102
Cash and cash equivalents at the end of period	**119.014.404**	**66.058.137**	**65.923.692**	**25.128.670**

INCOME STATEMENT (Amounts in €)

	GROUP Continuing operations 1/01-30/06/2008	GROUP Continuing operations 1/01-30/06/2007	COMPANY Continuing operations 1/01-30/06/2008	COMPANY Continuing operations 1/01-30/06/2007	GROUP Continuing operations 1/04-30/06/2008	GROUP Continuing operations 1/04-30/06/2007	COMPANY Continuing operations 1/04-30/06/2008	COMPANY Continuing operations 1/04-30/06/2007
Revenues from investment property	19.076.930	18.205.851	-	-	9.855.841	9.167.926	-	-
Revenues from services and other revenues	9.798.916	7.456.067	2.083.357	1.020.439	5.206.145	3.569.181	1.766.538	600.788
Sales of inventories	4.206.649	25.567.551	-	-	2.411.738	23.445.016	-	-
Fair value gains of investment property	18.579.400	19.525.301	-	20.000	5.596.470	6.762.650	-	10.000
Gain on disposal of investment property	(115.000)	-	-	-	(115.000)	-	-	-
Minus: Direct to investment property expenses	(4.000.794)	(4.560.555)	-	-	(2.077.184)	(1.960.308)	-	-
Minus: Cost of inventory sales	(4.030.180)	(24.785.298)	-	-	(2.194.155)	(22.615.325)	-	-
Minus: Other expenses	(985.532)	(1.873.819)	-	-	(476.358)	(851.363)	-	-
Gross Revenue	**42.530.387**	**39.535.168**	**2.083.357**	**1.040.439**	**18.313.486**	**20.666.980**	**1.766.538**	**610.788**
Earnings / (losses) before interest and taxes	**28.829.386**	**31.476.635**	**(1.156.473)**	**(1.604.515)**	**10.753.332**	**17.558.368**	**(1.033.074)**	**(1.717.681)**
Profit / (loss) before income tax	**22.637.432**	**34.794.550**	**1.100.552**	**6.615.881**	**7.523.877**	**19.043.144**	**2.630.489**	**3.083.250**
Profit / (loss) after taxes	**17.176.432**	**26.673.080**	**810.648**	**4.526.682**	**5.166.581**	**14.845.508**	**1.701.169**	**2.276.469**
Attributable to:								
Equity holders of the Company	16.053.208	23.527.560	810.648	4.526.682	4.813.967	13.060.150	1.701.169	2.276.469
Minority interest	1.123.224	3.145.520	-	-	346.615	1.785.359	-	-
	17.176.432	**26.673.080**	**810.648**	**4.526.682**	**5.166.581**	**14.845.508**	**1.701.169**	**2.276.469**
Earnings per share from continuing operations (expressed in € per share)								
Basic	0,3666	0,5346	0,0185	0,1030	0,1105	0,2968	0,0388	0,0517
Diluted	0,3663	0,5346	0,0185	0,1030	0,1104	0,2968	0,0388	0,0517
Earnings / (losses) before interest, taxes, depreciation and amortization	**30.033.481**	**32.473.284**	**(1.004.367)**	**(1.276.806)**	**11.241.735**	**18.005.763**	**(971.076)**	**(1.553.174)**

Additional records and accounts

1. The Company has been tax audited until the year 2005. For further information regarding the Group's unaudited by the tax authorities years refer to note 18 of the condensed interim financial statements for the period ended June 30, 2008.
2. The accounting principles adopted in the preparation and presentation of the three-month financial statements are consistent with the same accounting principles adopted for the financial statements of the Company and the Group for the year ended 31 December 2007.
3. The company Consolidated Lamda Holdings SA registered in Luxembourg participates in Company's share capital by 55,68% and therefore Group's financial statements are included in Consolidated Lamda Holdings SA's consolidated financial statements by the full consolidation method.
4. The Group's composition including names, registered office as well as percentage Group's ownership directly or indirectly and the consolidation method that was applied, are presented in note 7 of the condensed interim financial statements for the period ended June 30, 2008.
5. During the six month period ended June 30, 2008 the Company increased its participation in 100% subsidiary LAMDA Development (Netherlands) B.V. registered in Amsterdam, by € 5 m. The latest participated by 50% in the establishment of the Croatian company SL Imobilia DOO. The company PYLEA SA proceeded in share capital decrease and therefore, the Company's participation decreased by € 24 m. Also, the Company established Property Investments LTD with registered office in Serbia and participated in the share capital increase of associate Athens Metropolitan Expo SA. As a result, the companies Property Investments LTD and SL Imobilia DOO were consolidated for the first time in the consolidated financial statements. In addition, there was no other change in the composition and consolidation method of Group's company or joint venture. For further information, refer to note 7 of the condensed interim financial statements.
6. Real estate liens and prenotations, amount to € 189,2m concerning guarantees for bank loans.
7. The number of employees at the end of the period was 145 for the Group in total of which 77 for the Company (30/06/2007: Group 108, Company 81) from which seasonal were: Group 5, Company 0 (30/06/2007: Group 3, Company 0).
8. At the end of the period the Company has acquired 475.472 own shares, at the total value of € 4.480.176 and at an average price of € 10,16 per share.
9. The statement of changes in equity for the period presents in detail the amounts and the nature of any expense / revenue or profit/loss recognised directly to Group's and Company's equity.
10. a) There are neither cases under dispute, litigation, or arbitrations nor any court decisions that are likely to have a significant impact on the Company's financial statements. b) During the six month period ended June 30, 2008 a) No provision has been made regarding cases under dispute, litigation, arbitrations or court decisions. b) The total amount of the accumulative provision made for the Group's and Company's unaudited by the tax authorities years amount to € 648 k. and € 500 k. respectively c) The other provisions that have been made accumulatively for the Group and the Company amount to € 2.177 k. and € 357 k. respectively and include provisions for customers' write-off and compensation of non received leaves.
11. Intercompany transactions for the year ended 31 March 2008 and intercompany balances as of 31 March 2008, according to IAS 24 are as follows:

Amounts in €	GROUP	COMPANY
a) Revenues	9.637.717	534.607
b) Expenses	2.934.964	361.170
c) Dividend income	987.128	3.187.696
d) Receivables	13.387.713	72.964.308
e) Payables	39.650.188	33.635.289
f) Transactions and gross salaries of BoD members and management	381.287	354.474
g) Receivables from BoD members and management	-	-
h) Payables to BoD members and management	-	-
i) Cash at bank - related parties	46.640.495	31.070.183

Athens, 25 August 2008

THE CHAIRMAN OF THE BOARD OF DIRECTORS & MANAGING DIRECTOR	THE GENERAL MANAGER & MEMBER OF THE BOARD OF DIRECTORS	THE DIRECTOR OF FINANCE & ADMINISTRATION	THE FINANCIAL DIRECTOR
APOSTOLOS S. TAMVAKAKIS	GEORGIOS K. PAPAGEORGIOU	ODYSSEUS E. ATHANASIOU	VASSILIOS A. BALOUMIS
I.D.No Π 704681	I.D.No Π 655746	I.D.No AB 510661	I.D.No T 061891