LAMDA Development S.A.

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

(1 January – 31 March 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 31.03.2012	GROUP 31.12.2011	COMPANY 31.03.2012	COMPANY 31.12.2011
ASSETS					
Non-current assets					
Investment property	4	603.804	603.804	1.840	1.840
Property, plant and equipment	5	44.679	44.129	440	472
Intangible assets	6	4.134	4.169	-	-
Investments in subsidiaries	7	-	-	219.940	218.940
Investments in associates	7	4.811	4.669	1.929	1.929
Available-for-sale financial assets	8	32.915	34.268	32.915	34.268
Deferred income tax assets		2.058	1.952	228	229
Trade and other receivables		5.380	5.490	84.627	84.622
		697.781	**698.480**	**341.920**	**342.301**
Current assets					
Inventories		132.414	131.975	-	-
Trade and other receivables		38.774	35.214	21.275	17.288
Current income tax assets		4.969	5.659	4.592	5.315
Cash and cash equivalents	10	116.775	131.331	39.853	54.971
		292.932	**304.179**	**65.720**	**77.574**
Total assets		**990.713**	**1.002.659**	**407.640**	**419.875**
EQUITY					
Capital and reserves attributable to equity holders of the company					
Ordinary shares		219.969	220.220	219.969	220.220
Other reserves		(34.513)	(33.509)	(38.087)	(36.733)
Retained earnings		159.735	156.779	20.770	20.618
		345.190	343.490	202.652	204.105
Minority interest in equity		10.807	11.051	-	-
Total equity		**355.997**	**354.541**	**202.652**	**204.105**
LIABILITIES					
Non-current liabilities					
Borrowings	11	497.566	498.794	184.000	184.625
Deferred income tax liabilities		55.193	54.628	-	-
Derivative financial instruments	9	1.919	2.748	-	881
Retirement benefit obligations		672	672	548	548
Other non-current liabilities		4.694	4.700	-	-
		560.045	**561.541**	**184.548**	**186.054**
Current liabilities					
Trade and other payables		29.491	32.961	11.558	12.342
Current income tax liabilities		775	225	-	-
Derivative financial instruments	9	882	-	882	-
Borrowings	11	43.524	53.392	8.000	17.375
		74.671	**86.577**	**20.440**	**29.717**
Total liabilities		**634.716**	**648.118**	**204.988**	**215.770**
Total equity and liabilities		**990.713**	**1.002.659**	**407.640**	**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 May 16, 2012.

The notes on pages 8 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 31.03.2012	GROUP 01.01.2011 to 31.03.2011	COMPANY 01.01.2012 to 31.03.2012	COMPANY 01.01.2011 to 31.03.2011
Revenue		19.967	20.211	318	332
Dividends		3.607	3.422	3.607	3.422
Cost of inventory sales		(311)	(423)	-	-
Other direct investment property expenses		(6.574)	(6.139)	-	-
Employee benefit expense		(2.085)	(1.979)	(1.260)	(1.203)
Depreciation of property, plant, equipment and intangible assets		(642)	(630)	(43)	(46)
Operating lease payments		(1.910)	(1.941)	(262)	(267)
Contracting cost		(28)	(53)	-	-
Other operating income / (expenses) - net		(2.279)	(1.076)	(344)	(441)
Operating profit		**9.746**	**11.392**	**2.017**	**1.798**
Finance income		842	998	849	2.114
Finance costs		(6.535)	(5.769)	(2.713)	(1.825)
Share of profit of associates		142	308	-	-
Profit before income tax		**4.195**	**6.928**	**153**	**2.087**
Income tax expense		(1.056)	(1.435)	(1)	(347)
Profit for the period		**3.139**	**5.493**	**152**	**1.740**
Attributable to:					
Equity holders of the Company		3.384	5.619	152	1.740
Minority interest		(244)	(126)	-	-
		3.139	**5.493**	**152**	**1.740**
Earnings per share from continuing operations for profit attributable to the equity holders of the Company during the period (expressed in € per share)					
Basic	16	0,08	0,14	0,00	0,04
Diluted	16	0,08	0,14	0,00	0,04

The notes on pages 8 to 25 form an integral part of this condensed interim financial information.

Total Comprehensive Income Statement

	GROUP		COMPANY	
Continuing operations *(all amounts in € thousands)*	**01.01.2012 to 31.03.2012**	**01.01.2011 to 31.03.2011**	**01.01.2012 to 31.03.2012**	**01.01.2011 to 31.03.2011**
Profit for the period	**3.139**	**5.493**	**152**	**1.740**
Profit / (loss) from revaluation of available-for-sale assets	(1.353)	4.503	(1.353)	4.503
Profit / (loss) from cash flow hedges, after tax	(43)	1.794	(1)	613
Currency translation differences	(37)	84	-	-
Other comprehensive income for the period	(1.432)	6.381	(1.354)	5.116
Total comprehensive income for the period	**1.707**	**11.874**	**(1.202)**	**6.856**
Attributable to:				
Equity holders of the Company	1.951	12.000	(1.202)	6.856
Minority interest	(244)	(126)	-	-
	1.707	**11.874**	**(1.202)**	**6.856**

The notes on pages 8 to 25 form an integral part of this condensed interim financial information.

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 2011	**220.732**	**(15.189)**	**185.579**	**391.122**	**12.007**	**403.129**
Total Income :						
Profit for the period	-	-	5.619	5.619	(126)	5.493
Other comprehensive income for the period:						
Profit from revaluation of available-for-sale assets	-	4.503	-	4.503	-	4.503
Cash flow hedges, after tax	-	1.794	-	1.794	-	1.794
Currency translation differences	-	84	-	84	-	84
Total comprehensive income for the period	**-**	**6.381**	**5.619**	**12.000**	**(126)**	**11.874**
Transactions with the shareholders:						
Increase in subsidiaries' share capital	-	-	-	-	39	39
Other reserves	-	213	(213)	-	-	-
31 March 2011	**220.732**	**(8.595)**	**190.984**	**403.122**	**11.920**	**415.042**
1 January 2012	**220.220**	**(33.509)**	**156.779**	**343.490**	**11.051**	**354.541**
Total Income :						
Profit for the period	-	-	3.384	3.384	(244)	3.139
Other comprehensive income for the period:						
Loss from revaluation of available-for-sale assets	-	(1.353)	-	(1.353)	-	(1.353)
Cash flow hedges, after tax	-	(43)	-	(43)	-	(43)
Currency translation differences	-	(37)	-	(37)	-	(37)
Total comprehensive income for the period	**-**	**(1.432)**	**3.384**	**1.951**	**(244)**	**1.707**
Transactions with the shareholders:						
Other reserves	-	428	(428)	-	-	-
Treasury shares purchased	(251)	-	-	(251)	-	(251)
	(251)	428	(428)	(251)	-	(251)
31 March 2012	**219.969**	**(34.513)**	**159.735**	**345.190**	**10.807**	**355.997**

The notes on pages 8 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	-	-	1.740	1.740
Other comprehensive income for the period:				
Cash flow hedges, after tax	-	613	-	613
Profit from revaluation of available-for-sale assets	-	4.503	-	4.503
Total comprehensive income for the period	**-**	**5.116**	**1.740**	**6.856**
31 March 2011	**220.732**	**(12.557)**	**24.702**	**232.876**
1 January 2012	**220.220**	**(36.733)**	**20.618**	**204.105**
Total Income :				
Profit for the period	-	-	152	152
Other comprehensive income for the period:				
Cash flow hedges, after tax	-	(1)	-	(1)
Loss from revaluation of available-for-sale assets	-	(1.353)	-	(1.353)
Total comprehensive income for the period	**-**	**(1.354)**	**152**	**(1.202)**
Transactions with the shareholders:				
Treasury shares purchased	(251)	-	-	(251)
31 March 2012	**219.969**	**(38.087)**	**20.770**	**202.652**

The notes on pages 8 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 31.03.2012	GROUP 01.01.2011 to 31.03.2011	COMPANY 01.01.2012 to 31.03.2012	COMPANY 01.01.2011 to 31.03.2011
Cash flows from operating activities					
Cash generated from operations	12	4.888	2.215	(1.394)	(1.674)
Interest paid		(6.582)	(5.797)	(2.986)	(1.865)
Income tax paid		(1.090)	(1.374)	(39)	(111)
Net cash generated from operating activities		**(2.784)**	**(4.955)**	**(4.418)**	**(3.651)**
Cash flows from investing activities					
Purchases of ppe and investment property	4,5	(1.133)	(86)	(11)	(29)
Interest received		847	868	562	807
Increase / decrease in participations' share capital	7	-	-	(1.000)	(1.409)
Net cash used in investing activities		**(285)**	**782**	**(449)**	**(633)**
Cash flows from financing activities					
Purchase of treasury shares		(251)	-	(251)	-
Increase in subsidiaries' share capital		-	30	-	-
Repayments of borrowings	11	(11.044)	(190)	(10.000)	-
Repayments of capital repayments of finance leases	11	(192)	(1.499)	-	-
Net cash used in financing activities		**(11.487)**	**(1.659)**	**(10.251)**	**-**
Net decrease in cash and cash equivalents		**(14.556)**	**(5.833)**	**(15.118)**	**(4.284)**
Cash and cash equivalents at beginning of the period	10	131.331	150.283	54.971	79.094
Cash and cash equivalents at the end of the period	10	**116.775**	**144.450**	**39.853**	**74.811**

The notes on pages 8 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 March 31, 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.

These financial statements have been approved for issue by the Board of Directors on May 16, 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 three month period ended 31 March 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*.

2.2. Accounting principles

Apart from what is set out below, 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, 2011.

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

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning during the current financial year and subsequent years. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is that they will not have an impact on the Group's financial statements.

Standards and Interpretations 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 is not relevant to the Group.

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 does not have an impact on the Group's financial statements.

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.

Standards and Interpretations effective from periods beginning on or after 1 January 2012

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

IFRS 9 is the first Phase of the Board's project to replace IAS 39 and deals with the classification and measurement of financial assets and financial liabilities. The IASB intends to expand IFRS 9 in subsequent phases in order to add new requirements for impairment and hedge accounting. The Group is currently investigating the impact of IFRS 9 on its financial statements. The Group cannot currently early adopt IFRS 9 as it has not been endorsed by the EU. Only once approved will the Group decide if IFRS 9 will be adopted prior to 1 January 2015.

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

IFRS 13 provides new guidance on fair value measurement and disclosure requirements. These requirements do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards within IFRSs. IFRS 13 provides a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across IFRSs. Disclosure requirements are enhanced and apply to all assets and liabilities measured at fair value, not just financial ones. This standard has not yet been endorsed by the EU.

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

This interpretation sets out the accounting for overburden waste removal (stripping) costs in the production phase of a mine. The interpretation may require mining entities to write off existing stripping assets to opening retained earnings if the assets cannot be attributed to an identifiable component of an ore body. IFRIC 20 applies only to stripping costs that are incurred in surface mining activity during the production phase of the mine, while it does not address underground mining activity or oil and natural gas activity. This interpretation has not yet been endorsed by the EU.

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

This amendment sets out disclosure requirements for transferred financial assets not derecognised in their entirety as well as on transferred financial assets derecognised in their entirety but in which the reporting entity has continuing involvement. It also provides guidance on applying the disclosure requirements.

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

The amendment to IAS 12 provides a practical approach for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model in IAS 40 "Investment Property". This amendment has not yet been endorsed by the EU.

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

The amendment requires entities to separate items presented in other comprehensive income into two groups, based on whether or not they may be recycled to profit or loss in the future. This amendment has not yet been endorsed by the EU.

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

This amendment makes significant changes to the recognition and measurement of defined benefit pension expense and termination benefits (eliminates the corridor approach) and to the disclosures for all employee benefits. The key changes relate mainly to recognition of actuarial gains and losses, recognition of past service cost / curtailment, measurement of pension expense, disclosure requirements, treatment of expenses and taxes relating to employee benefit plans and distinction between "short-term" and "other long-term" benefits. This amendment has not yet been endorsed by the EU.

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

The IASB has published this amendment to include information that will enable users of an entity's financial statements to evaluate the effect or potential effect of netting arrangements, including rights of set-off associated with the entity's recognised financial assets and recognised financial liabilities, on the entity's financial position.This amendment has not yet been endorsed by the EU.

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

This amendment to the application guidance in IAS 32 clarifies some of the requirements for offsetting financial assets and financial liabilities on the statement of financial position. This amendment has not yet been endorsed by the EU.

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

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 10 replaces all of the guidance on control and consolidation in IAS 27 and SIC 12. The new standard changes the definition of control for the purpose of determining which entities should be consolidated. This definition is supported by extensive application guidance that addresses the different ways in which a reporting entity (investor) might control another entity (investee). The revised definition of control focuses on the need to have both power (the current ability to direct the activities that significantly influence returns) and variable returns (can be positive, negative or both) before control is present. The new standard also includes guidance on participating and protective rights, as well as on agency/ principal relationships.

IFRS 11 "Joint Arrangements"

IFRS 11 provides for a more realistic reflection of joint arrangements by focusing on the rights and obligations of the arrangement, rather than its legal form. The types of joint arrangements are reduced to two: joint operations and joint ventures. Proportional consolidation of joint ventures is no longer allowed. Equity accounting is mandatory for participants in joint ventures. Entities that participate in joint operations will follow accounting much like that for joint assets or joint operations today. The standard also provides guidance for parties that participate in joint arrangements but do not have joint control.

IFRS 12 "Disclosure of Interests in Other Entities"

IFRS 12 requires entities to disclose information, including significant judgments and assumptions, which enable users of financial statements to evaluate the nature, risks and financial effects associated with the entity's interests in subsidiaries, associates, joint arrangements and unconsolidated structured entities. An entity can provide any or all of the above disclosures without having to apply IFRS 12 in its entirety, or IFRS 10 or 11, or the amended IAS 27 or 28.

IAS 27 (Amendment) "Separate Financial Statements"

This Standard is issued concurrently with IFRS 10 and together, the two IFRSs supersede IAS 27 "*Consolidated and Separate Financial Statements"*. The amended IAS 27 prescribes the accounting and disclosure requirements for investment in subsidiaries, joint ventures and associates when an entity prepares separate financial statements. At the same time, the Board relocated to IAS 27 requirements from IAS 28 "*Investments in Associates"* and IAS 31 "*Interests in Joint Ventures"* regarding separate financial statements.

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

IAS 28 "*Investments in Associates and Joint Ventures"* replaces IAS 28 "*Investments in Associates"*. The objective of this Standard is to prescribe the accounting for investments in associates and to set out the requirements for the application of the equity method when accounting for investments in associates and joint ventures, following the issue of IFRS 11.

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 three month period ended 31 March 2012 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**17.322**	**2.662**	**19.984**
Inter-segment revenue	(17)	-	(17)
Revenue from third parties	**17.305**	**2.662**	**19.967**
EBITDA	**8.564**	**(184)**	**8.379**

The segment results for the nine month period ended 31 March 2011 were as follows:

Continuing operations (all amounts in € thousands)	**Real Estate**	**Marine Services**	**Total**
Total revenue	**17.323**	**2.905**	**20.228**
Inter-segment revenue	(17)	-	(17)
Revenue from third parties	**17.306**	**2.905**	**20.211**
EBITDA	**10.130**	**121**	**10.251**

Total assets	**Real Estate**	**Marine Services**	**Total**
31 March 2012	**908.371**	**47.368**	**955.740**
31 December 2011	**920.629**	**45.810**	**966.439**
31 March 2011	**983.081**	**51.395**	**1.034.476**

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

Adjusted EBITDA for reportable segments	**31.03.2012**	**31.03.2011**
EBITDA	8.379	10.251
Corporate overheads	(1.599)	(1.651)
Depreciation	(642)	(630)
Dividends	3.607	3.422
Share of profit of associates	142	308
Finance income	842	998
Finance costs	(6.535)	(5.769)
Profit before income tax	**4.195**	**6.928**
Income tax expense	(1.056)	(1.435)
Profit for the period	**3.139**	**5.493**

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

	31 March 2012	**31 December 2011**	**31 March 2011**
Total segment assets	955.740	966.439	1.034.476
Deferred income tax assets	2.058	1.952	820
Available-for-sale financial assets	32.915	34.268	58.089
Total assets per balance sheet	**990.713**	**1.002.659**	**1.093.385**

4. Investment property

all amounts in € thousands	GROUP 31.03.2012	GROUP 31.12.2011	COMPANY 31.03.2012	COMPANY 31.12.2011
Balance at 1 January	603.804	643.580	1.840	1.840
Additions resulting from subsequent expenditure	-	1.436	-	-
Transfer from inventories	-	682	-	-
Disposals	-	(6.900)	-	-
Fair value losses	-	(34.995)	-	-
Balance at the end of the period	**603.804**	**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 includes property under finance lease that amounts to €9,7m and property under operating lease that amounts to €280,1m.

Bank borrowings are secured with mortgages on "The Mall Athens", associate's "LAMDA Olympia Village SA" investment property, which amount to €336m (note 14). The Group's proportion on the above mortgages amounts to €188,9m.

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**	**57.523**
Additions	-	9	69	7	1	86
Disposals	-	-	(8)	-	-	(8)
31 March 2011	**37.292**	**12.558**	**5.258**	**2.482**	**13**	**57.602**
1 January 2012	**37.433**	**12.500**	**5.667**	**2.509**	**1.863**	**59.972**
Additions		196	53	19	890	1.157
31 March 2012	**37.433**	**12.695**	**5.720**	**2.528**	**2.752**	**61.129**
Accumulated depreciation						
1 January 2011	**(4.282)**	**(3.908)**	**(2.937)**	**(2.402)**	**-**	**(13.531)**
Depreciation charge	(284)	(108)	(186)	(18)	-	(596)
Disposals	-	-	7	-	-	7
31 March 2011	**(4.568)**	**(4.016)**	**(3.115)**	**(2.420)**	**-**	**(14.118)**
1 January 2012	**(5.411)**	**(4.295)**	**(3.667)**	**(2.471)**	**-**	**(15.843)**
Depreciation charge	(282)	(102)	(207)	(16)		(607)
31 March 2012	**(5.695)**	**(4.397)**	**(3.873)**	**(2.488)**	**-**	**(16.450)**
Closing net book amount at 31 March 2011	**32.723**	**8.540**	**2.143**	**62**	**12**	**43.484**
Closing net book amount at 31 March 2012	**31.739**	**8.298**	**1.847**	**40**	**2.752**	**44.679**

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	17	7	29
Disposals	-	-	(8)	-	(8)
31 March 2011	**300**	**95**	**1.104**	**2.403**	**3.902**
1 January 2012	**300**	**95**	**1.121**	**2.418**	**3.934**
Additions			7	5	11
31 March 2012	**300**	**95**	**1.128**	**2.423**	**3.945**
Accumulated depreciation					
1 January 2011	**(171)**	**(24)**	**(755)**	**(2.337)**	**(3.286)**
Depreciation charge	(3)	(3)	(29)	(11)	(46)
Disposals	-	-	7	-	7
31 March 2011	**(173)**	**(27)**	**(777)**	**(2.347)**	**(3.325)**
1 January 2012	**(182)**	**(35)**	**(867)**	**(2.378)**	**(3.462)**
Depreciation charge	(3)	(3)	(29)	(8)	(43)
31 March 2012	**(185)**	**(38)**	**(896)**	**(2.386)**	**(3.505)**
Closing net book amount at 31 March 2011	**127**	**68**	**327**	**56**	**577**
Closing net book amount at 31 March 2012	**115**	**57**	**232**	**36**	**440**

6. Intangible assets

all amounts in € thousands	Concessions and similar rights
GROUP - Cost	
1 January 2011	**5.469**
Additions	-
31 March 2011	**5.469**
1 January 2012	**5.469**
Additions	-
31 March 2012	**5.469**
Accumulated depreciation	
1 January 2011	**(1.160)**
Depreciation charge	(35)
31 March 2011	**(1.160)**
1 January 2012	**(1.300)**
Depreciation charge	(35)
31 March 2012	**(1.335)**
Closing net book amount at 31 March 2011	**4.309**
Closing net book amount at 31 March 2012	**4.134**

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	31.03.2012	31.12.2011
Balance at 1 January	**220.869**	**219.921**
Increase in share capital	1.000	9.061
Decrease in share capital	-	(8.108)
Liquidation of participations	-	(5)
Balance at the end of the period	**221.869**	**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 - 31 March 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	183	-	183	Bulgaria	100,00%
LAMDA DEVELOPMENT D.O.O. (BEOGRAD)	942	-	942	Serbia	100,00%
PROPERTY DEVELOPMENT D.O.O.	4.801	-	4.801	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	**201.958**	**15.648**	**186.310**		
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	**238.224**	**16.355**	**221.869**		

The Group participates in the following companies' equity:

GROUP - Investments in associates	31 March 2012				
Name	Cost	Share in profit / (loss)	Carrying amount		
ECE LAMDA HELLAS SA	204	847	**1.051**	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	64	**94**	Romania	20,00%
EFG PROPERTY SERVICES SOFIA A.D.	15	364	**379**	Bulgaria	20,00%
EFG PROPERTY SERVICES D.O.O. BEOGRAD	20	126	**146**	Serbia	20,00%
S.C. LAMDA MED SRL	0,5	1.481	**1.481**	Romania	40,00%
ΣΥΝΟΛΟ	**1.930**	**2.881**	**4.811**		

During the period ended 31 March 2012 the following significant events have occurred:

Share capital increase

The Company increased its participation in the subsidiary "Property Development DOO" by €1m.

The Group's composition on March 31, 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	31.03.2012	31.12.2011	31.03.2012	31.12.2011
Balance at 1 January	**34.268**	**53.586**	**34.268**	**53.586**
Additions	-	52	-	52
Reserves from revaluation recognised directly in equity	(1.353)	(19.369)	(1.353)	(19.369)
Balance at the end of the period	**32.915**	**34.268**	**32.915**	**34.268**

The total amount of available-for-sale financial assets refers to 9.017.987 shares (31/12/2011: 9.017.987 shares) of the listed company Eurobank Properties R.E.I.C., which have been revaluated at fair value at 31/3/2012 and 31/12/2011 and the profit / (loss) has been transferred to the relevant reserves in equity. The Company's participation reaches 14.78% (31/12/2011: 14.78%).

In relation to the evaluation of the above mentioned financial assets, no impairment loss has been transferred from the relevant reserves to the income statement, as there is no such indication to the investment at 31/3/2012 and 31/12/2011.

No impairment was recognized in available-for-sale financial assets, since the decrease in the fair value which is below the cost has not been considered as significant or consecutive.

9. Derivative financial instruments

	GROUP				COMPANY			
	31.03.2012		31.12.2011		31.03.2012		31.12.2011	
all amounts in € thousands	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities
Interest rate swaps - cash flow hedges	-	2.802	-	2.748	-	882	-	881
Total	**-**	**2.802**	**-**	**2.748**	**-**	**882**	**-**	**881**
Non-current	-	1.919	-	2.748	-	-	-	881
Current	-	882	-	-	-	882	-	-
Total	**-**	**2.802**	**-**	**2.748**	**-**	**882**	**-**	**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 March 31, 2012 was €92m and has been measured at fair value stated by the counterpart bank. The swaps have been valuated at fair value which was estimated by the counterparty. On March 31, 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	31.3.2012	31.12.2011	31.3.2012	31.12.2011
Cash at bank	15.948	23.195	222	1.029
Cash in hand	250	377	11	6
Short-term bank deposits	100.577	107.759	39.619	53.935
Total	**116.775**	**131.331**	**39.853**	**54.971**

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

11. Borrowings

all amounts in € thousands	GROUP 31.3.2012	GROUP 31.12.2011	COMPANY 31.3.2012	COMPANY 31.12.2011
Non-current				
Bond borrowings	490.482	491.600	184.000	184.625
Finance lease liabilities	7.084	7.194	-	-
Total non-current	**497.566**	**498.794**	**184.000**	**184.625**
Current				
Bank borrowings	42	42	-	-
Bond borrowings	42.495	52.305	8.000	17.375
Finance lease liabilities	987	1.045	-	-
Total current	**43.524**	**53.392**	**8.000**	**17.375**
Total borrowings	**541.090**	**552.185**	**192.000**	**202.000**

The movements in borrowings are as follows:

12 months ended 31 December 2011 *(amounts in € thousanc*	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**

3 months ended 31 March 2012 *(amounts in € thousands)*	GROUP	COMPANY
Balance at 1 January 2012	552.185	202.000
Borrowings transaction costs - amortization	116	-
Borrowings repayments	(11.044)	(10.000)
Finance lease - new	25	-
Finance lease repayments	(192)	-
Balance at 31 March 2012	**541.090**	**192.000**

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:

all amounts in € thousands	GROUP 31.3.2012	GROUP 31.12.2011	COMPANY 31.3.2012	COMPANY 31.12.2011
Between 1 and 2 years	47.219	47.123	10.800	10.975
Between 2 and 5 years	374.342	375.219	173.200	173.650
Over 5 years	76.005	76.451	-	-
	497.566	**498.794**	**184.000**	**184.625**

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

The effective weighted average interest rates at March 31, 2012 are as follows:

	GROUP	COMPANY
Current bank borrowings	2,81%	0,00%
Non-current bank borrowings	0,00%	0,00%
Current bond borrowings	3,78%	5,27%
Non-current bond borrowings	4,77%	5,27%

By taking into account the participation interest held of each company, it is noted that on 31/3/2012, the average base effective interest rate that the Group is borrowed is 2.04% and the average bank spread is 2.38%. Therefore, the Group total effective borrowing rate is 4.42%.

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.

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.

Finance leases

	GROUP		COMPANY	
all amounts in € thousands	**31.3.2012**	**31.12.2011**	**31.3.2012**	**31.12.2011**
Finance lease liabilities- minimum lease payments				
Not later than 1 year	1.189	1.161	-	-
Later than 1 year but not later than 5 years	4.559	4.640	-	-
Over 5 years	3.143	2.890	-	-
Total	**8.892**	**8.692**	**-**	**-**
Less: Future finance charges on finance leases	(820)	(454)	-	-
Present value of finance lease liabilities	**8.071**	**8.238**	**-**	**-**

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

all amounts in € thousands	**31.3.2012**	**31.12.2011**	**31.3.2012**	**31.12.2011**
all amounts in € thousands	987	1.045	-	-
Finance lease liabilities- minimum lease payments	4.034	4.348	-	-
Not later than 1 year	3.050	2.846	-	-
Total	**8.071**	**8.238**	**-**	**-**

12. Cash generated from operations

		GROUP		COMPANY	
all amounts in € thousands	**Note**	**01.01.2012 to 31.03.2012**	**01.01.2011 to 31.03.2011**	**01.01.2012 to 31.03.2012**	**01.01.2011 to 31.03.2011**
Profit for the period from continuing operations		3.139	5.493	152	1.740
Adjustments for:					
Tax		1.056	1.435	1	347
Depreciation of property, plant and equipment	5	607	595	43	46
Depreciation of intangible assets	6	35	35	-	-
Provisions for bad debts		505	711	-	-
Share of profit of associates	7	(142)	(308)	-	-
Proceeds from dividends		(3.607)	(3.422)	(3.607)	(3.422)
Interest income		(842)	(998)	(849)	(2.114)
Interest expense		6.535	5.769	2.713	1.825
Other non cash income / (expense)		42	89	-	-
		7.328	**9.399**	**(1.547)**	**(1.579)**

Changes in working capital:				
Increase in inventories	(439)	(146)	-	-
(Increase) / decrease in receivables	1.313	(2.339)	(98)	404
Decrease / (increase) in payables	(3.314)	(4.699)	252	(499)
	(2.440)	**(7.184)**	**153**	**(96)**
Cash generated from operations	**4.888**	**2.215**	**(1.394)**	**(1.674)**

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	**31.03.2012**	**31.12.2011**	**31.03.2012**	**31.12.2011**
No later than 1 year	18.468	18.723	1.001	989
Later than 1 year and not later than 5 years	78.654	79.977	3.955	3.920
Later than 5 years	832.924	866.415	4.230	4.491
Total	**930.046**	**965.114**	**9.187**	**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	
	31.03.2012	**31.12.2011**	**31.03.2012**	**31.12.2011**
Liabilities *(all amounts in € thousands)*				
Letters of guarantee to creditors	26.706	27.470	157	1.157
Letters of guarantee to customers securing contract performance	420	424	-	-
Mortgages over land & buildings	193.200	193.200	-	-
Guarantees to banks on behalf of subsidiaries	26.137	25.886	26.137	25.886
Other	35.600	35.608	35.593	35.593
Total	**282.064**	**282.588**	**61.887**	**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 17. As a result, the Group’s tax obligations have not been defined permanently.
- At the subsidiary company LAMDA Olympia Village (ex DIMEPA) a property transfer tax of €9,8m approximately has been imposed. The Company has appealed to the administrative courts, paying during 2005 €836k and €146k approximately during 2006 and €27k during 2007 (which is included in Deposits and Other Debtors). The estimate of the management is

that the imposal of the income tax is without base due to the special law provisions on the law for Olympic works. In any case, if the outcome of the case is negative, according to the share sale agreement between the Municipality of Amaroussion and the Company, the total obligation will be on the Municipality, as it relates to transfers of properties before the acquisition of the shares of the subsidiary by the Company.

- 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 9.10.2012 (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 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 hearing of this case has been set, further to successive postponements, for 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. In addition, the procedure for contractual rentals' adjustment has begun before the Court of Arbitrary, which has already been heard at 6.4.2012 and 25.4.2012, and a new hearing about the witnesses' dates of examination is expected for 24.5.2012.

- 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 14.11.2012. 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:

all amounts in € thousands	GROUP 01.01.2012 to 31.03.2012	GROUP 01.01.2011 to 31.03.2011	COMPANY 01.01.2012 to 31.03.2012	COMPANY 01.01.2011 to 31.03.2011
i) Sales of goods and services				
- sales of services	508	762	284	266
	508	**762**	**284**	**266**
ii) Purchases of goods and services				
- purchases of services	887	808	273	264
	887	**808**	**273**	**264**
iii) Dividend income	**3.607**	**3.422**	**3.607**	**3.422**
iv) Benefits to management				
- salaries and other short-term employment benefits	113	78	113	78
	113	**78**	**113**	**78**

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

all amounts in € thousands	GROUP 31.03.2012	GROUP 31.12.2011	COMPANY 31.03.2012	COMPANY 31.12.2011
Receivables from related parties:				
- parent	14	14	-	-
- associates	59	127	301	226
	73	**141**	**301**	**226**
Receivables from dividends from related parties:				
- associates	3.607	3.422	3.607	3.422
	3.607	**3.422**	**3.607**	**3.422**
Payables to related parties:				
- parent	-	1	-	-
- associates	626	2.026	4	8
	626	**2.026**	**4**	**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		-	-	-
Currency translation differences	-	22	-	-
Reversal of loans impairment	-	-	5	2.625
Interest charged	45	127	298	1.191
Balance at the end of the period	**2.913**	**2.868**	**90.166**	**89.863**
vii) Loans from associates:				
Balance at the beginning of the period	**75.816**	**77.849**	**45.077**	**45.196**
Loans repaid during the period	(379)	(2.076)	-	-
Interest paid	(810)	(2.506)	(508)	(1.248)
Interest charged	821	2.549	515	1.129
Balance at the end of the period	**75.447**	**75.816**	**45.084**	**45.077**
viii) Cash at bank - related parties	**38.210**	**48.917**	**19.212**	**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 31.03.2012	01.01.2011 to 31.03.2011	01.01.2012 to 31.03.2012	01.01.2011 to 31.03.2011
Profit attributable to equity holders of the Company	**3.384**	**5.619**	**152**	**1.740**
Weighted average number of ordinary shares in issue	40.479	40.716	40.479	40.716
Basic earnings per share *(Euro per share)*	**0,08**	**0,14**	**0,00**	**0,04**

Diluted

Continuing operations	GROUP		COMPANY	
all amounts in € thousands	01.01.2012 to 31.03.2012	01.01.2011 to 31.03.2011	01.01.2012 to 31.03.2012	01.01.2011 to 31.03.2011
Profit used to determine dilluted earnings per share	**3.384**	**5.619**	**152**	**1.740**
Weighted average number of ordinary shares in issue	40.479	40.716	40.479	40.716
Adjustment for share options:				
Employees share option scheme	-	12	-	12
Weighted average number of ordinary shares for dilluted earnings per share	**40.479**	**40.727**	**40.479**	**40.727**
Diluted earnings per share *(Euro per share)*	**0,08**	**0,14**	**0,00**	**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.

The Company has not been audited by tax authorities for the 2009-2010 financial years. For the 2011 financial year, the tax audit is being performed by PricewaterhouseCoopers S.A. The Company's management does not expect that additional tax liabilities will arise, in excess of those disclosed in the financial statements.

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

18. Number of employees

Number of employees at the end of the period: Group 151, Company 62 (three month period ended 31 March 2011: Group 154, Company 63) from which there are no seasonal (three month period ended 31 March 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.