LAMDA DEVELOPMENT S.A.



the Board of Directors:

HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A.

Company's number in the General Electronic Commercial Registry: 3379701000 (former S.A.REG.No: 3039/06/B/86/28)
Registered offices: 37A Kifissias Ave., 151 23 Maroussi
FINANCIAL DATA AND INFORMATION for the period 1 Janaury 2013 - 30 September 2013

In accordance with 4/507/28.04.2009 resolution of the Greek Capital Market Committee

The financial information listed below is aiming to provide a general awareness about the financial position and the financial results of LAMDA DEVELOPMENT S.A. Consequently, it is recommended to the reader, before any investment decision or transaction performed with the Company, to visit the website of the Company where the financial statements are available with the certified auditor's report whenever is required.

COMPANY'S DATA Supervising Authority: Company's web address: Date of approval of the financial statements by

Ministry of Development (department of limited companies)

STATEMENT OF FINANCIAL POSITION (Amounts in € thousands)

6 November 2013

Board of Directors Chairman of the Board: Dr.Peter P.Kalantzis Vice Chairman: Evaggelos I.Chronis
Chief Executive Officer: Odysseus E.Athanasiou Members:

Fotios S.Antonatos Emmanuel L.Bussetil Georgios K.Gerardos

Theodora C.Zervou Ulysses P.Kyriacopoulos Achilleas V.Konstantakopoulos

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

STA	TEMENT OF F	FINANCIAL P			€ thousands									CASH FLOW	STATEMEN	NT (Amounts	n € thousands)		thod			
		;	GRO 30/9/2013 3		;	COMP 30/9/2013											GROI 1/1-30/9/2013		<u>12</u> <u>1</u>	COMPAN /1-30/9/2013 1		
									(Cash flows f	rom operating	activities										
ASSETS									L	Losses before	taxes from co	ntinuing op	erations				(13.870)	(57.590)		(4.538)	(36.870)	
Investment property			617.318	550.863		1.840	1.840		F	Profit before t	axes from disc	ontinued or	erations				810	1.227		4.085	-	
Owner occupied property, plant and equipment			11.129	38.875		255	348			Adjustments												
Investments in subsidiaries and associates			4.699	4.854		261.824	219.065				m fair value ac	liustment o	n investment	nronerty			18.807	24.355				
Other non-current assets			28.006	20.341		90.792	85.958			Depreciation	iii iaii value ac	ajustinont o	i iiivootiiioiit	property			1.154			117	123	
Inventories				130.194		30.732	05.550													117	123	
			127.216	32.839		24.244	00.470			Provisions			\ -6!				154			(0.044)	(47.405)	
Trade and other receivables			31.226				22.176					gains and	osses) of inve	estment operations	S		(1.665)				(17.195)	
Cash and cash equivalents		_	50.322	116.387	_	21.681	78.441		-	Finance costs							14.977			4.485	5.253	
TOTAL ASSETS		_	869.916	894.354	_	400.637	407.830			Other non-cas							45			-	58	
									F	Recycling of t	he Afs reserve	to the P&L	account				-	44.038		-	44.038	
FOURTY AND LIABILITIES																						
EQUITY AND LIABILITIES										-	vorking capita	al :										
Share capital			13.280	13.280		13.280	13.280			Decrease in ir							(156)	, ,		-	-	
Share premium			223.208	223.208		223.208	223.208		((Increase) / de	ecrease in rece	eivables					(1.432)			(220)	(213)	
Treasury shares			(16.970)	(16.897)		(16.970)	(16.897)		[Decrease in p	ayables						(1.663)	(3.432)		(282)	(354)	
Other equity components			52.050	76.493		(18.265)	(17.309)		N	Minus:												
Total share capital and reserves (a)			271.568	296.084		201.253	202.282			Interest paid							(16.177)	(18.934)		(5.841)	(8.098)	
Non-controlling interests (b)			(73)	4.700						Income tax pa	aid						(2.595)	, ,		(546)	1.282	
Total equity (c) = (a) + (b)		_	271.495	300.784	_	201.253	202.282				om operating a	ctivities from	n discontinue	ed operations			401	, ,		(0.0)		
Long-term borrowings		-	389.316	427.091	-	101.800	165.150				rom operating a			a operations			(1.212)		_	(11.581)	(11.977)	
Deferred tax liabilities			57.940	46.218		101.000	100.100					•	- 1161				(1.212)	(2.023)	_	(11.301)	(11.311)	
				13.167		19.495	15.582				rom investing						(04 700)	(4.000)		(0.4)	(24)	
Provisions / Other non-current liabilities			9.635								property, plant						(81.798)	, ,		(24)	(34)	
Short-term borrowings			108.763	71.970		66.300	12.975					erty, plant, e	quipment an	d investment prope	erty			280				
Other short-term liabilities		_	32.767	35.123	_	11.789	11.841			Proceeds from							-	4.157		3.567	7.568	
Total liabilities (d)		_	598.421	593.570	_	199.384	205.548		li I	Interest receiv	/ed						1.412	2.413		1.072	1.595	
TOTAL EQUITY AND LIABILITIES (c) + (d)			869.916	894.354	_	400.637	407.830		F	Proceeds fron	n disposal of p	articipation	3				1.208	-		1.208	-	
									F	Proceeds from	n repayments	of borrowin	gs granted to	related parties				-		-	100	
									li li	Increase / ded	crease in share	capital of	participations				1.440	(103)		(42.807)	(7.300)	
									9	Sale of availa	ble-for-sale fina	ancial asse	's					42.596		. ,	42.596	
														d anaustiana			(202)				42.000	
CTA:	TEMENT OF C	CHANCES IN	FOURTY /	Amounto in A	£ thousands						om investing a			u operations			(302)		_	(36,003)	44.524	
314	TEMENT OF C	THANGES IN	GRO		€ tilousarius	COMP	ANV				rom / (to) inve		ities - net				(78.039)	45.179	_	(36.983)	44.524	
											rom financing						(70)	(050)		(70)	(0.50)	
		3	30/9/2013	30/9/2012	;	30/9/2013	30/9/2012				reasury shares						(73)			(73)	(653)	
											d to the shareh						(2)			(2)	-	
Equity at the beginning of the period (1/1/2013											ments of financ	ce leases					(687)			-	-	
and 1/1/2012 respectively)			300.784	354.541		202.282	204.105		E	Borrowings re	eceived						40.000			4.000	-	
Total comprehensive income after tax (continuing									F	Repayments	of borrowings						(20.105)	(31.920)		(10.025)	(21.750)	
and discontinued operations)			(24.929)	(11.172)		(956)	6.871		E	Borrowings tra	ansaction cost	s - new					(1.155)	-		(96)		
Change in the rate of the deferred tax			(87)			-	-		(Cash flows fro	om financing a	ctivities fror	n discontinue	d operations			(59)	(119)		-	-	
Disposal of participations			(3.904)								rom / (to) fina						17.920		_	(6.195)	(22.403)	
1 ' '			(0.00-1)								٠,	•		alonte			(61.331)		_		10.144	
Increase / (decrease) in the share capital of subsidiaries			(296)								/ (decrease) i						(61.331) 116.387			(54.760)	1 0.144 54.971	
			(296)	40		-	46				h equivalents	-			distant of the	are enable of				78.441	54.971	
Other reserves			-	46		-	46							due to the disposal o		ın participation	(1.628)			-	-	
Purchase of treasury shares		_	(73)	(653)	_	(73)	(653)		C	Cash and cas	sh equivalents	in discontin	ued operatior	ns during the dispo	osal		(1.106)	-		-	-	
Equity at the end of the period (30/9/2013 and									C	Cash and cas	h equivalents	at end of pe	eriod from dis	continued operatio	ons			(370)		-	-	
30/9/2012 respectively)			271.495	342.762		201.253	210.369		F	Restricted cas	sh restated to r	eceivables		•			(2.000)	-		(2.000)		
• •		_			_				l		sh equivalent		d of period					139.960	_	21.681	65.116	
																	UU.JEE					
							STA	ATEMENT OF CO	OMPREH	ENSIVE INC	OME (Amount	s in €tho	usands)									
		GROUP			GROUP			COMPANY			COMPANY		!	GROUP		GROUP			COMPANY		C	<u>MPANY</u>
		1/1-30/9/2013			1/1-30/9/2012			1/1-30/9/2013			1/1-30/9/2012		1/7	7-30/9/2013		1/7-30/9/201	2		1/7-30/9/2013		1/7	30/9/2012
	Continuing	Discontinued	Total	Continuing	Discontinued	Total	Continuing	Discontinued	Total	Continuing	Discontinued	Total	Continuing	Discontinued	Total Continu	uing Discontinue	ed Total	Continuing	Discontinued	Total	Continuing	Discontinued
	operations	operations		operations	operations		operations	operations		operations	operations		operations	operations	operat	tions operation	15	operations	operations	. Juli	operations	operations
Revenues from investment property	43.413	-	43.413	45.257		45.257	-	-	-		-	-	14.617	- 14.6	617 14.4	477	- 14.477	-		-		-
Revenues from services, sale of inventories and other revenues	4.109	1.894	6.003	8.361	5.075	13.435	985	-	985	969		969	1.029	- 1.0	029 2.8	821 1.61	7 4.437	329		329	325	
Fair value gains / (losses) of investment property	(18.807)		(18.807)	(24.355)	-	(24.355)					_	-		_					_		_	
	(10.007)		(10.007)	(24.000)		(24.000)		-				-		-		-		-				-
Loss from sale of investment property	-							-				-	-	-						-	-	
Minus: Operating expenses	(15.503)	(1.393)	(16.896)	(20.572)	(1.141)	(21.712)		-			-	-	(4.887)	- (4.8	887) (6.6	607) (429	9) (7.035)	-	-	-		

	operations	operations		operations	operations		operations	орегация		operations	operations		operations	operations		operations	орегация		operations	operations		орегалона	operations	
Revenues from investment property	43.413		43.413	45.257		45.257						-	14.617		14.617	14.477		14.477	-					-
Revenues from services, sale of inventories and other revenues	4.109	1.894	6.003	8.361	5.075	13.435	985		985	969		969	1.029		1.029	2.821	1.617	4.437	329		329	325		325
Fair value gains / (losses) of investment property	(18.807)		(18.807)	(24.355)		(24.355)						-							-					-
Loss from sale of investment property												-			-				-					-
Minus: Operating expenses	(15.503)	(1.393)	(16.896)	(20.572)	(1.141)	(21.712)	-		-	-	-	-	(4.887)		(4.887)	(6.607)	(429)	(7.035)	-					-
Gross revenue	13.213	500	13.713	8.691	3.934	12.626	985		985	969		969	10.760		10.760	10.691	1.188	11.880	329		329	325		325
Profit / (loss) before interest and taxes	250	381	631	(9.523)	1.226	(8.297)	(4.809)		(4.809)	(4.774)		(4.774)	6.625		6.625	4.877	246	5.123	(1.422)		(1.422)	(1.559)	- (1.5	559)
Profit / (loss) before income tax	(13.870)	810	(13.060)	(57.590)	1.227	(56.363)	(4.538)	4.085	(453)	(36.870)		(36.870)	1.777		1.777	8.039	253	8.292	(2.905)		(2.905)	5.171	- 5.	.171
Profit / (loss) after taxes (A)	(26.432)	698	(25.734)	(56.149)	982	(55.167)	(5.180)	4.085	(1.095)	(37.413)		(37.413)	9		9	7.401	202	7.603	(2.922)		(2.922)	5.334	- 5.	.334
Profit / (loss) attributable to:																								
- Owners of the parent	(26.410)	698	(25.712)	(55.310)	786	(54.524)	(5.180)	4.085	(1.095)	(37.413)	-	(37.413)	13	-	13	7.571	162	7.733	(2.922)		(2.922)	5.334	- 5.	.334
- Non-controlling interests	(22)	-	(22)	(839)	196	(643)				-	-	-	(4)	-	(4)	(170)	40	(130)	-					-
Other comprehensive income / (loss) after tax (B)	804		804	43.996		43.996	139		139	44.284		44.284	260		260	(38)		(38)				122		122
Total other comprehensive income / (loss) after tax (A)+(B)	(25.627)	698	(24.929)	(12.154)	982	(11.172)	(5.041)	4.085	(956)	6.871		6.871	270		270	7.363	202	7.565	(2.922)		(2.922)	5.456	- 5.	.456
Profit / (loss) attributable to:																								
- Owners of the parent	(25.605)	698	(24.908)	(11.314)	786	(10.528)	(5.041)	4.085	(956)	6.871	-	6.871	273	-	273	7.533	162	7.695	(2.922)		(2.922)	5.456	- 5.	.456
- Non-controlling interests	(22)	-	(22)	(839)	196	(643)	-	-	-	-	-	-	(4)	-	(4)	(170)	40	(130)	-		-			-
Earnings per share after taxes (expressed in € per share)																								
- Basic	(0,6564)	0,0173	(0,6391)	(1,3754)	0,0243	(1,3511)	(0,1288)	0,1015	(0,0272)	(0,9271)	-	(0,9271)	0,0003	-	0,0003	0,1845	0,0050	0,1895	(0,0727)		(0,0727)	0,1307	- 0,1	307
- Diluted	(0,6546)	0,0173	(0,6373)	(1,3754)	0,0243	(1,3511)	(0,1284)	0,1012	(0,0271)	(0,9271)	-	(0,9271)	(0,0005)	-	(0,0005)	0,1845	0,0050	0,1895	(0,0725)		(0,0725)	0,1307	- 0,1	307
Profit / (loss) before interest, taxes, depreciation and																								
amortisation	1.405	506	1.911	(7.922)	1.584	(6.338)	(4.692)		(4.692)	(4.651)		(4.651)	7.004		7.004	5.444	365	5.809	(1.384)		(1.384)	(1.519)	- (1.5	519)

ADDITIONAL DATA AND INFORMATION . The Company has been audited by tax authorities until the fiscal year of 2008. For further information regarding the Company's and Group's unaudited fiscal years refer to note 16 of the interim

- 2. The accounting principles adopted in the preparation and presentation of the annual financial statements are consistent with the same accounting principles adopted for the financial statements of the (30/9/2012: Group 0, Company 0).
- Company and the Group for the year ended December 31, 2012.
- 3. The company Consolidated Lamda Holdings SA registered in Luxembourg participates in Company's share capital by 62,09% and therefore Group's financial statements are included in Consolidated amda Holdings SA's consolidated financial statements by the full consolidation method.
- 4. Companies included in the consolidated financial statements together with country of establishment, participation interest, directly and indirectly, and method of consolidation are presented in note 7 of the interim financial statements for the period ended September 30, 2013.
- 5. On 5/2/2013, the acquirement of the usufruct upon the right of exploitation for 90 years of the International Broadcasting Centre (IBC) was finalized, after the signing of the respective contract between Group's and Company's unaudited by the tax authorities years amount to €1,3m and €0,7m respectively c) The other provisions that have been made accumulatively for the Group and the
- Company's 100% subsidiary LAMDA DOMI SA and the Hellenic Republic Asset Development Fund (HRADF) and the payment by the former of the contractual part of the price, amounting to €81m. 6. The Company on 20/5/2013 transferred 80% of the share capital that held at LAMDA Hellix S.A., for a total consideration price of €4.1m. The buyer is LAMDA HELLIX DATA CENTERS LIMITED,
- company controlled by the minority shareholders. Due to this fact, the assets and liabilities of the above mentioned subsidiary, following IFRS 5, were classified as held for sale, whereas the profits of the liscontinued operations are classified separately in the consolidated income statement of the Group (see note 17 and 19 of the interim financial statements for the period ended September 30, 2013).
- 7. The Company proceeded to share capital increase in its subsidiary LAMDA DOMI SA by €11m aiming to the financing of the acquirement of the usufruct upon the right of exploitation of the International oadcasting Centre (IBC) from the Hellenic Republic Asset Development Fund (HRADF). Also, the subsidiaries LAMDA Erga Anaptyxis SA, LAMDA Estate Development SA, LD Trading SA, TIHI EOOD, LAMDA Development Romania and Property Development DOO increased their share capital by €1m, €800k, €300k, €170k, €80k and €800k respectively. On the other hand, the joint venture of LAMDA
- Olympic SRL decreased its share capital by €45k. Finally, the parent company participated by 50% in the joint venture of LAMDA DOGUS Marina Investments SA. 8. In April 2013, LAMDA Development SA contributed to the new Joint Venture Company "LAMDA DOGUS Marina Investments" with the shares it holds in LAMDA Flisvos Holding SA and DOGUS Group Company D-Marine Investments Holding B.V. participated in a share capital increase with an equal amount in cash. Consequently, from now on the Group will consolidate LAMDA Flisvos Marina SA by

- 9. Real estate liens and pre-notices over assets, amount to € 188,9m concerning guarantees for bank loans
- 11. At the end of the period, the Company acquires 3.497.599 common treasury shares at an average price of €4,85 per share, at an aggregate total value of €17m.
- 12. Other comprehensive income / (loss) after tax includes: a) Recycling of the Afs reserve to the P&L account €0 (30/9/2012 €44.038k) at Group and Company level, b) Cash flow hedges profit, after tax €965k (30/9/2012 €190k) at Group level and €139the (30/9/2012 €246k) at Company level and c) Foreign exchange difference €-161k (30/9/2012 €-232the) at Group level 13. i) There are neither cases under dispute, litigation, or arbitrations nor any court decisions that are likely to have a significant impact on the Company's financial statements ii) During the period
- ended September 30, 2013 a) No provision has been made regarding cases under dispute, litigation, arbitrations or court decisions b) The total amount of the accumulative provision made for the Company amount to €9.2 and include provisions for customers' write-off and compensation of non received leaves.
- 14. Intercompany transactions for the period ended September 30, 2013 and intercompany balances as at September 30, 2013, according to IAS 24 are as follows:

(Amounts in: € thousands)	GROUP	COMPANY
a) Revenues	161	879
b) Expenses	2.731	867
c) Dividend income	1010000	4.756
d) Receivables	9.516	92.240
e) Payables	8.882	19.658
f) Transactions and gross salaries of BoD members and management	302	302
g) Receivables from BoD members and management		
h) Payables to BoD members and management		5
i) Cash at bank - related parties		

Maroussi, 6 November 2013

CHAIRMAN OF THE BOARD OF DIRECTORS **CHIEF FINANCIAL OFFICER** FINANCIAL DIRECTOR

Dr.PETER P. KALANTZIS ODYSSEUS E. ATHANASIOU VASSILIOS A. BALOUMIS I.D.No AB510661 I.D.No AK130062