

Company's website:

## LAMDA DEVELOPMENT S.A.

## HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A.

S.A.REG.No 3039906/BIRSG.18 258, Altrens S.A.REG.No 3039906/BIRSG.18 258, Altr

together with the certified auditors opinion when it is required. COMPANY'S DATA

www.Lamda-development.net

7 November 2008

Board of Directors' approval date: Certified auditor accountant: Auditing firm: Michalatos Konstantinos (SOEL Reg. No 17701)
PricewaterhouseCoopers S.A.

Type of auditors report: Not required **Board of Directors** 

Chairman of the Board and Managing Director: Apostolos S.Tamvakakis Vice president: Evaggelos I.Chronis

Members: Georgios K.Papageorgiou Emmanuel Leonard Bussetil Petros P.Kalantzis

Dimitrios Th.Papalexopoulos Fotios S.Antonatos Spiridon I.Theodoropoulos Georgios K.Gerardos Achilleas V.Konstantakopoulos

	Achilleas V.Konstantakopoulos												
BALANCE SHEET ( Amounts in €)  GROUP COMPANY				INCOME STATEMENT (Amounts in €)  GROUP COMPANY GROUP COMPANY									
	GROU 30/09/2008	UP 31/12/2007	30/09/2008	ANY 31/12/2007		GRO Continuing		COMF Continuing		GRC Continuing		COMP Continuing	
ASSETS	JU/U3/2000	V 11 1212001	JUI JUI ZUUO	0111ZIZUUI		1/01-30/09/2008	1/01-30/09/2007	1/01-30/09/2008	1/01-30/09/2007	1/07-30/09/2008	1/07-30/09/2007		1/07-30/09/2007
	540,400,044	505 470 054	4 040 444	1 010 111				1/01-30/09/2006	1/01-30/09/2007			1/07-30/09/2006	1/07-30/09/2007
Investment property	516.496.941	505.473.951	1.840.441		Revenues from investment property	29.911.269	27.120.277	-		10.034.340		-	
Owner occupied property, plant and equipment	194.148.146	163.572.235	293.085	427.867	Revenues from services and other revenues	14.031.084	12.615.975	2.349.130	1.371.558	4.232.168		265.773	351.129
Intangible assets	4.623.426	4.728.371	-	-	Sales of inventories	4.806.957	27.545.554	-	-	600.308	1.978.003	-	-
Investments in subsidiaries	-	-	154.773.893	173.727.441	Fair value gains of investment property	18.579.400	19.525.301	-	20.000	-	-	-	
Investments in associates	4.113.966	1.561.148	1.221.328	388.328	Loss on disposal of investment property	(115.000)	-	-	-	-	-	-	-
Available-for-sale financial assets	47.920.116	56.711.655	47.920.116	56.711.655	Minus: Direct to investment property expenses	(5.647.294)	(6.323.415)	-	-	(1.646.498)	(1.762.860)	-	-
Derivative financial instruments	1.283.607	1.147.290	-	-	Minus: Cost of inventory sales	(4.574.860)	(26.497.156)	-	-	(544.680)	(1.711.858)	-	
Deferred income tax assets	748.443	551.118	-	-	Minus: Other expenses	(1.018.867)	(3.064.367)	-	-	(23.335)		-	
Trade and other receivables	19.012.438	23.840.421	65.102.377	61.115.108	Gross Revenue	55.972.690	50.922.170	2.349.130	1.391.558	12.652.303	11.383.072	265.773	351.129
Total non-current assets	788.347.084	757.586.188	271.151.240	294.210.840	Earnings / (losses) before interest and taxes	39.782.408	35.241.219	(5.027.263)	(6.371.115)	9.943.039	4.161.594	(1.876.790)	(2.766.600)
					Profit / (loss) before income tax	30.192.325	36.679.486	84.016	4.437.541	7.154.903	1.884.936	(1.016.937)	(2.182.339
Inventories	45.086.216	48.132.708	-	-	Profit / (loss) after taxes	35.943.111	27.966.287	(543.542)	3.639.018	18.766.679	1.293.198	(1.354.190)	(1.290.674
Trade and other receivables	92.571.734	86.460.911	66.036.026	65.292.177	Attributable to:								
Current income tax assets	6.068.800	5.972.960	6.066.602	5.965.503	Equity holders of the Company	30.558.560	24.032.014	(543.542)	3.639.018	14.505.353	504.454	(1.354.190)	(1.290.674)
Cash and cash equivalents	222.774.962	46.199.924	142.545.244	3.337.105	Minority interest	5.384.551	3.934.273	-	=	4.261.327	788.743	-	
Total current assets	366.501.713	186.766.502	214.647.872	74.594.785		35.943.111	27.966.287	(543.542)	3.639.018	18.766.679	1.293.198	(1.354.190)	(1.290.674
	-				Earnings / (losses) per share from continuing operations			(,				(,	(
Total assets	1.154.848.796	944.352.690	485.799.112	368.805.625	(expressed in € per share)								
EQUITY					Basic Diluted	0,6997 0,6993	0,5461 0,5461	(0,0124) (0,0124)	0,0827 0,0827	0,3331 0,3330		(0,0310) (0,0309)	(0,0293
Lagoni					Earnings / (losses) before interest, taxes, depreciation and	0,0993	0,0401	(0,0124)	0,002/	0,3330	U,U115	(0,0309)	(U,U293)
Capital and reserves attributable to equity holders of the company					amortisation	41.210.477	36.681.481	(4.836.847)	(5.879.974)	10.376.996	4.608.197	(1.832.579)	(2.603.168)
Share capital	229.348.538	235.281.883	229.348.538	235.281.883				MENT (Amounts in	n €) - indirect meth	nod			
Other reserves	(6.972.660)	6.250.706	(6.784.479)	2.929.004		GRO	OUP			COMP	PANY		
Retained earnings	189.342.349	155.639.135	11.921.191	12.464.733		1/01-30/09/2008	1/01-30/09/2007			1/01-30/09/2008	1/01-30/09/2007		
Total shareholders' equity	411.718.227	397.171.724	234.485.251	250.675.620	Cash flows from operating activities								
Minority interest	44.237.181	54.842.223			Profit before taxes from continuing operations	30.192.325	36.679.486			84.016	4.437.541		
Total equity	455.955.408	452.013.947	234.485.251	250.675.620	Profit before taxes from discontinued operations	_	_			_			
LIABILITIES		102.010.011	2011100.201	200.010.020	Adjustments for:								
Borrowings	535.006.396	349.026.928	235.000.000	103.000.000	Fair value gains of investment property	(18.579.400)	(19.525.301)			=	(20.000)		
Deferred income tax liabilities	57.145.069	64.755.661	2.959.138	2.331.583	Depreciation	1.428.069	1.440.262			190.416	491.141		
Retirement benefit obligations	368.545	368.545	326.589	326.589	Provisions	(41.702)	593.488			158.728			
Other non-current liabilities	1.914.237	1.745.642		36.148	Results (income, expenses, gains and losses) of investment	(6 EGG 400)	(10.467.012)			(6.809.616)	(10 100 607)		
	-		-		operations	(6.566.490)	(10.467.912)						
Total non-current liabilities	594.434.247	415.896.775	238.285.727	105.694.320	Finance expense / (income)	15.919.028	9.029.645			1.698.337	(628.049)		
					Other non-cash flow items	2.145.705	(227.455)			1.051	117.350		
Trade and other payables	44.507.621	45.899.509	13.028.134	12.435.686	Changes in working capital :								
Current income tax liabilities	1.959.884	3.491.698	-	-	Decrease in inventories								
Borrowings	57.991.636	27.050.759	-	-	(Increase) / decrease in receivables	3.046.491	8.155.212			-			
Total current liabilities	104.459.140	76.441.967	13.028.134	12.435.686	Increase / (Decrease) in payables	693.186	1.433.730			(1.261.990)	110.970		
Total liabilities	698.893.388	492.338.743	251.313.861	118.130.005	Minus:	3.326.706	(1.075.214)			4.722			
Total equity and liabilities	1.154.848.796	944.352.690	485.799.112	368.805.625	Interest paid	0.020.700	(1.070.211)				(502.551)		
rotal equity and habilities	1.104.040.730	344.302.030	400.733.112	000.000.020	· ·	(17.001.481)	(8.266.710)			(5.946.366)	(169.658)		
STATEMENT OF CHANG	ES IN EQUITY (Amounts in €	£)			Income tax paid								
- OTATEMENT OF STIANO	GROU	•	COMPA	ANY	Cash flows from/(to) operating activities - net Cash flows from investing activities	(3.998.609)	(2.372.568) 15.396.664		_	(101.099) (11.981.802)			
	30/09/2008	30/09/2007	30/09/2008	30/09/2007	Purchases of property, plant, equipment and investment property				_	(	(5.000.0.0)		
Shareholders' equity at the beginning of the period (01/01/2008 & 01/01/2007 respectively)	452.013.947	408.233.085	250.675.620		Proceeds from sale of investment property	(37.038.574)	(87.194.590)			(55.635)	(102.633)		
Net profit / (loss) after taxes	35.943.111	27.966.287	(543.542)	3.639.018	Dividends received	8.385.000	-			3.720.000	, ,		
Reserves from revaluation of available-for-sale financial assets	(9.713.483)	(8.375.875)	(9.713.483)		Loans granted to related parties	1.609.128	1.064.171			3.649.616			
Reserves from PPE transfer to investment property, net of tax	(310100)	1.315.010		(2.2.0.0.0)	Interest received	(2.650.000)	(250.000)			(540.000)			
Cash flow hedges, net of tax	(75.920)	604.933	-	_	Proceeds from loan repayments received from related parties	2.537.292				1.164.396	,		
Currency translation differences	(320.892)	561.613	<u> </u>	=	Decrease in subsidiary share capital	50.000				-	10.000.000		
Increase / (decrease) in subsidiary share capital	(15.918.010)	1.797.502	=	=	Increase in participations	-	-			24.256.048			
Changes in participation to subsidiaries		(439.206)	<u> </u>	=	Purchase of available for sale financial assets	(795.000)	(472.267)			(6.135.500)			
Acquisition of subsidiaries	-	(140)	<u> </u>	=	Increase in assets due to acquisition of subsidiaries	(921.944)				(921.944)	,		
Dividends approved by the shareholders	(40.000)	(10.171.822)	<u> </u>	(10.121.822)	Cash flows from/(to) investing activities - net	,-=····/	(190.376)				· -		
Treasury shares purchased	(5.933.345)		(5.933.345)		Cash flows from financing activities	(28.824.097)	(80.643.124)		-	25.136.982	(93.059.317)		
Shareholders' equity at the end of the period (30/09/2008 & 30/09/2007 respectively	455.955.408	421.491.387	234.485.251	268.131.642	Purchase of treasury shares	1-2:32:1001)	,		-		(		
					Dividends paid to Company's shareholders	(5.933.345)	-			(5.933.345)	-		
Additional reco	ords and accounts :				Borrowings received	(13.697)	(10.228.071)			(13.697)			
	<u> </u>				Capital repayments of finance leases	250.859.597	66.421.102			140.000.000	61.500.000		
The Company has been tax audited until the year 2005. For further information regarding the Group's until the company has been tax audited until the year 2005. For further information regarding the Group's until the company has been tax audited until the year 2005.	audited by the tax authorities years refr	er to note 13 of the cond	ensed interim financial stat	tements for the period						140.000.000	01.000.000		
ended September 30, 2008.  2. The accounting principles adopted in the preparation and presentation of the financial statements are con-	sistent with the same accounting princip	les adonted for the finance	ial statements of the Comm	nany and the Group for	Costs on issuance of loans	(516.990)	(478.160)			-	=		
the year ended 31 December 2007.					Repayments of borrowings	(247.945)	(1.195.592)			-	· -		
The company Consolidated Lamda Holdings SA registered in Luxembourg participates in Company's shart consolidated financial statements by the full consolidation method.	capital by 55,72% and therefore Group	p's financial statements ar	e included in Consolidated	d Lamda Holdings SA's	Decrease in subsidiary share capital	(33.356.302)	(20.909.200)			(8.000.000)	(156.451)		
4. The Group's composition including names, registered office as well as percentage Group ownership dire	ctly or indirectly and the consolidation n	method that was applied,	are presented in note 7 of t	the condensed interim			(20.303.200)			(0.000.000)	(130.431)		
financial statements for the period ended September 30, 2008.				talente extreme	Cash flows from financing activities - net	(15.956.010)	-		-	-	· -		
<ol> <li>During the nine month period ended September 30, 2008 the Company increased its participation in 1009</li> <li>in the establishment of the Croatian company SL Imobilia DOO. The companies PYLEA SA and SCS.0</li> </ol>	C. Lamda Olympic SRL proceeded in sha	nare capital decrease and	therefore, the Company's	participation decreased									
by € 24m and €0,2 respectively. Also, the Company established Property Investments LTD with registered o the companies Property Investments LTD and SL Imobilia DOO were consolidated for the first time in the co	fice in Serbia and participated in the shansolidated financial statements. In addit	are capital increase of as	sociate Athens Metropolita hange in the composition a	an Expo SA. As a result, and consolidation meth	Net (decrease) / increase in cash and cash equivalents	194.835.309	33.610.079		-	126.052.958	51.165.477		
of Group's company or joint venture. For further information, refer to note 7 of the condensed interim financial	ıl statements.	,	,poonon a		Cash and cash equivalents at the beginning of period	176.575.039	(31.636.382)			139.208.139	(51.203.718)		
<ol> <li>Real estate liens and pre-notices, amount to€ 178,6m. concerning guarantees for bank loans.</li> </ol>													
7. The number of employees at the end of the period was: Group 147, Company 81 (30/09/2007: Group 13	5, Company 83). There were no seaso	nal employees for the Gr	oup and the Company at t	the balance sheet date	Cash and cash equivalents at the end of period	46.199.924			=	3.337.105			
(30/09/2007: Group 7, Company 0).  8. At the end of the period the Company has acquired 721.005 own shares, at the total value o€ 6.556.672	and at an average price of € 9.09 per c	share.			11. Intercompany transactions for the period ended 30 September 2008 and	222.774.962 d intercompany balances a		according to IAS 24 are so	s follows:	142.545.244	300.584		
N. At the end of the period the Company has acquired 721.000 own shares, at the total value of 0.306.072     The statement of changes in equity for the period presents in detail the amounts and the nature of any ex			ompany's equity.		Amounts in €	oroompany valances d	oo ooptember 2000, i	GROUP COM	MPANY_				
10 i) There are neither cases under dispute litination or arbitrations nor any court decisions that are like				e month neriod ended	a) Revenues			10.154.144 7	710.732				

10.) 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 faminational statements 1). During the nine month period ended September 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 6 £40 k and £50 k respectively. 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.

Amounts in € an Revenues be Expenses c) Dividend income d) Receivables (Payables e) Payables f) Transactions and gross salaries of BoD members and management g) Receivables from BoD members and management in Cash at bank - related parties

Athens, 7 November 2008

THE DIRECTOR OF FINANCE & ADMINISTRATION

THE FINANCIAL DIRECTOR

THE CHAIRMAN OF THE BOARD OF DIRECTORS & CHIEF EXECUTIVE OFFICER APOSTOLOS S.TAMVAKAKIS

I.D.No Π704691

THE GENERAL MANAGER & MEMBER OF THE BOARD OF DIRECTORS GEORGIOS K. PAPAGEORGIOU

I.D.No Π655346

ODYSSEUS E. ATHANASIOU I.D.No AB510661

VASSILIOS A. BALOUMIS I.D.No T061891