

Name of the auditor:

Auditing firm:

LAMDA DEVELOPMENT S.A.

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 January 2014 - 30 June 2014 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.

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

Ministry of Development (department of limited companies) www.Lamda-development.net

28 August 2014

Konstantinos Michalatos (SOEL Reg. No 17701) PricewaterhouseCoopers SA

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 Dimitrios Ch.Politis Georgios K Gerardos

Theodora C.Zervou Ulysses P.Kyriacopoulos Achilless V Konstantakonoulos

| Auditing firm: Type of auditors report: | PricewaterhouseCoopers SA Unqualified | | | | 7.Kyriacopoulos V.Konstantakopoulos | | | |
|--|--|----------------------|----------------|---|--|---------------------------------|-------------------|--------------|
| | STATEMENT OF FINANCIAL POSITION (Amounts in € thousands) | | | _ | mounts in € thousands) - Indirect | Method | | |
| | GROUP | COMPANY | | | GROUF | COMPANY | | |
| | 30/6/2014 31/12/2013 | 30/6/2014 31/12/2013 | | Cook flows from / (wood in) anaroting activities | <u>1/1-30/6/2014</u> <u>1/</u> | <u>1/1-30/6/2014</u> <u>1/1</u> | <u>-30/6/2013</u> | |
| ACCETC | (restated) | | | Cash flows from / (used in) operating activities | (F FGO) | (restated) | (4.072) | (1.632) |
| ASSETS | 383.387 388.177 | 1 940 | 1 940 | Losses before taxes from continuing operations Drofit before taxes from discontinued exerctions | (5.569) | (22.942) | (1.873) | (1.632) |
| nvestment property | | 1.840 | 1.840 | Profit before taxes from discontinued operations | - | 810 | - | 4.085 |
| Owner occupied property, plant and equipment | | 201 252.897 | 235 251.184 | Adjustments for: | 7 707 | - | - | - |
| Investments in subsidiaries and associates | | | | Net losses from fair value adjustment on investment property | 7.727 478 | 14.494 | - | - 70 |
| Other non-current assets | 12.287 11.486 80.723 83.190 | 89.715 | 89.670 | Depreciation | 4/0 | 616 | 49 | 79 |
| Inventories | | 20.670 | 20.152 | Provisions Descrite (income, expenses, gains and lesses) of investment energians | (1.244) | 9 504 | (4.906) | - (0 0/1) |
| Trade and other receivables | | 32.678 | 30.152 | Results (income, expenses, gains and losses) of investment operations | (1.244) | 8.504 | (4.896) | (8.841) |
| Cash and cash equivalents TOTAL ASSETS | 671.890 670.129 | | | Finance costs - net | 7.202 | 6.505 | 3.353 | 3.002 |
| IOTAL ASSETS | <u> </u> | 395.209 | 380.679 | Other non-cash flow items | - | - | - | - |
| | | | | Changes in working capital : | | | | |
| EQUITY AND LIABILITIES | | | | Increase in inventories | (345) | (206) | - | - |
| Share capital | 13.324 13.324 | 13.324 | 13.324 | Increase in receivables | (2.400) | (472) | (283) | (453) |
| Share premium | 223.600 223.600 | 223.600 | 223.600 | Decrease in payables | (457) | (716) | (200) | (290) |
| Treasury shares | - (16.970) | - | (16.970) | Minus: | | | | |
| Other equity components | 22.401 29.685 | (38.871) | (36.824) | Interest paid | (7.163) | (7.531) | (3.863) | (4.002) |
| Γotal share capital and reserves (a) | 259.324 249.638 | 198.052 | 183.129 | Income tax paid | (852) | (1.353) | (20) | (509) |
| Non-controlling interests (b) | (95) (83) | | <u>-</u> | Cash flows from operating activities from discontinued operations | | 401 | - | <u>-</u> |
| Total equity (c) = (a) + (b) | <u>259.229</u> 249.555 | 198.052 | 183.129 | Cash flows used in operating activities - net | (2.623) | (1.889) | (7.733) | (8.562) |
| _ong-term borrowings | 229.842 240.078 | 65.450 | 66.350 | Cash flows from / (used in) investing activities | | | | |
| Deferred tax liabilities | 24.762 23.862 | - | - | Purchases of property, plant and equipment and investment property | (1.200) | (81.523) | (16) | (19) |
| Provisions / Other non-current liabilities | 16.894 16.304 | 19.379 | 19.379 | Interest received | 310 | 1.126 | 186 | 790 |
| Short-term borrowings | 111.564 110.179 | 99.250 | 98.800 | Proceeds from disposal of participations | 213 | 1.208 | 213 | 1.208 |
| Other short-term liabilities | 29.599 30.152 | 13.078 | 13.020 | Increase / decrease in share capital of participations | 139 | (49) | (1.713) | (40.609) |
| Total liabilities (d) | 412.662 420.574 | 197.157 | 197.550 | Cash flows used in investing activities from discontinued operations | <u> </u> | (302) | <u> </u> | <u>-</u> _ |
| TOTAL EQUITY AND LIABILITIES (c) + (d) | 671.890 670.129 | 395.209 | 380.679 | Cash flows from / (used in) investing activities - net | (538) | (79.540) | (1.329) | (38.629) |
| | | | | Cash flows from / (used in) financing activities | | | | |
| | | | | Purchase / sale of treasury shares | 16.552 | (73) | 16.552 | (73) |
| | STATEMENT OF CHANGES IN EQUITY (Amounts in € thousands) | | | Share capital increase expenses | (1.761) | - | (1.761) | - |
| | GROUP | COMPA | ANY | Dividends paid to the shareholders | - | (2) | - | (2) |
| | 00/0/0044 00/0/0040 | 00/0/0044 | 20/6/2042 | Capital repayments of finance leases | (450) | (443) | - | 4 000 |
| Equity at the beginning of the period (1/1/2014 and 1/1/2013 | 30/6/2014 30/6/2013 | 30/6/2014 | 30/6/2013 | Borrowings received | - | 40.000 | - | 4.000 |
| respectively) | 249.555 301.007 | 183.129 | 202.479 | Repayments of borrowings | (8.549) | (18.715) | (450) | (9.575) |
| Total comprehensive income after tax (continuing and discontinued | | | 4.000 | | • | | , , | |
| operations) | (6.879) (25.199) | (1.629) | 1.966 | Borrowings transaction costs - new | - | (936) | - | (96) |
| Disposal of participations | - (3.904) | - | - | Cash flows from financing activities from discontinued operations | | (59) | - | <u>-</u> |
| Decrease in the share capital of subsidiaries | - (298) | - | - | Cash flows from / (used in) financing activities - net | 5.793 | 19.772 | 14.342 | (5.745) |
| Purchase / sale of treasury shares | 16.552 (73) | 16.552 | (73) | Net decrease in cash and cash equivalents | 2.632 | (61.656) | 5.280 | (52.937) |
| Change in deferred tax rate | - (87) | | <u>-</u> | Cash and cash equivalents at the beginning of period | 32.586 | 110.326 | 7.597 | 78.441 |
| Equity at the end of the period (30/6/2014 and 30/6/2013 respectively) | <u>259.229</u> 271.446 | 198.052 | 204.372 | Restricted cash reclassified to receivables | 5.000 | - | 5.000 | - |
| | | | | Change in cash and cash equivalents due to the disposal of interest held in participation, as well as the impact of IFRS 11 | _ | (2.130) | _ | _ |
| | | | | | _ | (1.106) | _ | |
| | | | | Cash and cash equivalents of discontinued operations at the disposal | 40.040 | , | 47 077 | <u> </u> |
| | | | | Cash and cash equivalents at end of the period | 40.218 | 45.434 | 17.877 | 25.504 |

| | | GROUP | | | GROUP | | | COMPANY | | | COMPANY | | | GROUP | | | GROUP | | | COMPANY | | | COMPANY | , |
|---|-----------------------|---------------------------------------|-----------------|-----------------------|---------------------------------------|-------------------|-----------------------|---------------------------------------|----------|-----------------------|---------------------------------------|----------|-----------------------|---------------------------------------|----------------|-----------------------|---------------------------------------|-------------------|-----------------------|---------------------------------------|---------|-----------------------|---------------------------------------|---------|
| | Continuing operations | 1/1-30/6/2014 Discontinued operations | Total | Continuing operations | 1/1-30/6/2013 Discontinued operations | Total | Continuing operations | 1/1-30/6/2014 Discontinued operations | Total | Continuing operations | 1/1-30/6/2013 Discontinued operations | Total | Continuing operations | 1/4-30/6/2014 Discontinued operations | Total | Continuing operations | 1/4-30/6/2013 Discontinued operations | Total | Continuing operations | 1/4-30/6/2014 Discontinued operations | Total | Continuing operations | 1/4-30/6/2013 Discontinued operations | Total |
| | | | | (restated) | | (restated) | | | | | | | 40.400 | | 40.400 | | | | | | | | | |
| Revenues from investment property | 20.274 1.775 | - | 20.274 1.775 | 20.319 1.409 | 1 004 | 20.319 3.302 | - 748 | - | - 748 | 656 | - | - 656 | 10.132 886 | | 10.132 | 9.868 | 393 | 9.868 (926) | 410 | - | - 410 | - 222 | - | 22 |
| Revenues from services and other revenues Fair value gains / (losses) of investment property | (7.727) | - | (7.727) | (14.494) | 1.894 | 3.302 (14.494) | 740 | _ | 740 | 000 | _ | 656 | (7.727) | _ | 886 (7.727) | (1.318) (14.494) | აყა - | (926) (14.494) | 418 | _ | 418 | 333 | - | 333 |
| Loss from sale of investment property | (1.121) | - | (1.121) | (14.454) | - | (14.404) | - | - | - | - | - | - | (1.121) | - | (1.121) | (14.404) | - | (14.404) | - | - | - | - | - | |
| Minus: Operating expenses | (7.355) | - | (7.355) | (8.019) | (1.393) | (9.412) | - | - | - | - | - | - | (3.926) | - | (3.926) | (4.622) | (1.176) | (5.798) | - | - | - | - | - | |
| Gross revenue | 6.967 | - | 6.967 | (785) | 500 | (285) | 748 | - | 748 | 656 | - | 656 | (635) | - | (635) | (10.566) | (784) | (11.350) | 418 | - | 418 | 333 | - | 333 |
| Profit / (loss) before interest and taxes | 389 | - | 389 | (7.123) | 381 | (6.742) | (3.415) | - | (3.415) | (3.386) | - | (3.386) | (4.188) | - | (4.188) | (11.031) | 104 | (10.927) | (1.861) | - | (1.861) | (1.745) | - | (1.745) |
| Profit / (loss) before income tax | (5.569) | - | (5.569) | (22.942) | 810 | (22.132) | (1.873) | - | (1.873) | (1.632) | 4.085 | 2.453 | (7.230) | - | (7.230) | (17.190) | 534 | (16.656) | 1.297 | - | 1.297 | 1.286 | 4.085 | 5.371 |
| Profit / (loss) after taxes (A) | (6.762) | - | (6.762) | (26.441) | 698 | (25.743) | (1.629) | - | (1.629) | (2.258) | 4.085 | 1.827 | (7.436) | - | (7.436) | (14.804) | 511 | (14.293) | 1.128 | - | 1.128 | 1.375 | 4.085 | 5.460 |
| Profit / (loss) attributable to: | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - Equity holders of the parent | (6.748) | - | (6.748) | (26.422) | 698 | (25.725) | (1.629) | - | (1.629) | (2.258) | 4.085 | 1.827 | (7.425) | - | (7.425) | (15.125) | 549 | (14.576) | 1.128 | - | 1.128 | 1.375 | 4.085 | 5.460 |
| - Non-controlling interests | (14) | - | (14) | (18) | - | (18) | - | - | - | - | - | - | (11) | - | (11) | 321 | (37) | 284 | - | - | - | - | - | |
| Other comprehensive income / (loss) after tax (B) | (117) | - | (117) | 544 | - | 544 | - | - | - | 139 | - | 139 | (293) | - | (293) | 69 | - | 69 | - | - | - | - | - | |
| Total other comprehensive income / (loss) after tax (A)+(B) | (6.879) | - | (6.879) | (25.897) | 698 | (25.199) | (1.629) | - | (1.629) | (2.119) | 4.085 | 1.966 | (7.729) | - | (7.729) | (14.735) | 511 | (14.224) | 1.128 | - | 1.128 | 1.375 | 4.085 | 5.460 |
| Profit / (loss) attributable to: | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - Equity holders of the parent | (6.867) | - | (6.867) | (25.879) | 698 | (25.181) | (1.629) | - | (1.629) | (2.119) | 4.085 | 1.966 | (7.721) | - | (7.721) | (15.056) | 548 | (14.508) | 1.128 | - | 1.128 | 1.375 | 4.085 | 5.460 |
| - Non-controlling interests | (12) | - | (12) | (18) | - | (18) | - | - | - | - | - | - | (9) | - | (9) | 321 | (37) | 284 | - | - | - | - | - | |
| Earnings per share after taxes (expressed in € per share) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - Basic | (0,1582) | 0,0000 | (0,1582) | (0,6480) | 0,0173 | (0,6307) | (0,0382) | 0,0000 | (0,0382) | (0,0561) | 0,1015 | 0,0454 | (0,1748) | 0,0000 | (0,1748) | (0,3709) | 0,0173 | (0,3537) | 0,0292 | 0,0000 | 0,0292 | 0,0337 | - | 0,0337 |
| - Diluted | (0,1578) | 0,0000 | (0,1578) | (0,6455) | 0,0173 | (0,6282) | (0,0381) | 0,000 | (0,0381) | (0,0559) | 0,1011 | 0,0452 | (0,1743) | | (0,1743) | (0,3698) | 0,0136 | (0,3562) | 0,0291 | 0,0000 | 0,0291 | 0,0344 | | 0,0344 |
| Profit / (loss) before interest, taxes, depreciation and | , , | | . , | . , | | , | , | | , , | . , | | | . , | | , | , , | | , | | | | | | |
| amortisation | 867 | _ | 867 | (6.507) | 506 | (6.001) | (3.366) | _ | (3.366) | (3.308) | _ | (3.308) | (3.950) | - | (3.950) | (10.880) | 111 | (10.769) | (1.835) | - | (1.835) | (1.708) | _ | (1.708) |

ADDITIONAL DATA AND INFORMATION

and expenses of the issuance of €3.5m.

- 1. 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 17 of the interim financial statements for the period ended June 30, 2014.
- 2. The accounting principles adopted in the preparation and presentation of the condensed interim financial statements for the six-month period that ended at June 30, 2014 are consistent with the same accounting principles adopted for the financial statements of the Company and the Group for the year ended December 31, 2013 with the only exception of the application of IFRS 11 effective from 1 January 2014 (see note 19 of the interim financial statements for the period
- 3. The company Consolidated Lamda Holdings SA registered in Luxembourg participates in Company's share capital by 61,88% as at June 30, 2014 and therefore Group's financial statements are included in Consolidated Lamda Holdings SA's consolidated financial statements by the full consolidation method.
- 4. Companies included in the consolidated financial statements together with country of establishment, participation interest, directly and indirectly, and method of consolidation are presented in note 7 of the condensed interim financial statements
- 5. The Company proceeded to share capital increase in its subsidiaries LAMDA Erga Anaptyxis SA, LAMDA Development Sofia EOOD, Robies Services Ltd, LAMDA Waste Management SA and Property Development DOO increased their share
- capital by €1.200k, €40k, €23k, €100k and €800k respectively. On the other hand, the joint venture of LAMDA Akinhta SA decreased its share capital by €450k. Also, during the first quarter of 2014, the Company's subsidiary LAMDA Development
- (Netherlands) BV participated in the establishment of the joint venture Lamda Singidunum Netherlands BV contributing the amount of €20k. i. Real estate liens and pre-notices over assets, amount to € 189m concerning guarantees for bank loans.

ended June 30, 2014).

at Group level.

for the six-month period that ended at June 30, 2014.

- 7. The number of employees at the end of the period was: Group 146, Company 67 (restated 30/6/2013: Group 142, Company 63). There are no seasonal employees at the end of the period (30/6/2013: Group 0, Company 0).
- 8. The Company, on a resolution of its Board of Directors at 19/6/2014 sold all the 3,497,599 treasury shares that held (representing a holding of 7,88% of the total shares and voting rights of the Company) to TPG-Axon Management LP for a total consideration of €16,963,355 corresponding to €4.85 per share while the Company received €16,552,417 net of the respective expenses. Following the above transaction the Company no longer holds treasury shares.
- 9. By implementing IFRS 11 on the comperative financial year's, that ended at December 31, 2013, financial position the impact is estimated to as follows: a decrease in investment property by €207m, a decrease in inventories by €42m, a decrease in borrowings by €144m and an increase in investments in joint ventures by €111m. There will be no significant impact on the Group's net equity, its net loss or other comprehensive income for the period (see note 7 of the condensed interim financial statements for the period that ended June 30, 2014).
- 10. Other comprehensive income / (loss) after tax includes: a) Cash flow hedges loss, after tax €84k (30/6/2013 €770k) at Group level and €0 (30/6/2013 profit €139k) at Company level and b) Foreign exchange difference €-33k (30/6/2013 €-226k)

- 11. 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 period ended June 30, 2014 a) No provision has been made regarding cases under dispute, litigation, arbitrations or court decisions b) The total amount of the accumulative provision made for the Group's and Company's unaudited by the tax authorities years amount to €1,4m and €0,7m respectively c) The other provisions that have been made accumulatively for the Group and the Company amount to €9,4m and include provisions for customers' impairment.
- 12. During the comparative interim quarter of 2013, the Company contributed to the new company LAMDA DOGUS Marina Investments SA with the shares it held. As a result, the Group consolidated during the second quarter of 2013 the company Lamda Flisvos Marina SA, with interest held 23.6% following the equity method whereas in the first quarter of 2013 the full consolidation method had been applied.
- 13. At the Extraordinary General Meeting of shareholders of the Company, which held a meeting on 29 April 2014 decided the increase of the share capital of the Company with a view to raising funds up to €150m. As a result, following the completion of the share capital increase procedure in July 2014, the Company's paid up share capital amounts to €23,911,939 and is divided in 79,706,464 common shares, of nominal value €0.30 each (see note 1 of the condensed interim financial statements for the period that ended June 30, 2014). The total capital raised through the aforementioned share capital increase of the Company, amounting to €146.5m, after the deduction of the costs
- 14. The Hellenic Republic Asset Development Fund announced that the Company is the preferred investor regarding the acquisition of 100% of the share capital of the company "Helliniko SA" aiming to the exploitation of the former Hellinikon airport area and the coastal zone, of 6.200.000 sqm total area.
- 15. In July 2014, the new termsheets were signed in relation to the loan agreements for the refinancing of the Company's bond loan of €97m, as well as the joint venture's Singidunum Buildings DOO's (see note 1 of the condensed
- interim financial statements for the period that ended June 30, 2014). 16. Intercompany transactions for the period ended June 30, 2014 and intercompany balances as at June 30, 2014 according to IAS 24 are as follows:

i) Cash at bank - related parties

GROUP COMPANY (Amounts in € thousands) a) Revenues 2.681 b) Expenses 4.896 c) Dividend income d) Receivables 3.958 98.065 18.077 20.169 e) Payables f) Transactions and gross salaries of BoD members and management 274 274 g) Receivables from BoD members and management h) Payables to BoD members and management

Maroussi, 28 August 2014

CHIEF EXECUTIVE OFFICER FINANCIAL DIRECTOR CHAIRMAN OF THE BOARD OF DIRECTORS

Dr.PETER P. KALANTZIS **ODYSSEUS E. ATHANASIOU VASSILIOS A. BALOUMIS** I.D.No I 276284 I.D.No AB510661 I.D.No AK130062