LAMDA Development S.A.

Condensed consolidated and company interim financial statements in accordance with International Financial Reporting Standards («IFRS»)

(1 January – 30 September 2012)

LAMDA Development S.A.

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.

Balance Sheet

all amounts in € thousands	Note	GROUP 30.09.2012	GROUP 31.12.2011	COMPANY 30.09.2012	COMPANY 31.12.2011
ASSETS					
Non-current assets					
Investment property	4	582.463	603.804	1.840	1.840
Property, plant and equipment	5	45.256	44.129	383	472
Intangible assets	6	4.064	4.169	-	-
Investments in subsidiaries	7	-	-	226.240	218.940
Investments in associates	7	4.620	4.669	1.929	1.929
Available-for-sale financial assets	8	-	34.268	-	34.268
Deferred income tax assets		3.365	1.952	913	229
Trade and other receivables		5.381	5.490	84.318	84.622
		645.149	**698.480**	**315.624**	**342.301**
Current assets					
Inventories		132.214	131.975	-	-
Trade and other receivables		31.431	35.214	18.612	17.288
Current income tax assets		3.780	5.659	3.705	5.315
Cash and cash equivalents	10	139.960	131.331	65.116	54.971
		307.386	**304.179**	**87.433**	**77.574**
Total assets		**952.535**	**1.002.659**	**403.057**	**419.875**
EQUITY AND LIABILITIES					
Equity attributable to owners of the parent					
Ordinary shares		219.567	220.220	219.567	220.220
Other reserves		10.961	(33.509)	7.597	(36.733)
Retained earnings		101.827	156.779	(16.795)	20.618
		332.355	343.490	210.369	204.105
Non-controlling interests		10.408	11.051	-	-
Total equity		**342.762**	**354.541**	**210.369**	**204.105**
LIABILITIES					
Non-current liabilities					
Borrowings	11	482.687	498.794	176.600	184.625
Deferred income tax liabilities		51.271	54.628	-	-
Derivative financial instruments	9	1.938	2.748	-	881
Retirement benefit obligations		672	672	548	548
Other non-current liabilities		4.260	4.700	-	-
		540.828	**561.541**	**177.148**	**186.054**
Current liabilities					
Trade and other payables		30.932	32.961	11.317	12.342
Current income tax liabilities		140	225	-	-
Derivative financial instruments	9	573	-	573	-
Borrowings	11	37.300	53.392	3.650	17.375
		68.945	**86.577**	**15.540**	**29.717**
Total liabilities		**609.772**	**648.118**	**192.687**	**215.770**
Total equity and liabilities		**952.535**	**1.002.659**	**403.057**	**419.875**

These condensed consolidated and Company interim financial statements of LAMDA Development SA have been approved for issue by the Company's Board of Directors on November 7, 2012.

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Income Statement

Continuing operations *(all amounts in € thousands)*	Note	GROUP 01.01.2012 to 30.09.2012	GROUP 01.01.2011 to 30.09.2011	COMPANY 01.01.2012 to 30.09.2012	COMPANY 01.01.2011 to 30.09.2011
Revenue		58.693	61.298	969	984
Dividends		3.667	3.480	8.868	8.084
Net losses from fair value adjustment on investment property	4	(23.054)	(7.075)	-	-
Provision for inventory impairment		(1.301)	(730)	-	-
Cost of inventory sales		(935)	(1.678)	-	-
Other direct property operating expenses		(20.377)	(19.018)	-	-
Employee benefits expense		(6.420)	(6.599)	(3.649)	(4.012)
Depreciation of property, plant, equipment and intangible assets		(1.959)	(1.889)	(123)	(138)
Operating lease payments		(5.591)	(5.336)	(783)	(776)
Contracting cost		(399)	(345)	-	-
Loss from investment property disposal		-	(327)	-	-
Recycling of the Afs reserve to the P&L account	8	(44.038)	-	(44.038)	-
Profit from sale of available-for-sale financial assets	8	8.327	-	8.327	-
Other operating income / (expenses) - net		(6.952)	(6.577)	(1.188)	(1.333)
Operating profit / (loss)		**(40.340)**	**15.202**	**(31.617)**	**2.809**
Finance income		2.465	3.216	2.502	5.841
Finance costs		(18.988)	(18.861)	(7.755)	(6.162)
Share of profit of associates		502	578	-	-
Profit / (loss) before income tax		**(56.362)**	**135**	**(36.870)**	**2.488**
Income tax expense		1.195	(3.021)	(543)	(963)
Profit / (loss) for the period		**(55.167)**	**(2.885)**	**(37.413)**	**1.525**
Attributable to:					
Owners of the parent company		(54.524)	(2.747)	(37.413)	1.525
Non-controlling interests		(643)	(138)	-	-
		(55.167)	**(2.885)**	**(37.413)**	**1.525**
Earnings / (losses) per share from continuing operations attributable to the equity holders of the Company during the year (expressed in € per share)					
Basic earnings / (losses) per share	16	(1,35)	(0,07)	(0,93)	0,04
Diluted earnings / (losses) per share	16	(1,35)	(0,07)	(0,93)	0,04

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Income Statement

Continuing operations *(all amounts in € thousands)*	Note	GROUP 01.07.2012 to 30.09.2012	GROUP 01.07.2011 to 30.09.2011	COMPANY 01.07.2012 to 30.09.2012	COMPANY 01.07.2011 to 30.09.2011
Revenue		18.915	19.701	325	326
Cost of inventory sales	8	(267)	(155)	-	-
Other direct property operating expenses		(6.568)	(6.477)	-	-
Employee benefits expense		(1.975)	(2.380)	(971)	(1.555)
Depreciation of property, plant, equipment and intangible assets		(686)	(626)	(40)	(45)
Operating lease payments		(1.781)	(1.643)	(261)	(252)
Contracting cost		(199)	(57)	-	-
Profit from sale of available-for-sale financial assets		8.327	-	8.327	
Other operating income / (expenses) - net		(2.316)	(1.502)	(612)	(105)
Operating profit / (loss)		**13.450**	**6.861**	**6.769**	**(1.632)**
Finance income		823	1.103	877	1.579
Finance costs		(6.150)	(6.547)	(2.475)	(2.394)
Share of profit of associates		169	158	-	-
Profit / (loss) before income tax		**8.293**	**1.575**	**5.171**	**(2.447)**
Income tax expense		(690)	(1.016)	164	192
Profit / (loss) for the period		**7.603**	**559**	**5.334**	**(2.255)**
Attributable to:					
Owners of the parent company		7.733	435	5.334	(2.255)
Non-controlling interests		(130)	123	-	-
		7.603	**559**	**5.334**	**(2.255)**
Earnings / (losses) per share from continuing operations attributable to the equity holders of the Company during the year (expressed in € per share)					
Basic earnings / (losses) per share	16	0,19	0,01	0,13	(0,06)
Diluted earnings / (losses) per share	16	0,19	0,01	0,13	(0,06)

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Total Comprehensive Income Statement

Continuing operations *(all amounts in € thousands)*	GROUP 01.01.2012 to 30.09.2012	GROUP 01.01.2011 to 30.09.2011	COMPANY 01.01.2012 to 30.09.2012	COMPANY 01.01.2011 to 30.09.2011
Profit / (loss) for the period	**(55.167)**	**(2.885)**	**(37.413)**	**1.525**
Change in value of available-for-sale financial assets	-	(17.562)	-	(17.562)
Recycling of the Afs reserve to the P&L account	44.038	-	44.038	-
Cash flow hedges, after tax	190	618	246	18
Currency translation differences	(232)	3	-	-
Other comprehensive income for the year, net of tax	43.996	(16.941)	44.284	(17.544)
Total comprehensive income for the year	**(11.172)**	**(19.826)**	**6.871**	**(16.019)**
Attributable to:				
Owners of the parent company	(10.528)	(19.688)	6.871	(16.019)
Non-controlling interests	(643)	(138)	-	-
	(11.172)	**(19.826)**	**6.871**	**(16.019)**

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Statement of changes in equity

all amounts in € thousands	Note	Attributable to equity holders of the Company: Share capital	Other reserves	Retained earnings/(losses)	Total	Non-controlling interests	Total equity
GROUP							
1 January 2011		**220.732**	**(15.189)**	**185.579**	**391.122**	**12.007**	**403.129**
Total Income :							
Loss for the period		-	-	(2.747)	(2.747)	(138)	(2.885)
Other comprehensive income for the period:							
Loss from revaluation of available-for-sale financial assets	8	-	(17.562)	-	(17.562)	-	(17.562)
Cash flow hedges, after tax	9	-	618	-	618	-	618
Currency translation differences		-	3	-	3	-	3
Total comprehensive income for the period		**-**	**(16.941)**	**(2.747)**	**(19.688)**	**(138)**	**(19.826)**
Transactions with the shareholders:							
Increase in subsidiaries' participations		-	-	-	-	39	39
Employees share option scheme		-	132	-	132	-	132
Other reserves		-	213	(213)	-	-	-
Purchase of treasury shares		(281)	-	-	(281)	-	(281)
		(281)	345	(213)	(150)	39	(111)
30 September 2011		**220.451**	**(31.785)**	**182.618**	**371.284**	**11.908**	**383.192**
1 January 2012		**220.220**	**(33.509)**	**156.779**	**343.490**	**11.051**	**354.541**
Total Income :							
Loss for the period		-	-	(54.524)	(54.524)	(643)	(55.167)
Other comprehensive income for the period:							
Recycling of the Afs reserve to the P&L account	8		44.038		44.038		44.038
Cash flow hedges, after tax	9	-	190	-	190	-	190
Currency translation differences		-	(232)	-	(232)	-	(232)
Total comprehensive income for the period		**-**	**43.996**	**(54.524)**	**(10.528)**	**(643)**	**(11.172)**
Transactions with the shareholders:							
Other reserves		-	428	(428)	-	-	-
Employees share option scheme		-	46	-	46	-	46
Purchase of treasury shares		(653)	-	-	(653)	-	(653)
		(653)	474	(428)	(607)	-	(607)
30 September 2012		**219.567**	**10.961**	**101.827**	**332.355**	**10.408**	**342.762**

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Statement of changes in equity

all amounts in € thousands		Share capital	Other reserves	Retained earnings/(losses)	Total equity
COMPANY					
1 January 2011		**220.732**	**(17.673)**	**22.962**	**226.021**
Total Income :					
Profit for the period		-	-	1.525	1.525
Other comprehensive income for the period:					
Cash flow hedges, after tax	9	-	18	-	18
Loss from revaluation of available-for-sale financial assets	8	-	(17.562)	-	(17.562)
Total comprehensive income for the period		**-**	**(17.544)**	**1.525**	**(16.019)**
Transactions with the shareholders:					
Employees share option scheme		-	132	-	132
Purchase of treasury shares		(281)	-	-	(281)
		(281)	132	-	(150)
30 September 2011		**220.451**	**(35.085)**	**24.487**	**209.852**
1 January 2012		**220.220**	**(36.733)**	**20.618**	**204.105**
Total Income :					
Loss for the period		-	-	(37.413)	(37.413)
Other comprehensive income for the period:					
Cash flow hedges, after tax	9	-	246	-	246
Recycling of the Afs reserve to the P&L account	8	-	44.038	-	44.038
Total comprehensive income for the period		**-**	**44.284**	**(37.413)**	**6.871**
Transactions with the shareholders:					
Employees share option scheme		-	46	-	46
Purchase of treasury shares		(653)	-	-	(653)
		(653)	46	-	(607)
30 September 2012		**219.567**	**7.597**	**(16.795)**	**210.369**

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Cash Flow Statement

all amounts in € thousands	Note	GROUP 01.01.2012 to 30.09.2012	GROUP 01.01.2011 to 30.09.2011	COMPANY 01.01.2012 to 30.09.2012	COMPANY 01.01.2011 to 30.09.2011
Cash flows from operating activities					
Cash generated from operations	12	16.265	20.571	(5.161)	(4.689)
Interest paid		(18.934)	(18.376)	(8.098)	(5.864)
Income tax paid		(716)	(3.555)	1.282	(30)
Net cash generated from operating activities		**(3.385)**	**(1.360)**	**(11.978)**	**(10.584)**
Cash flows from investing activities					
Purchases of property, plant, equipment and investment property	4,5	(4.092)	(1.014)	(34)	(48)
Proceeds from sale of ppe and investment property		280	6.573	-	-
Dividends received		4.157	3.990	7.568	7.117
Loans granted to related parties	15	-	-	-	(114)
Interest received		2.413	3.476	1.595	2.414
Loan repayments received from related parties	15	-	-	100	-
Sale of available-for-sale financial assets	8	42.596	-	42.596	-
(Increase) / decrease in participations	7	(103)	-	(7.300)	(604)
Net cash used in investing activities		**45.251**	**13.025**	**44.524**	**8.767**
Cash flows from financing activities					
Purchase of treasury shares		(653)	(281)	(653)	(281)
Increase in subsidiaries		-	39	-	-
Loans received	11	-	330	-	-
Repayments of borrowings	11	(31.920)	(25.326)	(21.750)	(15.000)
Repayments of capital repayments of finance leases	11	(664)	(647)	-	-
Net cash used in financing activities		**(33.237)**	**(25.885)**	**(22.403)**	**(15.281)**
Net increase / (decrease) in cash and cash equivalents		**8.629**	**(14.220)**	**10.144**	**(17.098)**
Cash and cash equivalents at start of period	10	131.331	150.283	54.971	79.094
Cash and cash equivalents at end of period	10	**139.960**	**136.063**	**65.116**	**61.996**

The notes on pages 9 to 25 form an integral part of this condensed interim financial information.

Notes to the condensed consolidated and Company interim financial statements

1. General information

These condensed interim financial statements include the condensed financial statements of the company LAMDA Development S.A. (the "Company") and the consolidated financial statements of the Company and its subsidiaries (together "the Group") for the period ended September 30, 2012. The names of the subsidiaries are presented in note 7 of these financial statements.

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 having its registered office at 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.

At 28/9/2012, the Hellenic Republic Asset Development Fund (HRADF), announced the acquisition of IBC for 90 years after a bid that was submitted, by the 100% subsidiary LAMDA DOMI SA. The bid's submission, worth €81m, remains consistent to the Group's development investment strategy focused on commercial and entertaining centres.

These financial statements have been approved for issue by the Board of Directors on November 7, 2012.

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 September 30, 2012. 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 2011 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 principles

The accounting principles adopted are consistent with those of the previous financial year except as described below.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual profit or loss.

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.

No impairment loss on the LAMDA Flisvos Marina S.A.'s assets has been recognised in these financial statements. The respective company continues to incur operating losses despite the arbitrary court's decision for a substantial rental reduction towards ETA for Flisvos Marina.

The following new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning from on 1 January 2012. 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 and Interpretations effective for the current financial year

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

IAS 12 (Amendment) "Income Taxes" (effective for annual periods beginning on or after 1 January 2012. This amendment has not yet been endorsed by the EU.

Standards and Interpretations effective from periods beginning on or after 1 January 2013

IFRS 9 "Financial Instruments" (effective for annual periods beginning on or after 1 January 2015)

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

IFRIC 20 "Stripping costs in the production phase of a surface mine" (Effective for annual periods beginning on or after 1 January 2013)

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

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

IFRS 7 (Amendment) "Financial Instruments: Disclosures" (effective for annual periods beginning on or after 1 January 2013)

IAS 32 (Amendment) "Financial Instruments: Presentation" (effective for annual periods beginning on or after 1 January 2014)

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

IFRS 10 "Consolidated Financial Statements"

IFRS 11 "Joint Arrangements"

IFRS 12 "Disclosure of Interests in Other Entities"

IFRS 10, IFRS 11 and IFRS 12 (Amendment) "Consolidated financial statements, joint arrangements and disclosure of interests in other entities: Transition guidance"

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.

2.3. Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

The condensed interim financial statements do not include all financial risk management information and disclosures required in the annual financial statements; they should be read in conjunction with the Group's annual financial statements as at 31 December 2011. There have been no changes in the risk management policy since year end nor any changes in the fair value hierarchy of the Group's financial assets and liabilities.

3. Segment information

Primary reporting format – business segments

The Group is organised into two business segments:

(1) Real Estate

(2) Marine services

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

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

The segment results for the nine month period ended 30 September 2012 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**50.708**	**8.041**	**58.749**
Inter-segment revenue	(56)	-	(56)
Revenue from third parties	**50.652**	**8.041**	**58.693**
EBITDA	**(1.052)**	**(212)**	**(1.264)**

The segment results for the nine month period ended 30 September 2011 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**52.278**	**9.075**	**61.353**
Inter-segment revenue	(56)	-	(56)
Revenue from third parties	**52.222**	**9.075**	**61.298**
EBITDA	**20.270**	**(1.014)**	**19.257**

The segment results for the three month period ended 30 September 2012 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**16.154**	**2.783**	**18.937**
Inter-segment revenue	(22)	-	(22)
Revenue from third parties	**16.132**	**2.783**	**18.915**
EBITDA	**7.440**	**212**	**7.652**

The segment results for the three month period ended 30 September 2011 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**16.519**	**3.203**	**19.722**
Inter-segment revenue	(22)	-	(22)
Revenue from third parties	**16.497**	**3.203**	**19.701**
EBITDA	**9.041**	**80**	**9.122**

Total assets	**Real Estate**	**Marine Services**	**Total**
30 September 2012	**902.952**	**46.217**	**949.170**
31 December 2011	**920.629**	**45.810**	**966.440**
30 September 2011	**951.924**	**50.086**	**1.002.011**

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

Adjusted EBITDA for reportable segments	**30/09/2012**	**30/09/2011**
EBITDA	(1.264)	19.257
Corporate overheads	(5.074)	(5.318)
Depreciation	(1.959)	(1.889)
Dividends	3.667	3.480
Profit from sale of available-for-sale financial assets	8.327	-
Accumulated loss from revaluation of available-for-sale financial assets	(44.038)	-
Loss from investment property disposal	-	(327)
Share of profit of associates	502	578
Finance income	2.465	3.216
Finance costs	(18.988)	(18.861)
Profit / (loss) before income tax	**(56.362)**	**135**
Income tax expense	1.195	(3.021)
Loss for the period	**(55.167)**	**(2.885)**

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

	30 September 2012	**31 December 2011**	**30 September 2011**
Total segment assets	949.170	966.440	1.002.011
Deferred income tax assets	3.365	1.952	1.776
Available-for-sale financial assets	-	34.268	36.024
Total assets per balance sheet	**952.535**	**1.002.659**	**1.039.810**

4. Investment property

all amounts in € thousands	GROUP 30.09.2012	GROUP 31.12.2011	COMPANY 30.09.2012	COMPANY 31.12.2011
Balance at 1 January	603.804	643.580	1.840	1.840
Subsequent expenditure on investment property	955	1.436	-	-
Transfer from inventories	759	682	-	-
Disposals	-	(6.900)	-	-
Net losses from fair value adjustments on investment property	(23.054)	(34.995)	-	-
Balance at 30 September	**582.463**	**603.804**	**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.

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 86% of the total investment property portfolio, declined by a further €15,8m or 3% since 31 December 2011 during which financial year a fair value loss of €25m or 4.4% 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.

The investment property includes property under finance lease that amounts to €8m and property under operating lease that amounts to €271,8m.

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 2011	**37.292**	**12.548**	**5.197**	**2.474**	**12**	**57.524**
Additions	16	12	150	19	817	1.014
Disposals	-	(60)	(8)	-	-	(68)
30 September 2011	**37.308**	**12.500**	**5.339**	**2.494**	**829**	**58.470**
1 January 2012	**37.433**	**12.500**	**5.667**	**2.509**	**1.863**	**59.972**
Additions	409	284	184	26	2.256	3.160
Disposals / Write-offs	(210)	-	-	-	-	(210)
30 September 2012	**37.633**	**12.784**	**5.851**	**2.535**	**4.119**	**62.922**
Accumulated depreciation						
1 January 2011	**(4.282)**	**(3.908)**	**(2.937)**	**(2.402)**	**-**	**(13.531)**
Depreciation charge	(846)	(315)	(569)	(53)	-	(1.784)
Disposals	-	32	7	-	-	39
30 September 2011	**(5.129)**	**(4.191)**	**(3.498)**	**(2.455)**	**-**	**(15.272)**
1 January 2012	**(5.411)**	**(4.295)**	**(3.667)**	**(2.471)**	**-**	**(15.843)**
Depreciation charge	(870)	(330)	(617)	(38)		(1.854)
Disposals / Write-offs	31					31
30 September 2012	**(6.252)**	**(4.625)**	**(4.283)**	**(2.509)**	**-**	**(17.666)**
Closing net book amount at 30 September 2011	**32.179**	**8.309**	**1.841**	**39**	**829**	**43.197**
Closing net book amount at 30 September 2012	**31.382**	**8.159**	**1.568**	**26**	**4.119**	**45.256**

all amounts in € thousands	Land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Total
COMPANY - Cost					
1 January 2011	**300**	**90**	**1.094**	**2.396**	**3.881**
Additions	-	4	28	15	48
Disposals	-	-	(8)	-	(8)
30 September 2011	**300**	**95**	**1.115**	**2.411**	**3.921**
1 January 2012	**300**	**95**	**1.121**	**2.418**	**3.934**
Additions	-	-	25	9	34
30 September 2012	**300**	**95**	**1.146**	**2.427**	**3.968**
Accumulated depreciation					
1 January 2011	**(171)**	**(24)**	**(755)**	**(2.337)**	**(3.286)**
Depreciation charge	(9)	(8)	(89)	(32)	(138)
Disposals	-	-	7	-	7
30 September 2011	**(179)**	**(32)**	**(837)**	**(2.368)**	**(3.417)**
1 January 2012	**(182)**	**(35)**	**(867)**	**(2.378)**	**(3.462)**
Depreciation charge	(9)	(8)	(86)	(20)	(123)
30 September 2012	**(191)**	**(43)**	**(953)**	**(2.398)**	**(3.585)**
Closing net book amount at 30 September 2011	**121**	**62**	**277**	**43**	**504**
Closing net book amount at 30 September 2012	**109**	**52**	**193**	**29**	**383**

6. Intangible assets

all amounts in € thousands	Concessions and similar rights
GROUP - Cost	
1 January 2011	**5.469**
Additions	-
30 September 2011	**5.469**
1 January 2012	**5.469**
Additions	-
30 September 2012	**5.469**
Accumulated depreciation	
1 January 2011	**(1.160)**
Depreciation charge	(105)
30 September 2011	**(1.265)**
1 January 2012	**(1.300)**
Depreciation charge	(105)
30 September 2012	**(1.405)**
Closing net book amount at 30 September 2011	**4.204**
Closing net book amount at 30 September 2012	**4.064**

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

all amounts in € thousands	**30.09.2012**	**31.12.2011**
Balance at 1 January	**220.869**	**219.921**
Increase in participations	7.300	9.061
Decrease in participations	-	(8.108)
Liquidation of subsidiary	-	(5)
Balance at 30 September	**228.169**	**220.869**

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

COMPANY - 30 September 2012 *(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%
LD TRADING SA	210	-	210	Greece	100,00%
LAMDA HELLIX SA	1.240	-	1.240	Greece	80,00%
PYLAIA SA	4.035	-	4.035	Greece	60,10%
LAMDA FLISVOS HOLDING SA	10.834	2.484	8.350	Greece	61,00%
LAMDA WASTE MANAGEMENT SA	150	-	150	Greece	100,00%
GEAKAT SA	14.563	-	14.563	Greece	100,00%
MC PROPERTY MANAGEMENT SA	745	-	745	Greece	75,00%
LAMDA DEVELOPMENT SOFIA EOOD	283	-	283	Bulgaria	100,00%
LAMDA DEVELOPMENT D.O.O. (BEOGRAD)	942	-	942	Serbia	100,00%
PROPERTY DEVELOPMENT D.O.O.	6.801	-	6.801	Serbia	100,00%
PROPERTY INVESTMENTS LTD	1	-	1	Serbia	100,00%
LAMDA DEVELOPMENT ROMANIA SRL	401	-	401	Romania	100,00%
ROBIES SERVICES LTD	1.638	-	1.638	Cyprus	90,00%
LAMDA DEVELOPMENT (NETHERLANDS) BV	78.828	-	78.828	Netherlands	100,00%
LAMDA DEVELOPMENT MONTENEGRO D.O.O.	600	-	600	Montenegro	100,00%
Investments in subsidiaries	**208.258**	**15.648**	**192.610**		
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	**244.524**	**16.355**	**228.169**		

The Group participates in the following companies' equity:

GROUP - Investments in associates **30 September 2012**

Name	Cost	Share in profit / (loss)	Carrying amount		
ECE LAMDA HELLAS SA	204	517	**721**	Greece	34,00%
N.DOXA - LD TRADING LTD	103	-	**103**	Greece	45,00%
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	71	**101**	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15	361	**377**	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20	103	**123**	Serbia	20,00%
S.C. LAMDA MED SRL	0,5	1.536	**1.536**	Romania	40,00%
TOTAL	**2.032**	**2.588**	**4.620**		

During the period ended September 30, 2012 the following significant events have occurred:

Share capital increase

The Company increased its participation in the subsidiary "LAMDA Development (Netherlands) BV", "Property Development DOO", "LAMDA Development Sofia EOOD" and "LAMDA Development Romania SRL" by €4m, €3m, €0,1m and €0,2m respectively.

The Group's composition on September 30, 2012 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	Indirect	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%
LD Trading 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%

Company			% Participation of the parent company
LAMDA Development Sofia EOOD	Bulgaria		100,00%
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%
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	30.09.2012	31.12.2011	30.09.2012	31.12.2011
Balance at 1 January	**34.268**	**53.586**	**34.268**	**53.586**
Additions / Disposals	(34.268)	52	(34.268)	52
Reserves from revaluation recognised directly in equity	-	(19.369)	-	(19.369)
Balance at 30 September	**-**	**34.268**	**-**	**34.268**

At 21/8/2012 the Company sold its participation in Eurobank Properties R.E.I.C. (9.017.987 shares) with sale value €4,75 per share. The value of the transaction amounted to €42,8m and the buyer was Fairfax Financial Holdings Limited (non-related party). The reason for this transaction was the Company's strategy to participate in new development opportunities and to strengthen its liquidity and in accordance with its expressed intention for strategic partnerships with foreign investors. The profit from this transaction was €8,3m.

Apart from the above mentioned, at 30 June 2012 the Company following the guidance of IAS 39 in relation to the determination of when an available-for-sale financial asset is impaired, recognised an impairment of €44m in the fair value of the Group's available-for-sale investment in Eurobank Properties. The decline represents 56% of the original cost of the equity instruments paid by the Group, which decline continues for a consecutive period of 5 years since acquisition. As a result, the difference between the fair value and cost of these equity securities that has been recognised directly within equity, at 30 June 2012 is regarded prolonged and has been recycled from the Afs reserve into the P&L account.

9. Derivative financial instruments

	GROUP				COMPANY			
	30.09.2012		31.12.2011		30.09.2012		31.12.2011	
all amounts in € thousands	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities
Interest rate swaps - cash flow hedges	-	2.511	-	2.748	-	573	-	881
Total	**-**	**2.511**	**-**	**2.748**	**-**	**573**	**-**	**881**
Non-current	-	1.938	-	2.748	-	-	-	881
Current	-	573	-	-	-	573	-	-
Total	**-**	**2.511**	**-**	**2.748**	**-**	**573**	**-**	**881**

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 30/9/2012 was €92m. 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 30/9/2012 the long-term borrowings floating rates are secured with interest risk derivatives (swaps) ranged according to 3 month Euribor plus 3.23%.

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	30.9.2012	31.12.2011	30.9.2012	31.12.2011
Cash at bank	21.733	23.195	3.709	1.029
Cash in hand	243	377	6	6
Short-term bank deposits	117.984	107.759	61.402	53.935
Total	**139.960**	**131.331**	**65.116**	**54.971**

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	30.9.2012	31.12.2011	30.9.2012	31.12.2011
Non-current				
Bond borrowings	476.097	491.600	176.600	184.625
Finance lease liabilities	6.590	7.194	-	-
Total non-current	**482.687**	**498.794**	**176.600**	**184.625**

Current				
Bank borrowings	-	42	-	-
Bond borrowings	36.292	52.305	3.650	17.375
Finance lease liabilities	1.008	1.045	-	-
Total current	**37.300**	**53.392**	**3.650**	**17.375**
Total borrowings	**519.987**	**552.185**	**180.250**	**202.000**

The movements in borrowings are as follows:

12 months ended 31 December 2011 *(amounts in € thousands)*	GROUP	COMPANY
Balance at 1 January 2011	583.556	220.000
Borrowings transaction costs - amortization	480	-
Borrowings repayments	(30.936)	(18.000)
Finance lease repayments	(915)	-
Balance at 31 December 2011	**552.185**	**202.000**

9 months ended 30 September 2012 *(amounts in € thousands)*	GROUP	COMPANY
Balance at 1 January 2012	552.185	202.000
Borrowings transaction costs - amortization	362	-
Borrowings repayments	(31.920)	(21.750)
Finance lease liabilities	23	-
Finance lease repayments	(664)	-
Balance at 30 September 2012	**519.987**	**180.250**

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	**30.9.2012**	**31.12.2011**	**30.9.2012**	**31.12.2011**
Between 1 and 2 years	285.873	47.123	74.800	10.975
Between 2 and 5 years	129.476	375.219	101.800	173.650
Over 5 years	67.338	76.451	-	-
	482.687	**498.794**	**176.600**	**184.625**

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

On September 30, 2012 the borrowings floating rates (total aggravation) ranged from 1,22% to 4,87% based on 3-month Euribor (December 31, 2011: 2,39% to 5,98%).

By taking into account the participation interest held of each company, it is noted that on 30/9/2012, the average base effective interest rate that the Group is borrowed is 1,71% and the average bank spread is 2,36%. Therefore, the Group total effective borrowing rate is 4,07%.

Finance leases

	GROUP		COMPANY	
all amounts in € thousands	**30.9.2012**	**31.12.2011**	**30.9.2012**	**31.12.2011**
Finance lease liabilities- minimum lease payments				
Not later than 1 year	1.145	1.161	-	-
Later than 1 year but not later than 5 years	4.382	4.640	-	-
Over 5 years	2.591	2.890	-	-
Total	**8.117**	**8.692**	**-**	**-**
Less: Future finance charges on finance leases	(520)	(454)	-	-
Present value of finance lease liabilities	**7.598**	**8.238**	**-**	**-**

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

all amounts in € thousands	**30.9.2012**	**31.12.2011**	**30.9.2012**	**31.12.2011**
all amounts in € thousands	1.008	1.045	-	-
Finance lease liabilities- minimum lease payments	4.040	4.348	-	-
Not later than 1 year	2.550	2.846	-	-
Total	**7.598**	**8.238**	**-**	**-**

During the nine-month period ended 30/9/2012, the following movements in borrowings per company took place:

Regarding the scheduled loan repayments for the subsidiaries as they are described in the respective bond loan contracts and leasing contracts, they reached the amount of €10,7m.

In January of 2012, the Company's bond loan with Emporiki Bank was amended following an early prepayment of €10m, increase in spread and maturity extension by 3 years. In addition, the Company proceeded with the refinancing of the €45m bond loan with EFG Eurobank with maturity extension by 1,5 years and increase in spread. The above mentioned amendment has an updated financial covenant which states that the Total Borrowings over Total Equity ratio, at Group level, should not exceed 2,25 throughout the bond loan duration.

The bond loans of 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. Also, for a Company's bond loan there is the term according to which the interest cover ratio at Group level should not exceed 1,25, this ratio is also satisfied.

Regarding the Company's subsidiary "LAMDA Flisvos Marina" and due to the operating loss incurred during the current reporting period mainly as a result of 20% increase in operating lease rentals towards Olympiaka Akinhta for the marina, the financial covenant of the €23.2m loan with the Bank of Cyprus, was not satisfied at 30/6/2012. Consequently, the total amount of the loan was transferred to the current borrowing liabilities. The management is under negotiations with the bank so as to amend the afore-mentioned loan contract.

Apart from this, there are no other cases for the loan covenants' not to being satisfied, so they remain the same as in the previous reporting period.

12. Cash generated from operations

		GROUP		COMPANY	
all amounts in € thousands	Note	01.01.2012 to 30.09.2012	01.01.2011 to 30.09.2011	01.01.2012 to 30.09.2012	01.01.2011 to 30.09.2011
Profit / (loss) for the period from continuing operations		(55.167)	(2.885)	(37.413)	1.525
Adjustments for:					
Tax		(1.195)	3.021	543	963
Depreciation of property, plant and equipment	5	1.854	1.784	123	138
Depreciation of intangible assets	6	105	105	-	-
Provisions for bad debts		965	1.095	-	-
Provisions		-	262	-	203
Share of profit of associates	7	(502)	(578)	-	-
Proceeds from dividends		(3.667)	(3.480)	(8.868)	(8.084)
Share option scheme		58	165	58	165
Loss from investment property disposal		-	327	-	-
Interest income		(2.465)	(3.216)	(2.502)	(5.841)
Interest expense		18.988	18.861	7.755	6.162
Provision for inventory impairment		1.301	730	-	-
Net losses from fair value adjustment on investment property	4	23.054	7.075	-	-
Profit from sale of available-for-sale financial assets		(8.327)	-	(8.327)	-
Recycling of the Afs reserve to the P&L account		44.038	-	44.038	-
Other non cash income / (expense)		(24)	20	-	5
		19.016	**23.285**	**(4.594)**	**(4.764)**
Changes in working capital:					
Increase in inventories		(2.299)	(967)	-	-
(Increase) / decrease in receivables		2.979	2.613	(213)	203
Decrease in payables		(3.432)	(4.361)	(354)	(128)
		(2.751)	**(2.714)**	**(567)**	**75**
Cash generated from operations		**16.265**	**20.571**	**(5.161)**	**(4.689)**

13. Commitments

Capital commitments

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

Operating lease commitments

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

	GROUP		COMPANY	
(all amounts in € thousands)	**30.9.2012**	**31.12.2011**	**30.9.2012**	**31.12.2011**
No later than 1 year	18.049	18.723	1.006	989
Later than 1 year and not later than 5 years	78.875	79.977	4.008	3.920
Later than 5 years	918.791	866.415	3.709	4.491
Total	**1.015.715**	**965.114**	**8.723**	**9.400**

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	
	30.09.2012	31.12.2011	30.09.2012	31.12.2011
Liabilities *(all amounts in € thousands)*				
Letters of guarantee to creditors	29.652	27.470	157	1.157
Letters of guarantee to customers securing contract performance	483	424	-	-
Mortgages over land & buildings	193.200	193.200	-	-
Guarantees to banks on behalf of subsidiaries	29.137	25.886	29.137	25.886
Other	35.593	35.608	35.593	35.593
Total	**288.065**	**282.588**	**64.887**	**62.636**

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 **Σφάλμα! Το αρχείο προέλευσης της αναφοράς δεν βρέθηκε.**. 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). 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.
- 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 3.5.2006 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 above mentioned decision of the ACC was issued in October of 2011, but a hearing before the State Council has not been scheduled yet. The hearing of the second petition has been set, further to postponements, for the 7.11.2012 while the hearing for the remaining three petitions has been set for 12.2.2013 (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 Company's subsidiary «LAMDA Flisvos Marina SA" a petition for annulment is pending before the State Council, against the ministerial decision, whereby the existing harbor basin was delineated. The hearing of this petition has been set, further to postponements, for the 5.12.2012. 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.
- 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 against each other, which were jointly heard on 1.4.2009. The Athens Multimember Court of 1st Instance issued decision 8172/2009 according to which the actions of “PYLEA SA” were rejected whereas an expert was appointed in relation to the actions of “MICHANIKI SA”. "PYLAIA SA" appealed against that decision and the hearing of the appeal has been set, following postponements, on 27.9.2012 before the Athens Court of Appeal. Additionally, no date has been set for the hearing of the actions of “MICHANIKI SA”, as the expert’s report has not been deposited to the Court as yet. Finally, "PYLAIA SA" filed a lawsuit against "MICHANIKI SA" on 24.12.2010 for additional compensation from the above causes, the hearing of which has been set on 21.11.2012. The amount of total claims of "PYLEA SA" against "MICHANIKI SA" is €20m (which includes the amount of €2,5m for moral damages), while "MICHANIKI SA" with said actions claims the amount of €35m (including the amount of €10m in compensation for moral damages). In any case, the Company's legal advisors believe that the legitimate claims of “PYLEA SA” against “MICHANIKI SA” significantly exceed the legitimate claims of the latter against “PYLEA SA”.

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

15. Related party transactions

In Group’s related parties, apart from the ones related to it, Group “EFG Eurobank Ergasias SA” is included.

The following transactions were carried out with related parties:

	GROUP		COMPANY	
all amounts in € thousands	01.01.2012 to 30.09.2012	01.01.2011 to 30.09.2011	01.01.2012 to 30.09.2012	01.01.2011 to 30.09.2011
i) Sales of goods and services				
- sales of services	1.515	2.019	852	872
	1.515	**2.019**	**852**	**872**
ii) Purchases of goods and services				
- purchases of services	2.903	2.572	847	816
	2.903	**2.572**	**847**	**816**
iii) Dividend income	**3.667**	**3.990**	**8.868**	**8.084**
iv) Benefits to management				
- salaries and other short-term employment benefits	314	241	314	241
	314	**241**	**314**	**241**

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

	GROUP		COMPANY	
all amounts in € thousands	**30.9.2012**	**31.12.2011**	**30.9.2012**	**31.12.2011**
Receivables from related parties:				
- parent	32	14	-	-
- associates	140	127	329	226
	172	**141**	**329**	**226**
Payables to related parties:				
- parent	-	1	-	-
- associates	735	2.026	14	8
	735	**2.026**	**14**	**8**

vi) Loans to associates:				
Balance at the beginning of the period	**2.868**	**2.720**	**89.863**	**85.933**
Loans given during the period		-	-	114
Loans repaid during the period		-	(100)	-
Currency translation differences	-	22	-	-
Reversal of loans impairment	-	-	5	2.625
Interest charged	136	127	897	1.191
Balance at the end of the period	**3.004**	**2.868**	**90.665**	**89.863**
vii) Loans from associates:				
Αρχή της περιόδου	**75.816**	**77.849**	**45.077**	**45.196**
Loans repaid during the period	(1.218)	(2.076)	(8.288)	-
Interest paid	(2.541)	(2.506)	(1.680)	(1.248)
Interest charged	2.565	2.549	1.689	1.129
Balance at the end of the period	**74.622**	**75.816**	**36.799**	**45.077**
	-	-		
viii) Cash at bank - related parties	**59.509**	**48.917**	**43.197**	**29.016**

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)	**01.01.2012 to 30.09.2012**	**01.01.2011 to 30.09.2011**	**01.01.2012 to 30.09.2012**	**01.01.2011 to 30.09.2011**
Profit / (loss) attributable to equity holders of the Company	**(54.524)**	**(2.747)**	**(37.413)**	**1.525**
Weighted average number of ordinary shares in issue	40.356	40.707	40.356	40.707
Basic earnings / (losses) per share *(Euro per share)*	**(1,35)**	**(0,07)**	**(0,93)**	**0,04**

Diluted

Continuing operations	GROUP		COMPANY	
(all amounts in € thousands)	**01.01.2012 to 30.09.2012**	**01.01.2011 to 30.09.2011**	**01.01.2012 to 30.09.2012**	**01.01.2011 to 30.09.2011**
Profit / (loss) used to determine dilluted earnings per share	**(54.524)**	**(2.747)**	**(37.413)**	**1.525**
Weighted average number of ordinary shares in issue	40.356	40.707	40.356	40.707
Adjustment for share options:				
Employees share option scheme	-	-	-	-
Weighted average number of ordinary shares for dilluted earnings per share	**40.356**	**40.707**	**40.356**	**40.707**
Diluted earnings / (losses) per share *(Euro per share)*	**(1,35)**	**(0,07)**	**(0,93)**	**0,04**

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. Income tax expense and 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.

Audit Tax certificate

From the 2011 financial year and onwards, all Greek Societe Anonyme and Limited Liability Companies that are required to prepare audited statutory financial statements must in addition obtain an "Annual Tax Certificate" as provided for by paragraph 5 of Article 82 of L.2238/1994. This "Annual Tax Certificate" must be issued by the same statutory auditor or audit firm that issues the audit opinion on the statutory financial statements. Upon completion of the tax audit, the statutory auditor or audit firm must issue to the entity a "Tax Compliance Report" which will subsequently be submitted electronically to the Ministry of Finance, by the statutory auditor or audit firm. This "Tax Compliance Report" must be submitted to the Ministry of Finance, within ten days of the date of approval of the financial statements by the General Meeting of Shareholders. The Ministry of Finance will subsequently select a sample of at least 9% of all companies for which a "Tax Compliance Report" has been submitted for the performance of a tax audit by the relevant auditors from the Ministry of Finance. The audit by the Ministry of Finance must be completed within a period of eighteen months from the date when the "Tax Compliance Report" was submitted to the Ministry of Finance. For the Greek Group companies (as they are described below), the Audit Tax Certificate for the fiscal year of 2011 has been issued without substantial adjustments on the tax expense and the respective tax provision, as they are presented in the annual financial statements of 2011. According to the relevant legislation, the fiscal year of 2011 has to be considered as final for tax audit purposes eighteen months after the submission of the Audit Tax Certificate towards the Ministry of Finance.

Company	
LAMDA Development SA	
LAMDA Olympia Village SA	LD Trading SA
PYLAIA SA	KRONOS PARKING SA
LAMDA Domi SA	LAMDA Erga Anaptyxis SA
LAMDA Flisvos Marina SA	LAMDA Flisvos Holding SA
LAMDA Prime Properties SA	LAMDA Waste Management SA
LAMDA Hellix SA	GEAKAT SA
LAMDA Estate Development SA	ECE LAMDA HELLAS SA
LAMDA Akinhta SA	MC Property Management SA

Unaudited tax years

The Company has not been audited by tax authorities for the 2009-2010 financial years. For the 2011 financial year, the tax audit has being performed by PricewaterhouseCoopers S.A. Upon the completion of the tax audit, the Audit Tax Certificate has been issued without substantial adjustments on the tax expense and the respective tax provision. As mentioned above, the fiscal year of 2011 has to be considered as final for tax audit purposes eighteen months after the submission of the Audit Tax Certificate towards the Ministry of Finance.

As regards the Company's subsidiaries and affiliates, they have not been audited by the tax authorities for the following financial years and therefore their tax liabilities for these years have not been finalized.

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	2010-2011	Property Investments DOO	2008-2011
LAMDA Domi SA	2010-2011	LAMDA Development Romania SRL	2010-2011
LAMDA Flisvos Marina SA	2007-2011	LAMDA Development Sofia EOOD	2006-2011
LAMDA Prime Properties SA	2010-2011	SC LAMDA MED SRL	2005-2011
LAMDA Hellix SA	2010-2011	EFG PROPERTY SERVICES SA	2005-2011
LAMDA Estate Development SA	2010-2011	EFG PROPERTY SERVICES DOO BEOGRAD	2005-2011
LD Trading SA	2010-2011	EFG PROPERTY SERVICES SOFIA AD	2005-2011
KRONOS PARKING SA	2010-2011	LAMDA Development Montenegro DOO	2007-2011
LAMDA Erga Anaptyxis SA	2010-2011	LAMDA Development (Netherlands) BV	2008-2011
LAMDA Flisvos Holding SA	2010-2011	Robies Services Ltd	2007-2011
LAMDA Waste Management SA	2010-2011	Robies Proprietati Imobiliare SRL	2007-2011
GEAKAT SA	2010-2011	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

For the unaudited tax years, there is a possibility of additional tax expense impose, at the time they are examined and finalized.

The Group provides, when considered appropriate, and on a company by company basis for possible additional taxes that may be imposed by the tax authorities. The total amount of the cumulative provision made for the Group's and Company's unaudited, by the tax authorities, years amount to €1,4m and €0,7m respectively.

18. Number of employees

Number of employees at the end of the period: Group 177, Company 64 (nine month period ended 30 September 2011: Group 150, Company 64) from which there are no seasonal (nine month period ended 30 September 2011: Group 0, Company 0).

19. Events after the balance sheet date

There are no other events after the balance sheet date considered to be material to the financial position of the Company.

20. Seasonality

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