LAMDA Development S.A.

FINANCIAL REPORT
For the six-month period ended June 30, 2011
(in accordance with article 5 of the Law 3556/2007)

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

37A Kifissias Ave., 15123, Maroussi

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

Semi-annual financial report's index

STATEMENT OF THE BOARD OF DIRECTORS OF

"LAMDA Development S.A." for the condensed consolidated and company financial statements for the six-month period ended June 30, 2011

(according to the article 5 par.2 of the Law 3556/2007)

We state to the best of our knowledge, that the semi-annual condensed Consolidated and Company financial statements for the six-month period ended June 30, 2011, which have been prepared in accordance with the international accounting standards in effect, reflect fairly the assets, liabilities, equity and the results of LAMDA Development S.A., as well as of the companies that are included in the consolidation taken as a whole.

Furthermore, we state to the best of our knowledge that the Semi-Annual Report of the Board of Directors reflects fairly the development, the performance and the status of LAMDA Development S.A., as well as of the companies that are included in the consolidation taken as a whole, and includes a description of the main risks and uncertainties they face.

Maroussi, 25 August 2011

Dr.Peter P. Kalantzis	Evaggelos I. Chronis	Odysseus E. Athanasiou
Chairman of the BoD	Vice Chairman of the BoD	Chief Executive Officer

SEMI-ANNUAL BOARD OF DIRECTORS' REPORT OF "LAMDA Development S.A." FOR THE CONSOLIDATED AND COMPANY FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2011.

Dear Shareholders,

According to the provisions of the laws 3556/2007 and 2190/1920 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." concerning the Condensed Consolidated and Company Interim Financial Statements for the six-month period that ended on June 30, 2011.

FINANCIAL POSITION OF THE GROUP

According to the International Financial Reporting Standards, the basic Group's and Company's figures for the period ended June 30, 2011 are the following:

Consolidated Net Income after tax was loss of €3.444 thousand compared to loss €16.256 thousand in the corresponding period of 2010, whereas the loss for the Company's shareholders reached €3.183 thousand compared to loss of €16.251 thousand last year. The main reason for the drop in Group earnings before tax is the fair value losses of €7.075 thousand. Also, the Company impaired the value of assets presented in inventories, by €730 thousand. The recurring profitability of the Group decreased by 7%, reaching €21.100 thousand compared to €22.700 thousand in the corresponding period of 2010. It should be noted that the Company has made accruals for real estate tax in the amount of €700 thousand whereas such accrual were calculated in the third quarter of 2010.

The consolidated turnover had a small increase of 2.86%, which reached €41.6 million compared to €40.4 million in the corresponding period of 2010.

The total equity, that corresponds to the Company's shareholders, after minority interests, reached €387.543 thousand compared to €405.105 thousand in the corresponding period of 2010 showing a decrease by 4.34%.

(amounts in € thousand)	2011	2010	Change
NET ASSET VALUE (NAV)	445.016	456.310	-2.48%
Shareholders' Equity	387.543	405.105	-4.34%
Earnings before valuations	16.146	18.390	-12.20%
Fair Value Losses	7.805	26.088	-
Earnings before tax	-1.439	-16.184	-
Net Income after tax & minority interest	-3.183	-16.251	-
Turnover	41.597	40.440	2.86%

SIGNIFICANT EVENTS

The exceptional international slowdown in the economic environment as well as the significant deterioration in the consumption, have impacted the yields of the Shopping Centers. However, the Group's Shopping Centers continue to excel in relation to the other market due to the comparative advantage that they present in relation to traditional markets. During the first semi-annual period of 2011, "The Mall Athens" recorded a decrease in EBITDA by 4% despite the fact that shopkeepers' turnover was reduced by 11%. "Mediterranean Cosmos" in Pylea Thessaloniki had a decrease in EBITDA by 4% whereas shopkeepers' turnover was reduced by 10%. "Golden Hall" recorded an increase in EBITDA by 2% while shopkeepers' turnover was increased by 1%.

SIGNIFICANT RISKS FOR YEAR 2011

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 an important effect 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 unlikely to decline.

Credit risk

Income would be greatly affected in case the tenants are unable to fulfil their contractual obligations.

However, the Group has a well-diversified tenant mix consisting mainly of blue chip companies in Greece and foreign countries. The customers' financial condition is monitored on a recurring basis. The Company's management does not expect significant losses from non-receivables apart from those for which certain provisions have already been made.

Foreign exchange risk

The Group operates in Balkan countries and is exposed to foreign exchange risk arising from various currencies, primarily the Serbian, Romanian and Bulgarian currencies. Since the investments in the above-mentioned countries represent less than 12% of the Group's asset value, the Group is not significantly exposed in this risk category.

Interest rate risk

The Group's interest rate risk derives mainly from bank loans with floating base rate. The continuing interest rate increase lately will result in bigger financial expense. The risk is partially hedged with financial derivative instruments.

53% of the Group's borrowings have a fixed base interest rate or are 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 that are adjusted annually according to the Consumer Price Index plus margin up to 2%.

Liquidity risk

Liquidity needs are fully satisfied by the on-time forecast of cash needs in conjunction with the prompt collection of receivables and by maintaining adequate credit limits with the banks we do business with.

External 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 local tax regimes.

PENDING LITIGATION

1. THE MALL ATHENS

1.1 Pending litigation

With regard to the legal issues relating to the particular investment, the following should be noted:

In total, five (5) petitions of annulment have been filed before the State Council, relating to the area where the Olympic Press Village (or "Olympiako Chorio Typou") and the Shopping Center "The Mall

Athens" were built, whose legal owner is the Company's subsidiary "LAMDA OLYMPIA VILLAGE S.A." (hereinafter "L.O.V."). Specifically:

(a) The first petition for annulment directly contests the validity of Law 3207/2003, which is in lieu of the building permit for all the buildings constructed on this particular area. The petition aims to have the Law declared null and void, on the basis that it is allegedly not compatible with the provisions of the Constitution of the Hellenic Republic. The petition was heard on 03.02.2006 and the Fifth (E) Chamber of the State Council issued its decision No. 391/2008, whereby the matter was referred to the Plenary Session of the State Council. The petition was heard on 05.03.2010, further to successive postponements of hearings previously scheduled for 05.02.2010, 09.10.2009, 08.05.2009 and 07.11.2008 and issuance of the Court's decision is pending.

At 16/12/2010 the State Counsil issued the decision 4076/2010 according to which the petition for annulment has been postponed until the DEE issues a decision over another case which raises – according to the Constitution of the Hellenic Republic – similar legal issues.

(b) The second petition seeks annulment of the deemed approval of the designs submitted by L.O.V. to the Ministry of Environment, Planning and Public Works, pursuant to article 6 paragraph 2 of Law 3207/2003. By means of its decision No 455/2008, the Fifth (E') Chamber of the State Council postponed the hearing of the case, until the issuance of the decision by the Court's Plenary Session on the first petition for annulment. The hearing of the petition has been set for 02.11.2011, further to a postponement of the hearing previously scheduled for 02.12.2009, 02.06.2010, 03.11.2010 and 08.06.2011.

(c) The third and fourth petitions seek the annulment of a series of pre-approvals and operating licenses respectively, issued by the Municipality of Maroussi to a number of stores operating in the aforementioned Shopping Centre, on the basis that the law on which said pre-approvals and licenses were issued is not compatible with the provisions of the Constitution.

(d) The fifth petition for annulment contests the validity of the decision of the Board of Directors of OEK (Worker's Housing Organization or "Organismos Ergatikis Katoikias"), which authorized the conveyance to L.O.V. of the plot of land where the Shopping Centre was erected. Similar to the foregoing cases, the legal basis of the petition is the alleged incompatibility of Law 3207/2003 with the provisions of the Constitution.

The third, forth and fifth petitions have been scheduled to be heard before the Fourth (D) Chamber of the State Council on 14.02.2012, further to successive postponements of hearings previously scheduled for 09.01.2007, 23.10.2007, 08.01.2008, 07.10.2008, 16.06.2009, 12.10.2010 and 29.03.2011.

It is noted that, with the exception of the third petition, L.O.V. has intervened in all other cases as a third party in the proceedings to support the validity of the "acts" contested and shall proceed with intervening in the proceedings of the third petition.

The outcome of proceedings in respect of the second, third, fourth and fifth petitions would largely depend on the decision to be issued by the plenary session of the State Council further to its review of the first petition.

Finally, in the event that any of the above petitions is eventually accepted and as a result legal impediments arise in respect of the smooth operation of the Shopping Centre "The Mall Athens", L.O.V. will be entitled to seek redress for any damages it may suffer against the Greek State.

1.2 Potential impact of pending litigation on the existing contracts

(a) In 2006 the Company transferred 50% of the shares it holds in L.O.V. to the company "HSBC PROPERTY INVESTMENTS LUXEMBOURG S.A.R.L.". The relevant agreement provides that, if either of the first two petitions is irrevocably accepted, the purchaser will be entitled to a refund of the amounts, which it will have paid to the seller for the purchase of the above shares, plus the purchaser's share in L.O.V.'s accrued distributable profits and to 75% of its non-distributable reserve funds (provided that they do not relate to the building complex or the office building and disregarding any non realized profits from reserve funds, which derive from the re-valuation of fixed assets), and shall transfer the shares in question back to the Company.

If any of the third, fourth or fifth petitions for annulment are accepted, L.O.V.may be held liable for breach of contract in accordance with the general provisions of the Greek Civil Code.

(b) In addition to the above, L.O.V. conveyed the office building “ILIDA BUSINESS CENTRE” to the company “BLUE LAND S.A.” on 26.06.2007. The respective deed of transfer includes a provision specifying that, if either of the first two petitions is irrevocably accepted, then the purchaser will be entitled to demand reinstatement of the property to its original status and rectification of any actual damages it may have suffered, as such term is defined in the deed of transfer. Moreover, in the event that either the fourth or the fifth petition is accepted, then the purchaser will be entitled to repudiate the contract and demand restoration of the aforementioned actual damages, following the lapse of a period of two years from the date of issuance of the decision on the annulment petitions, on condition that any defects or deficiencies resulting from said decision have not been remedied in the meantime. Lastly, in the event that the third petition is accepted, L.O.V. may be held liable for breach of contract in accordance with the general provisions of the Greek Civil Code.

(c) In any case, as already mentioned, if any of the aforementioned annulment petitions are accepted, the L.O.V. will be entitled to seek redress for any damages it may suffer against the Greek State.

2. FLISVOS MARINA

With regard to the legal issues relating to the particular investment, the following should be noted:

Two petitions for annulment were pending, concerning the approval of the project’s environmental terms, which were heard before the Fifth (E’) Chamber of the State Council on 04.03.2009. The decisions No. 1241/2011 and 1242/2011 regarding these two petitions were issued according to which these petitions were rejected.

A further petition for annulment is pending before the Fifth (E’) Chamber of the State Council, against the ministerial decision, whereby the existing harbour basin was delineated, which has not been heard yet. In any case, if the above petition is accepted and as a result legal impediments arise in respect of the smooth operation of the “Flisvos Marina”, LFM will be entitled to seek redress for any damages it may suffer against the Greek State.

3. GOLDEN HALL (former International Broadcasting Centre)

With regard to the legal issues relating to the particular investment, the following should be noted:

3.1. In total, five (5) petitions for annulment have been filed before the State Council, relating to the building formerly known as the International Broadcasting Centre, in part of which the Company’s subsidiary “LAMDA DOMI S.A.” (hereinafter “LAMDA DOMI”) has developed a business and commercial complex (hereinafter the “Complex”). Specifically:

(a) The first petition, which has been filed by associations and residents of the wider area, seeks the annulment of an agreement dated 29.08.2006, executed by and between “OLYMPIC PROPERTIES SA” and “LAMDA DOMI”, regarding the development of the Complex.

(b) The second petition, which has also been filed by associations and residents of the wider area, mainly seeks the annulment of joint decision No 101576/22.02.2008 of the Ministers of Environment, Physical Planning and Public Works, and Culture, whereby the environmental terms of the project were approved, as well as the annulment of other related acts.

(c) The third, fourth and fifth petition, which have all been filed by individual local residents, mainly seek the annulment of the aforementioned joint ministerial decision, as well as the annulment of the building permit in respect of the transformation of the building into a business and commercial complex.

All five petitions were heard before the Plenary Session of the Sate Council on 15.01.2010, further to successive postponements previously scheduled for 25.09.2009, 06.03.2009 and 07.11.2008. The decisions 414, 415, 416, 417 and 418/2011 have been issued according to which all above mentioned petitions for annulment were rejected.

3.2. Furthermore, there are two petitions pending before the Athens Adminstrative Court of Appeals filed by J. Klapakis and D. Klapakis, respectively, which contest the validity of the original building permit for the erection of the International Broadcasting Centre (Permit No 75/29.05.2003) and of the permit for demolishing and strengthening of the building structure of the main part of the International

Broadcasting Centre (Permit No 5/2007), on the basis that said permits and Law 3342/2005 were allegedly not compatible with the provisions of the Constitution of the Hellenic Republic.

Moreover, the applicant of the first petition also filed a petition for an interlocutory injunction, which included a request for the issuance of an interim order for the suspension of the execution of works pursuant to the second permit described hereinabove. Such request was rejected by a relevant Ruling of the Presiding Judge of the Athens Administrative Court of Appeals Ms. Ekaterini Balda, whereas the petition for the issuance of an interlocutory injunction was rejected by means of decision No 178/2008 of said Court. The hearing of the first petition for annulment was set for 06.04.2011 while the hearing of the second petition was set after successive postponements for 07.06.2011, dates during which both hearings took place. At the hearing of 06.04.2011 the trial was suppressed whereas at the hearing of 07.06.2011 the trial was suppressed for the second suitor and the petition of the first (D. Klapakis) was rejected. “LAMDA DOMI” had intervened in the proceedings of both cases.

3.3. Given the above mentioned decisions of the Plenary Session of the State Council it is considered that these petitions will be rejected as well. In each case, in the event that any of the above petitions is eventually accepted and as a result legal impediments arise in respect of the development of the Complex, “LAMDA DOMI” will be entitled to seek redress for any damages it may suffer against the Greek State and to initiate a process for the issuance of ex-post approval of works by procuring the issuance of pertinent administrative acts.

4. MEDITERRANEAN COSMOS

With regard to the legal issues relating to the particular investment, the following should be noted:

Contractor “MICHANIKI S.A.” undertook a significant part of the construction works for the “Mediterranean Cosmos” Shopping Center in Pylea, Thessalokini. Both “PYLEA S.A.”, a subsidiary of the Company, and “MICHANIKI S.A.” have filed actions and counter-actions, which were jointly heard on 01.04.2009, following a postponement of the hearing initially set for 02.04.2008. The total claims of “PYLAIA S.A.” against “MICHANIKI S.A.” stand at € 18,340,931.49 (including the amount of € 2,000,000 as compensation for moral distress). On the basis of the actions it has filed, “MICHANIKI S.A.” claims the amount of € 34,755,038.78 (including the amount of € 10,000,000 as compensation for moral distress).

By virtue of its decision 8172/2009, the Athens Multi- Member 1st Instance Court:

(i)(i) Rejected the claims of “PYLEA S.A.”, adopting the false reasoning that “PYLEA S.A.” had assigned its claims under the contracts in question (with “MICHANIKI S.A.”) to the bondholder agent further to a respective agreement and, therefore, was not entitled to seek redress for its pertinent claims.

(ii)(ii) Rejected certain claims of “MICHANIKI S.A.” as vague or unfounded and ordered a continuance hearing, to follow the issuance of an expert opinion on certain allegations of one of the actions.

“PYLEA S.A.” had lodged an appeal against the above decision, to the extent of its determination to reject its actions as per point (i) above. On the basis of the assessment of the Company’s legal counsel, such appeal is expected to be upheld, in light of the express provision set forth in the documentation related to the that the assignment of the claims to the bondholder agent was subject to the condition precedent of the delivery of a “notice of enforcement”. However, as the Court ruling acknowledges, such condition precedent was never met.

In general, pursuant to the assessment of Company’s legal counsel, the substantiated claims of “PYLEA S.A.” against “MICHANIKI S.A.” significantly exceed the substantiated counterclaims of the latter against “PYLEA S.A.”.

RELATED-PARTY TRANSACTIONS

The related-party transactions according to IAS 24 of the Company and the Group are disclosed in the note note 15 of the consolidated financial statements for the six-month period ended June 30, 2011.

Maroussi, 25 August 2011

Dr.Peter P. Kalantzis	Evaggelos I. Chronis	Odysseus E. Athanasiou
Chairman of the BoD	Vice Chairman of the BoD	Chief Executive Officer

Report on review of Interim Financial Information

[Translation from the original text in Greek]

To the Shareholders of "LAMDA Development SA"

Introduction

We have reviewed the accompanying condensed company and consolidated balance sheet of "LAMDA Development SA" (the "Company") and its subsidiaries as of 30 June 2011 and the related condensed company and consolidated statements of income and total comprehensive income, changes in equity and cash flows for the six-month period then ended and the selected explanatory notes, that comprise the interim condensed financial information and which form an integral part of the six-month financial report as required by article 5 of L.3556/2007. Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". 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 International Standards on Auditing 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.

Conclusion

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

Reference to Other Legal and Regulatory Requirements

Our review has not revealed any inconsistency or discrepancy of the other information of the six-month financial report, as required by article 5 of L.3556/2007, with the accompanying interim condensed financial information.

Athens, 25 August 2011

The Certified Auditor Accountant

pwc

PricewaterhouseCoopers

268 Kifissias Avenue,

Halandri 15232,

Athens,

Greece

Dimitris Sourbis

SOEL Reg No 16891

Condensed Interim Consolidated and Company Financial Statements for the six-month period ended June 30, 2011

Balance Sheet

all amounts in € thousands	Note	GROUP 30.6.2011	GROUP 31.12.2010	COMPANY 30.6.2011	COMPANY 31.12.2010
ASSETS					
Non-current assets					
Investment property	4	629.917	643.580	1.840	1.840
Property, plant and equipment	5	42.986	43.994	545	595
Intangible assets	6	4.239	4.309	-	-
Investments in subsidiaries	7	-	-	217.493	217.992
Investments in associates	7	4.324	4.414	1.929	1.929
Available-for-sale financial assets	8	51.334	53.586	51.334	53.586
Derivative financial instruments	9	0	1	-	-
Deferred income tax assets		1.208	972	3	356
Trade and other receivables		5.442	7.591	83.035	80.944
		739.449	**758.446**	**356.180**	**357.241**
Current assets					
Inventories		133.075	133.361	-	-
Trade and other receivables		41.266	42.506	19.689	17.147
Current income tax assets		7.581	6.752	6.001	6.123
Cash and cash equivalents	10	149.476	150.283	78.871	79.094
		331.398	**332.902**	**104.560**	**102.364**
Total assets		**1.070.847**	**1.091.348**	**460.740**	**459.606**
EQUITY					
Capital and reserves attributable to equity holders of the company					
Ordinary shares		220.732	220.732	220.732	220.732
Other reserves		(15.372)	(15.189)	(19.271)	(17.673)
Retained earnings		182.183	185.579	26.742	22.962
		387.543	391.122	228.203	226.021
Minority interest in equity		11.785	12.007	-	-
Total equity		**399.328**	**403.129**	**228.203**	**226.021**
LIABILITIES					
Non-current liabilities					
Borrowings	11	542.434	571.037	202.000	220.000
Deferred income tax liabilities		58.730	58.264	-	-
Derivative financial instruments	9	1.124	2.358	286	939
Retirement benefit obligations		613	613	502	502
Other non-current liabilities		4.529	4.309	-	-
		607.430	**636.581**	**202.789**	**221.442**
Current liabilities					
Trade and other payables		31.337	34.620	11.748	12.143
Current income tax liabilities		549	3.418	-	-
Derivative financial instruments	9	154	1.082	-	-
Borrowings	11	32.049	12.518	18.000	-
		64.089	**51.638**	**29.748**	**12.143**
Total liabilities		**671.519**	**688.219**	**232.537**	**233.585**
Total equity and liabilities		**1.070.847**	**1.091.348**	**460.740**	**459.606**

These condensed consolidated and Company interim financial statements of LAMDA Development SA have been approved for issue by the Company's Board of Directors on August 25, 2011.

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Income Statement

Continuing operations *(all amounts in € thousands)*	Note	GROUP 1.1.2011 to 30.6.2011	GROUP 1.1.2010 to 30.6.2010	COMPANY 1.1.2011 to 30.6.2011	COMPANY 1.1.2010 to 30.6.2010
Revenue		41.597	40.440	658	597
Dividends		3.480	3.419	8.084	9.389
Fair value losses of investment property	4	(7.075)	(24.125)	-	-
Provision of impairment on inventories		(730)	(1.963)	-	-
Cost of inventory sales		(1.523)	(1.192)	-	-
Other direct investment property expenses		(12.541)	(11.072)	-	-
Employee benefit expense		(4.219)	(4.244)	(2.457)	(2.945)
Depreciation of property, plant, equipment and intangible assets		(1.263)	(1.180)	(93)	(89)
Operating lease payments		(3.693)	(3.167)	(523)	(494)
Contracting cost		(288)	(215)	-	-
Loss from sale of investment property	4	(327)	-	-	-
Profit from participations sale in associates		-	81	-	5
Other operating income / (expenses) - net		(5.076)	(4.478)	(1.228)	(984)
Operating profit		**8.341**	**(7.698)**	**4.441**	**5.479**
Finance income		2.113	2.435	4.262	4.343
Finance costs		(12.314)	(11.334)	(3.768)	(2.947)
Share of profit of associates	7	420	413	-	-
Profit / (loss) before income tax		**(1.439)**	**(16.184)**	**4.935**	**6.875**
Income tax expense	17	(2.004)	(72)	(1.156)	(360)
Profit / (loss) for the period		**(3.444)**	**(16.256)**	**3.780**	**6.515**
Attributable to:					
Equity holders of the Company		(3.183)	(16.251)	3.780	6.515
Minority interest		(261)	(6)	-	-
		(3.444)	**(16.256)**	**3.780**	**6.515**
Earnings / (losses) per share from continuing operations for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
Basic	16	(0,08)	(0,40)	0,09	0,16
Diluted	16	(0,08)	(0,40)	0,09	0,16

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Income Statement

Continuing operations (all amounts in € thousands)	Note	GROUP		COMPANY	
		1.4.2011 to 30.6.2011	1.4.2010 to 30.6.2010	1.4.2011 to 30.6.2011	1.4.2010 to 30.6.2010
Revenue		21.385	20.247	325	317
Dividends		57	-	4.662	5.970
Fair value losses of investment property	4	(7.075)	(24.125)	-	-
Provision of impairment on inventories		(730)	(1.963)	-	-
Cost of inventory sales		(1.100)	(586)	-	-
Other direct investment property expenses		(6.402)	(6.284)	-	-
Employee benefit expense		(2.240)	(2.236)	(1.254)	(1.579)
Depreciation of property, plant, equipment and intangible assets		(633)	(601)	(47)	(47)
Operating lease payments		(1.751)	(1.601)	(256)	(222)
Contracting cost		(235)	(151)	-	-
Loss from sale of investment property	4	(327)	-	-	-
Profit from participations sale in associates		-	81	-	5
Other operating income / (expenses) - net		(3.999)	(2.976)	(787)	(555)
Operating profit		**(3.050)**	**(20.196)**	**2.643**	**3.888**
Finance income		1.115	1.398	2.148	2.248
Finance costs		(6.544)	(5.860)	(1.943)	(1.497)
Share of profit of associates	7	112	(246)	-	-
Profit / (loss) before income tax		**(8.368)**	**(24.903)**	**2.849**	**4.638**
Income tax expense	17	(569)	1.464	(809)	(311)
Profit / (loss) for the period		**(8.937)**	**(23.440)**	**2.040**	**4.327**
Attributable to:					
Equity holders of the Company		(8.802)	(22.335)	2.040	4.327
Minority interest		(135)	(1.104)	-	-
		(8.937)	**(23.440)**	**2.040**	**4.327**
Earnings / (losses) per share from continuing operations for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
Basic	16	(0,22)	(0,55)	0,05	0,11
Diluted	16	(0,22)	(0,54)	0,05	0,11

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Total Comprehensive Income Statement

	GROUP		COMPANY	
Continuing operations *(all amounts in € thousands)*	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**
Profit / (loss) for the period	**(3.444)**	**(16.256)**	**3.780**	**6.515**
Loss from revaluation of available-for-sale assets	(2.251)	(23.495)	(2.251)	(23.495)
Profit / (loss) from cash flow hedges, after tax	1.730	(1.547)	522	(841)
Currency translation differences	(7)	389	-	-
Other comprehensive income for the period	(528)	(24.653)	(1.729)	(24.336)
Total comprehensive income for the period	**(3.972)**	**(40.911)**	**2.050**	**(17.820)**
Attributable to:				
Equity holders of the Company	(3.711)	(40.948)	2.050	(17.820)
Minority interest	(261)	37	-	-
	(3.972)	**(40.911)**	**2.050**	**(17.820)**

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Statement of changes in equity

all amounts in € thousands	Attributable to equity holders of the Company					
	Share capital	**Other reserves**	**Retained earnings/(losses)**	**Total**	**Minority interests**	**Total equity**
GROUP						
1 January 2010	**217.669**	**4.157**	**224.654**	**446.479**	**40.240**	**486.719**
Total Income :						
Loss for the period	-	-	(16.251)	(16.251)	(6)	(16.256)
Other comprehensive income for the period:						
Loss from revaluation of available-for-sale assets	-	(23.495)	-	(23.495)	-	(23.495)
Cash flow hedges, after tax	-	(1.706)	-	(1.706)	158	(1.547)
Currency translation differences	-	342	-	342	47	389
Total comprehensive income for the period	**-**	**(24.858)**	**(16.251)**	**(41.109)**	**199**	**(40.911)**
Transactions with the shareholders:						
Other reserves	-	195	-	195	-	195
Dividends relating to 2009 approved by the shareholders	-	-	-	-	(1.527)	(1.527)
Treasury shares purchased	(461)	-	-	(461)	-	(461)
	(461)	195	-	(266)	(1.527)	(1.793)
30 June 2010	**217.207**	**(20.506)**	**208.403**	**405.105**	**38.913**	**444.017**
1 January 2011	**220.732**	**(15.189)**	**185.579**	**391.122**	**12.007**	**403.129**
Total Income :						
Loss for the period	-	-	(3.183)	(3.183)	(261)	(3.444)
Other comprehensive income for the period:						
Loss from revaluation of available-for-sale assets	-	(2.251)	-	(2.251)	-	(2.251)
Cash flow hedges, after tax	-	1.730	-	1.730	-	1.730
Currency translation differences	-	(7)	-	(7)	-	(7)
Total comprehensive income for the period	**-**	**(528)**	**(3.183)**	**(3.711)**	**(261)**	**(3.972)**
Transactions with the shareholders:						
Increase in ordinary shares of subsidiaries	-	-	-	-	39	39
Reserves	-	213	(213)	-	-	-
Other reserves	-	132	-	132	-	132
	-	345	(213)	132	39	171
30 June 2011	**220.732**	**(15.372)**	**182.183**	**387.543**	**11.785**	**399.328**

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Statement of changes in equity

all amounts in € thousands	Share capital	Other reserves	Retained earnings/(losses)	Total equity
COMPANY				
1 January 2010	**217.669**	**2.413**	**21.058**	**241.140**
Total Income :				
Profit for the period	-	-	6.515	6.515
Other comprehensive income for the period:				
Cash flow hedges, after tax	-	(841)	-	(841)
(Loss) from revaluation of available-for-sale assets	-	(23.495)	-	(23.495)
Total comprehensive income for the period	**-**	**(24.336)**	**6.515**	**(17.820)**
Transactions with the shareholders:				
Other reserves		195		195
Treasury shares purchased	(461)	-	-	(461)
	(461)	195	-	(266)
30 June 2010	**217.207**	**(21.727)**	**27.574**	**223.054**
1 January 2011	**220.732**	**(17.673)**	**22.962**	**226.021**
Total Income :				
Profit for the period	-	-	3.780	3.780
Other comprehensive income for the period:				
Cash flow hedges, after tax	-	522	-	522
(Loss) from revaluation of available-for-sale assets	-	(2.251)	-	(2.251)
Total comprehensive income for the period	**-**	**(1.729)**	**3.780**	**2.050**
Transactions with the shareholders:				
Other reserves	-	132	-	132
30 June 2011	**220.732**	**(19.271)**	**26.742**	**228.203**

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Cash Flow Statement

all amounts in € thousands	Note	GROUP 1.1.2011 to 30.6.2011	GROUP 1.1.2010 to 30.6.2010	COMPANY 1.1.2011 to 30.6.2011	COMPANY 1.1.2010 to 30.6.2010
Cash flows from operating activities					
Cash generated from operations	12	10.541	11.650	(3.335)	(11.325)
Interest paid		(12.155)	(10.695)	(3.689)	(2.441)
Income tax paid		(1.888)	(5.451)	(96)	(3.644)
Net cash generated from operating activities		**(3.502)**	**(4.496)**	**(7.120)**	**(17.410)**
Cash flows from investing activities					
Purchases of property, plant, equipment and investment property	5	(211)	(2.747)	(43)	(108)
Proceeds from sale of property, plant, equipment and investment property	4	6.573	-	-	-
Dividends received		3.480	3.419	5.010	9.389
Interest received		2.127	2.344	1.434	1.979
Loan repayments received from related parties		-	190	-	378
Proceeds from sale of participations		-	65	-	65
Purchases of available-for-sale financial assets	8	-	(3.183)	-	(3.183)
Increase / decrease in participations	7	-	-	497	(2.866)
Net cash used in investing activities		**11.968**	**88**	**6.897**	**5.653**
Cash flows from financing activities					
Purchase of treasury shares		-	(461)	-	(461)
Dividends paid to Company's shareholders		-	(8)	-	(8)
Increase in ordinary shares of subsidiaries		39	-	-	-
Borrowings received	11	-	138	-	-
Repayments of borrowings	11	(8.891)	(6.480)	-	-
Repayments of capital repayments of finance leases	11	(420)	(415)	-	-
Net cash used in financing activities		**(9.272)**	**(7.226)**	**-**	**(469)**
Net decrease in cash and cash equivalents		**(807)**	**(11.634)**	**(223)**	**(12.226)**
Cash and cash equivalents at the beginning of the period	10	150.283	216.658	79.094	148.732
Cash and cash equivalents at the end of the period	10	**149.476**	**205.024**	**78.871**	**136.505**

The notes on pages from 19 to 34 form an integral part of these condensed interim financial statements.

Notes to the Condensed Consolidated and Company interim financial statements

1. General information

These condensed interim financial statements include the six-month period ended June 30, 2011 interim financial statements of the company LAMDA Development S.A. (the “Company”) and the interim consolidated financial statements of the Company and its subsidiaries (together “the Group”). The names of the subsidiaries are presented in note 7.

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

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

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

These interim condensed financial statements have been approved for issue by the Board of Directors on August 25, 2011.

These interim condensed financial statements have been reviewed.

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 June 30, 2011. 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 2010 which are available on the website address *www.Lamda-development.net*.

The Company and Consolidated financial statements have been prepared on the going concern basis. The Group’s management estimates that the Group has adequate resources to continue in operational existence for the foreseeable future.

2.2 Accounting policies

The accounting principles that have been used in the preparation and presentation of the interim financial statements are in accordance with those used for the preparation of the Company and Group annual financial statements as of December 31, 2010.

During the current period, no significant items or exceptional transactions in relation to the Group’s Companies’ activities took place that should be disclosed and described separately in the financial statements.

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

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning from on 1 January 2011. The Group’s evaluation of the effect of these new standards, amendments to standards and interpretations is that they will not cause significant changes to the financial statements.

Standards mandatory effective for the current financial year

IAS 24 (Revised) "Related Party Disclosures"

This amendment attempts to reduce disclosures of transactions between government-related entities and clarify related-party definition. More specifically, it removes the requirement for government-related entities to disclose details of all transactions with the government and other government-related entities, clarifies and simplifies the definition of a related party and requires the disclosure not only of the relationships, transactions and outstanding balances between related parties, but of commitments as well in both the consolidated and the individual financial statements. This revision does not affect the Group's financial statements.

IAS 32 (Amendment) "Financial Instruments: Presentation"

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

IFRIC 19 "Extinguishing Financial Liabilities with Equity Instruments"

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

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

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

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

The amendments set out below describe the key changes to IFRSs following the publication in May 2010 of the results of the IASB's annual improvements project. Unless otherwise stated the following amendments do not have a material impact on the Group's financial statements.

IFRS 3 "Business Combinations"

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

IFRS 7 "Financial Instruments: Disclosures"

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

IAS 1 "Presentation of Financial Statements"

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

IAS 27 "Consolidated and Separate Financial Statements"

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

IAS 34 "Interim Financial Reporting"

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

IFRIC 13 "Customer Loyalty Programmes"

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

<u>Standards and Interpretations effective from periods beginning on or after 1 January 2012</u>

IFRS 7 (Amendment) "Financial Instruments: Disclosures" – transfers of financial assets (<u>effective for annual periods beginning on or after 1 July 2011</u>)

IAS 12 (Amendment) "Income Taxes" <u>(effective for annual periods beginning on or after 1 January 2012)</u>

IAS 1 (Amendment) "Presentation of Financial Statements" <u>(effective for annual periods beginning on or after 1 July 2012)</u>

IAS 19 (Amendment) "Employee Benefits" (<u>effective for annual periods beginning on or after 1 January 2013)</u>

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

IFRS 13 "Fair Value Measurement" <u>(Effective for annual periods beginning on or after 1 January 2013)</u>

Group of standards on consolidation and joint arrangements <u>(effective for annual periods beginning on or after 1 January 2013)</u>

The IASB has published five new standards on consolidation and joint arrangements: IFRS 10, IFRS 11, IFRS 12, IAS 27 (amendment) and IAS 28 (amendment). These standards are effective for annual periods beginning on or after 1 January 2013. Earlier application is permitted only if the entire "package" of five standards is adopted at the same time. These standards have not yet been endorsed by the EU. The Group is in the process of assessing the impact of the new standards on its consolidated financial statements. The main provisions are as follows:

IFRS 10 "Consolidated Financial Statements"

IFRS 11 "Joint Arrangements"

IFRS 12 "Disclosure of Interests in Other Entities"

IAS 27 (Amendment) "Separate Financial Statements"

IAS 28 (Amendment) "Investments in Associates and Joint Ventures"

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

3. Segment information

Primary reporting format – business segments

The Group is organised into two business segments:

(1) Real Estate

(2) Marine services

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

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

The segment results for the six-month period ended June 30, 2011 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**35.759**	**5.872**	**41.631**
Inter-segment revenue	(34)	-	(34)
Revenue from third parties	**35.725**	**5.872**	**41.597**
EBITDA	**11.229**	**(1.094)**	**10.135**

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

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**34.302**	**6.219**	**40.521**
Inter-segment revenue	(82)	-	(82)
Revenue from third parties	**34.220**	**6.219**	**40.440**
EBIDTA	**(7.317)**	**1.722**	**(5.595)**

The segment results for the three-month period ended June 30, 2011 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**18.436**	**2.967**	**21.403**
Inter-segment revenue	(17)	-	(17)
Revenue from third parties	**18.419**	**2.967**	**21.386**
EBITDA	**455**	**(570)**	**(115)**

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

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**16.946**	**3.337**	**20.283**
Inter-segment revenue	(37)	-	(37)
Revenue from third parties	**16.909**	**3.337**	**20.247**
EBIDTA	**(18.964)**	**1.646**	**(17.318)**

Total assets	**Real Estate**	**Marine Services**	**Total**
30 June 2011	**968.362**	**49.943**	**1.018.306**
31 December 2010	**988.203**	**48.588**	**1.036.791**
30 June 2010	**1.050.378**	**51.458**	**1.101.837**

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

Adjusted EBITDA for reportable segments	**30/6/2011**	**30/6/2010**
EBITDA	10.135	(5.595)
Corporate overheads	(3.682)	(4.423)
Depreciation	(1.263)	(1.180)
Dividends	3.480	3.419
Profit from participations sale in associates	-	81
Loss from sale of investment property	(327)	-
Share of profit of associates	420	413
Finance income	2.113	2.435
Finance costs	(12.314)	(11.334)
Loss before income tax	**(1.439)**	**(16.184)**
Income tax expense	(2.004)	(72)
Loss for the period	**(3.444)**	**(16.256)**

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

	30 June 2011	**31 December 2010**	**30 June 2010**
Total segment assets	1.018.306	1.036.791	1.101.837
Deferred income tax assets	1.208	972	651
Available-for-sale financial assets	51.334	53.586	49.865
Total assets per balance sheet	**1.070.847**	**1.091.348**	**1.152.353**

4. Investment property

	GROUP		**COMPANY**	
all amounts in € thousands	**30.6.2011**	**31.12.2010**	**30.6.2011**	**31.12.2010**
Balance at 1 January	643.580	675.189	1.840	1.840
Additions resulting from subsequent expenditure	-	637	-	-
Increase in joint ventures shareholdings	-	3.802	-	-
Transfer from inventories	312	330	-	-
Sales (1)	(6.900)	-	-	-
Fair value losses	(7.075)	(36.377)	-	-
Balance at 30 June	**629.917**	**643.580**	**1.840**	**1.840**

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

The investment property market continues to be impacted by the adverse economic conditions in Greece. The Group's retail investment property portfolio, which accounts for 85% of the total investment property portfolio, declined by a further €4,1m. or 0,75% since 31 December 2010 during which financial year a fair value loss of €21,4m. or 4% respectively was recognized. These fair value changes, which are significantly lower than those noted for retail space in the high streets, reflect the continuing high demand for retail space within large and successful shopping malls in Athens and Thessaloniki.

(1) The Company's subsidiary LAMDA Estate Development SA proceeded on 12/5/2011 to the sale of 1.314 sq.m. of offices on Othonos str, Athens for a total consideration of €6,573k. The passing yield of the investment is 7.75% annually. The purchaser company is Eurobank Properties REIC. The above-mentioned sale lies within the general frame of the Company's strategy as it has been announced.

The investment property includes property under finance lease that amounts to €10,4m and property under operating lease that amounts to €290,4m.

Bank borrowings are secured with mortgages on "The Mall Athens", associate's "LAMDA Olympia Village SA" investment property, which amount to € 336m (note 14). Group's proportion on the above mortgages amounts to €193,2m.

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

5. Property, plant and equipment

all amounts in € thousands	Land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Assets under construction	Total
GROUP - Cost						
1 January 2010	**32.026**	**11.824**	**4.716**	**2.421**	**3.560**	**54.545**
Increase in joint ventures shareholdings	1	5	14	-	-	20
Additions	132	187	479	51	2.121	2.970
Disposals	-	(1)	(16)	-	-	(17)
Reclassifications	5.134	533	-	-	(5.667)	-
Purchase of subsidiary	-	-	4	2	-	6
31 December 2010	**37.292**	**12.548**	**5.197**	**2.474**	**12**	**57.524**
1 January 2011	**37.292**	**12.548**	**5.197**	**2.474**	**12**	**57.524**
Additions	-	8	137	14	51	211
Write-offs	-	(60)	(8)	-	-	(68)
30 June 2011	**37.292**	**12.497**	**5.327**	**2.489**	**63**	**57.667**
Accumulated depreciation						
1 January 2010	**(3.228)**	**(3.476)**	**(2.195)**	**(2.334)**	**-**	**(11.236)**
Increase in joint ventures shareholdings	-	(2)	(7)	-	-	(10)
Depreciation charge	(1.055)	(430)	(745)	(65)	-	(2.294)
Disposals	-	1	14	-	-	14
Purchase of subsidiary	-	-	(3)	(2)	-	(6)
31 December 2010	**(4.282)**	**(3.908)**	**(2.937)**	**(2.402)**	**-**	**(13.531)**
1 January 2011	**(4.282)**	**(3.908)**	**(2.937)**	**(2.402)**	**-**	**(13.531)**
Depreciation charge	(565)	(212)	(378)	(36)	-	(1.193)
Disposals / Write-offs	-	32	7	-	-	39
30 June 2011	**(4.849)**	**(4.087)**	**(3.308)**	**(2.438)**	**-**	**(14.681)**
Closing net book amount at 31 December 2010	**33.008**	**8.639**	**2.260**	**72**	**12**	**43.994**
Closing net book amount at 30 June 2011	**32.444**	**8.409**	**2.019**	**51**	**63**	**42.986**

all amounts in € thousands	Land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Total
COMPANY - Cost					
1 January 2010	**300**	**40**	**1.046**	**2.371**	**3.757**
Additions	-	50	48	25	123
31 December 2010	**300**	**90**	**1.094**	**2.396**	**3.881**
1 January 2011	**300**	**90**	**1.094**	**2.396**	**3.881**
Additions	-	4	28	11	43
Disposals	-	-	(8)	-	(8)
30 June 2011	**300**	**95**	**1.115**	**2.407**	**3.916**
Accumulated depreciation					
1 January 2010	**(159)**	**(13)**	**(640)**	**(2.294)**	**(3.107)**
Depreciation charge	(12)	(10)	(115)	(42)	(179)
31 December 2010	**(171)**	**(24)**	**(755)**	**(2.337)**	**(3.286)**
1 January 2011	**(171)**	**(24)**	**(755)**	**(2.337)**	**(3.286)**
Depreciation charge	(6)	(6)	(59)	(22)	(93)
Disposals	-	-	7	-	7
30 June 2011	**(176)**	**(29)**	**(808)**	**(2.358)**	**(3.371)**
Closing net book amount at 31 December 2010	**130**	**67**	**339**	**59**	**595**
Closing net book amount at 30 June 2011	**124**	**65**	**307**	**48**	**545**

6. Intangible assets

all amounts in € thousands	**Concessions and similar rights**
GROUP - Cost	
1 January 2010	**5.469**
Additions	-
31 December 2010	**5.469**
1 January 2011	**5.469**
Additions	-
30 June 2011	**5.469**
Accumulated depreciation	
1 January 2010	**(1.020)**
Depreciation charge	(140)
31 December 2010	**(1.160)**
1 January 2011	**(1.160)**
Depreciation charge	(70)
30 June 2011	**(1.230)**
Closing net book amount at 31 December 2010	**4.309**
Closing net book amount at 30 June 2011	**4.239**

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

7. Investments in subsidiaries and associates

	COMPANY	
all amounts in € thousands	**30.6.2011**	**31.12.2010**
Balance at 1 January	**219.921**	**175.873**
Increase in joint ventures shareholdings	-	1.575
Increase / decrease in participations	(497)	41.717
Reversal of provision of impairment	-	131
Purchase / sale of subsidiaries	-	625
Liquidation of subsidiaries	(3)	-
Balance at 30 June	**219.422**	**219.921**

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 2011 *(all amounts in € thousands)*

Name	Cost	Impairment	Carrying amount	Country of incorporation	% interest held
LAMDA ESTATE DEVELOPMENT SA	44.547	13.164	31.383	Greece	100,00%
LAMDA PRIME PROPERTIES SA	9.272	-	9.272	Greece	100,00%
LAMDA ERGA ANAPTYXIS SA	170	-	170	Greece	100,00%
LAMDA DOMI SA	33.000	-	33.000	Greece	100,00%
LAMDA PROPERTY MANAGEMENT SA	210	-	210	Greece	100,00%
LAMDA HELLIX SA	1.240	-	1.240	Greece	80,00%
PYLAIA SA	4.035	-	4.035	Greece	100,00%
LAMDA FLISVOS HOLDING SA	10.834	2.484	8.350	Greece	61,00%
LAMDA WASTE MANAGEMENT SA	150	-	150	Greece	100,00%
GEAKAT SA	14.213	-	14.213	Greece	100,00%
MC PROPERTY MANAGEMENT SA	745	-	745	Greece	100,00%
LAMDA DEVELOPMENT SOFIA E.O.O.D.	83	-	83	Bulgaria	100,00%
LAMDA DEVELOPMENT SOUTH E.O.O.D.	3	-	3	Bulgaria	100,00%
LAMDA DEVELOPMENT D.O.O. (BEOGRAD)	942	-	942	Serbia	100,00%
PROPERTY DEVELOPMENT D.O.O.	2.801	-	2.801	Serbia	100,00%
PROPERTY INVESTMENTS LTD	1	-	1	Serbia	100,00%
LAMDA DEVELOPMENT ROMANIA SRL	201	-	201	Romania	100,00%
ROBIES SERVICES LTD	1.638	-	1.638	Cyprus	90,00%
LAMDA DEVELOPMENT (NETHERLANDS) BV	74.828	-	74.828	Netherlands	100,00%
LAMDA DEVELOPMENT MONTENEGRO D.O.O.	600	-	600	Montenegro	100,00%
Investments in subsidiaries	**199.511**	**15.648**	**183.863**		
LAMDA OLYMPIA VILLAGE SA	28.681	-	28.681	Greece	50,00%
LAMDA AKINHTA SA	4.904		4.904	Greece	50,00%
S.C. LAMDA OLYMPIC SRL	752	707	45	Romania	50,00%
Investments in joint ventures	**34.337**	**707**	**33.630**		
ECE LAMDA HELLAS SA	204	-	204	Greece	34,00%
ATHENS METROPOLITAN EXPO SA	1.559	-	1.559	Greece	11,70%
PIRAEUS METROPOLITAN CENTER SA	101	-	101	Greece	19,50%
EFG PROPERTY SERVICES SA	30	-	30	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15	-	15	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20	-	20	Serbia	20,00%
Investments in associates	**1.929**	**-**	**1.929**		
TOTAL	**235.777**	**16.355**	**219.422**		

The Group participates in the following companies' equity:

GROUP - Investments in associates **30 June 2011**

Name	Cost	Share in profit / (loss)	Carrying amount		
ECE LAMDA HELLAS SA	204	367	**571**	Greece	34,00%
ATHENS METROPOLITAN EXPO SA	1.559	-	**1.559**	Greece	11,67%
PIRAEUS METROPOLITAN CENTER SA	101	-	**101**	Greece	19,50%
EFG PROPERTY SERVICES SA	30	40	**70**	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15	389	**404**	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20	165	**185**	Serbia	20,00%
S.C. LAMDA MED SRL	0,5	1.433	**1.433**	Romania	40,00%
TOTAL	**1.930**	**2.394**	**4.324**		

During the period ended June 30, 2011 the following significant events have occurred:

Share capital increase / decrease

The Company increased its participation in the subsidiaries "LAMDA DOMI SA", "LAMDA Development (Netherlands) BV", "Property Development DOO", "LAMDA Development DOO Beograd", "GEAKAT SA" and "LAMDA Flisvos Holding SA" by €2,5m, €3,4m, €1,3m, €0,3m, €0,2m and €0,1m respectively. In the contrary, the Company's 100% subsidiary "LAMDA Estate Development SA" proceeded in share capital decrease by €8,1m. Also, the Company's subsidiary "LAMDA Development Vitosha EOOD" proceeded to dissolution and liquidation without any further loss / profit at Group level.

The Group's composition on June 30, 2011 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 SA	Greece	Indirect	100,00%
LAMDA Prime Properties SA	Greece		100,00%
PYLAIA SA	Greece		100,00%
LAMDA Flisvos Holding SA	Greece		61,00%
LAMDA Flisvos Marina SA	Greece	Indirect	47,11%
LAMDA Erga Anaptyxis SA	Greece		100,00%
LAMDA Domi SA	Greece		100,00%
LAMDA Property Management SA	Greece		100,00%
LAMDA Hellix SA	Greece		80,00%
LAMDA Waste Management SA	Greece		100,00%
GEAKAT SA	Greece		100,00%
MC Property Management SA	Greece		100,00%
LAMDA Development DOO Beograd	Serbia		100,00%
Property Development DOO	Serbia		100,00%
Property Investments DOO	Serbia		100,00%
LAMDA Development Montenegro DOO	Montenegro		100,00%
LAMDA Development Romania SRL	Romania		100,00%
Robies Proprietati Imobiliare SRL	Romania	Indirect	90,00%
SC LAMDA Properties Development SRL	Romania	Indirect	95,00%
LAMDA Development Sofia EOOD	Bulgaria		100,00%
LAMDA Development South EOOD	Bulgaria		100,00%

Company			% Participation of the parent company
TIHI EOOD	Bulgaria	Indirect	100,00%
LAMDA Development (Netherlands) BV	Netherlands		100,00%
Robies Services Ltd	Cyprus		90,00%
Proportionate consolidation			
LAMDA Olympia Village SA	Greece		50,00%
LAMDA Akinhta SA	Greece		50,00%
LAMDA Redding Contracting Consortium	Greece	Indirect	50,00%
Singidunum-Buildings DOO	Serbia	Indirect	50,00%
SC LAMDA Olympic SRL	Romania		50,00%
GLS OOD	Bulgaria	Indirect	50,00%
S.L. Imobilia DOO	Croatia	Indirect	50,00%
Equity consolidation			
ECE LAMDA HELLAS SA	Greece		34,00%
ATHENS METROPOLITAN EXPO SA	Greece		11,67%
Piraeus Metropolitan Center SA	Greece		19,50%
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. Available-for-sale financial assets

	GROUP		COMPANY	
all amounts in € thousands	**30.6.2011**	**31.12.2010**	**30.6.2011**	**31.12.2010**
Balance at 1 January	**53.586**	**70.177**	**53.586**	**70.177**
Additions	-	3.212	-	3.212
Reserves from revaluation recognised directly in equity	(2.251)	(19.803)	(2.251)	(19.803)
Balance at 30 June	**51.334**	**53.586**	**51.334**	**53.586**

The total amount of available-for-sale financial assets refers to 9.005.987 shares (31/12/2010: 9.005.987 shares) of the listed company Eurobank Properties R.E.I.C., which have been revaluated at fair value at June 30, 2011 and December 31, 2010 and the result (profit / loss) has been transferred to the relevant reserves in equity. The Company's participation is 14,76% (31/12/2010: 14,76%).

Regarding the afore-mentioned financial assets, we should mention that no impairment loss has been transferred from reserves to the income statement, since there was not any indication for impairment of this investment on June 30, 2011 and December 31, 2010.

9. Derivative financial instruments

	GROUP				COMPANY			
	30.6.2011		31.12.2010		30.6.2011		31.12.2010	
all amounts in € thousands	**Assets**	**Liabilities**	**Assets**	**Liabilities**	**Assets**	**Liabilities**	**Assets**	**Liabilities**
Interest rate swaps - fair value hedges	-	-	1	-	-	-	-	-
Interest rate swaps - cash flow hedges	-	1.198	-	3.440	-	286	-	939
Total	**-**	**1.198**	**1**	**3.440**	**-**	**286**	**-**	**939**
Non-current	-	1.124	1	2.358	-	286	-	939
Current	-	154	-	1.082	-	-	-	-
Total	**-**	**1.278**	**1**	**3.440**	**-**	**286**	**-**	**939**

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

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

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

The nominal value of interest rate swaps in abeyance at 30/6/2011 was €152,75m. The interest rate swaps have been measured at fair value stated by the counterpart bank. The swaps have been valuated at fair value which was estimated by the counterparty. On 30/6/2011 the long-term borrowings floating rates are secured with interest risk derivatives (swaps) ranged according to 3 month Euribor plus 1.40%.

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

10. Cash and cash equivalents

	GROUP		COMPANY	
all amounts in € thousands	**30.06.2011**	**31.12.2010**	**30.06.2011**	**31.12.2010**
Cash at bank	23.289	18.777	1.307	825
Cash in hand	228	326	7	6
Short-term bank deposits	125.959	131.180	77.557	78.263
Total	**149.476**	**150.283**	**78.871**	**79.094**

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

11. Borrowings

	GROUP		COMPANY	
all amounts in € thousands	**30.6.2011**	**31.12.2010**	**30.6.2011**	**31.12.2010**
Non-current				
Bank borrowings	26.260	26.302	-	-
Bond borrowings	508.396	536.501	202.000	220.000
Finance lease liabilities	7.778	8.234	-	-
Total non-current	**542.434**	**571.037**	**202.000**	**220.000**
Current				
Bank borrowings	84	95	-	-
Bond borrowings	31.010	11.504	18.000	-
Finance lease liabilities	955	919	-	-
Total current	**32.049**	**12.518**	**18.000**	**-**
Total borrowings	**574.483**	**583.556**	**220.000**	**220.000**

The movements in borrowings are as follows:

12 months ended 31 December 2010 *(amounts in € thousands)*	**GROUP**	**COMPANY**
Balance at 1 January 2010	607.601	235.000
Increase in joint ventures shareholdings	1.926	-
Borrowings transaction costs - amortization	466	-
Borrowings repayments	(25.538)	(15.000)
Currency translation differences	12	-
Finance lease repayments	(910)	-
Balance at 31 December 2010	**583.556**	**220.000**

6 months ended 30 June 2011 *(amounts in € thousands)*	GROUP	COMPANY
Balance at 1 January 2011	583.556	220.000
Borrowings transaction costs - amortization	239	-
Borrowings repayments	(8.891)	-
Finance lease repayments	(420)	-
Balance at 30 June 2011	**574.483**	**220.000**

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

The maturity of non-current borrowings is as follows:

	GROUP		COMPANY	
all amounts in € thousands	**30.6.2011**	**31.12.2010**	**30.6.2011**	**31.12.2010**
Between 1 and 2 years	108.612	88.389	96.500	75.000
Between 2 and 5 years	308.929	380.276	73.500	145.000
Over 5 years	124.893	102.372	32.000	-
Total	**542.434**	**571.037**	**202.000**	**220.000**

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

The effective weighted average interest rates at June 30, 2011 are as follows:

	GROUP	COMPANY
Current bank borrowings	2,81%	0,00%
Non-current bank borrowings	5,48%	0,00%
Current bond borrowings	3,88%	3,92%
Non-current bond borrowings	3,97%	3,35%

By taking into account the participation interest held of each company, it is noted that on 30/6/2011, the average base effective interest rate that the Group is borrowed is 2,51% and the average bank spread is 1,79%. Therefore, the Group total effective borrowing rate is 4,30%.

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

Finance leases

	GROUP		COMPANY	
all amounts in € thousands	**30.6.2011**	**31.12.2010**	**30.6.2011**	**31.12.2010**
Finance lease liabilities- minimum lease payments				
Not later than 1 year	1.209	1.141	-	-
Later than 1 year but not later than 5 years	4.631	4.534	-	-
Over 5 years	4.013	4.561	-	-
Total	**9.853**	**10.236**	**-**	**-**
Less: Future finance charges on finance leases	(1.120)	(1.083)	-	-
Present value of finance lease liabilities	**8.733**	**9.153**	**-**	**-**

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

all amounts in € thousands	**30.6.2011**	**31.12.2010**	**30.6.2011**	**31.12.2010**
Not later than 1 year	957	919	-	-
Later than 1 year but not later than 5 years	3.945	3.885	-	-
Over 5 years	3.832	4.349	-	-
Total	**8.733**	**9.153**	**-**	**-**

12. Cash generated from operations

all amounts in € thousands	Note	GROUP 1.1.2011 to 30.6.2011	GROUP 1.1.2010 to 30.6.2010	COMPANY 1.1.2011 to 30.6.2011	COMPANY 1.1.2010 to 30.6.2010
Profit / (loss) for the year from continuing operations		(3.444)	(16.256)	3.780	6.515
Adjustments for:					
Tax		2.004	72	1.156	360
Depreciation of property, plant and equipment	5	1.193	1.110	93	89
Depreciation of intangible assets	6	70	70	-	-
Proceeds from participation sale		-	-	-	(5)
Reversal of provision of impairment		-	-	-	(131)
Provisions for bad debts		958	1.162	-	-
Provisions		262	210	203	173
Share of profit of associates	7	(420)	(413)	-	-
Proceeds from dividends		(3.480)	(3.419)	(8.084)	(9.389)
Share option scheme		165	256	165	256
Loss from sale of investment property		327	-	-	-
Interest income		(2.113)	(2.435)	(4.262)	(4.343)
Interest expense		12.314	11.334	3.768	2.947
Provision for inventory impairment		730	1.963	-	-
Fair value losses of investment property	4	7.075	24.125	-	-
Other non cash income / (expense)		31	-	3	-
		15.673	**17.779**	**(3.180)**	**(3.528)**
Changes in working capital:					
(Increase) / decrease in inventories		(755)	560	-	-
(Increase) / decrease in receivables		(846)	421	304	(6.106)
Decrease in payables		(3.530)	(7.110)	(459)	(1.692)
		(5.132)	**(6.129)**	**(155)**	**(7.798)**
Cash generated from operations		**10.541**	**11.650**	**(3.335)**	**(11.325)**

13. Commitments

Capital commitments

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

Operating lease commitments

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

all amounts in € thousands	GROUP 30.6.2011	GROUP 31.12.2010	COMPANY 30.6.2011	COMPANY 31.12.2010
No later than 1 year	18.402	18.676	975	948
Later than 1 year and not later than 5	78.606	80.169	3.908	3.830
Later than 5 years	875.161	928.922	5.017	5.516
Total	**972.169**	**1.027.767**	**9.899**	**10.293**

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

14. Contingent liabilities and assets

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

	GROUP		COMPANY	
	30.6.2011	**31.12.2010**	**30.6.2011**	**31.12.2010**
Liabilities *(all amounts in € thousands)*				
Letters of guarantee to creditors	26.575	26.372	345	345
Letters of guarantee to customers securing contract performance	357	356	-	-
Mortgages over land & buildings	193.200	193.200	-	-
Guarantees to banks on behalf of subsidiaries	1.599	1.599	24.659	24.659
Other	35.695	35.770	35.593	35.593
Total	**257.426**	**257.298**	**60.596**	**60.596**

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

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

- The Company has been audited by tax authorities until the year 2008. For further information regarding the Group's unaudited fiscal years refer to note 17. As a result, the Group’s tax obligations have not been defined permanently.
- At the subsidiary company LAMDA Olympia Village (ex DIMEPA) a property transfer tax of €9,8m approximately has been imposed. The Company has appealed to the administrative courts, paying during 2005 €836k, €146k approximately during 2006 and €27k during 2007 (which is included in Deposits and Other Debtors). The estimate of the management is that the imposal of the income tax is without base due to the special law provisions on the law for Olympic works. In any case, if the outcome of the case is negative, according to the share sale agreement between the Municipality of Amaroussion and the Company, the total obligation will be on the Municipality, as it relates to transfers of properties before the acquisition of the shares of the subsidiary by the Company.
- Contractor “MICHANIKI SA” undertook a significant part of the construction works for the “Mediterranean Cosmos” shopping centre in Pylea, Thessaloniki. Both “PYLEA SA”, a subsidiary of the Company, and “MICHANIKI SA” have filed actions and counter-actions, which were jointly heard on 1.4.2009, following a postponement of the hearing initially set for 2.4.2008. The total claims of “PYLEA SA” against “MICHANIKI SA” stand at €18m (including the amount of €2m as compensation for moral distress) whereas “MICHANIKI SA” requests the amount of €35m (out of which €10m regards moral distress). Despite the ruling of the Athens Multimember 1st Instance Court, whereby the actions of “PYLEA SA” were rejected, the Company’s legal counsel believes that the substantiated claims of “PYLEA SA” against “MICHANIKI SA” significantly exceed the counterclaims of the latter against “PYLEA SA”. For this reason, “PYLEA SA” has filed an appeal against said ruling.
- In respect of the Company’s subsidiary «LAMDA Flisvos Marina SA” a petition for annulment is pending before the State Council, against the ministerial decision, whereby the existing harbour basin was delineated. The Company expects a favorable outcome in respect of this case. The two petitions for annulment which were heard on 4.3.2009 were rejected with the decisions No. 1241/2011 and 1242/2011.
- Five (5) petitions of annulment have been filled and are pending before the State Council for the subsidiary company “LAMDA Olympia Village SA”, in relation to the plot of land where the Olympic Press Village (or “Olympiako Chorio Typou”) and the Commercial Centre “The Mall Athens” were built. More specifically: the first of these petitions was heard on 03.05.2006 and the decision no 391/2008 of the Fifth Department of the State Council was issued committing for the Plenary Session of the State Council. Further to successive postponements the case was heard on 5.3.2010 and the Council of State, in plenary session, issued the Decision No. 4076/2010 on 16.12.2010, with which it decided to adjourn further the hearing of the petition of annulment until the issuance of a decision by the ACC in another case, which raised, in the opinion of the Council of State, such legal issues as those considered in the petition of annulment. The hearing of the second petition has been set, further to postponements, for the 2.11.2011 while the hearing for the remaining three petitions has been set for 14.2.2012 (again, further to successive postponements). The outcome of the cases relating to the second, third, fourth and fifth petition for repeal depends largely on the content of the decision under issuance by the Council of State, in plenary session, with regards to the first petition of annulment.

- In respect of the subsidiary company "LAMDA DOMI SA", one petition is pending which contest the validity of the original building permit for the erection of the International Broadcasting Centre and of the permit for demolishing and strengthening of the building structure of the main part of the International Broadcasting Centre. The hearing of the petition has been set, further to postponements, for 7.6.2011, when the case was heard, the trial was suppressed for the second suitor and the petition of the first (D. Klapakis) was rejected.
- According to the legal counsels who represent the company in these cases, the aforementioned petitions are not expected to be accepted given the State Council's rejections over petitions for annulment for similar cases.

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

15. Related party transactions

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

The following transactions were carried out with related parties:

	GROUP		COMPANY	
all amounts in € thousands	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**
i) Sales of goods and services				
- sales of services	1.504	1.730	584	534
	1.504	**1.730**	**584**	**534**
ii) Purchases of goods and services				
- purchases of services	1.787	2.971	535	495
	1.787	**2.971**	**535**	**495**
iii) Dividend income	**3.990**	**3.419**	**8.084**	**9.389**
iv) Benefits to management				
- salaries and other short-term employment benefits	171	281	171	281
	171	**281**	**171**	**281**

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

	GROUP		COMPANY	
all amounts in € thousands	**30.06.2011**	**31.12.2010**	**30.06.2011**	**31.12.2010**
Receivables from related parties:				
- parent	27	62	-	-
- associates	209	100	328	570
	236	**163**	**328**	**570**
Receivables from dividends from related parties:				
- parent	403	-	2.108	-
	403	**-**	**2.108**	**-**
Payables to related parties:				
- parent	1	1	-	-
- associates	452	1.844	4	9
	453	**1.845**	**4**	**9**
vi) Loans to associates:				
Balance at the beginning of the period	**2.720**	**2.747**	**85.933**	**81.107**
Loans given during the period	-	-	-	5
Loans repaid during the period	-	(190)	-	(379)
Currency translation differences	22	36	-	-
Reversal of loans impairment	-	-	2.086	4.011
Interest charged	63	127	590	1.190
Balance at the end of the period	**2.804**	**2.720**	**88.610**	**85.933**

vii) Loans from associates:				
Balance at the beginning of the period	**77.849**	**79.373**	**45.196**	**45.172**
Loans repaid during the period	(1.058)	(1.553)	-	-
Interest paid	(1.190)	(1.752)	(568)	(997)
Interest charged	1.429	1.780	786	1.021
Balance at the end of the period	**77.030**	**77.849**	**45.414**	**45.196**
viii) Cash at bank - related parties	**56.013**	**53.099**	**34.296**	**37.025**

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

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

16. Earnings per share

Basic

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

Continuing operations	**GROUP**		**COMPANY**	
all amounts in € thousands	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**
Profit / (loss) attributable to equity holders of the Company	**(3.183)**	**(16.251)**	**3.780**	**6.515**
Weighted average number of ordinary shares in issue	40.716	40.760	40.716	40.760
Basic earnings / (losses) per share *(Euro per share)*	**(0,08)**	**(0,40)**	**0,09**	**0,16**

Diluted

	GROUP		**COMPANY**	
all amounts in € thousands	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**	**1.1.2011 to 30.6.2011**	**1.1.2010 to 30.6.2010**
Profit / (loss) used to determine dilluted earnings per share	**(3.183)**	**(16.251)**	**3.780**	**6.515**
Weighted average number of ordinary shares in issue	40.716	40.760	40.716	40.760
Adjustment for share options:				
Employees share option scheme	-	217	-	217
Weighted average number of ordinary shares for dilluted earnings per share	**40.716**	**40.977**	**40.716**	**40.977**
Diluted earnings / (losses) per share *(Euro per share)*	**(0,08)**	**(0,40)**	**0,09**	**0,16**

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

17. Fiscal years unaudited by the tax authorities

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

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

At the comparative period that ended on 30/6/2010, social responsibility contribution in the amount of €2.589k was recognized in the income tax contrary to the current period that no such tax has been imposed.

Company	Fiscal years unaudited by the tax authorities	Company	Fiscal years unaudited by the tax authorities
LAMDA Development SA	2009-2011	LAMDA Development DOO Beograd	2003-2011
LAMDA Olympia Village SA	2008-2011	Property Development DOO	2010-2011
PYLAIA SA	2009-2011	Property Investments DOO	2008-2011
LAMDA Domi SA	2009-2011	LAMDA Development Romania SRL	2010-2011
LAMDA Flisvos Marina SA	2007-2011	LAMDA Development Sofia EOOD	2006-2011
LAMDA Prime Properties SA	2005-2011	LAMDA Development South EOOD	2007-2011
LAMDA Hellix SA	2010-2011	SC LAMDA MED SRL	2005-2011
LAMDA Estate Development SA	2010-2011	EFG PROPERTY SERVICES SA	2005-2011
LAMDA Property Management SA	2010-2011	EFG PROPERTY SERVICES DOO BEOGRAD	2005-2011
KRONOS PARKING SA	2010-2011	EFG PROPERTY SERVICES SOFIA AD	2005-2011
LAMDA Erga Anaptyxis SA	2010-2011	LAMDA Development Montenegro DOO	2007-2011
LAMDA Flisvos Holding SA	2010-2011	LAMDA Development (Netherlands) BV	2008-2011
LAMDA Waste Management SA	2010-2011	Robies Services Ltd	2007-2011
GEAKAT SA	2010-2011	Robies Proprietati Imobiliare SRL	2007-2011
LAMDA Redding Contracting Consortium	2006-2011	SC LAMDA Properties Development SRL	2007-2011
ECE LAMDA HELLAS SA	2010-2011	SC LAMDA Olympic SRL	2002-2011
MC Property Management SA	2010-2011	Singidunum-Buildings DOO	2007-2011
ATHENS METROPOLITAN EXPO SA	2010-2011	GLS OOD	2006-2011
Piraeus Metropolitan Center SA	2010-2011	TIHI EOOD	2008-2011
LAMDA Akinhta SA	2010-2011	S.L. Imobilia DOO	2008-2011

18. Number of employees

Number of employees at the end of the period: Group 157, Company 63 (six-month period ended June 30, 2010: Group 142, Company 72) from which there are no seasonal (six-month period ended June 30, 2010: Group 0, Company 0).

19. 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.

20. Seasonality

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

Figures and information for the six-month period ended on June 30, 2011

LAMDA DEVELOPMENT S.A.
HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A.
S.A.REG.No 3039/06/B/86/28
Registered offices: 37A Kifissias Ave., 151 23 Maroussi
FINANCIAL DATA AND INFORMATION FOR THE PERIOD ended June 30, 2011
(in accordance with 4/507/28.04.2009 resolution of the Greek Capital Market Committee)

The financial 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 with the certified auditor's review report.

COMPANY'S DATA

Supervising Authority:	Ministry of Development (department of limited companies)
Company's website:	www.lamdadev.com
Date of approval of the financial statements by the Board of Directors:	25 August 2011
Name of the auditor:	Sourbis Dimitris (SOEL Reg. No 16891)
Auditing firm:	PricewaterhouseCoopers SA
Type of auditors report:	Unqualified

Board of Directors
Chairman of the Board: Dr. Peter P. Kalantzis
Vice Chairman: Evaggelos I. Chronis
Chief Executive Officer: Odysseus E. Athanasiou
Members:
Fotios S. Antonatos, Theodora D. Zervou
Emmanuel Leonard Bussetil, Ulysses P. Kyriacopoulos
Georgios K. Gerardos, Achilleas V. Konstantakopoulos

STATEMENT OF FINANCIAL POSITION (Amounts in € thousands)

	GROUP		COMPANY	
	30/6/2011	31/12/2010	30/6/2011	31/12/2010
ASSETS				
Investment property	828.817	843.580	1.840	1.848
Owner occupied property, plant and equipment	42.968	43.894	545	595
Intangible assets	4.239	4.309	-	-
Investments in subsidiaries and associates	4.324	4.414	219.422	218.821
Available-for-sale financial assets	51.334	53.586	51.334	53.586
Other non-current assets	8.650	8.564	83.039	81.308
Inventories	133.075	133.361	-	-
Trade and other receivables	48.947	49.258	25.089	23.278
Cash and cash equivalents	149.476	150.283	78.871	79.094
TOTAL ASSETS	**1.070.847**	**1.091.348**	**460.740**	**459.806**
EQUITY AND LIABILITIES				
Share capital	13.277	13.277	13.277	13.277
Share premium	223.187	223.187	223.187	223.187
Treasury shares	(15.732)	(15.732)	(15.732)	(15.732)
Other equity components	166.811	170.390	7.471	5.288
Total share capital and reserves (a)	**387.543**	**391.122**	**228.283**	**226.821**
Minority interests (b)	11.785	12.007	-	-
Total equity (c) = (a) + (b)	**399.328**	**403.129**	**228.283**	**226.821**
Long-term borrowings	542.434	571.037	202.080	220.008
Deferred tax liabilities	58.730	58.294	-	-
Provisions / Other non-current liabilities	6.266	7.250	789	1.442
Short-term borrowings	32.049	12.518	18.000	-
Other short-term liabilities	32.040	39.120	11.748	12.143
Total liabilities (d)	**671.519**	**688.219**	**232.537**	**233.585**
TOTAL EQUITY AND LIABILITIES (c) + (d)	**1.070.847**	**1.091.348**	**460.740**	**459.806**

STATEMENT OF CHANGES IN EQUITY (Amounts in € thousands)

	GROUP		COMPANY	
	30/6/2011	30/06/2010	30/6/2011	30/06/2010
Equity at the beginning of the period (1/1/2011 and 1/1/2010 respectively)	**403.129**	**486.719**	**226.021**	**241.148**
Total comprehensive income after tax (continuing operations)	(3.972)	(40.911)	2.050	(17.820)
Increase in subsidiary share capital	38	-	-	-
Share options scheme	132	195	132	195
Dividends approved by the shareholders	-	(1.327)	-	-
Purchase of treasury shares	-	(461)	-	(461)
Equity at the end of the period (30/6/2011 and 30/6/2010 respectively)	**399.328**	**444.817**	**228.283**	**223.054**

CASH FLOW STATEMENT (Amounts in € thousands) - Indirect Method

	GROUP		COMPANY	
	1/1-30/6/2011	1/1-30/6/2010	1/1-30/6/2011	1/1-30/6/2010
Cash flows from operating activities				
Profit / (losses) before taxes from continuing operations	(1.439)	(16.184)	4.835	6.875
Profit before taxes from discontinued operations				
Adjustments for:				
Fair value losses of investment property	7.805	26.088	-	-
Depreciation	1.263	1.160	93	69
Provisions	1.220	1.372	203	42
Results (income, expenses, gains and losses) of investment operations	(3.572)	(3.832)	(9.084)	(9.394)
Finance expense / (income)	10.200	8.808	(484)	(1.396)
Other non-cash flow items	106	258	167	256
Changes in working capital :				
(Increase) / decrease in inventories	(785)	900	-	-
(Increase) / decrease in receivables	(846)	421	304	(6.106)
Decrease in payables	(3.530)	(7.110)	(489)	(1.692)
Minus:				
Interest paid	(12.155)	(10.685)	(3.689)	(2.441)
Income tax paid	(1.886)	(5.451)	(95)	(3.644)
Cash flows from / (to) operating activities - net	**(3.592)**	**(4.496)**	**(7.120)**	**(17.418)**
Cash flows from investing activities				
Purchases of property, plant, equipment and investment property	(211)	(2.747)	(43)	(108)
Proceeds from sale of property, plant, equipment and investment prop	6.573	-	-	-
Dividends received	3.480	3.418	5.818	9.389
Interest received	2.127	2.344	1.434	1.979
Loan repayments received from related parties	-	190	-	378
Proceeds from sale of participations	-	65	-	65
Increase in participations	-	-	(7.611)	(3.288)
Share capital decrease in subsidiaries	-	-	8.108	422
Purchase of available for sale financial assets	-	(3.183)	-	(3.183)
Cash flows from / (to) investing activities - net	**11.968**	**88**	**6.897**	**5.653**
Cash flows from financing activities				
Purchase of treasury shares	-	(461)	-	(461)
Increase in subsidiary share capital	38	-	-	-
Dividends paid	-	(8)	-	(8)
Borrowings received	-	136	-	-
Capital repayments of finance leases	(420)	(415)	-	-
Repayments of borrowings	(8.891)	(6.480)	-	-
Cash flows from financing activities - net	**(9.272)**	**(7.226)**	**-**	**(469)**
Net increase in cash and cash equivalents	**(897)**	**(11.634)**	**(223)**	**(12.228)**
Cash and cash equivalents at the beginning of the period	150.283	216.958	79.094	148.732
Cash and cash equivalents at the end of the period	**149.476**	**205.324**	**78.871**	**136.505**

STATEMENT OF COMPREHENSIVE INCOME (Amounts in € thousands)

	GROUP Continuing operations		COMPANY Continuing operations		GROUP Continuing operations		COMPANY Continuing operations	
	1/1-30/6/2011	1/1-30/6/2010	1/1-30/6/2011	1/1-30/6/2010	1/4-30/6/2011	1/4-30/6/2010	1/4-30/6/2011	1/4-30/6/2010
Revenues from investment property	31.118	38.848	-	-	15.364	15.163	-	-
Revenues from services and other revenues	8.799	8.607	698	597	4.759	4.642	325	317
Sales of inventories	1.670	904	-	-	1.162	442	-	-
Fair value gains of investment property and inventories	**(7.805)**	**(26.088)**	-	-	**(7.805)**	**(26.088)**	-	-
Profit / (loss) from sale of investment property	(327)	-	-	-	(327)	-	-	-
Minus: Direct to investment property expenses	(12.541)	(11.072)	-	-	(6.432)	(6.294)	-	-
Minus: Cost of inventory sales	(1.523)	(1.192)	-	-	(1.100)	(386)	-	-
Minus: Other expenses	(288)	(215)	-	-	(235)	(151)	-	-
Gross Revenue	**19.113**	**1.871**	**698**	**597**	**5.516**	**(12.083)**	**325**	**317**
Earnings / (losses) before interest and taxes	**4.862**	**(11.195)**	**(3.643)**	**(3.914)**	**(3.180)**	**(20.277)**	**(2.015)**	**(2.897)**
Profit / (loss) before income tax	**(1.439)**	**(16.184)**	**4.835**	**6.875**	**(8.388)**	**(24.583)**	**2.949**	**4.538**
Profit / (loss) after taxes (A)	**(3.444)**	**(16.256)**	**3.780**	**6.515**	**(6.937)**	**(23.440)**	**2.948**	**4.327**
Attributable to:								
- Owners of the Company	(3.183)	(16.251)	3.780	6.515	(6.802)	(22.335)	2.948	4.327
- Minority interest	(261)	(5)	-	-	(135)	(1.104)	-	-
Other comprehensive income / (loss) after tax (B)	**(528)**	**(24.655)**	**(1.729)**	**(24.335)**	**(8.909)**	**(13.341)**	**(6.645)**	**(13.357)**
Total other comprehensive income / (loss) after tax (A) + (B)	**(3.972)**	**(40.911)**	**2.050**	**(17.820)**	**(15.846)**	**(36.781)**	**(4.085)**	**(9.040)**
Attributable to:								
- Owners of the Company	(3.711)	(40.948)	2.050	(17.820)	(15.711)	(35.677)	(4.085)	(9.040)
- Minority interest	(261)	37	-	-	(135)	(1.105)	-	-
Earnings / (loss) per share from continuing operations (expressed in € per share)								
- Basic	(0,0762)	(0,3087)	0,0928	0,1598	(0,2162)	(0,5479)	0,0801	0,1082
- Diluted	(0,0762)	(0,3080)	0,0928	0,1598	(0,2162)	(0,5446)	0,0801	0,1058
Earnings / (loss) before interest, taxes, depreciation and amortisation	**6.125**	**(10.018)**	**(3.551)**	**(3.825)**	**(2.475)**	**(19.675)**	**(1.972)**	**(2.840)**

ADDITIONAL DATA AND INFORMATION

1. The Company has been audited by tax authorities until the year 2008. For further information regarding the Group's unaudited fiscal years refer to note 17 of the interim condensed financial statements for the period ended June 30, 2011.

2. The accounting principles adopted in the preparation and presentation of the interim condensed financial statements are consistent with the same accounting principles adopted for the financial statements of the Company and the Group for the year ended December 31, 2010.

3. The company Consolidated Lamda Holdings SA registered in Luxembourg participates in Company's share capital by 61,37% and therefore Group's financial statements are included in Consolidated Lamda Holdings SA's consolidated financial statements by the full consolidation method.

4. Companies included in the consolidated financial statements together with country of establishment, participation interest, directly and indirectly, and method of consolidation for the six-month period ended June 30, 2011 are presented in note 7 of the interim condensed financial statements.

5. During the period, the Company proceeded to capital increase of its participation in subsidiaries LAMDA Development (Netherlands) BV, Property Development DOO, LAMDA Development DOO Beograd, GEAKAT SA, LAMDA DOMI SA and LAMDA Flisvos Holding SA by €3,4m, €1,3m, €0,3m, €0,2m, €2,5m and €0,1m respectively. In the contrary, the Company's subsidiary "LAMDA Estate Development SA" proceeded in share capital decrease by €8,1m. Also, the subsidiary LAMDA Development Vitosha EOOD proceeded to dissolution and liquidation without any further loss / profit at Group level.

6. Real estate liens and pre-notices over assets, amount to € 193,3m concerning guarantees for bank loans.

7. The number of employees at the end of the period was: Group 151, Company 63 (30/6/2010: Group 142, Company 72) from which there are no seasonal (six-month period ended June 30, 2010: Group 0, Company 0).

8. At the end of the period, the Company acquires 3.010.878 common treasury shares at an average price of € 5,23 per share, at an aggregate total value of €15,7m.

9. Other comprehensive income / (loss) after tax includes: a) Loss for valuation of available-for-sale financial assets, at Company and Group level, €2.251ths. (30/6/2010 €-23.485ths) b) Cash flow hedges profit, after tax €1.738ths. (30/6/2010 €-1.047ths.) at Group level and €522ths. (30/6/2010 €-841) ths. at Company level and c) Foreign exchange difference €-7ths. (30/6/2010 €-56ths.).

10. i) 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 ii) During the period ended June 30, 2011 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 €1,8m. and €0,2m. respectively c) The other provisions that have been made accumulatively for the Group and the Company amount to €4,4m. and €0,6m. respectively and include provisions for customers' write-off and compensation of non-received leases.

11. Intercompany transactions for the period ended June 30, 2011 and intercompany balances as at June 30, 2011, according to IAS 24 are as follows:

Amounts in € thousand	GROUP	COMPANY
a) Revenues	1.006	394
b) Expenses	1.787	311
c) Dividend income	1.090	[illegible]
d) Receivables	1.443	[illegible]
e) Payables	77.443	[illegible]
f) Transactions and gross salaries of BoD members and management	777	777
g) Receivables from BoD members and management	-	-
h) Payables to BoD members and management	-	-
i) Cash at bank - related parties	[illegible]	[illegible]

Maroussi, 25 August 2011

CHAIRMAN OF THE BOARD OF DIRECTORS	CHIEF FINANCIAL OFFICER	FINANCIAL DIRECTOR
Dr.PETER P. KALANTZIS	ODYSSEUS E. ATHANASIOU	VASSILIOS A. BALOUMIS
I.D.No I 219284	I.D.No AB519661	I.D.No T061891