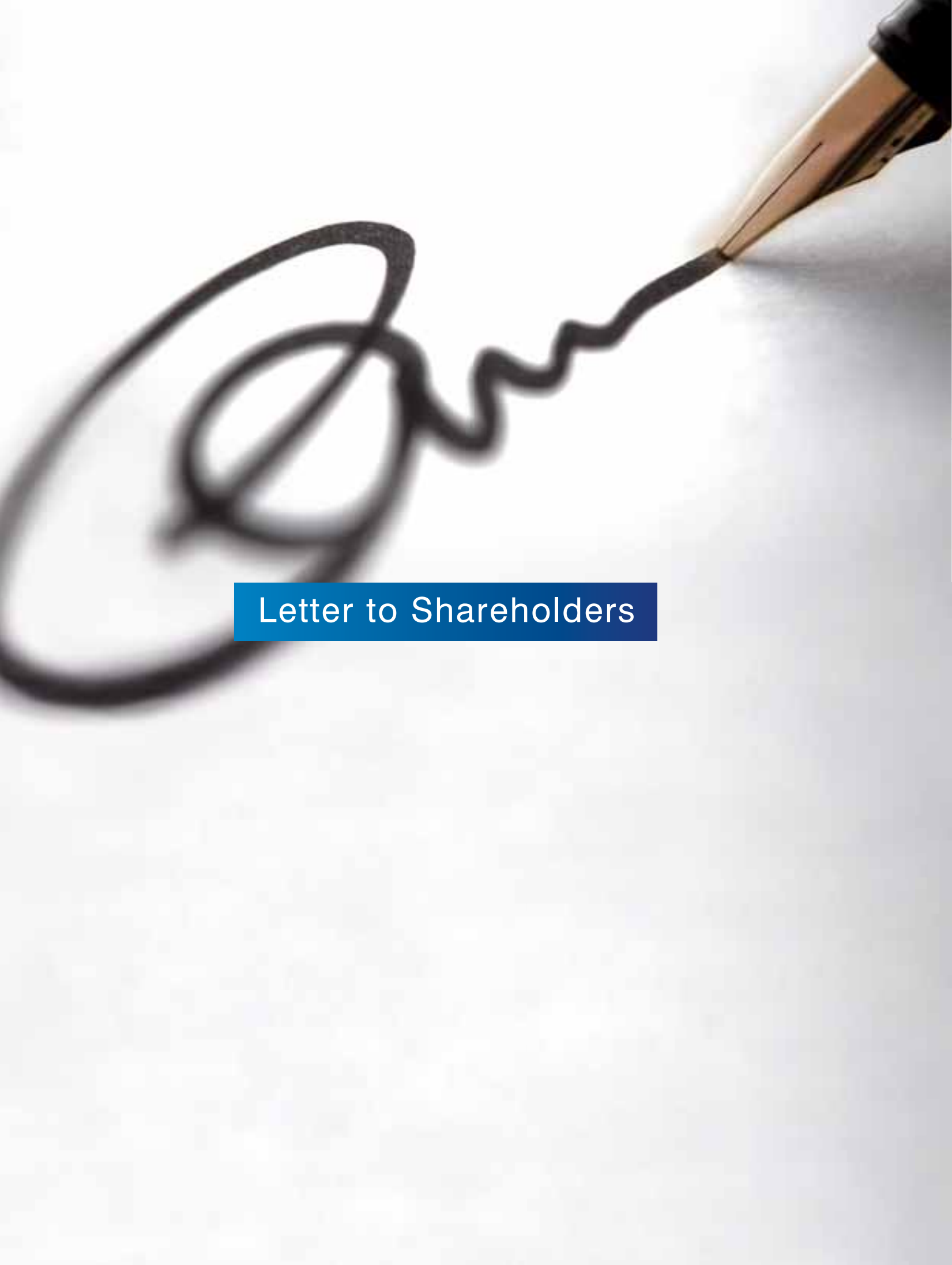






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Letter to Shareholders

Dear Shareholders,

2007 was a positive year for LAMDA Development Group. The group's recurring income from investment properties continued its significant improvement, while the foundations were set for the successful completion and operation of the new commercial centre "Golden Hall" in Kifisias Avenue (former IBC), and for the Group's crucial expansion in Southeastern Europe, with the intention to undertake total investments of €700 million, for the years 2007 - 2008.



Developments in 2007

In the domestic market, the Group confirmed once again its leadership position in the development and management of commercial and leisure centres through the successful pre-leasing of the “Golden Hall”, the third largest shopping centre in Greece that also belongs to our Group. The centre will have a gross leasable area of 40.000 sq. m. (136 shops), and will host some of the leading international commercial brand names. It is expected to open to the public in the fourth quarter of 2008.

The operational performance of the two commercial centres, “The Mall Athens” and “Mediterranean Cosmos” was significantly improved. The increase of the tenants’ turnover that occupy the Commercial & Leisure Centers was 29% for The Mall Athens and 31% for Mediterranean Cosmos. In addition, the increase in the customers’ visits was also remarkable, reaching approximately 11 million and 8,2 million respectively for 2007 (figures provided by the new electronic system footfall, installed by the company in 2007). The increase in the above figures was reflected in considerable revaluation gains for both properties, compared to the previous year, even though the capitalization yields were not significantly modified, following the international trend.

Another important development in the domestic market is the improvement of the operational results of Flisvos Marina, given that land facilities are fully leased and the marine berth occupancy has also reached 100%. Furthermore, the arbitration’s anticipated favourable decision led to the partial reverse of the amount paid for leases (€8,6 million) to the Company of Tourist Development for the years 2004, 2005 and 2006.

The above developments have led to the increase of the Net Asset Value (NAV) attributed to our shareholders by 12,2%, reaching €454,6 million. It is noted that over the last three years an annual average increase of 37% has been achieved. Since 2004, Net Asset Value has marked a total increase of 157%.

Our focus on the completion of our new development program still constitutes one of our top priorities. Our initial goal for the period 2007-2008 of €400 million new project investment pipeline, set one year ago, was in essence accomplished in the summer of the previous year, when we set our revised goal to secure new development projects amounting to €700 million by the end of the current year. The total signed investments in March 2008 reached €491 million and comprised of 12 different real estate development projects. Ten of these projects, with a total budget of €370 million are located in countries of south-eastern Europe and consist of both commercial and housing real estate development. Within that context, the company has already disbursed €127 million for the purchase of land plots, while most projects are in the initial stage of construction.

In 2007, LAMDA Development also announced the establishment of a subsidiary company, which will be managing solid waste. LAMDA Development’s involvement in this sector is directly associated with its active participation in Public Private Partnerships (PPPs) in a market that is expected to attract substantial investment interest and returns in the years to come.

As far as dividend payment is concerned, the company will not proceed with the distribution of any dividend for 2007, because even though there were significant profits in the consolidated balance sheet, the holding company had losses.

Strategy

The primary financial goal of LAMDA Development is the continuous improvement of its Net Asset Value (NAV), which has increased by 157,4% over the past three years.

Our investments’ total minimum targeted performance amounts to 30%. Also, within the framework of a proper financial programming, we have already secured the necessary credit facilities for the completion of our investment program.

At the same time, LAMDA Development management aims to maintain and enhance its strategic partnerships with both international and Greek companies.

Regarding the investment strategy in Greece, the company continues to focus its attention on finding new development opportunities relating to various types of commercial and leisure centres (malls, outlets, big boxes), as well as high-quality second home residential complexes.

The conditions that prevail in the above development sectors can be summarized in the following:

With regards to commercial centers, it is important to note that Greece continues to have one of the lowest ratios of square meters per inhabitant. Furthermore, demand will increase further as the Greek market matures and attracts even more international chains that intend to pursue large developments.

In the outlets sector – whether they are factory outlets, big box-type outlets or, designer outlets – the potential for the Greek market is considerable as current investments are very limited.

The creation of second home residential complexes represents an important investment opportunity. Currently, Greece has not fully capitalized on its natural assets which, along with its cultural heritage, offer a competitive advantage over other European holiday destinations. Demand originates primarily from northern Europeans and Greeks who seek seaside developments, the presence of sound property management and standardized financing proposals – conditions already found in other markets competing with Greece. Within the context of this strategy, we purchased last July a 116.000 sq.m land plot in the Perdika district of Aegina island, where an investment of €50 million will be implemented.

With regards to our operations in south-eastern Europe, the company aims to further strengthen its network in Romania,

Bulgaria and Serbia, in order to pursue new agreements for the development of residential complexes, office buildings and commercial centers. It also aims to pursue business activities in new countries such as Turkey, Croatia, Ukraine and Russia.

These countries are characterized by an increase in disposable income, householders’ desire to improve their standard of living, lower labour and production cost, reduced tax rates, infrastructure development, urbanization, development of mortgage lending and a 6% GNP increase, compared to less than 1,5% rise in Western Europe. In that sense, these countries constitute a very promising investment environment.

Dear Shareholders,

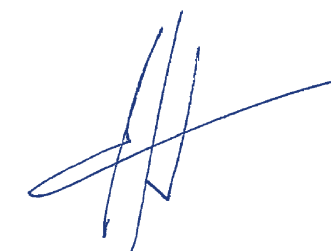
During 2007, our company secured and undertook a number of important new investments, while the performance of our investment properties also improved significantly.

LAMDA Development’s leadership role is now a fact, proven not only by the constant interest and participation of institutional investors in our share capital, but also by the strategic partnerships we have already secured with major international companies of our sector and by the frequent partnership proposals we receive.

Of course, none of the above could have been achieved without the great effort and active participation of the company’s employees, who displayed exceptional performance and efficiency in all areas of the company’s business activity.

Finally, we would like to note that our company supported the restoration effort of the areas affected by last summer’s wildfires, by contributing €1 million.

On behalf of the company’s management and personnel, we thank you warmly for the trust you have shown in us.



Apostolos Tamvakakis
Chairman and CEO
LAMDA Development



2007 Financial Performance

2007 can be described as yet another successful year for the company, as the Group's operating income from investment properties further improved, while the company's investments in southeast Europe also increased significantly.

This led to a 12% increase in Net Asset Value (NAV) compared to 2006, reaching €454,6 million (or €10,32 per share). It is worth noting that over the last three years an annual average increase of 37% has been achieved. In total, since 2004, Net Asset Value has increased by 157%, or by €278 million in absolute figures.

The Group's consolidated profits, after tax and minority interest, reached €59,6 million compared to €94,5 million in 2006. This decrease was anticipated, as 2006 was the first year of full operation for our two commercial centres "The Mall Athens" and "Mediterranean Cosmos", thus allowing the recognition in 2006 of €82,2 million revaluation gains compared to €65,6 in 2007. Furthermore, in November 2006, there was a €33 million realized profit from the sale of 50% of "The Mall Athens" to HSBC Property Investments.

It must be stressed, however, that the significant improvement in the management of investment properties led to a satisfying 21% increase in recurring profits from operational activities. In addition, based on the valuations that have been carried out for the Group's investment properties, the Net Debt to Value ratio stands at 42%.

Summary of Consolidated Financial Facts:

(€ million)	2007	2006	% change
Net Asset Value (NAV)	454,6	405,2	12,2%
Change in Fair Market Value	65,6	82,2	-20,2%
E.B.I.T.D.A.	110,4	145,2	-23,9%
Profit after TAX and Minority Interest	59,6	94,5	-36,9%

Recurring Gross Profits (EBIDTA) from Properties:

(€ million)	2007	2006	% change
"The Mall Athens"	29,5	25,1	17,5%
"Mediterranean Cosmos"	13,0	9,5	36,8%
Office Buildings	3,9	3,7	5,4%
Total	46,4	38,3	21,1%

Note: Figures for the Commercial & Leisure Centres refer to 100% of their operation.

The operational performance of the two commercial centres, “The Mall Athens” and “Mediterranean Cosmos” was significantly improved. The increase of the tenants’ turnover that occupy the Commercial & Leisure Centers was 29% for The Mall Athens and 31% for Mediterranean Cosmos. In addition, the increase in the customers’ visits was also remarkable, reaching approximately 11 million and 8, 2 million respectively for 2007 (figures provided by the new electronic system footfall, installed by the company in 2007). The increase in the above figures was reflected in considerable revaluation gains for both properties, compared to the previous year, even though the capitalization yields were not significantly modified, following the international trend.

The new under development Commercial Center “Golden Hall” at the premises of the former International Broadcasting Center –IBC- in Athens, is expected to be equally successful. “Golden Hall” is already almost fully leased to companies representing powerful and well-established Greek and international brand names. It is expected to begin its operation in the fourth quarter of 2008. The completion of the particular commercial centre is expected to contribute significantly to LAMDA Development’s Net Asset Value, which will most likely be reflected within 2008.

It must also be noted that Flisvos Marina operations were further improved, since all the land facilities are fully leased and the marine berth occupancy now reaches 100%. The total number of berths is 250 and can reach 300 in the future. Customer visits in marina’s land facilities, where 36 offices and stores are hosted in a total surface of 3.000 sq. m, can be described as quite satisfying. A positive effect in the financial results by €3,39 is due to the partial reverse of the paid leases to the Company of Tourist Development amounting to €8,6 million for the years 2004, 2005, 2006, as a result of the arbitration decision.

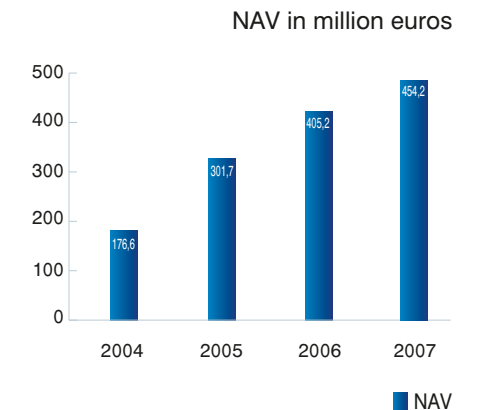
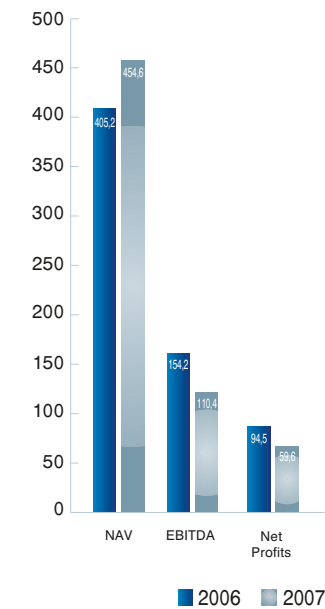
LAMDA Development’s consolidated turnover was slightly decreased by 10,8% in 2007 and reached €86,9 million, compared to €97,4 million in 2006. The decrease in the consolidated turnover is due mainly to the consolidation by only 50% of the affiliate LAMDA Olympia Village SA, owner of “The Mall Athens”, 50% of which was transferred to HSBC in November 2006.

As far as the new investment program is concerned, it should be noted that the initial goal for the period 2007-2008 of €400 million has already been accomplished, while the revised target has been set at €700 million. The total signed investments until April have reached €491 million and comprise of 12 projects. Ten of these projects, with a total budget of €370 million are located outside Greece, in the South-eastern European region.

The company has already secured sufficient funding for its revised investment program, through agreements with international and Greek banks, proving once more the trust they have in the Group’s prospects. These agreements have quite satisfying borrowing terms, and will allow the company to complete successfully and on time the various projects it has announced, as well as those pursued in the broader area of South-eastern Europe.

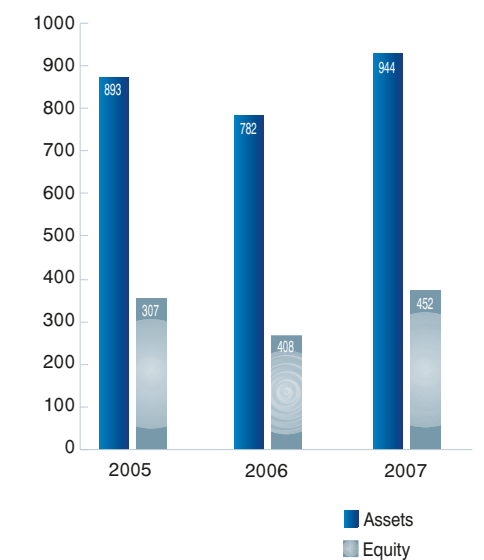
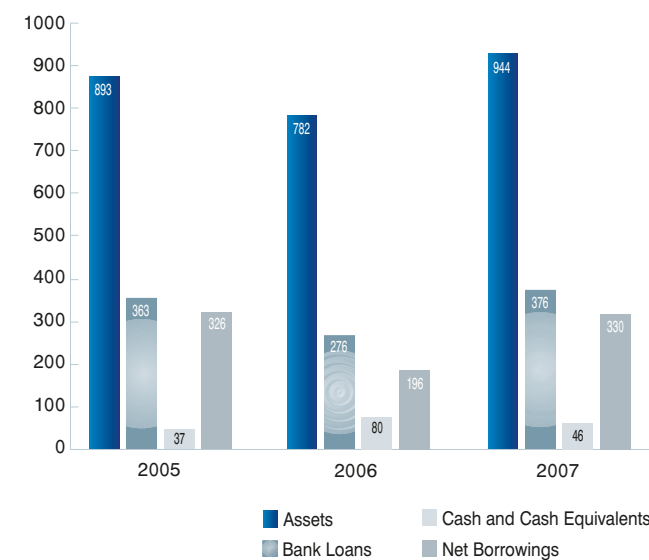
The completion of our company’s investment plan for new development projects of €700 million will enable us to realize significant profits, as well as recurring profitability over the following years.

The Group’s main financial figures are presented in the following graphs:



Financial Data		
(€ million)	2006	2007
NAV	405,2	454,6
E.B.I.T.D.A.	145,2	110,4
Net Profits	94,5	59,6

Net Asset Value				
(€ million)	2004	2005	2006	2007
NAV	176,6	301,7	405,2	454,6
NAV per Share	4,01	6,85	9,20	10,32
% of Annual Increase		71%	34%	12%



Bank Loan and Total Assets			
(€ million)	2005	2006	2007
Assets	893	782	944
Bank Loans	363	276	376
Cash and Cash Equivalents	37	80	46
Net Borrowings	326	196	330

Total Assets and Equity					
(€ million)	2005	2006	2007	% change	
Assets	893	782	944	-12%	21%
Equity	307	408	452	33%	11%

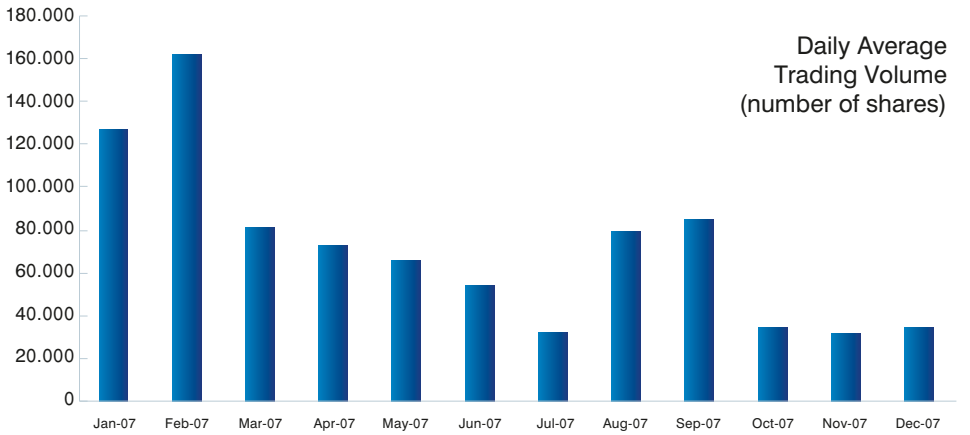
Share Performance

2007 was yet another year of significant returns for LAMDA Development shareholders, despite the unfavourable financial and stock exchange climate that prevailed during the year's second semester. The share posted a total annual return of 22%, outperforming both the Athens Stock Exchange General Index (18% return), and the FTSE/ASE MID-40 Index (19% return). This performance continued from 2006, when the share posted a 104% return to shareholders.

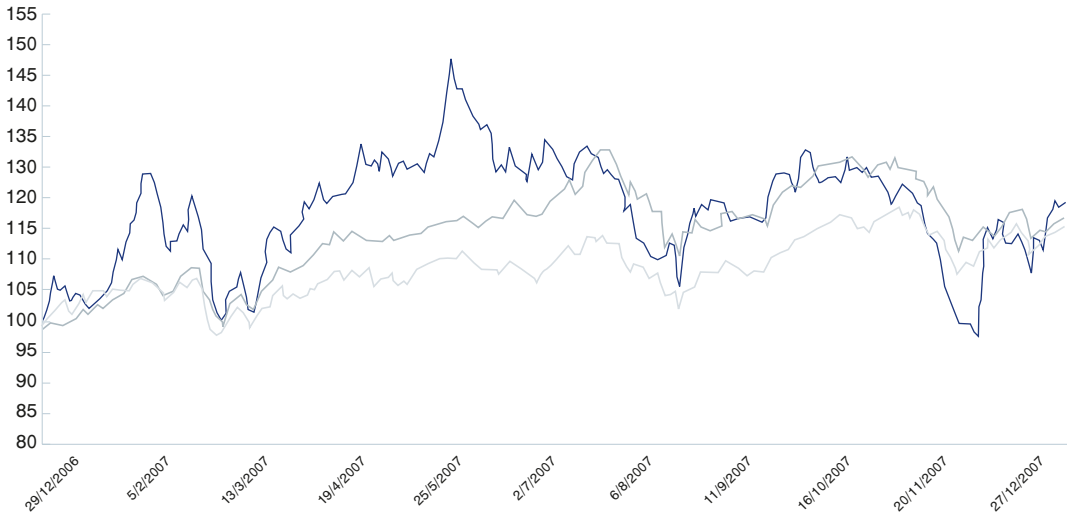
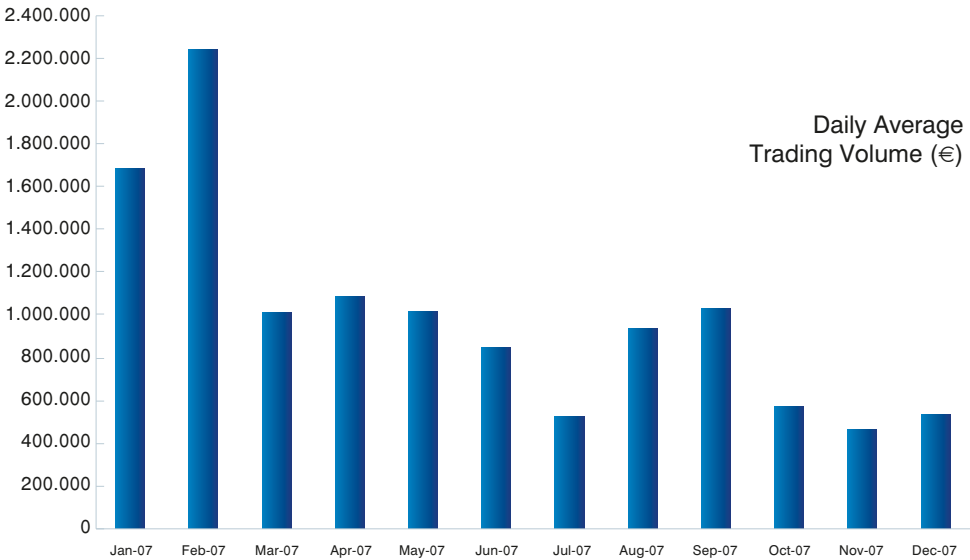
As far as the dividend is concerned, the company will not distribute any dividend for 2007, because even though the consolidated balance sheet had significant earnings, the holding company posted losses.

The systematic presentation of LAMDA Development's significant perspectives and challenges to both foreign and domestic institutional investors led to a satisfactory level of trading volume. The trust that both Greek and foreign institutional funds show in our company's investment plans, is reflected in their constant presence in our shareholders composition. Our free float has not deviated significantly from last year.

The share's participation in the relevant Athens Exchange Indexes and in the European EPRA/NAREIT Index, which is comprised of 97 world-renowned real estate shares from 15 European countries, is also worth mentioning. Finally, in 2007 our company's share participated for the first time in the new MSCI Greece Small Cap and FTSE Med 100 Indexes, further supporting its level of recognition.



In 2007, the daily average trading volume amounted to 68.995 shares.



Overview of FY 2007 IFRS Financials -
Income Statement

(€ million)	2006	2007
Sales	97,4	86,9
Operating Profit (I)	139,7	107,4
Profit before Income Tax	122,4	93,9
Deferred Tax	29,7	23,8
Profit after Tax & Minority Interest	94,5	59,6

(I) Includes net gain on fair value adjustment on investment property

Participated in the following indexes:

FTSE ASE MID-40		
ASE GENERAL INDEX		
EPRA/NAREIT EUROPE INDEX		
FTSE Med 100		
MSCI Greece Small Cap		
EPSI 50		
REUTERS QUOTE	LMDr.AT	
BLOOMBERG QUOTE	LAMDA GA	

Per Share Financial Data

	2006	2007
Total number of Shares outstanding at year's end	44.029.950	44.029.950
Per Share Financial Data		
Profit after Taxes and Minority Interests	2,10€	1,35€
Net Asset Values (NAV)	9,20€	10,32€

Balance Sheet Financial Data

	2006	2007	% change
Investment Property	439,0	505,5	15%
Property, Plant and Equipment	48,3	163,6	238%
Inventories	58,4	48,1	-18%
Cash & Cash Equivalents	79,9	46,2	-42%
Group Equity	408,2	452,0	11%
Short Term Borrowings	22,9	27,0	18%
Long Term Borrowings	252,9	349,0	38%

Per Share Performance

	2006	2007
Closing Price at year end	11,76€	14,32€
Annual Average Price	7,74€	14,18€
Annual Max Price	11,76€	17,30€
Annual Min Price	5,64€	11,60€
Daily Average number of Shares Traded	78.612	68.995

Annual Performance

	31/12/2006	31/12/2007	%
LAMDA DEVELOPMENT	11,76€	14,32€	22%
ASE XA	4.394,13	5.178,83	18%
ASE MID 40	5.245,31	6.264,66	19%
EPRA/NAREIT EUROPE	3.855,06	2.625,05	-32%



Investment Portfolio

The Mall Athens

Mediterranean Cosmos

Other Developments





The Mall Athens, Greece's largest commercial and leisure centre, began operations in November 2005 and represents a milestone in Greek commercial reality, offering commercial and leisure options in 58,000 sq. m. of Gross Leasable Area (GLA).



The Mall Athens

The large number of shops, combined with the multiple dining and leisure areas, easy and well-protected parking spaces, full-scale management services as well as direct and easy access to major highway routes and public transport, have made The Mall Athens the perfect destination for the whole family.

More specifically, The Mall Athens is built on 5 levels of commercial use and 3 levels of underground parking space. It comprises 195 stores, including the most significant Greek and international brands, and offers 25 restaurants and cafes, a state-of-the-art 15-screen cinema complex, a multitude of support services and 2,065 parking spaces.

ECE-LAMDA Hellas S.A., a company specializing in the provision of property management services for commercial and leisure centres with extensive international experience, ensures the centre's smooth and effective daily operation.

The investment value of the commercial and leisure centre reached €320 million, positioning it as one of the largest private real estate investments ever developed in Greece. The Mall Athens attracts approximately 11 million visitors annually. In 2007, gross sales exceeded €380 million, net sales amounted to approximately €320 million, and rental and parking income reached €35 million.

The centre is 100% leased, while leasing demand from companies wishing to join the centre is particularly high. The investment has created approximately 2,500 new jobs.

In 2007, Superbrands presented The Mall Athens with the first award in the 'Complexes & Shopping Malls' category, confirming once more the centre's successful course in the Greek market.

LAMDA Development has transferred to HSBC Property Investments Ltd 50% of its shares in LAMDA Olympia Village, the owner of The Mall Athens.

With respect to The Mall Athens legal issues, please refer to the company's Annual Bulletin 2007, which can also be found on the company's website at www.lamda-development.net.





Mediterranean Cosmos, the largest commercial and leisure centre in northern Greece, began operations in Thessaloniki in October 2005. The centre's most important advantages are the large number of shops, the diverse dining & leisure areas, the wide range of activities for all family members within the same venue, as well as the full-scale property management services provided by the centre.



Mediterranean Cosmos

More specifically Mediterranean Cosmos stands on a 250.000 sq. m. site owned by the Ecumenical Patriarchate and has been developed on two main levels, which are served by a network of interior pedestrian pathways, offering approximately 3.000 parking spaces.

In an area of approximately 46.000 sq. m. of Gross Leasable Area (GLA), the centre gathers the most important international and Greek retail brands, while offering a broad range of services through its 209 shops, which include 37 restaurants and cafes, an 11-screen cinema complex and a supermarket. The centre provides easy access from the city centre and surrounding areas, and is just five minutes from the "Macedonia" international airport and major highways.

An investment valued at approximately €120 million, Mediterranean Cosmos was developed in collaboration with an international leader in similar developments, Sonae Sierra. The centre is managed by the company MC Property Management.

In 2007, Mediterranean Cosmos was visited by approximately 8,2 million people. Gross sales reached €200 million, net sales exceeded €169 million, and rental income amounted to approximately €17 million. The centre has 99% tenant occupancy and has generated approximately 2.000 new jobs.



Office Buildings

Ilida Business Centre

The Ilida Business Centre is a luxury 13.000 sq. m. office building consisting of six levels. The building has been developed on a 10.000 sq. m. plot of land in Maroussi, adjacent to the Olympic Stadium and Kifissias Avenue, offering excellent access to main highway routes and public transport.

In June 2007, the building's transfer to Blue Land S.A (Agelopoulos Group interests) was completed through sale and lease back. The transaction's price amounted to €41,4 million.



Cecil Office Building

The historic former Cecil Hotel in Kifissia, owned by LAMDA Prime Properties, was converted in 2002 to a luxurious and highly-functional office complex offering 6.000 sq. m. of leasable space. Today, the building houses well-known and high prestige companies including, among others,

I.M, Mailis, Alpha Trust and Trade Link. The building is fully leased, while rental income reaches €2 million.



Kronos Business Centre

The Kronos Business Centre in Maroussi is an ultra-modern building offering 4.000 sq. m. of office and commercial space, large floor plates and comfortable offices. The office space has been leased fully by two multi-national companies, Procter & Gamble and Hyatt Regency. Rental income amounts to €1 million.

Othonos Street Offices

LAMDA Development owns approximately 800 sq. m. of floor space and 1.055 sq. m. of underground parking space in the building at 8, Othonos Street, as well as approximately 1.000 sq. m. of floor space in the building at 10, Othonos Street. Rental income amounts to €0,7 million.





The unique ILIDA residential complex in Maroussi comprises 241 apartments and extends over three building blocks, covering an area of approximately 60.000 sq. m.



“ILIDA” Residential Complex

The complex includes underground parking and storage areas to serve residents, as well as private gardens for each owner and natural green areas for common use. ILIDA includes five pedestrian neighbourhoods, each comprising four to five three-story superior quality buildings.

The 20-25% building density ratio, compared to the usual 50-70%, guarantees a genuine “mild development”. ILIDA is located at a main junction that offers direct access to many important main roads and public transportation points. By April 2008, approximately 88,5% of the residences had been sold.



LAMDA Hellix

LAMDA Hellix, a LAMDA Development subsidiary in the “Wired Real Estate” sector, is the first, most successful and only certified in Greece, under ISO 9001:2000, Data Centre Outsourcing & Integration services provider for the hosting of main or disaster recovery centres and points of presence of large private and public organizations as well as service providers in Greece and in South East Europe. Furthermore, LAMDA Hellix provides Data Centre Integration services, including design, development, installation, commissioning, operations, and maintenance of third party Data Centres.

Through its World-Class facilities and services, LAMDA Hellix enables organizations with mission critical applications to increase the security and the availability of their systems and services and reduce all operating and managerial costs while maintaining same autonomy and independence as with fully owned infrastructure. The company’s client portfolio includes large organizations of the private and public sector, as well as companies with mission critical operations from the Telecommunications and Internet sector. Indicatively its clientele includes: DIAS Interbanking Systems, National P&K Securities, Eurobank Group, Piraeus Bank, Hellenic Exchanges Group (HELEX), ALPHA Bank, Infoquest, OTE, OTEGlobe, Hellas-Sat, Hellas On Line, Vivodi, Attica Telecom, Orange Business Services, Greek Research & Technology (GRNET), Encode, The Hellenic National Cadastre, National Technical University (NTUA), Hellenic Petroleum, Gerolymatos Group, Aggelopoulos Group, etc.

During 2007, LAMDA Hellix’s income exceeded €4,5 million, with a growth rate of over 76%, while the company’s profits before taxes (EBT) more than doubled, amounting to €852 thousand. Indicative of the company’s growth rate is the fact that since 2004 – which marks the company’s first year of full operation - the Compound Annual Growth Rate (CAGR) was over 67%, whilst the facility secured an occupancy level of 100% by the end of 2007. Due to the rapid growth of both its operations and of the Data Centre Outsourcing Services market (according to studies, the market is estimated to exceed €3 billion by 2009 in Europe), LAMDA Hellix is implementing, since the third quarter of 2007, a €5 million investment program. This program, due for completion within the second quarter of 2008, will render LAMDA Hellix the largest Disaster Recovery & Business Continuity Provider in the Balkans, with more than 400 Business Continuity Seats and the only provider of World-Class High Density & Blade-Ready Data Centre Space in the Southeast Europe, increasing the available Data Centre Space by approximately 70%.

For further information please visit the website of the company www.lamdahellix.com

LAMDA Waste Management

LAMDA Waste Management is a subsidiary of LAMDA Development S.A., active in the field of solid waste management.

The company’s involvement in this field is part of its active involvement in projects falling within the Public Private Partnerships (PPP) sector, a market that is expected to attract investors’ interest in the years to come.





Just 6 km away from the centre of Athens, Flisvos Marina is Greece's first world class marina, with the capability of serving the needs of a large number of mega yachts, while offering possibilities for commercial use; it also comprises adjusted venues, open to the public. Similar development models have been successfully operating for years abroad.

Flisvos Marina

LAMDA TechnOL Flisvos Marina has taken on the marina's management and upgrading for 40 years, aiming to transform it into a premier marina in the South-eastern Mediterranean. The investment program to upgrade Flisvos Marina's land and marine infrastructure and facilities amounted to approximately €45 million.

The outstanding port facilities in combination with mild development and, a unique architectural style, have contributed to the creation of a world-class marina that is expected to attract upscale tourism. Today the marina offers 250 docking spots, 50% of which accommodate mega yachts (boats and luxury yachts exceeding 30 meters in length). Docking occupancy reaches 100%, while income from docking and property rental amount to €8,9 million.

For the land infrastructure, an area of 56.000 sq.m. has been upgraded, including 3.000 sq. m. where yacht owners and visitors can enjoy in a landscaped area, a diverse array of shopping and leisure activities which include café, bars and renowned retail brands. This area is surrounded by 3.000 sq. m. of green, while during its upgrade more than 600 trees were planted.

Tenant occupancy in Flisvos Marina commercial spaces reaches 100%, with a particularly large number of visitors. Indicatively, during winter months more than 12.000 people visit the Flisvos Marina every Sunday.

With respect to Flisvos Marina legal issues, please refer to the Annual Bulletin 2007, which can also be found on the company's website at www.lamda-development.net.





Portfolio under Development

Greece
Bulgaria
Romania

Serbia
Montenegro





Golden Hall is the new shopping centre of international standards with unique aesthetics and architectural style that LAMDA Development is developing in the former International Broadcasting Centre (IBC) on Kifisias Avenue, in Maroussi.



Greece

Golden Hall

The investment cost in current prices is estimated to reach €75 million. Golden Hall is expected to begin operations in the last quarter of 2008 and attract the most demanding customers, by hosting in its 136 shops some of the most famous international and Greek brands from the world of fashion.

The centre is developed in 3 levels in approx. 40.000 sq.m of GLA (Gross Leasable Area). It will offer underground parking of approx. 1.400 parking spaces in two levels and also office space in approx 4.500 sq.m.

The centre will include shops for female, male and children's fashion and footwear, accessories, jewelry, selected restaurants and coffee shops, bookshop, home and decoration equipment shops, athletic gear equipment, cosmetics, hairdresser's, etc.

By April 2008, 97% of its retail spaces had already been leased. The project will create approximately 2.000 new jobs and will benefit the local community through local taxes.

LAMDA Development has signed a long term concession agreement with Olympic Properties (40 years), which can be renewed for another 6 years under written agreement.

In the remaining spaces of the building, the Ministry of Culture will create the Greek Olympic Games Museum and the International Museum of Athletics, thus creating an integrated cultural, commercial and leisure complex.

With respect to Golden Hall legal issues, please refer to the Annual Bulletin 2007, which can also be found on the company's website www.lamda-development.net.

Second Home Development, Island of Aegina

GEAKAT S.A. (a 100% LAMDA Development subsidiary) holds a 116.000 sq.m plot of land in the Perdika district of Aegina island. In this plot, the company will develop a high quality second home complex of 23.000 sq.m. The total cost for this development is estimated to reach €50 million.

Exhibition and Convention Centre

LAMDA Development participates with 11,7% in the Athens Metropolitan Expo share capital, which has undertaken through concession agreement, the development and operation of the new Exhibition and Convention Centre that will be constructed in the premises of the Athens International Airport. The Centre will cover a total area of 50.000 sq. m and is expected to begin operating in the last quarter of 2008. The total investment cost will reach approximately €32 million.

Kato Kifisia Site

LAMDA Akinita, a 50% LAMDA Development subsidiary, owns a 8.500 sq. m. plot of land in the area of BIOPA, Kato Kifissia. The company is evaluating each development through construction of an office building, offering more than 10.000 sq. m. of surface area with underground areas of approximately 6.500 sq. m.

Kifissia Site

LAMDA Prime Properties owns a 4.000 sq. m. plot of land in Kifissia, with exclusive residential use. The company is examining the best possible ways to develop this land.

Spata Site

LAMDA Development, through its 100% subsidiary company LAMDA Estate Development, owns a 88.000 sq. m. plot of land within Spata Business Park, on Pikermi Avenue.

Following the completed urban planning, the site has been divided into two plots, where developments covering more than 50.000 sq. m. are allowed to be built. The permitted land uses allow for hotel, retail, office, food, leisure and athletic facilities. The company is evaluating alternative options for the development of the land within the above framework.

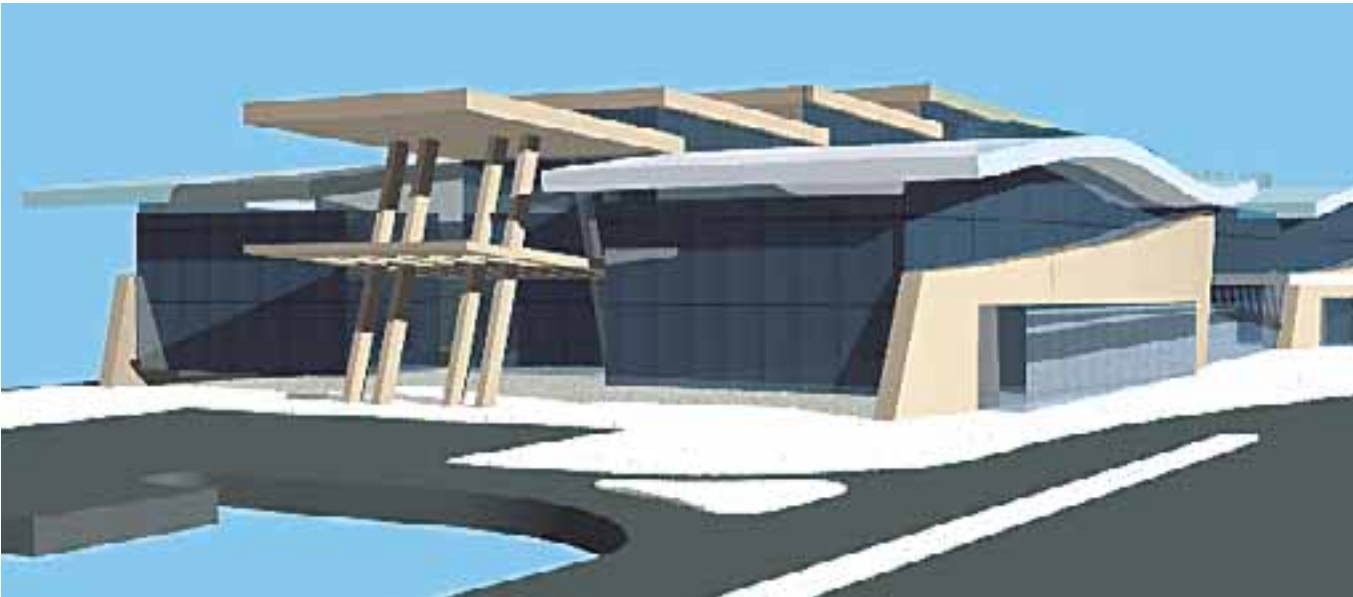


Bulgaria

Commercial Development – Office building

The company GLS OOD (50% participation by LAMDA Development, GEK) owns a 13.500 sq. m. plot of land in Sofia, and more specifically, on the city’s ring-road, where it will develop 24.000 sq. m. of commercial and office space,

according to the relevant construction permit that has been issued. The investment cost amounts to approximately €28 million. The investment will be completed in 2009, as the city’s ring-road is now being widened.



Residential Development

LAMDA Development Sofia EOOD owns a 15.000 sq. m. plot of land in Sofia, in the Dragalevski district, where many upscale residential developments have been recently developed. On this site, the company will build upscale

residencies covering 11.000 sq. m. The total investment cost will reach approximately €14 million. The project is currently in the architectural planning stage.



Office Building

TIHI Ltd company owns a 6.300 sq. m. plot of land in Sofia, with access to the city’s two main highway routes and 1,5 km from the city centre. On this site, an office building will be constructed with commercial areas on the ground

floor, covering an area of approximately 30.000 sq .m., according to the relevant permit that has been issued. The total investment cost is expected to amount to €47 million and construction is expected to begin in 2008.



Romania

Office Building

LAMDA Med (40% participation by LAMDA Development) is developing a luxury office building, covering a total of 6.700 sq. m. on eight levels. The 1.050 sq. m. site is situated in a high profile location, on the main highway that links the centre of Bucharest with the airport. The building will offer all modern technical specifications as well as parking space on two underground levels totaling 2.000 sq. m. The investment amounts to reach approximately €6,8 million. The building is now in the final construction stage and is 100% leased.



Logistics Building

The site which is developed by Robies Services Ltd (a 90% subsidiary of LAMDA Development) is located at the 23rd kilometer of the Bucharest-Pitesti main road. This area is developing rapidly and is emerging as a hub for the largest logistics developments exceeding, in the current stage, 400.000 sq. m. of leasable space. On this site, approximately 50.000 sq. m. of logistics space will be constructed, in accordance with the site's existing building terms. The total cost of the project is expected to amount to approximately €25 million, whilst completion is scheduled in 2009.



Residential Development, (Regimentului)

LAMDA Development Romania Srl (a 100% LAMDA Development subsidiary), owns a plot of land of 11.500 sq. m in Bucharest and more precisely in the northern part of the city. On this plot, the company will develop a residential complex of over 30.000 sq.m., which stand for approximately 250 residences. The total cost of the investment is estimated to reach €40 million.

Residential Development, (Grivita Lake)

LAMDA Development Romania Srl (a 100% LAMDA Development subsidiary) owns a 10.000 sq.m plot of land in Bucharest and more precisely in New Bucharest, which is situated in the northern part of the city. This area, which is 10 klm away from the city centre, is mainly comprised of quality residential developments. On this plot, the company will develop residences of 15.000 sq.m., while the investment's total cost is estimated to reach €18 million.

Serbia

Luxury Hotel Complex and Residencies

Property Development DOO (a 100% LAMDA Development subsidiary), was the highest bidder in the open public bid for the sale of the property owned by the company BEKO. The property of 43.000 sq. m. is located in the centre of Belgrade. The total surface of the development is expected to exceed 106.000 sq. m. and the total size of the investment is expected to reach €190 million.



Residential Development

LAMDA Development DOO Beograd owns a 3.000 sq. m. plot of land in the Vracar area of Belgrade, an upgraded residential development area. On that site, the company will build an 11.000 sq. m. residential complex at an investment cost of €15 million. The project is expected to be completed by the end of 2009.



Montenegro

World class second Home Resort

LAMDA Development Montenegro D.O.O owns a 10.500 sq. m. plot of land in the city of Budva in Montenegro for the development of a luxurious second home resort. The plot has a view over the Sveti Stefan Island, which is expected to become a high-profile holiday resort. In the same area, a number of similar developments have been announced from English and Russian investors as well as from AMAN resort, for the development of hotel complexes, marinas and second home developments. The cost of this project will reach approximately €15 million.



A modern office interior featuring a large glass table and two chairs. The table is highly reflective, showing the chairs and the surrounding environment. The chairs have a dark, textured fabric. The background shows a large window with a view of a building exterior.

Corporate Governance

The principles upon which the company's corporate governance is based are considered necessary by the Management of LAMDA Development, both for the control of the Management's decisions and actions, as well as for the protection of the company's shareholders and the general public. LAMDA Development has applied corporate governance principles and processes since its inception, long before these were introduced to Greece, with law 3016, based on internationally recognized criteria and regulatory frameworks, such as those applied by listed companies on international stock exchanges.

Board of Directors

The Board of Directors is responsible for the company’s management and strategic direction. The majority of the Board is composed of independent and non-executive members. Specifically, of the Board’s ten members, eight are non-executive, four of which are fully independent.

Internal Audit Committee

The Internal Audit Committee was formed upon the company’s establishment and prior to the undertaking of any investment. The Committee is composed of three members, Dr. Peter Kalantzis (chairman), Mr. Emmanuel Leonard Bussetil (member), and Mr. George Gerardos (member). Mr. Achilles Constantakopoulos is appointed a substitute member of the Committee.

Succession Planning & Corporate Governance Committee

The purpose of the Succession Planning & Corporate Governance Committee is twofold:

- a) to track, present and propose as candidates, persons with the right qualifications for the empowerment and reinforcement of administration centres of the company, as well as to fill the vacant positions, always targeting towards the continuity of the efficient management of the company;
- b) to ensure the continuation of the principles required for the transparent, moral and efficient management, based on the existing institutional framework, and adopt internationally accepted practices and models, aiming to maximise the company’s financial value, while protecting the interests of all shareholders and creditors.

The Succession Planning & Corporate Governance Committee is composed of: Mr. Evangelos Chronis (chairman), Mr. Spiridon Theodoropoulos (member), Mr. Dimitrios Papalexopoulos (member). Mr. Fotios Antonatos is appointed a substitute member of the Committee.

Compensation Committee

In 2004, the formation of the Compensation Committee was decided. It is composed of three members, Mr. Fotios Antonatos (chairman) Mr. Apostolos Tamvakakis (member) and Mr. Achilles Constantakopoulos (member).

The Committee is responsible for overseeing the general principles governing the management of the company’s Human Resources. Mr Spiridon Theodoropoulos is appointed a substitute member of the Committee.

Internal Audit Department

Internal Audit at LAMDA Development is an independent and objective assurance and consulting activity, which adds value and improves the company’s systems and operations. It helps the organization accomplish its objectives by applying a systematic and disciplined approach to evaluate and improve the effectiveness of risk management, audit mechanisms and the corporate governance process.

In accordance with the principle of independence, the Internal Audit Service reports to the Internal Audit Committee. Responsibility for the internal audit function has been assumed by the Internal Audit Department (Mrs. Mary Papakonstantinou) and is supported selectively by external specialist consultants, as deemed necessary.

Investor Relations and Corporate Communications Department

The department provides shareholders with accurate information, as well as other shareholder services as these are stipulated by Law and the company’s Articles of Association. Mr. Alexandros Kokkidis is head of the department, which ensures that all institutional and non institutional investors, securities companies, brokers and the media receive all necessary information in a responsible, efficient and timely manner.

Furthermore, the department is responsible for the communication with relevant authorities (Athens Exchange and Capital Market Commission Committee).

The department is structured to provide the following services:

- Shareholder services
- Relations with institutional investors and professional investment advisors
- Corporate communications
- Media relations and communication with authorities, regulatory bodies and other key audiences.

The LAMDA Development Board of Directors

Apostolos Tamvakakis
Chairman and Chief Executive Officer

Mr. Tamvakakis holds a Bachelor of Arts in Economics from Athens University and a Master of Arts in Economics from the University of Saskatchewan (Canada), where he majored in Econometrics. He has worked with Mobil Oil Hellas S.A., Investment Bank, ABN AMRO Bank as Deputy General Manager for Greece and with the National Mortgage Bank and National Bank of Greece as Vice Chairman. He is member of the Board of Directors of Vivartia S.A., the Foundation for Economic and Industrial Research, TITAN CEMENT CO and the Greek American Chamber of Commerce.

Evangelos Chronis
Vice-Chairman

Mr. Chronis studied shipping in London and worked closely with John S. Latsis for 25 years. Today, he serves as General Manager of the Latsis Group in Greece and as Chairman and Member of the BoD for a number of the Latsis Group companies, as well as for non-for-profit and charitable organizations.

George Papageorgiou
Member

George Papageorgiou graduated as a civil engineer from the National Technical University. He has held senior management positions at AEGEK S.A. (Anonymous Company of General Constructions and Maritime, Tourist, Agricultural and Forestall Enterprises) and the construction company AVAX S.A., where he also served as a Member of the Board of Directors for 15 years. Furthermore, he has held the position of Managing Director for the hotel complex “Astir Palace Vouliagmeni S.A”, Managing Director of the construction company PROET S.A. (an associate company of J&P AVAX S.A.), as well as Vice President of the Board of Directors of J & P Development S.A. Since October 2004, he is General Manager of LAMDA Development S.A.

Fotios Antonatos
Member

Mr. Antonatos is based in Geneva and maintains a position on the General Council of the Latsis Group. He is a Member of the Board of Directors of various subsidiaries of the EFG banking group in Switzerland and, in addition, has been a member of the management team of many Latsis Group companies for more than 21 years.

Emmanuel Leonard Bussetil
Member

Emmanuel Leonard Bussetil is the Financial Director of the Latsis Group and a Member of the Board of Directors of various subsidiaries of the EFG banking group, as well as a Member of the Board of Directors of PrivatAir Holding S.A. He is also a Member of the Institute of Chartered Accountants of England and Wales (ICAEW). Prior to his appointment as Head of the Latsis Group’s Internal Audit Department, Mr. Bussetil worked for Pricewaterhouse. His collaboration with the Latsis Group began 22 years ago.

Peter Kalantzis
Member

Dr. Peter Kalantzis studied Economics at the Universities of Zurich and Basel and obtained a post-graduate and a doctorate degree in macro-economics. He was a Researcher and Assistant Professor in Economic Theory at the University of Basel. In 1972, he became a member of Lonza Ltd. (Basel). In 1991, he served as Vice-President of the Alusuisse-Lonza Group (Zurich). Since 2001, he has worked as an independent consultant and is a Member of the Board of Directors of several companies in Europe and in the US. He has served as Chairman of Petrola and as Chairman of the Board of Directors of the Swiss Chemical and Pharmaceutical Industry Association between the years 2001-2002.

Dimitris Papalexopoulos
Member

Dimitris Papalexopoulos holds an MSc in Electrical Engineering from the Swiss Federal Institute of Technology and an MBA from Harvard Business School. He has worked as a consultant for McKinsey & Company (1987-1989) in New York and Munich. He has been with TITAN since 1991, having worked in many financial posts, while in 1996 he was appointed Managing Director. He is member of the Board of the Hellenic Harvard Foundation, the Federation of Greek Industries, the Foundation for Economic and Industrial Research and the Athens Laboratory of Business Administration (ALBA).

Spyridon Theodoropoulos
Member

Spyridon Theodoropoulos is the C.E.O of VIVARTIA, the company that resulted from the merger of 5 companies of the food sector: DELTA HOLDING S.A., DELTA DAIRY S.A., CHIPITA INTERNATIONAL S.A., GOODY’S S.A. and GENERAL FOODS S.A. He has served as Sales Manager at Recor S.A. and General Manager at ALIGEL. In 1986 he was appointed Chief Executive Officer at INTERIA, while at the same year he acquired 50% of CHIPITA’s shares and assumed the position of Chief Executive Officer at the company. In 1989 he acquired the remaining CHIPITA shares.

Today he is member of the BoD of TITAN Cement CO. He has also been President of the Administration Committee of the Association of the Listed Companies on the ASE, Vice President of the BoD of the Federation of Hellenic Enterprises and Vice President of Helex. He is a graduate of the School of Economics and Commercial Studies (ASOEE) and speaks English and Italian fluently.

George Gerardos
Member

George Gerardos has graduated from the Athens College and from the Technical University of Athens, department of Civil Engineering. His entrepreneurial activities began in 1969, when he set up the first PLAISIO store on Stournari Street, Athens. Today, after 39 years of constant development and pioneering ideas, Mr. Gerardos is the President and Managing director of PLAISIO Computers S.A, one of Europe’s 500 fastest growing Businesses for the 8th consecutive year.

Achilles Constantakopoulos
Member

Achilles Constantakopoulos has graduated from Ecole Hoteliere de Lausanne. Since 1995 he is the managing Director of COSTATERRA S.A. (Investment and Real Estate Development) and TEMES S.A. (Navarino Resorts - Messinia). He is a member of the BoD of CIEL SHIP MANAGEMENT S.A. (Container vessel Operator) and GEOHELLAS S.A. (Industrial Minerals Mining and Processing). He is also a member of the BoD of AEGEAN AIRLINES S.A., AMATHUS HELLAS S.A., AUTOHELLAS S.A. (HERTZ franchise), CYBARCO plc, CYBARCO ATE, CYBARCO S.A. and EMPORIKI BANK S.A.

Our people

LAMDA Development acknowledges that its business success is based on the strength of its people. It aims at the creation of a working environment conducive to high development, by following strategies of attracting, developing and retaining human capital, while at the same time offering equal opportunities for everyone.

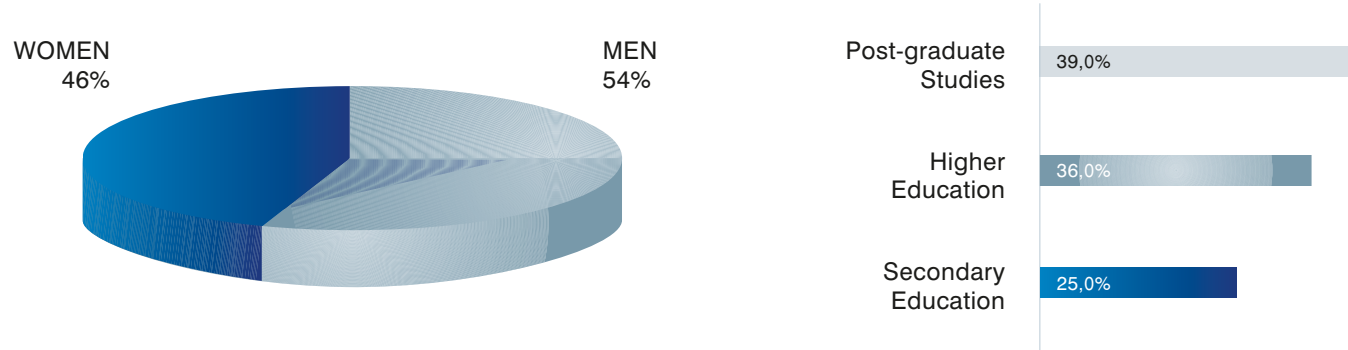
The company conducts training programs, in which all employees can participate, with the purpose of covering their specific training needs, facilitating their professional development and ensuring their effective response to the company’s goals.

LAMDA Development is interested in educating its employees, improving corporate internal communication and enhancing corporate culture. For this purpose, the company issues a newsletter every three months, including news on the company’s business activities as well as articles on various topics.

Within the framework of the benefits provided and the social policy implemented by the company, LAMDA Development offers its employees a series of financial and social benefits, such as:

- Special stock option program for its senior executives
- Performance-based bonus plan
- Health insurance plan
- Special retirement plan
- Granting of interest-free loans to the personnel to help them cover serious urgent needs
- A Blood Bank for the company’s employees and their relatives. The blood bank’s reserves are enhanced through three voluntary blood donations every year. Employees participating in the voluntary blood donations are rewarded by the company with additional vacation leaves.
- Events and celebrations for employees’ children
- Rewarding excellent pupils/ students.

Qualitative Personnel Mix



Actions of Environmental and Social awareness

When the catastrophic fires devastated Greece in the summer of 2007, LAMDA Development was one of the first companies to contribute to the effort for the relief of the fire victims and the redevelopment of the environment of tormented Prefectures, by offering €1.000.000 to the Special Fund for Meeting Emergency Needs. Furthermore, the company’s personnel stood by the victims by collecting and shipping indispensable goods, in cooperation with the respective authorities of each area.

All above actions took place within the context of the contribution effort made by LAMDA Development and its entire staff, aiming to improve the living conditions of our fellow citizens and gradually restore the forest that was lost in flames.

With each project, LAMDA Development strives to develop the surrounding environment by always employing natural methods, while providing for the upgrading of the environment through its investments.

Since its establishment, LAMDA Development has always supported the efforts made by NGOs, which aim to improve the quality of living of our fellow citizens and help those in need. Indicatively, the company supports the work of organizations, such as SOS Children’s Villages Greece, The Child’s Smile (to Chamogelo tou Paidiou), Medecins Sans Frontieres, and others.



Financial Statements

LAMDA Development S.A.

LAMDA Prime Properties S.A.

LAMDA Olympia Village S.A.

PYLEA S.A.





Registered office: Laodikeias 16 & Nimfaïou, 11528, Athens

Summary financial data and information for the year ended 31 December 2007

The financial statements 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 (www.Lamda-development.net) where the annual financial statements prepared in accordance with International Accounting Standards are available together with the certified auditors opinion.

COMPANY'S DATA Registered office: Register No: Main activity: Regulatory authorities: Date of approval of the annual financial statements (from which summary data were compiled): Certified auditor accountant: Audit firm: Auditors opinion: Company's website:	Laodikeias 16 & Nimfaou, 11528, Athens 3039/06/8/86/28 Holding and Real Estate Development Ministry of Development, Department of Anonymes Companies 21 March 2008 Michalatos Constantinos (SOEL Reg.No.17701) PricewaterhouseCoopers S.A. Unmodified www.lamda-development.net			
	BALANCE SHEET (Amounts in €)			
	ASSETS	GROUP	COMPANY	
		31/12/2007	31/12/2006	31/12/2007
	Non-current assets			
	Investment property	505,473,951	439,017,856	1,840,441
	Property, plant and equipment	163,572,235	48,334,727	427,867
	Intangible assets	4,728,371	4,868,297	-
	Investments in subsidiaries	-	-	173,727,441
	Investments in associates	1,561,148	957,386	388,328
	Available-for-sale financial assets	56,711,655	42,427,796	56,711,655
	Derivative financial instruments	1,147,290	31,150	-
	Deferred income tax assets	551,118	20,574	-
	Trade and other receivables	23,840,421	75,377,186	61,115,108
		757,586,188	611,034,973	294,210,840
	Current assets			
	Inventories	48,132,708	58,394,743	-
	Trade and other receivables	86,460,911	30,452,747	65,292,177
	Current income tax assets	5,972,960	2,506,107	5,965,503
	Cash and cash equivalents	46,199,924	79,911,287	3,337,105
		186,766,502	171,264,884	74,594,785
	Total assets	944,352,690	782,299,856	368,805,625
	EQUITY			
	Capital and reserves attributable to equity holders of the company			
	Share capital	235,281,883	235,722,818	235,281,883
	Other reserves	6,250,706	23,357,593	2,929,004
	Retained earnings	155,639,135	106,346,237	12,464,733
	Total shareholders' equity	397,171,724	365,626,648	250,675,620
	Minority interest	54,842,223	42,606,437	-
	Total equity	452,013,947	408,233,085	250,675,620
	LIABILITIES			
	Non-current liabilities			
	Borrowings	349,026,928	252,924,016	103,000,000
	Deferred income tax liabilities	64,755,661	44,671,236	2,331,583
	Derivative financial liabilities	-	124,538	-
	Derivative financial instruments	368,545	303,200	326,589
	Retirement benefit obligations	1,745,642	9,393,342	36,148
	Other non-current liabilities	415,896,775	307,416,333	105,694,320
	Current liabilities			
	Trade and other payables	45,899,509	43,463,855	12,435,686
	Current income tax liabilities	3,491,698	295,284	-
	Borrowings	27,050,759	22,891,300	-
		76,441,967	66,650,439	12,435,686
	Total liabilities	492,338,743	374,066,771	118,130,005
	Total equity and liabilities	944,352,690	782,299,856	368,805,625

Board of Directors
Chairman of the Board and Managing Director:
 Apostolos S. Tamvakis
Vice president:
 Evaggelos I. Chronis
Members:
 Georgios K. Papageorgiou
 Emmanuel Leonard Bussetil
 Petros P. Kalantzis
 Dimitrios Th. Papalexopoulos
 Fotios S. Antonatos
 Spiridon I. Theodoropoulos
 Georgios K. Gerardos
 Achilleas V. Konstantakopoulos

INCOME STATEMENT (Amounts in €)			
	GROUP		COMPANY
	1/01-31/12/2007	1/01-31/12/2006	1/01-31/12/2007
Continuing operations			
Sales	86.892.111	97.424.235	1.832.515
Gross profit	45.120.822	50.159.733	1.777.987
Fair value gains of investment property	65.596.161	82.183.042	20.000
Earnings / (losses) before interest, taxes, depreciation & amortization	109.441.960	141.947.804	(3.174.731)
Depreciation	(2.024.104)	(2.289.392)	(648.272)
Earnings / (losses) before interest and taxes	107.417.856	139.658.412	91.627.831
Finance costs - net	(14.507.265)	(17.919.911)	(3.687.463)
Share of (loss) / profit of associates	1.003.447	642.251	-
Profit / (loss) before income tax	93.914.038	122.380.753	(2.704.046)
Minus: Taxes	(23.851.146)	(29.729.287)	75.294
Profit / (loss) for the period from continuing operations	70.062.290	92.651.466	(2.628.752)
Discontinued operations			
Profit for the period from discontinued operations	-	2.650.869	-
Profit / (loss) after tax for the period (continuing and discontinued operations)	70.062.290	95.302.335	(2.628.752)
Attributable to:			
Equity holders of the Company	59.619.925	94.534.422	79.829.821
Minority interest	10.442.365	767.913	-
Earnings / (losses) per share from continuing operations (expressed in € per share)	1,35	2,10	1,79
Basic	1,35	2,10	1,79
Diluted	-	-	-
Earnings per share from discontinued operations (expressed in € per share)	-	-	-
Basic	-	-	-
Diluted	-	-	-
CASH FLOW STATEMENT (Amounts in €) - indirect method			
	GROUP		COMPANY
	1/01-31/12/2007	1/01-31/12/2006	1/01-31/12/2007
Cash flows from operating activities			
Profit before taxes	93.914.038	122.380.753	87.940.368
Adjustments for:			
Fair value gains of investment property	(65.596.162)	(82.183.042)	(45.000)
Share option scheme	328.025	-	328.025
Depreciation	2.024.104	2.289.392	620.377
Impairment of longterm receivables	-	3.072.146	14.791.151
Provisions	1.479.111	(73.815)	14.854
Results (income, expenses, gains and losses) of investment operations	(21.679.472)	(40.246.611)	(20.978.309)
Finance costs - net	14.507.265	17.919.909	3.687.463

STATEMENT OF CHANGES IN EQUITY (Amounts in €)			GROUP	COMPANY
	31/12/2007	31/12/2006	31/12/2007	31/12/2006
Shareholders' equity at the beginning of the period (01/01/2007 and 01/01/2006 respectively)	408,233,085	306,846,439	282,990,321	187,645,129
Net profit / (losses) after taxes	70,062,290	95,302,335	-	79,829,821
	478,295,374	402,148,774	280,361,570	267,474,950
Reserves from revaluation of available-for-sale financial assets	(19,369,211)	7,972,364	(19,369,211)	15,570,647
Cash flow hedges	776,595	(70,044)	-	-
Currency translation differences	(1,741,594)	37,900	-	-
Shares issued in subsidiaries	2,087,500	3,848,000	-	-
Changes in subsidiaries shareholdings	(468,945)	-	-	-
Acquisition of subsidiaries	145	-	-	-
Dividends relating to 2006 approved by the shareholders	(101,718,822)	-	(101,718,822)	-
Treasury shares purchased	(440,934)	(182,393)	(440,934)	(182,393)
Transfers to reserves	3,047,240	2,893	246,019	-
Net income / (expense) recognised directly in equity	-	(12,762)	-	271,18
Disposal of subsidiaries	-	(2,841,549)	-	-
Changes in subsidiaries consolidation method	-	(2,671,083)	-	-
Shareholders' equity at year end (31/12/2007 and 31/12/2006 respectively)	452,071,347	408,233,085	250,675,620	282,990,321

Additional records and accounts:

1. GROUP'S COMPOSITION		% Participation of the parent company	% Participation of the parent company
Company	Parent company		
Full consolidation			
LAMDA Development SA	100.00%	Montenegro	100.00%
LAMDA Estate Development SA	100.00%	The Netherlands	100.00%
KRONOS PARKING SA	90.00%	Cyprus	90.00%
LAMDA Prime Properties SA	90.00%	Romania	Indirect
PIVIA SA	95.00%	Romania	Indirect
LAMDA Techno Fissos Holding SA	49.24%	Greece	
LAMDA Techno Fissos Marina SA	50.00%	Greece	
LAMDA Ergo Anapayxis SA	50.00%	Greece	Indirect
LAMDA Dom SA	50.00%	Romania	Indirect
LAMDA Property Management SA	50.00%	Romania	Indirect
LAMDA Hellis SA	50.00%	Serbia	Indirect
LAMDA A-radaxi SA	50.00%	Serbia	Indirect
LAMDA Proptig Anapayxis SA	50.00%	Bulgaria	
LAMDA Waste Management SA	50.00%	Bulgaria	
GENAT SA	25.00%	Greece	
LAMDA Development DOO Beograd	34.00%	Greece	
Property Development DOO	11.67%	Greece	
LAMDA Development Romania SRL	40.00%	Romania	Indirect
LAMDA Development Sofia EOOD	20.00%	Romania	
LAMDA Development South EOOD	20.00%	Serbia	
LAMDA Development Wrosha EOOD	20.00%	Bulgaria	
THI EOOD	20.00%	Bulgaria	
Company	Parent company		
LAMDA Development DOO	100.00%	Greece	
LAMDA Development (Netherlands) BV	100.00%	Greece	
Robes Services Ltd	100.00%	Romania	
Robes Proprietat Imobiliare SRL	100.00%	Romania	
LAMDA Properties Development SRL	61.00%	Romania	
Proportionate consolidation			
LAMDA Olympia Village SA	39.39%	Greece	
LAMDA Akratis SA	100.00%	Greece	
LAMDA Redding Contracting Consortium	100.00%	Greece	
SC LAMDA Olympic SRL	100.00%	Romania	
Singulurum-Buildings DOO	80.00%	Greece	
Rang Heliketrine DOO	100.00%	Greece	
GLS DOO	100.00%	Greece	
Equity consolidation			
MC Property Management SA	100.00%	Greece	
ECE LAMDA HELIUS SA	100.00%	Serbia	
ATHENS METROPOLITAN EXPO SA	100.00%	Serbia	
SC LAMDA MED SRL	100.00%	Bulgaria	
ECE PROPERTY SERVICES SA	100.00%	Bulgaria	
ECE PROPERTY SERVICES DOO BEGRAD	100.00%	Bulgaria	
ECE PROPERTY SERVICES SOFIA AD	100.00%	Bulgaria	

2. The Company has been tax audited until the year 2005. The tax audits has been completed for LANDIA Estate Development for the years 2004 to 2006, and additional taxes occurred in the amount of € 1.3m. LANDIA's financial statements for the years 2004 to 2006 are not audited.
3. 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 Company and the Group for the year ended 31 December 2006.
4. Certain comparatives in the income statement and cash flow statement have been reclassified in order to better present the Company's performance. For further analysis, see note 35 of the Company's annual financial statements.
5. During 2006, the Company proceeded in the sale of its subsidiaries LANDIAS Hignards and Marine Services S.A. and ARGONETIS M.T.S.A. and as a result, business segment that refers to shipyards services is regarded as discontinued operation. The profit after tax from discontinued operations at 30/09/2006 amounted to profit € 1.05m for the Company results and €2.45m for the Group results.
6. The company Consolidated LANDIA Holdings S.A registered in Luxembourg participates in Company's share capital by 55.68% and therefore group's financial statements are included in Consolidated Landia Holdings S.A's consolidated financial statements.
7. Real estate lease and pre-notices, allocation, or abatements on any court decisions that are likely to have a significant impact on the Company's financial statements.
8. There are neither cases under dispute, litigation, or abatements on any court decisions that are likely to have a significant impact on the Company's financial statements.
9. The number of employees at the end of the period was 143 for the Group in total of which 84 for the Company (31/12/2006: Group 131; Company 80) from which seasonal were Group 8, Company 0).
10. On 01/07/2007, the Company acquired an extra 6% of the share capital of Landia Technofliss Marina with transaction cost € 437k. As a result, the Company's participation reached 51%.

Proceeds from forfeiture of guarantee letters	6,916,943	-	-	102,895
Retirement benefit obligation expense	65,345	272,492	50,596	503,100
Other non-cash flow items	(547,588)	(19,315,680)	(9,477)	-
Changes in working capital:				
Decrease in inventories	10,966,028	2,160,304	-	-
Decrease / (increase) in receivables	837,937	(32,477,377)	(45,928)	(48,525,976)
(Decrease) / increase in payables	(103,46,262)	(63,360,111)	1,594	(24,303,167)
Minus:				
Interest paid	(14,133,234)	(16,918,983)	(957,854)	(5,267,425)
Income tax paid	(5,419,179)	(6,485,038)	(4,553,814)	(7,321,497)
Cash flows from operating activities - net	13,316,900	(112,965,661)	(14,553,892)	(94,320,704)
Cash flows from investing activities				
Purchases of property, plant, equipment and investment property	(122,627,968)	(23,568,979)	(184,658)	(125,489)
Dividends received	2,838,562	22,553	1,978,309	1,620,333
Loans granted to related parties	(439,634)	(5,076,000)	(77,581,987)	(10,000,000)
Interest received	1,323,399	98,599	1,149,208	680,636
Proceeds from repayments of borrowings granted to related parties	5,467,111	-	10,670,265	-
Purchase of available-for-sale financial assets	(33,653,070)	(33,653,070)	(33,653,070)	(33,653,070)
Sale of participation	11,987,953	161,895,107	11,655,117	161,895,107
Increase in participations	(536,267)	(8,665,904)	(46,023,063)	(12,333,399)
Increase in assets due to acquisition of subsidiaries	(293,409)	-	-	-
Cash flows from investing activities - net	(135,953,322)	126,325,649	(131,989,878)	141,737,194
Cash flows from financing activities				
Purchase of treasury shares	(440,934)	(182,393)	(440,934)	(182,393)
Incremental costs due to share capital increase	-	-	-	(1,278)
Costs on issuance of bond loans	(1,021,464)	5,215,807	6,152,031	52,164,298
Proceeds from Issuance of shares of subsidiaries	290,000	(100,000)	(254)	(254)
Proceeds from decrease in ordinary shares of subsidiaries	-	(10,178,071)	(10,178,071)	-
Dividends paid to Company's shareholders	(50,000)	(288,993)	-	-
Dividends paid to minority interests	(178,071)	282,889,307	103,000,000	136,082,073
Borrowings received and refinancing	122,001,758	(637,265)	-	-
Capital repayments of finance leases	(685,913)	(257,463,726)	(156,451)	(188,266,316)
Repayments of borrowings	(20,990,318)	-	-	-
Cash flows from financing activities - net	88,925,057	29,721,477	98,376,574	(203,869)
Net (decrease) / increase in cash and cash equivalents	(33,711,364)	43,081,465	(48,167,196)	47,212,621
Cash and cash equivalents at the beginning of period	79,911,287	36,829,823	51,504,302	4,291,681
Cash and cash equivalents at the end of period	46,199,924	79,911,287	3,337,105	51,504,302

- | | | | | | |
|-----|---|------------|-------------|--|--|
| 11. | During 2007, the following investing activities took place: a) The Company established the companies Landa Development Montenegro DOO registered in Montenegro, LANDA Waste Management SA registered in Greece, LANDA Development Wulstla EOOD and LANDA Development South EOOD registered in Bulgaria and Property Development DOO registered in Serbia. b) The Company proceeded in the acquisition of 99.99% of the share capital of Cypriot company Robes Services Ltd, which owns 100% of Romanian company Robes Proprietate Imobiliare SRL. c) the subsidiary company LANDA Development (Netherlands) BV registered in the Netherlands and E 103m for the acquisition of 100% of TRH EOOD, registered in Bulgaria, share capital, established the company Singidunum Buildings DOO registered in Serbia in which it owns a 50% of the share capital and the company LANDA Properties Development SRL registered in Romania in which it owns a 95% of Singidunum Buildings DOO company acquired the 100% of the Ring Nekevine DOO company's share capital at the price of € 13.30, e) the Company has acquired CEAGAT SA which holds a 116,000 sqm plot of land in Petritsa district of Aginali, solid. The transaction cost is approximately € 135 m 12.0n. 12/07/2007 LANDA Development SA announced the signing, through its 100% subsidiary company in Romania "LANDA Development Romania SRL", of a pre-sale agreement for a plot of land of 10,000 sqm in Bucharest. | | | | |
| 13. | On 13/08/2007, the Company announces that its 100% subsidiary company in Serbia, Property Development DOO, was the highest bidder in the open public contest for the sale of the property that was purchased by the company BBDO which was under the status of bankrupt. The contest took place as an open auction and the bid reached €53.8m. | | | | |
| 14. | The Company participated by 11.7% in the share capital of ATHENS METROPOLITAN EPO SA which through a concession agreement is developing and will operate the new Exhibition and Convention Center that will be constructed in the premises of the Athens International Airport. | | | | |
| 15. | Intercompany transactions for the year ended 2007, according to IAS 24 are as follows: | | | | |
| | Amounts in € | GROUP | COMPANY | | |
| a) | Sales of goods and services | 2,894,250 | 17,552,202 | | |
| b) | Sales of fixed assets and inventories | 20,281,956 | 38,500,607 | | |
| c) | Purchases of goods and services | 6,309,869 | 451,590 | | |
| c) | Purchases of fixed assets | - | 37,378 | | |
| d) | Dividend income | 1,861,874 | 1978,309 | | |
| e) | Receivables | 2,623,052 | 75,467,810 | | |
| f) | Payables | 36,511,711 | 333,555,374 | | |
| g) | Transactions from BoD members and management | 1,173,937 | 11,442,214 | | |
| h) | Receivables from BoD members and management | 2,919 | - | | |
| i) | Payables to BoD members and management | - | - | | |
| ii) | Cash at bank - related parties | 17,176,343 | 3,320,130 | | |

Athens, 21 March 2008

THE CHAIRMAN OF THE BOARD OF DIRECTORS & CHIEF EXECUTIVE OFFICER APOSTOLOS S. TAMVAKAKIS I.D. No Π 704691	THE GENERAL MANAGER & MEMBER OF THE BOARD OF DIRECTORS GEORGIOS K. PAPAGEORGIOU I.D. No Π 655346	THE DIRECTOR OF FINANCE & ADMINISTRATION ODYSSSEAS E. ATHANASIOU I.D. No AB 510661	THE FINANCIAL DIRECTOR VASSILIOS A. BALOUMIS I.D. No T 061891
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LAMDA OLYMPIA VILLAGE S.A.

Figures and information for the year ended December 31, 2007
(Published according to article 135 of the Companies Act 2190 for companies preparing annual financial statements, consolidated or not, in accordance with IFRS)

The figures and information illustrated below aim to provide a summary view of the financial position and results of LAMDA OLYMPIA VILLAGE SA. Before making any investment decision or any other transaction concerning the company, we advise the reader to visit the company's website (www.lamda-development.net) which presents the detailed financial statements according to International Financial Reporting Standards, along with the auditor's report.

COMPANY'S DATA:		Board of Directors	
Headquarters:	Laodikeas 16 & Nirmfiou, 11528 Athens	Chairman of the Board:	
Number in the Register of Societies Anonymes:	48192/01/8/01/516/02	Vice president & Chief Executive Officer:	
Main activity: Real Estate Development	Ministry of Developments, Department of Anonymes Companies	Members:	
Audit Authority:	April 11, 2008	Paul Emmanuel Mackey	
Date of Financial statement's Approval:	Michalatos Constantinos (SOEL Reg.No. 17701)	Odysseas E. Athanasiou	
Certified Auditor/Public Accountant :	PRICEWATERHOUSECOOPERS	Neville James Paterson	
Auditor Company:	Unmodified opinion	Timothy Geoffrey Thorp	
Type of Audit Report:	www.lamda-development.net	Konstantina G. Karatopouzi	
Internet site:		Georgios K. Papageorgiou	
		Spiridon G. Stathoulis	
BALANCE SHEET (Amounts in €)		INCOME STATEMENT (Amounts in €)	
ASSETS		Company	
Investment property	31 Dec 2007	1/01 - 31/12/2006	
Other non-current assets	542.680.000	452.300.000	
Inventories	19.496.533	25.106.710	
Trade and other receivables	15.500.247	65.353.069	
Other current assets	13.268.916	14.672.539	
Cash and cash equivalents	-	105.278	
Total Assets	20.443.251	15.329.420	
611.388.947		572.867.016	
LIABILITIES AND SHAREHOLDERS EQUITY			
Long-term borrowings	277.025.123	280.000.000	
Non-Current liabilities	78.549.446	55.764.359	
Short-term borrowings	-	50.250.500	
Other current liabilities	15.370.316	16.066.212	
Total liabilities (a)	370.944.884	402.081.072	
Share Capital	5.216.843	15.606.432	
Other reserves	39.111	(150.579)	
Retained earnings	235.188.109	155.330.091	
Total Equity (b)	240.444.063	170.785.944	
Total Liabilities & shareholders equity (c) = (a) + (b)	611.388.947	572.867.016	

Revenue	91.319.743	66.420.377
Gross Revenue	29.998.976	25.434.261
Fair value gains from investment property	89.875.911	113.628.680
Earnings before interest, taxes, depreciation & amortization	119.874.887	139.062.941
Earnings before interest and taxes	119.588.683	138.810.975
Profit before taxes	105.354.629	128.405.956
Minus: Taxes	(25.496.611)	(27.500.230)
Profit for the period	79.858.018	100.905.726

STATEMENT OF CHANGES IN EQUITY (Amounts in €)			Additional figures and information:	
			1. The company has been audited by the tax authorities year-end 2002.	
			2. The company has no employees at 31/12/2007 (2006: 2).	
Shareholder's Equity at the beginning of the period (1/1/2007 and 1/1/2006)	31 Dec 2007	31 Dec 2006	3. The Company is jointly controlled by Lamda Development S.A. which is registered in Athens and HSBC Property Investments LTD registered in Luxembourg and each own 49,24% of Company's shares. Consequently, Company's financial statements are included in their consolidated financial statements under proportionate method.	
Net profits for the period after taxes	170.785.944	175.663.339	4. Assets include receivables amounting to approximately €14,8m (2006: €20,5m) comprise VAT paid for construction costs of the shopping center.	
	79.858.018	100.905.726	5. Real estate liens and pre-notices amount to €170 m.	
	250.643.962	276.569.065	6. There are cases neither under dispute, litigation, or arbitrations nor are any court decisions that are likely to have a significant impact on the Company's financials.	
Share Capital decrease	(10.389.590)	(105.128.556)	7. On 06/02/2008, the Company repaid voluntarily € 8m. of the € 280m. long-term bond loan. This voluntary prepayment resulted in no prepayment fees or break costs for the Company.	
Cash flow hedges reserves	189.690	(189.690)	8. Company's transactions with related parties for the year 2007 and related parties balances as at 31 December 2007, under IAS 24 are: Sales of services €130,441, Purchase of services €4,640,362, Liabilities €1,506,881, Loans from related parties €282,433,539 and Cash at bank – related parties €20,302,702.	
Expenses related to issue of share capital	-	(476.755)		
Deferred tax impact	-	11.881		
Shareholder's Equity at period end (31/12/2007 and 31/12/2006)	240.444.063	170.785.944		

CASH FLOW STATEMENT (Amounts in €) - Indirect Method			Additional figures and information:	
			1. The company has been audited by the tax authorities year-end 2002.	
			2. The company has no employees at 31/12/2007 (2006: 2).	
Cash flows from operating activities	1/01 - 31/12/2007	1/01 - 31/12/2006	3. The Company is jointly controlled by Lamda Development S.A. which is registered in Athens and HSBC Property Investments LTD registered in Luxembourg and each own 49,24% of Company's shares. Consequently, Company's financial statements are included in their consolidated financial statements under proportionate method.	
Profits before taxes	105.354.629	128.405.956	4. Assets include receivables amounting to approximately €14,8m (2006: €20,5m) comprise VAT paid for construction costs of the shopping center.	
Adjustments for:			5. Real estate liens and pre-notices amount to €170 m.	
Depreciation	286.205	251.967	6. There are cases neither under dispute, litigation, or arbitrations nor are any court decisions that are likely to have a significant impact on the Company's financials.	
Receivables impairment	-	21.136.299	7. On 06/02/2008, the Company repaid voluntarily € 8m. of the € 280m. long-term bond loan. This voluntary prepayment resulted in no prepayment fees or break costs for the Company.	
Fair value gains of investment property	(89.875.911)	(113.628.680)	8. Company's transactions with related parties for the year 2007 and related parties balances as at 31 December 2007, under IAS 24 are: Sales of services €130,441, Purchase of services €4,640,362, Liabilities €1,506,881, Loans from related parties €282,433,539 and Cash at bank – related parties €20,302,702.	
Results from investing activities (Revenues, Expenses, Profits, Losses)	-	(38.607)		
Interest expenses/ (revenues) - net	14.234.054	10.440.478		
Other non cash revenues income /expense	(2.160.268)	-		
Changes in working capital:				
Decrease in inventories	51.908.285	6.510.646		
Decrease in receivables	7.741.373	2.494.051		
(Decrease) in payables	(7.044.535)	(55.962.565)		
Minus:				
Interest expenses paid	(12.854.848)	(9.206.280)		
Income tax paid	(68.814)	29.466		
Net cash flow from operating activities (a)	67.520.169	(28.567.269)		
Cash flows from Investing Activities				
Purchase of property, plant and equipment	(244.764)	(108.342)		
Proceed from sale of property, plant and equipment	-	9.269		
Interest received	302.475	35.460		
Net cash flows from investing activities (b)	57.710	(63.613)		
Cash Flows from Financing Activities				
Share capital decrease	(10.389.590)	(105.128.556)		
Share capital issue expenses	-	(476.755)		
Bond loan transaction costs	(2.074.460)	-		
Borrowings received	280.000.000	305.000.000		
Repayment of borrowings	(330.000.000)	(171.037.793)		
Net cash flows from financing activities (c)	(62.464.049)	28.356.896		
Net (decrease) / increase in cash and cash equivalents (a) + (b) + (c)	5.113.830	(273.988)		
Cash and cash equivalents at beginning of the period	15.329.420	15.603.408		
Cash and cash equivalents at end of the period	20.443.251	15.329.420		



LAMDA PRIME PROPERTIES S.A.

Summary financial data and information for the year ended 31 December 2007
Published according to article 135 of Law 2190, for companies preparing annual financial statements, consolidated or not, in accordance with the IFRS

Information listed below is aiming to provide general awareness about the financial position and the financial results of LAMDA Prime Properties S.A. Users requiring non-summarised information of the company's financial position and results, must refer to the annual financial statements prepared under International Financial Reporting Standards (IFRS), as well as the certified auditors opinion. Indicatively, users may visit the company's website (www.Lamda-development.net), where the aforementioned information is published.

Company's data:		Board of Directors	
Registered office:	Laodikeias 16 & Nimfaïou, 11528, Athens	Chairman of the Board:	Evangelos I. Chronis
Register No:	13078/01/Β/01/86/1380(1)	Vice president:	Georgios K. Papageorgiou
Main activity:	Real estate	Chief Executive Officer:	Vassilios S. Veklios
Regulatory authorities:	Ministry of Developments, Department of Anonymes Companies	Member:	Odysseas E. Athanasiou
Date of approval of the annual financial statements (from which summary data were compiled):	21 April 2008		
Certified auditor accountant:	Michalatos Constantinos (SOEL Reg. No.17701)		
Audit firm:	PricewaterhouseCoopers S.A.		
Auditors' opinion:	Unmodified		
Company's website:	www.lamda-development.net		

BALANCE SHEET (Amounts in €)		INCOME STATEMENT (Amounts in €)	
ASSETS	31/12/2007	COMPANY	
Investment property	36.070.000	1.01 - 31.12.2007	1.01 - 31.12.2006
Non-current assets	1.053.676		
Trade and other receivables	132.858	1.847.519	1.887.833
Cash and cash equivalents	135.956	1.604.069	1.638.518
TOTAL ASSETS	37.392.491	2.230.000	2.795.000
LIABILITIES AND SHAREHOLDERS EQUITY			
Non-current liabilities	6.748.668		
Short-term bank borrowings	720.000	3.818.380	4.345.112
Other current liabilities	273.042	3.623.192	4.142.760
Total liabilities (a)	7.741.710	3.372.251	3.859.294
Share capital	3.600.000	(916.222)	(886.958)
Other reserves	127.443		
Retained earnings	25.923.338	2.456.028	2.972.337
Total shareholders equity (b)	29.650.780		
TOTAL EQUITY AND LIABILITIES (c) = (a) + (b)	37.392.491		

STATEMENT OF CHANGES IN EQUITY (Amounts in €)				Additional records and accounts	
31 Dec 2006	COMPANY				
Shareholder's equity at the beginning of the year (1/01/2007 & 1/01/2006 respectively)	27.194.752	24.222.415		1. The Company has been audited by tax authorities until the year-end 2004.	
Net profit after taxes	2.456.028	2.972.337		2. The Company has no employees at 31/12/2007 (31/12/2006: 0).	
Shareholder's equity at year end (31/12/2007 & 31/12/2006 respectively)	29.650.780	27.194.752		3. The Company's financial statements are included in the consolidated financial statements of LAMDA Development S.A. (registered offices in Greece), which owns 100% of the Company's ordinary shares, by the full consolidation method.	
				4. Real estate liens and pre-notices amount to € 8.900.000.	
				5. 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 statement.	
				6. Intercompany transactions for the fiscal year 2007 and intercompany balances as of 31 December 2007, according to IAS 24 are as follows:	
				i) Sales of goods and services € 101.697.	
				ii) Receivables € 100.000.	
				iii) Payables € 117.850.	
				iv) Cash at bank - related parties € 134.955.	
1.01 - 31.12.2007	COMPANY			THE CHAIRMAN OF THE BOARD OF DIRECTORS	
				Athens, 21 April 2008	
				EVAGGELOS I. CHRONIS ID No Σ281286	
				THE CHIEF EXECUTIVE OFFICER	
				VASSILIOS S. VEKOS ID No X066973	
				THE FINANCIAL DIRECTOR	
				VASSILIOS A. BALOUMIS ID No T061891	
				THE ACCOUNTANT	
				PAVLOS N. KORNAROS ID No AZ577108 A CLASS ACC. ID 0031439	
31 Dec 2006	COMPANY				
Shareholder's equity at the beginning of the year (1/01/2007 & 1/01/2006 respectively)	27.194.752	24.222.415			
Net profit after taxes	2.456.028	2.972.337			
Shareholder's equity at year end (31/12/2007 & 31/12/2006 respectively)	29.650.780	27.194.752			
1.01 - 31.12.2007	COMPANY				
Cash flows from operating activities					
Profit before income tax	3.372.251	3.859.294			
Adjustments for:					
Depreciation	195.188	202.352			
Fair value gains of investment property	(2.230.000)	(2.795.000)			
Results from investing activities (Revenues, Expenses, Profits, Losses)	(791)	(2.220)			
Interest and other related expenses	251.733	285.685			
Changes in working capital:					
(Increase) / decrease in receivables	(115.517)	25.393			
Increase / (decrease) in payables (non-bank)	78.535	(471.520)			
Minus:					
Interest expenses paid	(251.733)	(282.823)			
Income tax paid	(201.142)	(281.451)			
Cash flows from operating activities - net (a)	1.098.523	539.710			
Cash flows from investing activities					
Purchases of property, plant and equipment	(3.628)	(2.933)			
Interest received	791	2.220			
Cash flows from investing activities - net (b)	(2.837)	(713)			
Cash flows from financing activities					
Repayments of borrowings	(720.000)	(720.000)			
Cash flows from financing activities - net (c)	(720.000)	(720.000)			
Net (decrease) / increase in cash and cash equivalents (a) + (b) + (c)	375.686	(181.003)			
Cash and cash equivalents at the beginning of year	(239.731)	(58.728)			
Cash and cash equivalents at the end of year	135.956	(239.730)			

PYLEA S.A.

Figures and information for the year ended December 31, 2007

(Published according to article 135 of the Companies Act 2190 for companies preparing annual financial statements, consolidated or not, in accordance with IFRS)

The figures and information illustrated below aim to provide a summary view of the financial position and results of PYLEA S.A. Before making any investment decision or any other transaction concerning the company, we advise the reader to visit the company's website (www.Lamda-development.net) which presents the detailed financial statements according to International Financial Reporting Standards, along with the auditor's report.

COMPANY'S DATA:		Board of Directors	
Headquarters:	Laodikeias 16 & Nimfiáiou, 11528 Athens	Chairman of the Board:	
Number in the Register of Societies Anonymes:	50043/01/8/01/600	Members:	
Main activity:	Real Estate Development	Alexandros C. Dimakopoulos	
Audit Authority:	Ministry of Developments, Department of Anonymes Companies	Nikolaos D. Konstantopoulos	
Date of Financial statement's Approval:	April 23, 2008	Odysseas E. Athanasiou	
Certified Auditor Public Accountant:	Michailatos Constantinos (SOEL Reg.No. 17701)	Georgios K. Papageorgiou	
Auditor Company:	PRICEWATERHOUSECOOPERS	Apostolos S. Tanvakakis	
Type of Audit Report:	Unmodified Opinion	Theodoros N. Charagionis	
Internet site:	www.Lamda-development.net	Konstantina G. Karatopouzi	
		Alvaro Gammona e Costa Portela	
		Fernando Maria Guedes Machado Antunes de Oliveira	

INCOME STATEMENT (Amounts in €)			
		1/01 - 31/12/2007	1/01 - 31/12/2006
ASSETS	Revenue	17.824.710	14.881.826
	Gross Revenue	9.996.318	8.800.190
	Fair value gains from investment property	18.619.263	4.748.522
	Earnings before interest, taxes, depreciation & amortization	28.373.155	10.615.387
	Earnings before interest and taxes	28.336.900	10.581.460
	Profit before taxes	24.653.670	7.131.008
	Minus: Taxes	(6.070.095)	597.627
	Profit for the period	18.583.575	7.728.636
LIABILITIES AND SHAREHOLDERS EQUITY	Long-term borrowings	70.000.000	
	Other Non-Current liabilities	12.579.486	
	Short-term borrowings	—	
	Other current liabilities	14.838.971	
	Total liabilities (a)	97.418.457	
	Other reserves	23.362	
	Share Capital	52.703.739	
	Retained earnings	36.080.718	
	Total Equity (b)	88.807.819	
	TOTAL EQUITY AND LIABILITIES (c) = (a) + (b)	186.226.277	

STATEMENT OF CHANGES IN EQUITY (Amounts in €)		Additional figures and information:	
	31 Dec 2007	31 Dec 2006	
	1/01 - 31/12/2007	1/01 - 31/12/2006	
Shareholder's Equity at the beginning of the period (1/1/2007 and 1/1/2006)	88.807.820	74.155.823	1. The company has been audited by the tax authorities until the year 2002.
Cash flow hedges	683.192	23.362	2. The company has no employees at 31/12/2007.
Net profits for the period after taxes	18.583.575	7.728.635	3. The company's financial statements are included in the consolidated financial statements of the company Lamda Development S.A. Its participation in the company's share capital is 60,10% and it is fully consolidated.
Expenses related to issuance of share capital	108.074.587	81.907.820	4. The account "Trade and Other Receivables" include receivables amounting to approximately €16,1m which consists of VAT paid for construction costs of the shopping center.
Share Capital Increase	(49.500)	(100.000)	5. There are neither cases under dispute, litigation or arbitrations nor are any court decisions that are likely to have a significant impact on the Company's financial statements.
Shareholders' equity at year end (31/12/2007 & 31/12/2006 respectively)	4.500.000	7.000.000	6. There are neither liens nor pre-notices regarding company's fixed assets.
	112.525.086	88.807.820	7. Company's transactions with related parties for the year 2007 and related parties balances as at 31 December 2007, are the following: Sales of services €60.065, Purchase of services: €2.330.139, Receivables €4.724, Payables € 783.240.

CASH FLOW STATEMENT (Amounts in €) - Indirect Method	
	1/01 - 31/12/2007
	1/01 - 31/12/2006
Cash flows from operating activities	
Profits before taxes	24.653.670
Adjustments for:	
Depreciation	36.255
Impairment of Longterm receivables	33.927
Income Tax Paid	2.020.233
Fair value gains of investment property	(1.921.900)
Proceed from forfeiture of guarantee letters	(18.619.263)
Interest income	6.916.943
Interest expenses	(224.930)
Changes in working capital:	3.908.160
Decrease in receivables	798.917
(Decrease) in payables	(5.039.610)
Minus:	
Interest expenses paid	(3.769.278)
Income tax paid	509.178
Net cash flow from operating activities (a)	6.882.240
	1/01 - 31/12/2007
	1/01 - 31/12/2006
Cash flows from Investing Activities	
Purchase of property, plant and equipment	(44.159)
Expenditures regarding investment property	(1.553.663)
Interest received	224.930
Net cash flows from investing activities (b)	(3.176.911)
	1/01 - 31/12/2007
	1/01 - 31/12/2006
Cash Flows from Financing Activities	
Share capital increase	4.450.500
Net cash flows from financing activities (c)	4.450.500
	1/01 - 31/12/2007
	1/01 - 31/12/2006
Net (decrease) / increase in cash and cash equivalents (a) + (b) + (c)	9.959.848
Cash and cash equivalents at beginning of the period	3.857.659
Cash and cash equivalents at end of the period	13.817.507

Athens, April 23 2008

THE CHAIRMAN OF THE BOARD OF DIRECTORS

ALEXANDROS C. DIMAKOPOULOS
ID No T 538734

A MEMBER OF THE BOARD OF DIRECTORS

ODYSSEAS E. ATHANASIOU
ID No AB 510661

THE DIRECTOR OF FINANCE AND ADMINISTRATION

PAPAIORDANIDIS THEODOSIS
ID No = 027101

THE ACCOUNTANT

SOTRIOS K. GIOUSIOS
FIRST DEGREE SIGN. RIGHT 0018909

