LAMDA Development S.A.

Condensed separate and consolidated interim financial statements

in accordance with International Financial Reporting Standards («IFRS»)

1 January – 31 March 2015

G.E.MI. :3379701000

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.

Statement of financial position

		GROUP		COMPANY	
all amounts in € thousands	**Note**	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
ASSETS					
Non-current assets					
Investment property	5	379.862	379.862	1.840	1.840
Property, plant and equipment	6	3.802	3.818	184	179
Investments in subsidiaries	7	-	-	206.794	199.840
Investments in joint ventures and associates	7	115.094	112.018	37.467	37.497
Deferred income tax assets		12.058	11.551	5.939	5.376
Trade and other receivables		4.149	4.161	87.499	87.510
		514.964	**511.410**	**339.724**	**332.241**
Current assets					
Inventories		70.075	70.064	-	-
Trade and other receivables		24.155	29.593	24.198	27.995
Current income tax assets		3.995	4.233	3.295	3.440
Financial instruments held at fair value through profit or loss	9	56.965	-	56.965	-
Cash and cash equivalents	10	96.774	187.636	60.215	157.191
		251.964	**291.527**	**144.673**	**188.626**
Total assets		**766.928**	**802.937**	**484.397**	**520.868**
EQUITY AND LIABILITIES					
Equity					
Ordinary shares	11	380.850	382.167	380.850	382.167
Other reserves		6.006	5.417	3.276	3.276
Retained earnings/(Accumulated losses)		811	68	(67.188)	(63.952)
Equity attributable to equity holders of the parent		387.667	387.652	316.938	321.491
Non-controlling interest		(134)	(130)	-	-
Total equity		**387.533**	**387.522**	**316.938**	**321.491**
LIABILITIES					
Non-current liabilities					
Borrowings	12	186.482	225.319	32.000	64.550
Deferred income tax liabilities		26.002	25.250	-	-
Derivative financial instruments	13	959	907	-	-
Retirement benefit obligations		565	565	517	517
Other non-current liabilities		15.881	16.340	18.945	18.963
		229.888	**268.380**	**51.463**	**84.031**
Current liabilities					
Trade and other payables		29.019	33.665	14.047	15.196
Current income tax liabilities		971	212	-	-
Borrowings	12	119.516	113.157	101.950	100.150
		149.506	**147.035**	**115.997**	**115.346**
Total liabilities		**379.395**	**415.415**	**167.459**	**199.377**
Total equity and liabilities		**766.928**	**802.937**	**484.397**	**520.868**

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 26, 2015.

The notes on pages 8 to 33 form an integral part of this condensed interim financial information.

Income Statement

		GROUP		COMPANY	
Continuing operations *(all amounts in € thousands)*	**Note**	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**
Continuing operations (all amounts in € thousands)		10.821	11.031	321	329
Other direct property operating expenses		(2.692)	(3.394)	-	-
Employee benefits expense		(1.946)	(1.633)	(1.500)	(1.192)
Depreciation of property, plant and equipment		(247)	(241)	(17)	(23)
Operating lease payments		(142)	(163)	(236)	(224)
Profits/(losses) from sale of participations in associates	7	(15)	-	54	-
Other operating income / (expenses) - net		(830)	(1.025)	(657)	(444)
Operating loss		**4.950**	**4.576**	**(2.034)**	**(1.554)**
Finance income		343	232	534	402
Finance costs		(3.706)	(3.750)	(2.301)	(2.017)
Share of profit of investments accounted for using the equity method	7	880	601	-	-
Profit/(loss) before income tax		**2.467**	**1.660**	**(3.800)**	**(3.169)**
Income tax expense		(1.110)	(986)	564	412
Profit/(loss) for the year from continuing operations		**1.357**	**675**	**(3.236)**	**(2.757)**
Profit/(loss) attributable to:					
Equity holders of the parent		1.360	678	(3.236)	(2.757)
Non-controlling interest		(4)	(3)	-	-
		1.357	**675**	**(3.236)**	**(2.757)**
Profit/(losses) per share from continuing operations attributable to the equity holders of the Parent during the year *(expressed in € per share)*					
Basic losses per share	18	0,02	0,02	(0,04)	(0,07)
Diluted losses per share	18	0,02	0,02	(0,04)	(0,07)

The notes on pages 8 to 33 form an integral part of this condensed interim financial information.

Total Comprehensive Income Statement

Continuing operations (all amounts in € thousands)	GROUP 01.01.2015 to 31.03.2015	GROUP 01.01.2014 to 31.03.2014	COMPANY 01.01.2015 to 31.03.2015	COMPANY 01.01.2014 to 31.03.2014
Profit/(loss) for the period from continuing operations	**1.357**	**675**	**(3.236)**	**(2.757)**
Cash flow hedges, after tax	(25)	202	-	-
Currency translation differences	(4)	(26)	-	-
Items that may be subsequently reclassified to profit or loss	**(29)**	**176**	**-**	**-**
Total comprehensive income for the period	**1.328**	**850**	**(3.236)**	**(2.757)**
Profit/(loss) attributable to:				
Equity holders of the parent	1.331	854	(3.236)	(2.757)
Non-controlling interest	(4)	(3)	-	-
	1.328	**850**	**(3.236)**	**(2.757)**

The notes on pages 8 to 33 form an integral part of this condensed interim financial information.

Statement of changes in equity (Consolidated)

all amounts in € thousands	Attributable to equity holders of the parent					
	Share capital	**Other reserves**	**Retained earnings / (Accumulated losses)**	**Total**	**Non-controlling interests**	**Total equity**
GROUP						
1 January 2014	**219.953**	**9.579**	**20.106**	**249.638**	**(83)**	**249.555**
Total Income:						
Profit/(loss) for the period	-	-	678	678	(3)	675
Other comprehensive income for the year:						
Cash flow hedges, after tax	-	202	-	202	-	202
Currency translation differences	-	(26)	-	(26)	-	(26)
Total comprehensive income for the period	**-**	**176**	**678**	**854**	**(3)**	**850**
Transactions with the shareholders:						
Transfer of tax free reserves to retained earnings/(accumulated losses)	-	(2.275)	2.275	-	-	-
	-	**(2.275)**	**2.275**	**-**	**-**	**-**
31 March 2014	**219.953**	**7.480**	**23.059**	**250.492**	**(87)**	**250.405**
1 January 2015	**382.167**	**5.417**	**68**	**387.652**	**(130)**	**387.522**
Total Income:						
Profit/(loss) for the period	-	-	1.360	1.360	(4)	1.357
Other comprehensive income for the year:						
Cash flow hedges, after tax	-	(25)	-	(25)	-	(25)
Currency translation differences	-	(4)	-	(4)	-	(4)
Total comprehensive income for the period	**-**	**(29)**	**1.360**	**1.331**	**(4)**	**1.328**
Transactions with the shareholders:						
Statutory reserves		618	(618)	-		-
Purchase of treasury shares	(1.317)	-	-	(1.317)	-	(1.317)
	(1.317)	618	(618)	(1.317)	-	(1.317)
31 March 2015	**380.850**	**6.006**	**811**	**387.667**	**(134)**	**387.533**

The notes on pages 8 to 33 form an integral part of this condensed interim financial information.

Statement of changes in equity (Company)

all amounts in € thousands	Share capital	Other reserves	Retained earnings / (Accumulated	Total equity
COMPANY				
1 January 2014	**219.953**	**7.145**	**(43.969)**	**183.129**
Total Income:				
Loss for the period	-	-	(2.757)	(2.757)
Total comprehensive income for the period	**-**	**-**	**(2.757)**	**(2.757)**
Transactions with the shareholders:				
Transfer of tax free reserves to retained earnings/(accumulated losses)	-	(2.212)	2.212	-
	-	(2.212)	2.212	-
31 March 2014	**219.953**	**4.933**	**(44.514)**	**180.372**
1 January 2015	**382.167**	**3.276**	**(63.952)**	**321.491**
Total Income:				
Loss for the period	-	-	(3.236)	(3.236)
Total comprehensive income for the period	**-**	**-**	**(3.236)**	**(3.236)**
Transactions with the shareholders:				
Purchase of treasury shares	(1.317)	-	-	(1.317)
31 March 2015	**380.850**	**3.276**	**(67.188)**	**316.938**

The notes on pages 8 to 33 form an integral part of this condensed interim financial information.

Cash Flow Statement

all amounts in € thousands	Note	GROUP 01.01.2015 to 31.03.2015	GROUP 01.01.2014 to 31.03.2014	COMPANY 01.01.2015 to 31.03.2015	COMPANY 01.01.2014 to 31.03.2014
Cash flows from operating activities					
Cash generated from / (used in) operations	14	2.710	8.153	(2.460)	2.841
Interest paid		(3.658)	(3.526)	(2.299)	(1.845)
Income tax paid		-	(251)	-	(14)
Net cash used in operating activities		**(948)**	**4.377**	**(4.758)**	**982**
Cash flows from investing activities					
Purchases of PPE and investment property	6	(233)	(252)	(24)	(3)
Dividends received		-	-	2.703	-
Interest received		899	238	795	131
Proceeds from sale of participation		328	-	328	-
Purchase of financial instruments held at fair value through profit or loss	9	(56.999)	-	(56.999)	-
Increase/decrease in the share capital of participations	7	(40)	450	(6.954)	(40)
Net cash (used in) / generated from investing activities		**(56.045)**	**436**	**(60.151)**	**88**
Cash flows from financing activities					
Purchase of treasury shares	11	(1.317)	-	(1.317)	-
Repayments of borrowings	12	(32.345)	(1.252)	(30.750)	(450)
Capital repayments of finance leases	12	(207)	(203)	-	-
Net cash (used in) / generated from financing activities		**(33.869)**	**(1.455)**	**(32.067)**	**(450)**
Net increase / (decrease) in cash and cash equivalents		**(90.863)**	**3.358**	**(96.976)**	**620**
Cash and cash equivalents at beginning of the period	10	187.636	32.586	157.191	7.597
Cash and cash equivalents at end of the period	10	**96.774**	**35.944**	**60.215**	**8.218**

The notes on pages 8 to 33 form an integral part of this condensed interim financial information.

Notes to the condensed separate and consolidated interim financial statements

1. General information

These financial statements include the separate 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 three-month period ended March 31, 2015. The names of the subsidiaries are presented in note 7 of these financial statements.

The main activities of the Group comprise investment, development, leasing and maintenance of innovative real estate projects.

The Group operates in Greece, as well as in other neighbouring Balkan countries mainly Romania, Bulgaria, Serbia, Montenegro and the Company's shares are listed on the Athens Stock Exchange.

The Company is incorporated and domiciled in Greece. The address of its registered office is 37^{A} Kifissias Ave., 15123, Maroussi with the Number in the General Electronic Commercial Registry: 3379701000 and its website address is www.lamdadev.com. The Company Consolidated Lamda Holdings S.A., which is domiciled in Luxembourg, is the main shareholder of the Company as at 31/03/2015 with interest held at 50.87% of the share capital and therefore the Group's financial statements are included in its consolidated financial statements.

The Group activities, and consequently its revenues are not expected to be substantially impacted by seasonal fluctuations.

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 26, 2015.

2. Basis of preparation and summary of significant accounting policies

2.1. Basis of preparation

These separate and consolidated financial statements have been prepared by Management in accordance with International Financial Reporting Standards (IFRS) and Interpretations by the International Financial Reporting Interpretations Committee (IFRIC), as they have been adopted by the European Union, and specifically in accordance with International Accounting Standard ("IAS") 34, "Interim Financial Reporting". These separate and consolidated financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2014 which are available on the website address www.lamdadev.com.

The accounting principles that have been used in the preparation and presentation of these interim financial statements are in accordance with those used for the preparation of the Company and Group annual financial statements as of December 31, 2014.

These Company and consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) and Interpretations by the International Financial Reporting Interpretations Committee (IFRIC), as they have been adopted by the European Union, and present the financial position, results of operations and cash flows on a going concern basis which assumes that the Company has plans in place to avoid material disruptions to its operations and available financial resources to meet its operating requirements. In this respect Management has concluded that (a) the going concern basis of preparation of these financial statements is appropriate, and (b) all assets and liabilities are appropriately presented in accordance with the Company's accounting policies. On that basis, the following specific matters may impact the operations of the Group in the foreseeable future:

- **“The Mall Athens” - Lamda Olympia Village S.A.**

As described in detail in note 16 “Contingent liabilities”, in January 2104, the Hellenic Council of State approved the petition for annulment of Codified Law 3207/2003, according to the provisions of which the Olympic Press Village (or “Olympiako Chorio Typou”) and the Commercial and Leisure Centre “The Mall Athens” were constructed. This decision by the Hellenic Council of State has no impact on the operations of “The Mall Athens” and it is anticipated that the operations will continue unhindered for the foreseeable future. Management is currently in the process of assessing the required actions that have been indicated by the Group’s legal advisors in order to cope with this situation and has already undertaken all necessary actions to this direction.

- **Bank loans**

On 31/03/2015, following a partial voluntary prepayment of €31m of its loan facilities signing simultaneously a committed overdraft facility for the same amount that makes the before mentioned amount immediately available, the existing loan facilities of the Company and the Group, of a total amount of €119.5m have been posted as short-term obligations. According to the loan contracts, on 31/03/2015 €102m bond loans of the parent Company mature as follows: €35.0m in June 2015, €33.5m in July 2015, €32.6m in March 2016 whereas €0.9m represent repayment schedule of capital till 31/03/2016.

The Company at 29/07/2014 reached an agreement with its finance providers on the refinancing terms of a bond loan. The duration of the new loan will be 3 years. Therefore, the Management is in the process of coming to the finalization and signing of the agreement for the respective loan.

In addition to the above and regarding the bond loan of the joint-venture Lamda Olympia Village S.A., following a repayment of €15m in January 2015, a new prolongation was agreed and the remaining loan of €210m is set to be repaid in October 2015. The Management of the Company is negotiating the terms of the bond loan facility in order to achieve medium term financing and as a consequence the existing loan facility has been renewed with the same terms till October 2015, in order to conclude the negotiations. It is noted that the afore mentioned bond loan is not presented in short term liabilities due to the change in accounting presentation according to IFRS 11.

The factors above have been taken into account by Management when preparing the financial statements for the year ended 31 March 2015 and on the basis of its assessment of these matters and the fact that the Group’s major shareholder continues to support the Group in all aspects of its operations, Management has concluded that the Group will meet all its financing and operating requirements in the foreseeable future.

The consolidated financial statements have prepared under the historical cost convention, except for the investment property, the financial instruments held at fair value through profit or loss and the derivative financial instruments which are presented at fair value.

The preparation of financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the group’s accounting policies. In addition, the use of certain estimates and assumptions is required that affect the balances of the assets and liabilities, the disclosure of contingent assets and liabilities as at date of preparation of the financial statements and the amounts of income and expense during the reporting period. Although these estimates are based on the best knowledge of management in relation to the current conditions and actions, the actual results can eventually differ from these estimates. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4 of the financial statements for the year ended 31 December 2014.

2.2. Accounting principles

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 as follows:

<u>Standards and Interpretations effective for the current financial year</u>

IFRIC 21 "Levies"

This interpretation sets out the accounting for an obligation to pay a levy imposed by government that is not income tax. The interpretation clarifies that the obligating event that gives rise to a liability to pay a levy (one of the criteria for the recognition of a liability according to IAS 37) is the activity described in the relevant legislation that triggers the payment of the levy. The interpretation could result in recognition of a liability later than today, particularly in connection with levies that are triggered by circumstances on a specific date.

Annual Improvements to IFRSs 2013

The amendments set out below describe the key changes to three IFRSs following the publication of the results of the IASB's 2011-13 cycle of the annual improvements project.

<u>IFRS 3 "Business combinations"</u>

This amendment clarifies that IFRS 3 does not apply to the accounting for the formation of any joint arrangement under IFRS 11 in the financial statements of the joint arrangement itself.

<u>IFRS 13 "Fair value measurement"</u>

The amendment clarifies that the portfolio exception in IFRS 13 applies to all contracts (including non-financial contracts) within the scope of IAS 39/IFRS 9.

<u>IAS 40 "Investment property"</u>

The standard is amended to clarify that IAS 40 and IFRS 3 are not mutually exclusive.

<u>Standards and Interpretations effective for subsequent periods</u>

IFRS 9 "Financial Instruments" and subsequent amendments to IFRS 9 and IFRS 7 <u>(effective for annual periods beginning on or after 1 January 2018)</u>

IFRS 9 replaces the guidance in IAS 39 which deals with the classification and measurement of financial assets and financial liabilities and it also includes an expected credit losses model that replaces the incurred loss impairment model used today. IFRS 9 establishes a more principles-based approach to hedge accounting and addresses inconsistencies and weaknesses in the current model in IAS 39. 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 yet been endorsed by the EU.

IFRS 15 "Revenue from Contracts with Customers" <u>(effective for annual periods beginning on or after 1 January 2017)</u>

IFRS 15 has been issued in May 2014. The objective of the standard is to provide a single, comprehensive revenue recognition model for all contracts with customers to improve comparability within industries, across industries, and across capital markets. It contains principles that an entity will apply to determine the measurement of revenue and timing of when it is recognised. The underlying principle is that an entity will recognise revenue to depict the transfer of goods or services to customers at an amount that the entity expects to be entitled to in exchange for those goods or services. The Group is currently investigating the impact of IFRS 15 on its financial statements. The standard has not yet been endorsed by the EU.

IAS 19R (Amendment) "Employee Benefits" <u>(effective for annual periods beginning on or after 1 February 2015)</u>

These narrow scope amendments apply to contributions from employees or third parties to defined benefit plans and simplify the accounting for contributions that are independent of the number of years of employee service, for example, employee contributions that are calculated according to a fixed percentage of salary.

IFRS 11 (Amendment) "Joint Arrangements" (effective for annual periods beginning on or after 1 January 2016)

This amendment requires an investor to apply the principles of business combination accounting when it acquires an interest in a joint operation that constitutes a 'business'. This amendment has not yet been endorsed by the EU.

IAS 16 and IAS 38 (Amendments) "Clarification of Acceptable Methods of Depreciation and Amortisation (effective for annual periods beginning on or after 1 January 2016)

This amendment clarifies that the use of revenue-based methods to calculate the depreciation of an asset is not appropriate and it also clarifies that revenue is generally presumed to be an inappropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset. These amendments have not yet been endorsed by the EU.

IAS 16 and IAS 41 (Amendments) "Agriculture: Bearer plants" (effective for annual periods beginning on or after 1 January 2016)

These amendments change the financial reporting for bearer plants, such as grape vines and fruit trees. The bearer plants should be accounted for in the same way as self-constructed items of property, plant and equipment. Consequently, the amendments include them within the scope of IAS 16, instead of IAS 41. The produce growing on bearer plants will remain within the scope of IAS 41. The amendments have not yet been endorsed by the EU.

IAS 27 (Amendment) "Separate financial statements" (effective for annual periods beginning on or after 1 January 2016)

This amendment allows entities to use the equity method to account for investments in subsidiaries, joint ventures and associates in their separate financial statements and clarifies the definition of separate financial statements. This amendment has not yet been endorsed by the EU.

IFRS 10 and IAS 28 (Amendments) "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture" (effective for annual periods beginning on or after 1 January 2016)

These amendments address an inconsistency between the requirements in IFRS 10 and those in IAS 28 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. The amendments have not yet been endorsed by the EU.

IAS 1 (Amendments) "Disclosure initiative" (effective for annual periods beginning on or after 1 January 2016)

These amendments clarify guidance in IAS 1 on materiality and aggregation, the presentation of subtotals, the structure of financial statements and the disclosure of accounting policies. The amendments have not yet been endorsed by the EU.

IFRS 10, IFRS 12 and IAS 28 (Amendments) "Investment entities: Applying the consolidation exception" (effective for annual periods beginning on or after 1 January 2016)

These amendments clarify the application of the consolidation exception for investment entities and their subsidiaries. The amendments have not yet been endorsed by the EU.

Annual Improvements to IFRSs 2012 (effective for annual periods beginning on or after 1 February 2015)

The amendments set out below describe the key changes to certain IFRSs following the publication of the results of the IASB's 2010-12 cycle of the annual improvements project.

IFRS 2 "Share-based payment"

The amendment clarifies the definition of a 'vesting condition' and separately defines 'performance condition' and 'service condition'.

IFRS 3 "Business combinations"

The amendment clarifies that an obligation to pay contingent consideration which meets the definition of a financial instrument is classified as a financial liability or as equity, on the basis of the definitions in IAS 32 "Financial instruments: Presentation". It also clarifies that all non-equity contingent consideration, both financial and non-financial, is measured at fair value through profit or loss.

IFRS 8 "Operating segments"

The amendment requires disclosure of the judgements made by management in aggregating operating segments.

IFRS 13 "Fair value measurement"

The amendment clarifies that the standard does not remove the ability to measure short-term receivables and payables at invoice amounts in cases where the impact of not discounting is immaterial.

IAS 16 "Property, plant and equipment" and IAS 38 "Intangible assets"

Both standards are amended to clarify how the gross carrying amount and the accumulated depreciation are treated where an entity uses the revaluation model.

IAS 24 "Related party disclosures"

The standard is amended to include, as a related party, an entity that provides key management personnel services to the reporting entity or to the parent of the reporting entity.

Annual Improvements to IFRSs 2014 (effective for annual periods beginning on or after 1 January 2016)

The amendments set out below describe the key changes to four IFRSs. The improvements have not yet been endorsed by the EU.

IFRS 5 "Non-current assets held for sale and discontinued operations"

The amendment clarifies that, when an asset (or disposal group) is reclassified from 'held for sale' to 'held for distribution', or vice versa, this does not constitute a change to a plan of sale or distribution, and does not have to be accounted for as such.

IFRS 7 "Financial instruments: Disclosures"

The amendment adds specific guidance to help management determine whether the terms of an arrangement to service a financial asset which has been transferred constitute continuing involvement and clarifies that the additional disclosure required by the amendments to IFRS 7, 'Disclosure – Offsetting financial assets and financial liabilities' is not specifically required for all interim periods, unless required by IAS 34.

IAS 19 "Employee benefits"

The amendment clarifies that, when determining the discount rate for post-employment benefit obligations, it is the currency that the liabilities are denominated in that is important, and not the country where they arise.

IAS 34 "Interim financial reporting"

The amendment clarifies what is meant by the reference in the standard to 'information disclosed elsewhere in the interim financial report'.

There are no other new standards or amendments to standards, which are obligatory for financial years that begin during current year.

3. Fair value estimation

The fair value hierarchy has the following levels:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly since the date of these transactions have occured.

Level 3: Inputs for the asset or liability that are not based on observable market data using valuation methods and assumptions which does not basically reflect current market assessments (that is, unobservable inputs).

The financial instruments that are measured at fair value are the investment property (note 5), the financial instruments held at fair value through profit or loss (note 9) and the derivative financial instruments (note 13).

4. Segment information

The Group is operating into the business segment of real estate in Greece and in other neighbouring Balkan countries.

Management monitors the operating results of each segment separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on revenue 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 performance of the operating segment. Group financing, including finance costs and finance income, as well as income taxes are monitored on a group basis and are included within the administration segment without being allocated to the profit generating segments.

The segment results for the three month period ended 31 March 2015 were as follows:

	Real estate			
Continuing operations *(all amounts in € thousands)*	**Greece**		**Balkans**	**Total**
	Shopping centers	**Other investment property**		
Revenue from third parties	10.035	783	2	**10.821**
EBITDA	7.448	216	(243)	**7.420**

The segment results for the three month period ended 31 March 2014 were as follows:

Continuing operations *(all amounts in € thousands)*	Real estate			
	Greece		Balkans	Total
	Shopping centers	Other investment property		
Revenue from third parties	10.060	972	-	**11.031**
EBITDA	6.752	(71)	(183)	**6.497**

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

	Real estate				
	Greece			Balkans	Total
31 March 2015	Shopping centers	Other investment property			
Assets per segment	**352.711**	**305.222**	-	**108.995**	**766.928**
Expenditure of non-current assets	55	178	-	1	**233**
Liabilities per segment	**196.506**	**181.910**	-	**979**	**379.395**

	Real estate				
	Greece			Balkans	Total
31 December 2014	Shopping centers	Other investment property			
Assets per segment	**354.303**	**345.393**	-	**103.241**	**802.937**
Expenditure of non-current assets	3.526	96	-	1	**3.622**
Liabilities per segment	**202.320**	**212.499**	-	**596**	**415.415**

The reconciliation of the segments' EBITDA to total profit after tax for the Group is as follows:

Continuing operations *(all amounts in € thousands)*

Adjusted EBITDA for reportable segments	**31.03.2015**	**31.03.2014**
EBITDA	7.420	6.497
Corporate overheads	(2.209)	(1.680)
Depreciation	(247)	(241)
Profits from disposal of participations to associates	(15)	-
Share of profit / (loss) from joint ventures and associates	880	601
Finance income	343	232
Finance costs	(3.706)	(3.750)
Profit before income tax	**2.467**	**1.660**
Income tax expense	(1.110)	(986)
Profit for the period	**1.357**	**675**

5. Investment property

	GROUP		COMPANY	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Balance at the beginning of the period	379.862	388.177	1.840	1.840
Subsequent expenditure on investment property	-	3.236	-	-
Net loss from fair value adjustment on investment property	-	(11.551)	-	-
Balance at the end of the period	**379.862**	**379.862**	**1.840**	**1.840**

Bank borrowings are secured on the property “The Mall Athens” owned by the joint venture “LAMDA Olympia Village SA” for the value of €336m. Securities on all investment property of the Group amount to €180m.

The investment property includes property under finance lease that amounts to €7.2m and property under operating lease that amounts to €320m.

The fair value for all investment property was determined on the basis of its highest and best use by the Group taking into account each property’s use which is physically possible, legally permissible and financially feasible. This estimate is based on the physical characteristics, the permitted use and the opportunity cost for each investment of the Group.

The fair value for all investment property was determined on the basis of its highest and best use by the Group taking into account each property’s use which is physically possible, legally permissible and financially feasible. This estimate is based on the physical characteristics, the permitted use and the opportunity cost for each investment of the Group.

Investment property is valued each semester by independent qualified valuers using the Discounted Cash Flows (DCF) method. The cash flows are based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (where possible) external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect each tenant's sector (food and restaurants, electronic appliances, apparel etc.) as well as the current market assessments of the uncertainty in the amount and timing of the cash flows. In some cases, where necessary, the valuation is based on the Comparative Method. The aforementioned valuation methods come under hierarchy level 3 as described in note 3.

More precisely, 89% of total fair value of the Group's investment property relates to Shopping Centres and 4% to Office Buildings. For both type of property, the valuation was determined using the DCF approach with the following significant assumptions:

- With regards to the Shopping Centres, The Mall Athens has a freehold status, Mediterranean Cosmos is held under a lease that expires in Q4 2035 and Golden Hall has a 89 year exploitation period. As far as the office buildings are concerned, they are owned by the Group.

- In short, the yields according to the latest valuations at December 31, 2014 are as follows:

	Yield
Malls	
The Mall Athens	7,2%
Med.Cosmos	10,2%
Golden Hall	8,3%
Office buildings	
Cecil, Kefalari	9,0%
Kronos Building, Maroussi	8,9%

- In relation to the annual consideration that every tenant of the Malls pays (Base Consideration – fixed consideration that is set in the contract), it is adjusted annually according to the CPI plus a slight indexation which is differentiated between the tenants. The average CPI that has been used over the period is 2%.

The most significant valuation assumptions of the investment property are the assumption regarding the future EBITDA) including the estimations related to the future monthly lease) of each investment property as well as the estimated yields that are applied for the investment property’s valuation. As a result, the table below presents two basic scenarios in relation to the impact on the valuations of the following investment properties of an increase in the yields by 25 basis points (+ 0,25%) or a decrease in EBITDA by €1m per Shopping Mall.

Interest held in the Group *all amounts in € millions*	Yield +0,25%	EBITDA/NOI €-1 m
The Mall Athens	-6,8	-6,9
Med.Cosmos	-3,6	-9,8
Golden Hall	-5,9	-12,1
Malls	**-16,3**	**-28,8**
Cecil, Kefalari	-0,6	
Kronos Building, Maroussi	-0,2	
Office buildings	**-0,8**	
Total	**-17,1**	

6. Property, plant and equipment

all amounts in € thousands	Land & Buildings & Lease hold land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Assets under construction	Total
GROUP - Cost						
1 January 2014	**909**	**5.341**	**4.446**	**2.485**	**359**	**13.539**
Additions	26	-	4	1	221	252
31 March 2014	**935**	**5.341**	**4.450**	**2.486**	**579**	**13.791**
1 January 2015	**654**	**5.223**	**4.340**	**2.504**	**643**	**13.363**
Additions	-	7	17	5	204	233
Disposals / Write-offs	(81)	(4)	(2)	-	-	(86)
31 March 2015	**573**	**5.226**	**4.355**	**2.509**	**847**	**13.510**
Accumulated depreciation						
1 January 2014	**(324)**	**(2.993)**	**(3.104)**	**(2.467)**	**-**	**(8.887)**
Depreciation charge	(25)	(86)	(122)	(8)	-	(241)
31 March 2014	**(349)**	**(3.079)**	**(3.226)**	**(2.474)**	**-**	**(9.128)**
1 January 2015	**(296)**	**(3.298)**	**(3.479)**	**(2.472)**	**-**	**(9.545)**
Depreciation charge	(55)	(83)	(103)	(6)	-	(247)
Disposals / Write-offs	81	2	2	-	-	84
31 March 2015	**(271)**	**(3.379)**	**(3.581)**	**(2.478)**	**-**	**(9.708)**
Closing net book amount at 31 March 2014	**586**	**2.262**	**1.224**	**12**	**579**	**4.663**
Closing net book amount at 31 March 2015	**303**	**1.847**	**774**	**31**	**847**	**3.802**

all amounts in € thousands	Lease hold land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Software	Total
COMPANY - Cost					
1 January 2014	**300**	**90**	**1.164**	**2.448**	**4.002**
Additions	-	-	2	-	2
31 March 2014	**300**	**90**	**1.166**	**2.448**	**4.005**
1 January 2015	**300**	**90**	**1.212**	**2.466**	**4.068**
Additions	-	6	13	5	24
Disposals	-	(4)	-	-	(4)
31 March 2015	**300**	**92**	**1.225**	**2.471**	**4.088**

Accumulated depreciation					
1 January 2014	**(205)**	**(53)**	**(1.086)**	**(2.423)**	**(3.768)**
Depreciation charge	(3)	(3)	(14)	(4)	(23)
31 March 2014	**(208)**	**(56)**	**(1.100)**	**(2.427)**	**(3.791)**
1 January 2015	**(217)**	**(64)**	**(1.155)**	**(2.454)**	**(3.889)**
Depreciation charge	(3)	(3)	(8)	(3)	(17)
Disposals	-	2	-	-	2
31 March 2015	**(220)**	**(65)**	**(1.163)**	**(2.457)**	**(3.904)**
Closing net book amount at 31 March 2014	**92**	**34**	**66**	**22**	**214**
Closing net book amount at 31 March 2015	**80**	**27**	**63**	**14**	**184**

7. Investments in subsidiaries, associates and other investments

The Group's structure on March 31, 2015 is as follows:

Company	Country of Incorporation		% interest held	Company	Country of Incorporation		% interest held
LAMDA Development SA			Parent company				
Subsidiaries							
LAMDA Estate Development SA	Greece		100,0%	LAMDA Development (Netherlands) BV	Netherlands		100,0%
KRONOS PARKING SA	Greece	Indirect	100,0%	Lamda Singidunum Netherlands BV	Netherlands	Indirect	100,0%
LAMDA Prime Properties SA	Greece		100,0%	Robies Services Ltd	Cyprus		90,0%
PYLAIA SA	Greece	Indirect	100,0%				
LAMDA Erga Anaptyxis SA	Greece		100,0%	**Joint ventures**			
LAMDA Domi SA	Greece		100,0%	LAMDA Olympia Village SA	Greece		50,0%
LD Trading SA	Greece		100,0%	Lamda Dogus Marina Investments SA	Greece		50,0%
LAMDA Leisure SA	Greece		100,0%	LAMDA Flisvos Marina SA	Greece	Indirect	27,0%
GEAKAT SA	Greece		100,0%	LAMDA Flisvos Holding SA	Greece	Indirect	35,0%
MC Property Management SA	Greece		100,0%	LAMDA Akinhta SA	Greece		50,0%
LD Trading Food Services single-member LTD	Greece	Indirect	100,0%	LOV Luxembourg SARL	Luxembourg	Indirect	50,0%
LAMDA Development DOO Beograd	Serbia		100,0%	Singidunum-Buildings DOO	Serbia	Indirect	50,0%
Property Development DOO	Serbia		100,0%	SC LAMDA Olympic SRL	Romania		50,0%
Property Investments DOO	Serbia		100,0%	GLS OOD	Bulgaria	Indirect	50,0%
LAMDA Development Montenegro DOO	Montenegro		100,0%	**Associates**			
LAMDA Development Romania SRL	Romania		100,0%	ECE LAMDA HELLAS SA	Greece		34,0%
Robies Proprietati Imobiliare SRL	Romania	Indirect	90,0%	ATHENS METROPOLITAN EXPO SA	Greece		11,7%
SC LAMDA Properties Development SRL	Romania	Indirect	95,0%	METROPOLITAN EVENTS	Greece	Indirect	11,7%
LAMDA Development Sofia EOOD	Bulgaria		100,0%	Piraeus Metropolitan Center SA	Greece		19,5%
TIHI EOOD	Bulgaria	Indirect	100,0%	SC LAMDA MED SRL	Romania	Indirect	40,0%
Hellinikon Global I SA	Luxembourg		100,0%	ERB PROPERTY SERVICES D.O.O. BEOGRAD	Serbia		20,0%

Notes on the above mentioned participations:

- The country of the incorporation is the same with the country of operating
- The interest held corresponds to equal voting rights
- The investments in joint ventures correspond to the Group's strategic investments mainly due to the exploitation of investment property inside Greece and abroad
- The investments in associates do not have significant impact to the Group's operations and results, however they are consolidated with the equity method since the Group has control over their operations
- The Group has contingencies in respect of bank guarantees as well as pledged shares deriving from its borrowings
- During the current period, the Company sold its participation in EUROBANK PROPERTY SERVICES SA (see below).
- The subsidiary LAMDA Leisure (former LAMDA Waste Management SA changed its name and activity.

(a) Investments of the Company in subsidiaries

The Company's investment in subsidiaries is as follows:

all amounts in € thousands

Name	Country of Incorporation	% interest held	31.03.2015 Cost	31.03.2015 Impairment	31.03.2015 Carrying amount	31.12.2014 Cost	31.12.2014 Impairment	31.12.2014 Carrying amount
LAMDA ESTATE DEVELOPMENT SA	Greece	100%	47.247	19.464	27.783	47.247	19.464	27.783
LAMDA PRIME PROPERTIES SA	Greece	100%	9.272	-	9.272	9.272	-	9.272
LAMDA ERGA ANAPTYXIS SA	Greece	100%	5.070	-	5.070	4.370	-	4.370
LAMDA DOMI SA	Greece	100%	74.000	-	74.000	74.000	-	74.000
LD TRADING SA	Greece	100%	910	-	910	910	-	910
PYLAIA SA	Greece	60%	4.035	-	4.035	4.035	-	4.035
LAMDA LEISURE SA	Greece	100%	250	-	250	250	-	250
GEAKAT SA	Greece	100%	14.563	10.030	4.533	14.563	10.030	4.533
MC PROPERTY MANAGEMENT SA	Greece	100%	745	-	745	745	-	745
LAMDA DEVELOPMENT SOFIA E.O.O.D.	Bulgaria	100%	323	323	-	323	323	-
LAMDA DEVELOPMENT D.O.O. (BEOGRAD)	Serbia	100%	942	942	-	942	942	-
PROPERTY DEVELOPMENT D.O.O.	Serbia	100%	10.405	10.151	254	10.151	10.151	-
PROPERTY INVESTMENTS LTD	Serbia	100%	1	-	1	1	-	1
LAMDA DEVELOPMENT ROMANIA SRL	Romania	100%	741	741	-	741	741	-
ROBIES SERVICES LTD	Cyprus	90%	1.679	1.600	79	1.679	1.600	79
LAMDA DEVELOPMENT (NETHERLANDS) BV	Netherlands	100%	79.828	-	79.828	73.828	-	73.828
LAMDA DEVELOPMENT MONTENEGRO D.O.O.	Montenegro	100%	670	670	-	670	670	-
HELLINIKON GLOBAL I SA	Luxembourg	100%	36	-	36	36	-	36
Investment in subsidiaries			**250.715**	**43.921**	**206.794**	**243.762**	**43.921**	**199.840**

The movement in investment in subsidiaries is as follows:

all amounts in € thousands	COMPANY 31.03.2015	COMPANY 31.12.2014
Balance at the beginning of the period	**199.840**	**212.478**
Additions	-	36
Increase in share capital	6.954	4.583
Provision for impairment	-	(17.258)
Balance at the end of the period	**206.794**	**199.840**

The above movements were the result of the the following significant events occurred during the period ended 31 March 2015:

Share capital increase

During the current period, the subsidiaries LAMDA Development (Netherlands) BV, LAMDA Erga Anaptyxis SA and Property Development DOO increased their share capital by €6.000k, €700k and €254k respectively.

(b) Investments of the Company and the Group in joint ventures

The Company's investment in joint ventures is as follows:

COMPANY Name	Country of Incorporation	% interest held	31.03.2015 Carrying amount	31.12.2014 Carrying amount
LAMDA OLYMPIA VILLAGE SA	Greece	50,00%	28.681	28.681
LAMDA AKINHTA SA	Greece	50,00%	3.851	3.851
LAMDA DOGUS MARINA INVESTMENTS SA	Greece	50,00%	3.077	3.077
S.C. LAMDA OLYMPIC SRL	Romania	50,00%	1	1
Investment in joint ventures			**35.609**	**35.609**

The Group's investment in joint ventures is as follows:

COMPANY			**31.03.2015**	**31.12.2014**
Name	**Country of Incorporation**	**% interest held**	**Carrying amount**	**Carrying amount**
LAMDA OLYMPIA VILLAGE SA	Greece	50,00%	**91.808**	**90.479**
LAMDA AKINHTA SA	Greece	50,00%	**3.847**	**3.851**
LAMDA DOGUS MARINA INVESTMENTS SA	Greece	50,00%	**962**	**1.072**
SINGIDUNUM-BUILDINGS DOO	Serbia	50,00%	**11.810**	**9.985**
GLS OOD	Bulgaria	50,00%	**1.445**	**1.410**
S.C. LAMDA OLYMPIC SRL	Romania	50,00%	**6**	**6**
TOTAL			**109.879**	**106.803**

The movements of the Company and the Group in joint ventures are as follows:

	GROUP		**COMPANY**	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Balance at the beginning of the period	**106.803**	**110.828**	**35.609**	**36.662**
Increase in share capital	2.294	-	-	-
Decrease in share capital	-	(450)	-	(450)
Share of profit/loss	782	(1.954)	-	-
Provision for impairment	-	-	-	(603)
Dividends effect	-	(1.621)	-	-
Balance at the end of the period	**109.879**	**106.803**	**35.609**	**35.609**

Notes on the above mentioned joint ventures:

- The Company starting from 1/1/2014 applies IFRS 11 according to which the Group will account for joint ventures on an equity basis because it provides for a more realistic reflection of joint arrangements by focusing on the rights and obligations of the arrangement, rather than its legal form
- During the current period, the joint ventures Singidunum Buildings DOO and GLS OOD proceeded to share capital increase by €2.254k and €40k respectively
- The Group's most significant joint venture is LAMDA Olympia Village SA as follows:

Statement of financial position		
	31.03.2015	**31.12.2014**
all amounts in € thousands		
Non-current asset	439.330	439.031
Current assets	21.635	37.107
	460.965	**476.138**
Non-current liabilities	60.455	60.038
Short-term borrowings	210.000	225.000
Short-term liabilities	6.894	10.142
	277.349	**295.179**
Equity	**183.616**	**180.958**
Equity (Group 50%)	**91.808**	**90.479**

Income statement		
all amounts in € thousands	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**
Revenue	8.166	8.749
Net loss from fair value adjustment on investment property	-	-
Other operating income / (expenses) - net	(1.836)	(2.672)
Finance costs - net	(2.783)	(2.589)
Profit before income tax	**3.547**	**3.488**
Income tax expense	(889)	(1.380)
Profit before income tax	**2.657**	**2.108**

Cash flow statement		
all amounts in € thousands	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**
Cash flows from operating activities	1.531	3.449
Cash flows from investing activities	(80)	(284)
Cash flows from financing activities	(15.000)	-
Net increase/(decrease) in cash and cash equivalents	**(13.549)**	**3.165**

Regarding the bond loan of the joint-venture Lamda Olympia Village S.A., following a repayment of €15m in January 2015, a new prolongation was agreed and the remaining loan of €210m is set to be repaid in October 2015. The Management of the Company is negotiating the terms of the bond loan facility in order to achieve medium term financing and as a consequence the existing loan facility has been renewed with the same terms till October 2015, in order to conclude the negotiations.

(c) Other investments of the Company and the Group

The Group participates in the following other companies' equity:

GROUP			**31.03.2015**			**31.12.2014**		
Name	**Country of Incorporation**	**% interest held**	**Cost**	**Share of profit/loss**	**Carrying amount**	**Cost**	**Share of profit/loss**	**Carrying amount**
ECE LAMDA HELLAS SA	Greece	34,00%	204	637	**841**	204	557	**761**
LD Trading Food Services single-member LTD (Indirect)	Greece	45,00%	516	(516)	-	516	(516)	-
ATHENS METROPOLITAN EXPO SA	Greece	11,67%	1.559	-	**1.559**	1.559	-	**1.559**
PIRAEUS METROPOLITAN CENTER SA	Greece	19,50%	160	(160)	-	160	(160)	-
EUROBANK PROPERTY SERVICES SA	Romania	20,00%	-	-	-	30	69	**99**
ERB PROPERTY SERVICES D.O.O. BEOGRAD	Serbia	20,00%	20	65	**85**	20	72	**92**
LOV LUXEMBOURG SARL	Luxembourg	25,00%	75	-	**75**	75	-	**75**
S.C. LAMDA MED SRL (Indirect)	Romania	40,00%	1.673	982	**2.655**	1.673	957	**2.630**
TOTAL			**4.207**	**1.008**	**5.215**	**4.237**	**979**	**5.216**

The movement of other investment is as follows:

	GROUP		**COMPANY**	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Balance at the beginning of the period	**5.216**	**4.197**	**1.888**	**2.043**
Increase in share capital	-	1.982	-	20
Disposals	(99)	(387)	(30)	(15)
Share of profit/loss	98	445	-	-
Impairment/Liquidation of participation	-	(451)	-	(160)
Dividends effect	-	(571)	-	-
Balance at the end of the period	**5.215**	**5.216**	**1.858**	**1.888**

Notes on the above mentioned participations:

- Other investments mainly correspond to associates. Although the associates do not have a significant impact in the Group's operations and results, they are consolidated with equity method because the Group exercises control over their operations.
- During the current period, the Company sold its participation in EUROBANK PROPERTY SERVICES SA. The result of this transaction is profit of €54k at Company level and loss of €15 at Group level.

8. Financial instruments by category

GROUP - 31.03.2015 **Financial assets** *all amounts in € thousands*	**Loans and receivables**	**Financial assets measured at fair value through income statement**	**Available-for-sale financial assets**	**Derivatives used for hedging**
Trade and other receivables	4.287	-	-	-
Restricted cash	12.583	-	-	-
Receivables from related parties	30	-	-	-
Loans to related parties	54	-	-	-
Interest receivable	120	-	-	-
Cash and cash equivalents	96.774	-	-	-
Other financial receivables	1.831	56.965	-	-
Total	**115.680**	**56.965**	**-**	**-**

GROUP - 31.03.2015 **Financial liabilities** *all amounts in € thousands*	**Financial liabilities measured at fair value through income statement**	**Liabilities at amortized cost**	**Derivatives used for hedging**
Borrowings	-	300.851	-
Finance lease liabilities	-	5.147	-
Derivative financial instruments	-	-	959
Trade and other payables	-	4.443	-
Liabilities to related parties	-	866	-
Loans from related parties	-	16.688	-
Interest payable	-	759	-
Other financial payables	-	12.113	-
Total	**-**	**340.866**	**959**

GOMPANY - 31.03.2015 **Financial assets** *all amounts in € thousands*	**Loans and receivables**	**Financial assets measured at fair value through income statement**	**Available-for-sale financial assets**	**Derivatives used for hedging**
Trade and other receivables	192	-	-	-
Restricted cash	12.583	-	-	-
Receivables from related parties	494	-	-	-
Loans to related parties	93.650	-	-	-
Interest receivable	8	-	-	-
Cash and cash equivalents	60.215	-	-	-
Other financial receivables	1.831	56.965	-	-
Total	**168.974**	**56.965**	**-**	**-**

GOMPANY - 31.03.2015 **Financial liabilities** *all amounts in € thousands*	**Financial liabilities measured at fair value through income statement**	**Liabilities at amortized cost**	**Derivatives used for hedging**
Borrowings	-	133.950	-
Finance lease liabilities	-	0	-
Derivative financial instruments	-	0	-
Trade and other payables	-	217	-
Liabilities to related parties	-	0	-
Loans from related parties	-	20.667	-
Interest payable	-	583	-
Other financial payables	-	10.006	-
Total	**-**	**165.424**	**-**

GROUP - 31.12.2014 **Financial assets** **all amounts in € thousands**	**Loans and receivables**	**Financial assets measured at fair value through income statement**	**Available-for-sale financial assets**	**Derivatives used for hedging**
Trade and other receivables	6.224	-	-	-
Restricted cash	12.580	-	-	-
Receivables from related parties	2.283	-	-	-
Loans to related parties	54	-	-	-
Interest reveivable	676	-	-	-
Cash and cash equivalents	187.636	-	-	-
Other financial receivables	2.055	-	-	-
Total	**211.508**	**-**	**-**	**-**

GROUP - 31.12.2014 **Financial liabilities** **all amounts in € thousands**	**Financial liabilities measured at fair value through income statement**	**Liabilities at amortized cost**	**Derivatives used for hedging**
Borrowings	-	333.122	-
Finance lease liabilities	-	5.354	-
Derivative financial instruments	-	-	907
Trade and other payables	-	5.494	-
Liabilities to related parties	-	1.021	-
Loans from related parties	-	16.512	-
Interest payable	-	944	-
Other financial payables	-	14.283	-
Total	**-**	**376.729**	**907**

COMPANY - 31.12.2014 **Financial assets** **all amounts in € thousands**	**Loans and receivables**	**Financial assets measured at fair value through income statement**	**Available-for-sale financial assets**	**Derivatives used for hedging**
Trade and other receivables	204	-	-	-
Restricted cash	12.580	-	-	-
Receivables from related parties	542	-	-	-
Loans to related parties	93.355	-	-	-
Interest reveivable	564	-	-	-
Cash and cash equivalents	157.191	-	-	-
Other financial receivables	2.055	-	-	-
Total	**266.491**	**-**	**-**	**-**

COMPANY - 31.12.2014 Financial liabilities all amounts in € thousands	Financial liabilities measured at fair value through income statement	Liabilities at amortized cost	Derivatives used for hedging
Borrowings	-	164.700	-
Finance lease liabilities	-	-	-
Derivative financial instruments	-	-	-
Trade and other payables	-	410	-
Liabilities to related parties	-	12	-
Loans from related parties	-	20.491	-
Interest payable	-	761	-
Other financial payables	-	10.126	-
Total	**-**	**196.501**	**-**

9. Financial instruments held at fair value through profit or loss

	GROUP		COMPANY	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Bonds - Euro	29.965	-	29.965	-
Mutual Funds - Euro (Money market funds)	27.000	-	27.000	-
	56.965	**-**	**56.965**	**-**

Above financial instruments relate to the placement of the Company's cash in various financial counterparties with high ratings and are measured at fair value through income statement.

10. Cash and cash equivalents

	GROUP		COMPANY	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2013**
Cash at bank	23.129	23.681	7.813	1.888
Cash in hand	415	385	152	3
Short-term bank deposits	73.230	163.570	52.250	155.300
Total	**96.774**	**187.636**	**60.215**	**157.191**

Within February 2015, the Company proceeded with selected placement of its cash in various financial counterparties with high ratings. Subject amounts are readily available upon demand. €57m was placed in financial instruments as illustrated in note 9. Moreover, the Company proceeded to a partial voluntary prepayment by replacement of bond loan facility of €31m with committed overdraft facility for the same amount that makes the before mentioned amount immediately available.

Cash and cash equivalents include the above for the purposes of the cash flow statement.

No significant losses are expected in view of the credit rating of the banks where the Group keeps its cash and cash equivalents.

11. Share capital

all amounts in € thousands	**Number of shares** *(thousands)*	**Ordinary shares**	**Share premium**	**Treasury shares**	**Total**
1 January 2014	**40.915**	**13.324**	**223.600**	**(16.970)**	**219.953**
Shares issued	35.294	10.588	136.383	-	146.972
Employee share option scheme	15	5	25	-	29
Purchase/(sale) of treasury shares	3.031	-	-	15.213	15.213
31 December 2014	**79.255**	**23.917**	**360.007**	**(1.757)**	**382.167**
1 January 2015	**79.255**	**23.917**	**360.007**	**(1.757)**	**382.167**
Purchase of treasury shares	(388)	-	-	(1.317)	(1.317)
31 March 2015	**78.867**	**23.917**	**360.007**	**(3.074)**	**380.850**

The share capital of the Company amounts to €23.916.532,50 divided by 79.721.775 shares of nominal value €0.30 each. All the Company's shares are listed on the Athens Stock Exchange.

The Company during the first quarter of 2015 purchased gradually 387.849 treasury shares with total cost €1.317k, and average price (before expenses and other commissions) €3,38 per share, in accordance to the decision of the Annual Shareholders Meeting on 19/05/2011 which approved the purchase of treasury shares up to 10% on the total amount of shares in issue, in accordance with article 16 of Codified Law 2190/1920. At 31/03/2015 the Company's treasury shares amount to 854.361 shares and represents 1,07% of the Company's issued share capital.

12. Borrowings

	GROUP		**COMPANY**	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Non-current				
Bond borrowings	186.481	220.969	32.000	64.550
Finance lease liabilities	1	4.349	-	-
Total non-current	**186.482**	**225.319**	**32.000**	**64.550**
Current				
Bond borrowings	114.370	112.153	101.950	100.150
Finance lease liabilities	5.146	1.005	-	-
Total current	**119.516**	**113.157**	**101.950**	**100.150**
Total borrowings	**305.998**	**338.476**	**133.950**	**164.700**

The movements in borrowings are as follows:

12 months ended 31 December 2014 *(amounts in € thousanc*	**GROUP**	**COMPANY**
Balance at 1 January 2014	350.256	165.150
Bond borrowings	298	-
Borrowings repayments	(11.089)	(450)
Capital repayments of finance leases	(989)	-
Balance at 31 December 2014	**338.476**	**164.700**

3 months ended 31 March 2015 *(amounts in € thousands)*	GROUP	COMPANY
Balance at 1 January 2015	338.476	164.700
Amortization of borrowings transaction costs	74	-
Borrowings repayments	(32.345)	(30.750)
Capital repayments of finance leases	(207)	-
Balance at 31 March 2015	**305.998**	**133.950**

Borrowings are secured by mortgages on the Group's land and buildings (note 5), by additional pledges of each subsidiary's shares and by assignment of receivables of subsidiaries which have borrowings and insurance claims.

Amortization of borrowings transaction costs of €1.0m are included in the total borrowings as at 31 March 2015, out of which €0.3m is applied to current borrowings whereas the rest €0.7m is applied to non-current borrowings.

Finance leases

	GROUP		COMPANY	
all amounts in € thousands	31.03.2015	31.12.2014	31.03.2015	31.12.2014
Finance lease liabilities- minimum lease payments				
Not later than 1 year	5.206	1.082	-	-
Later than 1 year but not later than 5 years	1	4.351	-	-
Total	**5.207**	**5.433**	**-**	**-**
Less: Future finance charges on finance leases	(60)	(79)	-	-
Present value of finance lease liabilities	**5.147**	**5.354**	**-**	**-**

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

all amounts in € thousands	31.03.2015	31.12.2014	31.03.2015	31.12.2014
Not later than 1 year	5.146	1.005	-	-
Between 1 and 5 years	1	4.349	-	-
Total	**5.147**	**5.354**	**-**	**-**

The maturity of non-current borrowings is as follows:

	GROUP		COMPANY	
all amounts in € thousands	31.03.2015	31.12.2014	31.03.2015	31.12.2014
Between 1 and 2 years	45.297	82.304	32.000	64.550
Between 2 and 5 years	99.541	101.375	-	-
Over 5 years	41.644	41.639	-	-
	186.482	**225.319**	**32.000**	**64.550**

The fair value estimation of the total borrowings is based on inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The effective weighted average interest rates at 31/03/2015 are as follows:

	GROUP	COMPANY
Current bond borrowings	4,18%	4,49%
Non-current bond borrowings	3,18%	4,07%

At 31/03/2015, the average base effective interest rate of the Group is 0.15% and the average bank spread is 3.43%. Therefore, the Group total effective borrowing rate stands at 3.57%.

During the first quarter of 2015, the Company proceeded to a partial voluntary prepayment by replacement of bond loan facility of €31m with committed overdraft facility for the same amount that makes the before mentioned amount immediately available.

The Company's bond loans have 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 3.0 (with the exception of a certain bond loan where the respective ratio should not exceed 2.25). Also, for a specific bond loan of the Holding Company there is an additional ICR covenant: The interest Cover Ratio at Group level should not exceed 1,25. This ratio is also satisfied.

Regarding the subsidiaries, they proceeded to total payments of €1.8m within current reporting period, as described in their bond loan contracts.

At Group level, the Company's subsidiary LAMDA DOMI SA's syndicated loan of current balance €80.7m, granted by the following banking institutions: Eurobank Ergasias, Alpha Bank, National Bank of Greece and HSBC has the following covenants: Loan to value <60% and Debt Service Coverage Ratio >120%. Also, the bond loan of the Company's subsidiary PYLAIA SA granted by Hypothekenbank Frankfurt, of current balance €78.2m has the following covenants: Loan to value <80% and Debt Service Coverage Ratio >120%.

The bond borrowings are as follows:

all amounts in € thousands	GROUP		COMPANY	
LAMDA Development SA	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Non-current	32.000	64.550	32.000	64.550
Current	101.950	100.150	101.950	100.150
Total	**133.950**	**164.700**	**133.950**	**164.700**
PYLAIA SA	**31.03.2015**	**31.12.2014**		
Non-current	71.822	71.818		
Current	6.268	6.268		
Total	**78.091**	**78.087**		
LAMDA Prime Properties SA	**31.03.2015**	**31.12.2014**		
Non-current	7.968	8.565		
Current	987	787		
Total	**8.956**	**9.352**		
LAMDA Domi SA	**31.03.2015**	**31.12.2014**		
Non-current	74.691	76.036		
Current	5.164	4.947		
Total	**79.855**	**80.983**		
Balance at 31 December	**300.851**	**333.122**	**133.950**	**164.700**

13. Derivative financial instruments

	GROUP				COMPANY			
	31.03.2015		31.12.2014		31.03.2015		31.12.2014	
all amounts in € thousands	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities
Interest rate swaps - cash flow hedges	-	959	-	907	-	-	-	-
Total	-	**959**	-	**907**	-	-	-	-
Non-current	-	959	-	907	-	-	-	-
Total	-	**959**	-	**907**	-	-	-	-

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

The nominal value of interest rate swaps that are hedged as at 31 March 2015 was €41.9m. and their maturity date is June 2018. The interest rate swaps have been measured at fair value stated by the counterpart bank. As at 31 March 2015 the long-term borrowings floating rates are secured with interest risk derivatives (swaps) ranged according to 3-month Euribor plus 4.0%.

The total fair value of the derivative financial instrument, which is described under hierarchy 3 in note 3, is presented in the statement of financial position as long-term liability since the remaining duration of the loan agreement which is hedged, exceeds 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 their volatility rating.

14. Cash generated from operations

		GROUP		COMPANY	
all amounts in € thousands	**Note**	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**
Profit/(loss) for the period from continuing operations		1.357	675	(3.236)	(2.757)
Adjustments for:					
Tax		1.110	986	(564)	(412)
Depreciation of property, plant and equipment	6	247	241	17	23
(Profit)/loss from sale of participation		15	-	(54)	-
Share of profit from associates	7	(880)	(601)	-	-
Fair value losses from financial instruments		35	-	35	-
Loss from sale of property, plant and equipment		2	-	2	-
Interest income		(343)	(232)	(534)	(402)
Interest expense		3.706	3.750	2.301	2.017
		5.248	**4.817**	**(2.035)**	**(1.531)**
Changes in working capital:					
Increase in inventories		(11)	(220)	-	-
Decrease in receivables		1.948	4.965	601	5.241
Decrease in payables		(4.476)	(1.409)	(1.025)	(869)
Cash flows from operating activities from discontinued operations		**(2.538)**	**3.336**	**(425)**	**4.372**
Cash generated from / (used in) operations		**2.710**	**8.153**	**(2.460)**	**2.841**

15. 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	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
No later than 1 year	3.274	3.237	865	841
Later than 1 year and not later than 5 years	13.629	13.486	3.522	3.428
Later than 5 years	67.604	68.488	670	893
Total	**84.508**	**85.211**	**5.058**	**5.162**

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

16. Contingent liabilities

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 liabilities are expected to arise as follows:

	GROUP		COMPANY	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Liabilities				
Letters of guarantee to creditors	33.525	33.525	30.004	30.004
Total	**33.525**	**33.525**	**30.004**	**30.004**

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 2009 and 2010. For further information regarding the Group's unaudited fiscal years refer to note 19. As a result, the Group’s tax obligations have not been defined permanently.

- A property transfer tax of €10,1m approximately has been imposed on the societe anonyme LAMDA Olympia Village (former DIMEPA); said company falls within the definition of the Joint Venture, as such is set out in IFRS 11 and shall be referred to as the “Joint Venture”. Out of the forty (40) recourses which have been filed respectively, eight (8), amounting to €5,1m, have been accepted by the Administrative Court of Appeals; while the corresponding to them appeals on points of law of the Hellenic Republic have been rejected. As for the remaining thirty-two (32) recourses, thirty-one (31) have been rejected by first degree courts and one (1), amounting to €100k, has been partially accepted. The Joint Venture has filed appeals against all these rejecting decisions, with one exception where an appeal could not be filed, due to the amount of the litigation; the Joint Venture has also appealed against the decision partially accepting recourse. Out of these thirty-one (31) appeals one (1) is under scheduling of the hearing, while twelve (12) have been rejected by the courts of the second degree as well. The filling of an appeal on points of law by the company for six (6) out of these twelve (12), where such an appeal is allowed taking into account the amount of the litigation, is pending. The remaining eighteen (18) appeals were initially rejected by the second degree courts as well; the Joint Venture filed appeals on points of law before the Council of State, sixteen (16) of which were accepted, whereas the rest two (2) were rejected due to the amount of the litigation. Hence, these sixteen (16) cases were brought before the Administrative Court of Appeals again and their hearing is scheduled, after a postponement, for 07.03.2016. Consequently out of the forty (40) recourses eight (8), amounting totally to €5,1m, have been irrevocably accepted in favor of the Joint Venture, while another nine (9), amounting totally to €400k, have been irrevocably rejected in favor of the Hellenic Republic.

  During the whole term of this litigation, the Joint Venture has been obliged to pay to the Hellenic Republic the amount of approximately €836k during 2005, €146k during 2006, €27k during 2007, €2.9m in 2012, €2.2m in 2013, €983k in 2014 and €235k in 2015 (which are registered in the property transfer tax). 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 Joint Venture’s shares.

Additionally, the Joint Venture had to pay for the transfer of specific real property in the past (on 2006), property transfer tax of approximately €13.7m, reserving its rights with regard to this tax and finally taking recourse to the administrative courts against the silent rejection of its reservations by the competent Tax Authority. In 2013 the said recourse was accepted and the re-calculation of the owed property tax was ordered, which led to the returning to the Joint Venture of an amount of approximately €9.5m. Further to appeals on points of law filed by both parties, the Council of State rejected the Joint Venture's appeal and accepted the Hellenic Republic's appeal; consequently the case was again relegated to the Administrative Court of Appeals and the scheduling of a hearing is pending.

- Five (5) petitions for annulment have been filed and were pending before the Council of State related to the Joint Venture, regarding the plot of land where the Maroussi Media Village (or "Olympiako Chorio Typou") and the Commercial and Leisure 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 Chamber of the Council of State was issued committing for the Plenary Session of the Council of State. Further to successive postponements the case was heard on 05.04.2013. By virtue of its decision No 376/2014, the Plenary Session accepted the said petition and the Court annulled the silent confirmation by the competent planning authority of the Ministry of Environment, Planning & Public Works (namely, DOKK) that the studies of the project submitted to such authority were compliant with article 6 paragraphs 1 and 2 of Law 3207/2003. The Council of State annulled the aforementioned act, because it identified irregularities of a procedural nature in the issuance of the licenses required for the project. In light of such nature of the identified irregularities, it is estimated that they may be rectified, and "LAMDA Olympia Village" has already initiated the procedure required further to the issuance of the said decision.

- The second petition was heard on 02.04.2014, further to successive postponements, and the Fifth Section issued its Decision No. 4932/2014, whereby the Court cancelled the proceedings. The hearing for the remaining three petitions had been set for 16.06.2015 (again, further to successive postponements). In light of the aforementioned decision of the Court's Plenary Session, the Company's legal advisors believe that the third and fourth petitions for annulment will be accepted. The fifth petition for annulment will probably be rejected on the grounds that the matter falls outside of the Court's jurisdiction (the decision under annulment not being an enforceable administrative act).

- Contractor "MICHANIKI SA" undertook a significant part of the construction works for the "Mediterranean Cosmos" shopping centre in Pylaia, Thessaloniki. Both "PYLAIA 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 "PYLAIA 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 took place, following postponements, on 28.02.2013 before the Athens Court of Appeal. The Athens Court of Appeal issued decision No. 3977/ 2013 which rejected the appeal of "PYLAIA S.A.". The Company submitted an appeal on points of law before the Supreme Court, which was heard on 11.05.2015 and is expected to be rejected. Moreover, on 28.12.2010 the "PYLEA SA" filed lawsuits No 13132, 13134 and 13129/2010 before the Athens Multi-Member 1st Instance Court against "MICHANIKI SA", the hearing of which took place on 13.02.2013, following a postponement on 14.11.2012. Such lawsuits are identical to the previously presented lawsuits, save that they have been filed jointly with the company "EUROHYPO S.A.",to address the event where the Court rules that "PYLAIA SA" is not entitled to file these lawsuits in its name. For this reason, the hearing of such lawsuits was cancelled on 13.02.2013 and has now been reenacted so that those lawsuits were scheduled to be heard on 18.03.2015, when hearing was postponed for 25.01.2017.

  Additionally, the hearing of the actions of "MICHANIKI SA" will take place on 27.05.2015, following a postponement, which was decided at the hearing of the case on 13.03.2013, following the submission to the Court of the expert's report which is favorable to "PYLAIA SA". Moreover, "PYLAIA SA" filed an action against "MICHANIKI SA" on 24.12.2010 for additional compensation from the above causes, the hearing of which had been set, following postponements, on 25.02.2015, but it was cancelled. Finally, “MICHANIKI S.A.” filed a new lawsuit seeking compensation for amounts that “PYLAIA S.A.” had collected from Alpha Bank by forfeiture of “MICHANIKI S.A.”’s bank bonds. The lawsuit is set to be heard on 28.05.2015. The amount of total claims of "PYLAIA 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 €37m (including the amount of €10.5m in compensation for moral damages). In any case, the Company's legal advisors believe that the legitimate claims of “PYLAIA SA” against “MICHANIKI SA” significantly exceed the legitimate claims of the latter against “PYLAIA SA”.

- Regarding the expropriation procedure of SINGIDUNUM-BUILDINGS (hereinafter “SB”), part of the land acquired by SINGIDUNUM-BUILDINGS was expropriated on behalf of JP PUTEVI SRBIJE, which is a public company. As in the procedure before the competent municipality, an agreement between SINGIDUNUM-BUILDINGS and JP PUTEVI SRBIJE could not be reached, the procedure was transferred to the Municipal court. Basically, there were two separate court procedures, both of which were ruled in favour of SINGIDUNUM-BUILDINGS. First instance decisions obliged JP PUTEVI SRBIJE to compensate SINGIDUNUM-BUILDINGS with the amounts of €838k (95m rsd) and €2.5m (279m rsd). The court procedure for €838k (95m rsd) has been finally ruled and executed, meaning that the second instance court confirmed the first instance decision, and JP PUTEVI SRBIJE has executed it in total. As for the amount of €2.5m (279m rsd), the High court of Belgrade has ruled in favor of SB and JP PUTEVI SRBIJE has executed it in total.

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

17. Related party transactions

The following transactions were carried out with related parties:

	GROUP		COMPANY	
all amounts in € thousands	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**
i) Sales of goods and services				
- subsidiaries	-	-	213	215
- joint ventures	70	70	53	53
- associates and other	30	30	17	17
	100	**100**	**283**	**285**
ii) Purchases of goods and services				
- subsidiaries	-	-	219	215
- joint ventures	84	82	-	-
- associates and other	394	397	-	-
	477	**479**	**219**	**215**
iii) Key management compensation				
- salaries and other short-term employment benefits	141	129	141	129
	141	**129**	**141**	**129**

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

	GROUP		COMPANY	
all amounts in € thousands	**31.03.2015**	**31.12.2014**	**31.03.2015**	**31.12.2014**
Receivables from related parties:				
- subsidiaries	-	-	288	311
- joint ventures	-	2.254	62	69
- associates and other	30	29	145	162
	30	**2.283**	**494**	**542**

Dividend receivables from related parties:				
- subsidiaries	-	-	-	2.703
	-	**-**	**-**	**2.703**
Payables to related parties:				
- subsidiaries	-	-	-	12
- associates and other	866	1.021	-	-
	866	**1.021**	**-**	**12**
v) Loans to related parties:				
Balance at the beginning of the period	**54**	**1.778**	**93.355**	**92.160**
Borrowings received/Transfer to share capital	-	(1.178)	-	-
Interest received/Transfer to share capital	-	(546)	-	-
Interest charged	-	-	295	1.195
Balance at the end of the period	**54**	**54**	**93.650**	**93.355**

At Compnay level, the loans to related parties refer to loans of initial capital €84.5m that the parent company has granted to its subsidiaries LAMDA Development Romania SRL, LAMDA Development Beograd DOO, LAMDA Development Sofia EOOD, Robies Services Ltd, LAMDA Development Montenegro DOO and Property Development DOO.

vi) Loans from related parties:				
Balance at the beginning of the period	**16.512**	**15.795**	**20.491**	**19.752**
Borrowings transaction costs - amortization	-	-	5	18
Interest paid	-	-	(50)	(174)
Interest charged	177	717	222	895
Balance at the end of the period	**16.688**	**16.512**	**20.667**	**20.491**

At Company level, the loans from associates refer to loans of initial capital €19m that the parent company has granted to its subsidiary LAMDA Prime Properties SA and the joint venture LOV Luxembourg SARL. At Group level, the loans from associates refer to loans of initial capital €15m that the parent company has granted to the joint venture LOV Luxembourg SARL.

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

18. 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	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**	**01.01.2015 to 31.03.2015**	**01.01.2014 to 31.03.2014**
Loss attributable to equity holders of the Company	**1.360**	**678**	**(3.236)**	**(2.757)**
Weighted average number of ordinary shares in issue	79.047	40.915	79.047	40.915
Basic profit/(losses) per share *(in € per share)*	**0,02**	**0,02**	**(0,04)**	**(0,07)**

We note that the increase of share capital that emanates from the employee share option scheme takes place on 31 December of each year and consequently does not influence the weighted average number of shares.

Diluted

Continuing operations	GROUP		COMPANY	
all amounts in € thousands	01.01.2015 to 31.03.2015	01.01.2014 to 31.03.2014	01.01.2015 to 31.03.2015	01.01.2014 to 31.03.2014
Profit/(loss) used to determine dilluted earnings per share	**1.360**	**678**	**(3.236)**	**(2.757)**
Weighted average number of ordinary shares in issue	79.047	40.915	79.047	40.915
Adjustment for share options:				
Employees share option scheme	46	123	46	123
Weighted average number of ordinary shares for dilluted earnings per share	**79.093**	**41.038**	**79.093**	**41.038**
Diluted profit/(losses) per share *(in € per share)*	**0,02**	**0,02**	**(0,04)**	**(0,07)**

Diluted earnings / (losses) per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company has only one category of dilutive potential ordinary shares i.e. share options. For these share options, a calculation is done to determine the number of shares that could have been acquired at fair value (determined as the average annual market share price of the Company's shares) based on the monetary value of the subscription rights attached to outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise of the share options. The difference that arises is added to the denominator as issuance of common shares with no exchange value. Finally, no adjustment is made in the earnings (nominator).

19. Income tax expense

According to tax law, the corporate income tax rate of legal entities in Greece is set at 26% and intragroup dividends distributed are exempt from both income tax, as well as withholding tax provided that the parent entity holds a minimum participation of 10% for two consecutive years.

In addition, the tax rate for the subsidiaries registered in foreign countries differs from country to country as follows: Greece 26%, Romania 16%, Serbia 10%, Bulgaria 10%, Montenegro 9% and Netherlands 25.5%.

Under Greek tax regulations, an income tax advance calculation on each year's current income tax liability is paid to the tax authorities. Such advance is then netted off with the following year's income tax liability. Any excess advance amounts are refunded to the companies following a tax examination.

Greek tax regulations and related clauses are subject to interpretation by the tax authorities and administrative courts of law. Tax returns are filed annually. With respect to the financial years up to and including 2010, the profits or losses declared for tax purposes remain provisional until such time as the tax authorities examine the returns and the records of the tax payer and a final assessment is issued.

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. In relation to the financial year that ended at 31/12/2014 for the Company and the Greek Group companies (except those that are not subject to audit) as they are described above, the tax audit is still in progress by PricewaterhouseCoopers S.A. (except those that are not subject to audit). Respectively, the tax audit for Athens Metropolitan Expo SA is completed by Audit Services SA whereas for Piraeus Metropolitan Center SA by ICRA International Audit SACAA.

Net operating losses which are tax deductible, can be carried forward against taxable profits for a period of five years from the year they are generated.

Unaudited tax years

Company	Fiscal years unaudited by the tax authorities	Company	Fiscal years unaudited by the tax authorities
LAMDA Development SA	2009-2010		
LAMDA Olympia Village SA	2008-2010	LD Trading Food Services single-member LTD	2012-2014
PYLAIA SA	2010	LAMDA Development DOO Beograd	2003-2014
LAMDA Domi SA	2010	Property Development DOO	2010-2014
LAMDA Flisvos Marina SA	2010	Property Investments DOO	2008-2014
LAMDA Prime Properties SA	2010	LAMDA Development Romania SRL	2010-2014
LAMDA Estate Development SA	2010	LAMDA Development Sofia EOOD	2006-2014
LD Trading SA	2010	SC LAMDA MED SRL	2005-2014
KRONOS PARKING SA	2010,2014	ERB PROPERTY SERVICES D.O.O. BEOGRAD	2005-2014
LAMDA Erga Anaptyxis SA	2010,2014	LAMDA Development Montenegro DOO	2007-2014
LAMDA Flisvos Holding SA	2010,2014	LAMDA Development (Netherlands) BV	2008-2014
LAMDA Leisure SA	2010,2014	Robies Services Ltd	2007-2014
GEAKAT SA	2010,2014	Robies Proprietati Imobiliare SRL	2007-2014
ECE LAMDA HELLAS SA	2010	SC LAMDA Properties Development SRL	2007-2014
MC Property Management SA	2010,2014	SC LAMDA Olympic SRL	2002-2014
LAMDA Akinhta SA	2010,2014	Singidunum-Buildings DOO	2007-2014
ATHENS METROPOLITAN EXPO SA	2010	GLS OOD	2006-2014
METROPOLITAN EVENTS	2014	LOV Luxembourg SARL	2013-2014
Piraeus Metropolitan Center SA	2010,2014	TIHI EOOD	2008-2014
LAMDA Dogus Marina Investments SA	2014		

For the unaudited tax years, there is a possibility of additional tax imposition and added increment, at the time that they are audited 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 €1,1m and €0,7m respectively.

20. Number of employees

Number of employees at the end of the period: Group 137, Company 66 (three month period ended 31 March 2014: Group 148, Company 64) from which there are no seasonal (three month period ended 31 March 2014: Group 0, Company 0).

21. 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.