

Group Presentation











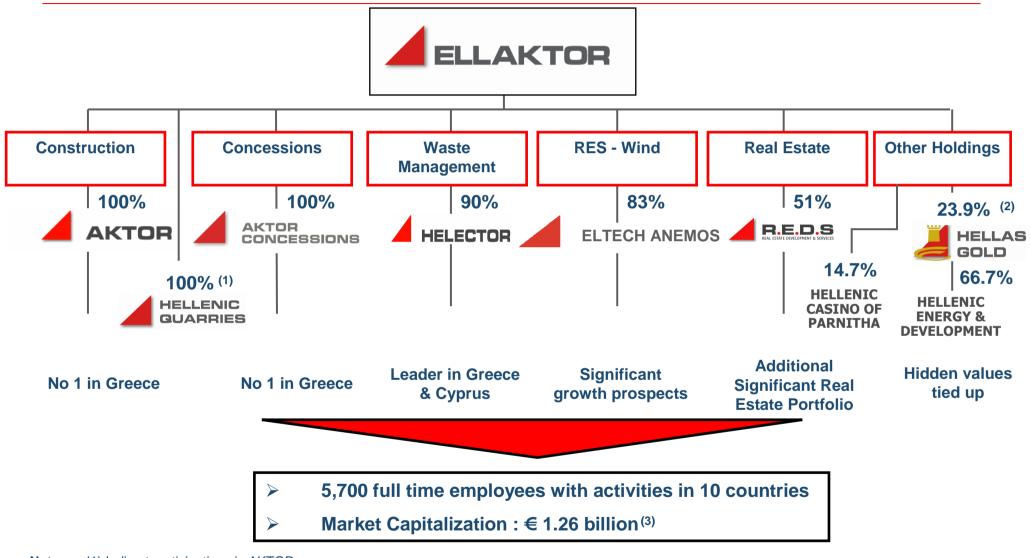
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KEY MILESTONES IN THE ELLAKTOR GROUP HISTORY

1950's and 1960's	✓ Establishment of TEB, Elliniki Technodomiki and AKTOR	
1996	∠ Concession for Attiki Odos signed	
1999	▲ Merger of TEB, Elliniki Technodomiki and AKTOR	
2002	 ✓ Construction activities spun off under AKTOR ✓ Set up of REDS (Real Estate arm of the group) ✓ Acquired stake in Mont Parnes Casino 	
2003	✓ Foundation of HELECTOR	
2004	 Acquired stake in Hellas Gold First construction contracts awarded in Romania and the Middle East (Kuwait) 	
2005	AKTOR delisting from ASEAcquisition of HERHOF by HELECTOR	
2006	▲ ENKA-AKTOR JV awarded USD \$ 2 bn mandate for the Oman Blue City project	
2007	 Participation in 4 out of 6 concession projects awarded in Greece Acquisition of Pantechniki leading to controlling stake in Attiki Odos Concession activities spun off as AKTOR Concessions Swapped a 30% stake in Hellas Gold with a 20% stake in European Goldfields Sale of Attica Telecoms to Hellas OnLine with significant capital gains Move to new head office building 	
2008	✓ Change of name from ELLINIKI TECHNODOMIKI TEB SA to ELLAKTOR SA	2

ELLAKTOR GROUP: A DIVERSIFYING GROUP



Notes

- (1) Indirect participation via AKTOR
- (2) Direct and indirect participation (via AKTOR)
- (3) As of 4th September 2008

CONSOLIDATED 1H2008 INCOME STATEMENT

IFRS (€, m)	1H 2007	1H 2008	Change (%)
Revenues	415.4	791.6	90.6%
EBITDA	58.0	146.5	152.6%
EBITDA margin (%)	14.0%	18.5%	
EBIT	47.3	107.8	128.1%
EBIT margin (%)	11.4%	13.6%	
Profits from Associates	66.0	3.8	-94.3%
Profit before Tax	112.5	93.8	-16.7%
Profit Before Tax margin (%)	27.1%	11.8%	
Adjusted ⁽¹⁾ Profit before Tax	59.2	93.8	58.5%
Net Profit after Minorities	90.9	43.5	-52.1%
Adjusted (1) Net Profit after Minorities	40.2	43.5	8.1%
Earnings per share (2)	0.57	0.25	-56.6%
Adjusted (1) Earnings per share (2)	0.25	0.25	-1.3%

Notes

(2) Number of shares: 175,292,313 as of 30/6/08 vs 158,847,328 as of 30/6/07

⁽¹⁾ Adjusted for non-recurring profits from Hellas Gold transaction and sale of Attika Telecoms

1H2008 INCOME STATEMENT BY SEGMENT

Consolidated 1H2008 Performance, IFRS (in Euro millions)

	CONSTRUCTION	CONCESSIONS	ENERGY & ENVIRONMENT	REAL ESTATE	QUARRIES	OTHER HOLDINGS	TOTAL
Revenues	593.1	128.9	53.4	2.1	12.4	1.7	791.6
EBITDA	44.2	94.5	12.8	(1.5)	(0.1)	(3.4)	146.4
EBIT	32.1	72.4	11.2	(1.7)	(2.1)	(4.0)	107.8
Profit before Tax	30.7	61.0	9.3	(2.1)	(2.9)	(2.2)	93.8
Net profit after Tax (before minorities)	20.4	45.9	4.8	(2.0)	(3.2)	(2.8)	63.1
Net profit after Tax (after minorities)	18.5	28.3	3.3	(1.3)	(2.4)	(2.9)	43.5

2007 INCOME STATEMENT BY SEGMENT

Consolidated 1/1 – 31/12/ 2007 Performance, IFRS (in Euro millions)

CONS	STRUCTION	CONCESSIONS	ENERGY & ENVIRONMENT	REAL ESTATE	QUARRIES	OTHER HOLDINGS	TOTAL
Revenues	764.15	10.81	78.14	34.54	23.29	3.74	914.68
EBIT	34.11	5.52	26.97	7.43	2.94	3.84	80.81
Profit from Associates	(0.06)	26.49	0.06	(0.22)	0	66.60	92.88
Profit before Tax	30.06	31.09	24.75	6.05	2.15	71.83	165.93
Net profit after Tax and before minorities	19.90	30.08	16.53	3.59	1.24	67.56	138.90

CONSTRUCTION OVERVIEW



- ▲ AKTOR SA is the leader in the Greek construction sector
- ▲ 60 years in the construction business
- Critical size provides economies of scale



- ▲ Key challenges
 - Delivering on backlog ~ €4.8 bn
 - Stabilizing operating margins
 - Establishing AKTOR S.A in international markets (~ 33% of our backlog is in the Middle East and South East Europe)







We expect construction revenues
 for the FY 2008 to reach €1.1 –
 1.2 billion





SKILLS AND VISION LEAD TO LEADERSHIP ...



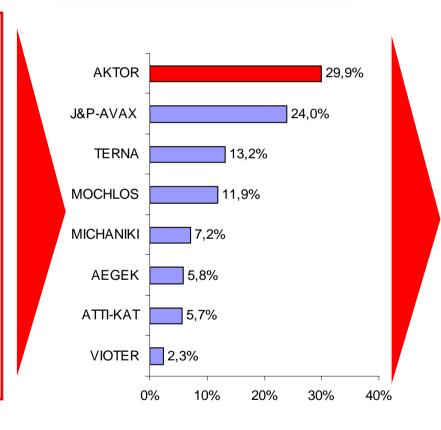
...and allows us to explore other opportunities

Skills and vision led to ...

... leadership allowing for ...

... further growth

- Project experience & know-how
 - Road construction
 - Bridge construction
 - Dams
 - Tunnels
 - Waste-treatment
 - Ports
 - Buildings
 - Industrial plants
 - Electromechanical installations
 - Athletic installations
 - Gas and fuel networks
- Management skills
- Vision
- Strong balance sheet



- Strong Balance Sheet and cash flows
- Leading share in concessions in Greece
- Strong international expansion
- Diversification into energy & waste management

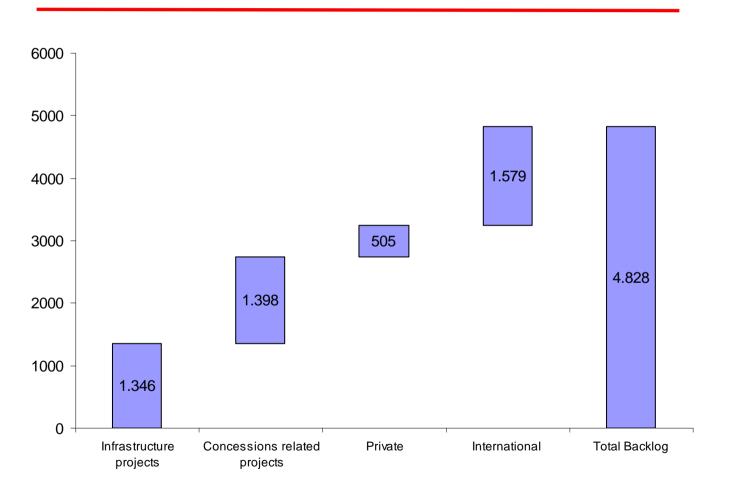
Source: Company estimates, based on published consolidated financial statements at 31/12/2007, market share for companies enjoying 7th (highest) grade construction certificate

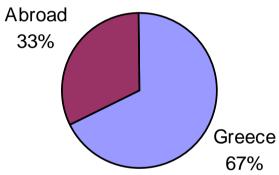
Notes: (1) AKTOR revenues include Pantechniki revenues

... AND ALLOW TO BUILD A STRONG BACKLOG



Current Backlog stands at €4.8 billion





PROSPECTS LOOK FAVOURABLE...



Prospects in the Greek market

- ✓ Total Funds for investment : € 25 bn
 - 4th CSF 2007-13 : c. € 20.4 bn
- The Group is well positioned to target additional construction related budget for infrastructure works of € 7.4 bn for the period 2008 - 2013
- Potential extensions of Egnatia highway with junctions in Albania, FYROM and Bulgaria may increase construction pipeline

International Prospects

South East Europe

- ✓ Significant EU fund flows to recently joining EU states used to upgrade infrastructure (2007-2013)
 - Romania: c. €19 bn,
 - Bulgaria : c. €7 bn

Middle East

- Construction boom continues
- Sizeable markets
- ✓ Significant growth rates and over 2,500 projects, either planned or already underway in the Gulf Area

STRONG GROWTH IN GREECE AND ABROAD



Backlog of key current Greek projects

Main Projects - Greece	Group %	Amount (€ mln)
Infrastructure Projects		
METRO Project - Ag. Dimitrios – Elliniko	70%	135
ERGOSE Project- Lianokladi-Domokos	100%	125
Aposelemi Dam	100%	65
EGNATIA Odos – Tunnel works	100%	180
Building Projects		
Navarino Resorts – Messinia	100%	222
Turnkey Engineering, Procurement & Construction Services for THISVI	35%	44
BOT		
Korinthos-Tripoli- Kalamata	86.7%	700
Thessaloniki Submerged Tunnel	50%	169
Korinthos – Patra – Tsakona	18%	377
Maliakos – Kleidi	20%	152

Backlog of key current International projects

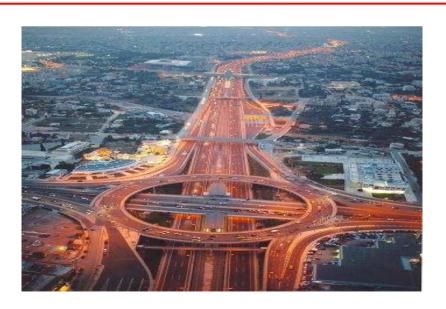
Main Projects – SE Europe	Group %	Amount (€ mln)
Bucharest City Gate Mall	100%	70
Lukoil refinery in Burgas (BG)	100%	60
Bucharest Waste Treatment (RC).) 50%	40
Bucharest Ring Road (RO)	100%	20

Main Projects - GULF Region	Group %	Amount (€ mln)
Blue City (Oman)	50%	629
New Doha Airport (QATAR)	36%	226
Jebel Ali - Sewage Treatment Plan (UAE)	70%	140
ADNEC Exh. Hall (UAE)	40%	32
1 st Ring Roads (Kuwait)	50%	27

CONCESSION OVERVIEW



- Concession activities of the group were spun off to AKTOR CONCESSIONS SA a 100% subsidiary of ELLAKTOR enhancing visibility
- AKTOR Concessions is the leader in concessions in Greece managing a portfolio of concession and operation companies of ~ € 1 bn
- → Holds 59.2% in ATTIKI ODOS and 22.0% in GEFYRA RION-ANTIRION
 - Projects enjoy expected IRR of ~ 13%
- Has secured four out of six "second generation" concession projects in Greece





- ✓ Participates in a number of smaller PPP projects (marinas, underground parking lots)
- Already constructed 2,100 underground parking spaces while another 1,800 are in progress
- Planning to bid for the €1.4 bn Athens ring Road extension (65 km)
- Bidding on a significant number of PPP projects in Greece
- Explores prospects of concession type projects internationally
 - Usually in cooperation with international partners

KEY CONCESSION ASSETS



We have significant experience in operating toll roads...

MAIN CONCESSIONS	AKTOR CONCESSIONS Participations	Total Construction Budget	Concession Term remaining
In Operation			
Athens Ring Road (Attiki Odos) (1)	59.2%	€ 1,244 m	17 y
Rio-Antirio Bridge	22.0%	€ 839 m	31 y
Signed			
Korinthos-Tripoli- Kalamata Highway	86.7%	€ 844 m	30 y
Thessaloniki Submerged Tunnel	50.0%	€ 344 m	30 y
Maliakos-Kleidi Highway	20.0%	€ 825 m	30 y
Korinthos-Patra –Tsakona Highway	18.0%	€ 2,098 m	30 y

Notes:

(1) Manages the Operator ATTIKES DIADROMES

CONCESSIONS PORTFOLIO IN OPERATION



Low risk investments with high returns...



Type of concession

AKTOR Concession %

Total length

Start of Operations

End of Concession

Total Investment

IRR on Equity

Average Daily Traffic

2007E Revenue

2007E Net Profit

Debt repaid

Dividend Payout starts in

Operator

Toll ring road in Athens (1)

59.2%

65.2 Km

March 2001

September 2024

€ 1,244 m (431 state contr., 174 equity, 639 loan)

13.1%

~ 300,000 vehicles

€ 244 m

€ 56 m

€ 65 m

2011

ATTIKES DIADROMES: 47.4%

G E F Y R A

Toll bridge

22.0%

2.3 Km

August 2004

2039

839 m € (400 state contr.,

65 equity, 370 loan)

13%

12,100 vehicles

€ 48 m

€ 11 m

€ 3 m

2007

GEFYRA LEITOURGIA: 23.12%

SUCCESSFUL IN 4 OUT OF 6 "SECOND GENERATION" PROJECTS AWARDED...





...with two controlling stakes and two minority stakes

OVERVIEW OF CONCESSIONS AWARDED



Concessions	MOREAS	THERMAIKI	AEGEAN	APION KLEOS
AKTOR Concessions stake %	86.7%	50.0%	20.0%	18.0%
Partners	Intracom 13.3%	 Boskalis 17.5% Archirodon 32.5% Vinci 13.7% J&P Avax 21.3% AEGEK 10.0% 		Vinci 36. 0%Hochtief 25.0%J&P Avax 21.0%
Total Uses of Funds during construction	€ 1.6 Billion	€ 0.6 Billion	€ 1.3 Billion	€ 2.8 Billion
Total Capital Employed (1)	€ 1.0 Billion	€ 0.5 Billion	€ 1.1 Billion	€ 2.5 Billion
Equity inv. (incl. sub-debt)	€105 million	€59 million	€50 million	€200 million
Project Length	205 Km	7 Km	230 Km	379 Km
Concession period	30 years	30 years	30 years	30 years
Construction period	4.5 years	4 years	4.5 years	6 years
Commencement date	03/03/2008	01/08/2007	05/03/2008	05/08/2008
Operation of existing tolls	Yes	No	Yes	Yes
Dividend pay out starts in	2022	2021	2012	2016
IRR on Equity	13.1 %	8.1%	9.0%	14.0% provisional

Notes:

⁽¹⁾ Capital Employed defined as Equity + Sub Debt + Bank Loans + State Contribution

FUTURE PROSPECTS



Greek Market

- Greek market remains the main focus.
- Some large concession type projects expected to be awarded in the next couple of years (e.g extension of Attika Ring road)
- ✓ Deal-flow of PPP projects (based on PPP law 3389/2005) expected to commence in 2008
 - Approved budgets of c. € 4 billion
 - 50% construction related
 - 50% facilities management
 - Majority of PPP projects have smaller budgets (compared to BOT projects)
 - Tendering authorities: OSK (Schooling organisation), KED (State), Ministry of Justice, Ministry of Health

International Markets

- Monitor international markets, selective participation in Concession / PPP type tender processes
 - Target projects in countries already present
 - Option to join forces with international players on a case by case basis

Participation in Concession / PPP Selection Processes

Project	Indicative Budget (€ mIn)	Status
Greece		
Attika Ring Road Extention	1,400	To be re- tendedred
Prisons	237	EoI for preselection
Thriasio (Logistics centre)	150	Proposal submitted
Police Stations	106	EoI for preselection
Heraclion Port	100	Prequalified
Convention centre - Faliro Sports Hall	54	Prequalified
<u>International</u>		
Comarnic - Brassov Motorway (Romania)	2,000	Prequalified

OVERVIEW OF WASTE MANAGEMENT SERVICES



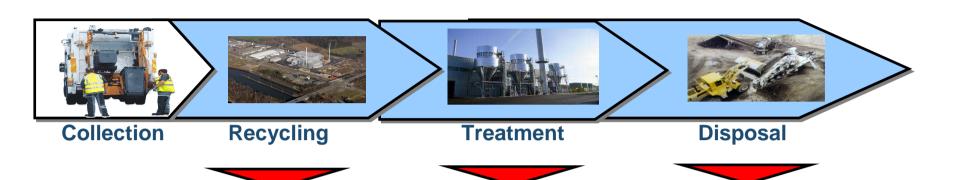
- ▲ HELECTOR S.A. incorporates all Group waste management and waste to energy activities
- Market leader in Greece and Cyprus in waste management
- Waste management of Athens 2004 Olympic
 Games
- Know-how in designing developing & operating:
 Landfills, Incinerators, Mechanical Biological
 Treatment and Recycling plants
- Acquisition of HERHOF technology (Germany)
 with worldwide known patented technology
- ✓ Focusing on waste to energy segment of the market (28.5 MW biogas capacity installed)
 - 50% stake in BEAL
- Helector also owns and operates 7.8 MW of wind parks





FOCUS ON HIGHER VALUE ADDING COMPONENTS





Exploiting the final parts of the value chain yields better margins in this service segment

- Recycling of industrial waste (under construction facility of capacity 100,000 tons / year for the Attica region)
- Recycling of packaged goods materials and package waste (paper, aluminum, plastics, glass) in Cyprus
- → HERHOF technology deployed in Europe: >30 composting plants and 8 Mechanical Biological Treatment plants
- Designed & developed 6
 Mechanical Biological Treatment
 (MBT) plants in Germany (total annual capacity of 780,000 tons)
 - Osnabrueck (concession)
 - Berlin (construction)
 - Trier (construction)
 - Rennerod (construction)
 - Asslar (construction)
 - Dresden (construction)
- Designed, developing & shall operate the first Compost plant in Cyprus (176,000 tons / year)
- Designed, developed & operating the hospital waste Incinerator in Athens (12,000 tons / year)

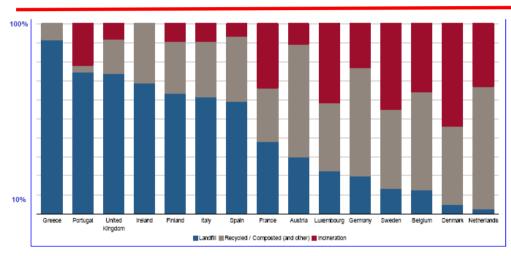
- Leader in construction and operation of sanitary landfills in Greece and Cyprus (1)
 - 9 landfills in Greece (incl. the biggest ones in Athens and Thessaloniki)
 - 2 landfills in Cyprus

GREECE LAGS BEHIND IN MANAGING WASTE ...

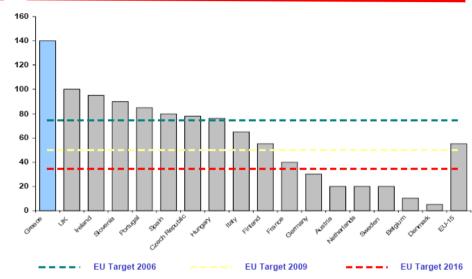


... in an environmentally friendly way, according to EU Directives

EU Municipal Waste Management (% of total waste)



% of BMW (1) landfilled in 2003 compared to 1995



Source: Eurostat 2004

Source: CEC 2006

Notes: (1) Biodegradable Municipal Waste

28.5 MW CAPACITY OF BIOGAS POWER PLANTS ... A HELECTOR



... offers significant advantage in penetrating this market segment in SE Europe



- One of the largest biogas power plants in Europe
- 50% 50% partnership between HELECTOR and **EDL**
 - HELECTOR retains the management
- 1st phase included installation of 13.8 MW power plant to exploit methane emitted from the decomposition of waste of the Ano Liosia landfill which was expanded to 23.5 MW in 2007



- 100% owned, designed, developed and operated by HELECTOR
- 5 MW installed capacity
- Commenced operations in 2007

RENEWABLES (RES) OVERVIEW



- The ELLAKTOR group entered the renewable energy sector in 2000
- ✓ Favorable regulatory framework
 - but delays in licensing process are frequent
- Currently operates 23 MW wind farms with another 27 MW coming on stream in 2008 and another 54 MW 2009
 - HELECTOR also owns and operates 7.8 MW of wind farms
- Execution model
 - development and supervision in-house
 - maintenance and daily operations outsourced





- - Target to become one of the top three RES players within the next 3 years
- ▲ Aim to explore attractiveness of S.E. Europe
- Tracking of technological advances in RES is key
 - core focus remains on wind
 - open to other RES technologies (as illustrated by our 2 MW Photovoltaic plant, the first of its kind in Greece)
- Planning ahead on turbine requirements

The Greek RES market has a favourable framework and high expected growth....

... and wind is the main driver for Greece to reach its RES targets; thereby constituting an attractive investment

Favourable Regulatory Framework

RES must cover 20% of total energy consumption by 2010

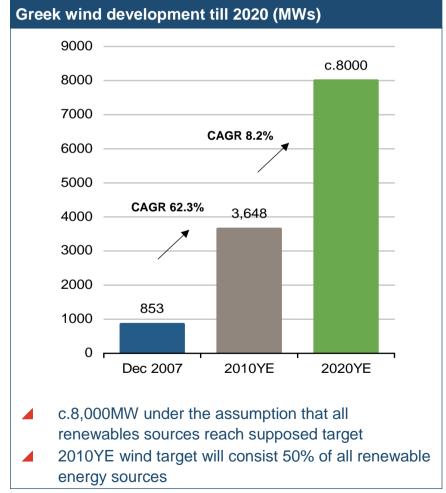
Guaranteed contracts (PPAs) for 20 years with DESMIE or PPC

New planning law approved on the 24/6/2008 by the Greek Parliament – will enable smoother licensing procedures

Investment subsidies 30% to 40% (L.3299/04)

Attractive tariffs with stable and predictable escalation clauses

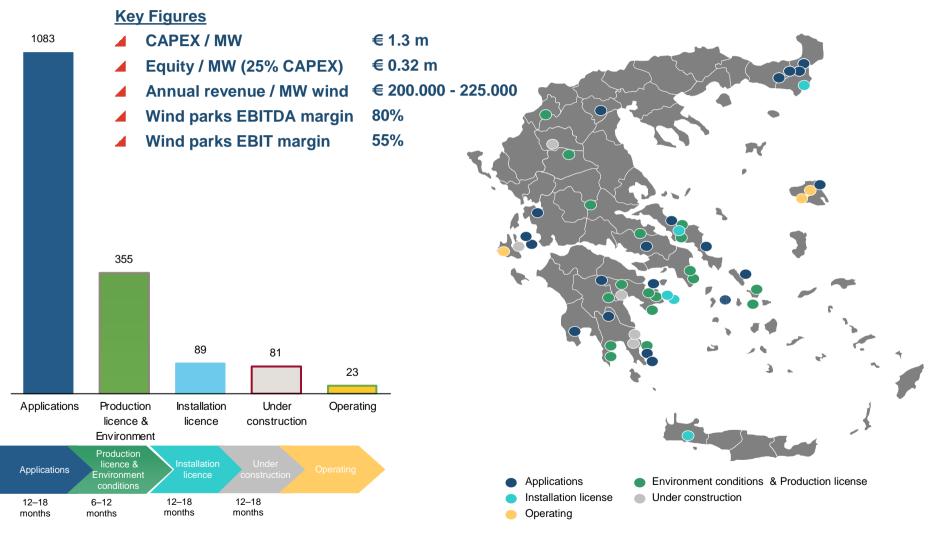
High growth prospects



RES ASSETS & PIPELINE IN GREECE (in MW)



Total pipeline stands at 1607 MW



REAL ESTATE HIGHLIGHTS



- Synergies of construction with Real Estate prompted Group's involvement in real estate sector
- ▲ REDS S.A. is the real estate arm of ELLAKTOR Group
 - Listed on ASE
 - Market cap: € 126 m (08/09/2008)
 - ELLAKTOR controls 51.15%
- Primary focus of REDS is in Greece :
 - Emphasis on retail / mall complexes
 - Development of residential complexes around Athens
 - Summer housing market is being monitored
 - Selective office development





- Monitoring the SE European markets
 - REDS group recently acquired selective assets in Romania for development
- REDS enjoys a strong Balance Sheet (~ € 12.6 mln net cash position as of 30/06/2008) providing flexibility in funding further development plans
- ▲ ELLAKTOR also holds significant real estate assets in its own right
 - Owns office space of 26 000 m² and a 4000 m² land plot with market value ~ € 100 mln

REDS REAL ESTATE ASSETS



ASSET	Description	Stake	Area m ²	Value (€ mln) on completion	Stage / comments
<u>Greece</u>					
Escape Center, Athens Veso Mare, Patra	Retail - Mall	nil	12, 000 15,000	40.5	Sold to Henderson Investments
Lofos Edison, Athens	Residential	67%	33,000	74	Sale of flats already completed
Acadimia Platonos	Offices	100%	19,000	c.50	Completion in 2009
Yalou Retail Park	Retail – Mall	100%	54,600	c.86	 Cold shell completion in 2009 Space pre-sale to Henderson subject to completion Land pre-sale to McArthurGlen The designer's outlets are not included in the 54 600 m² area
Kantza	Retail - Mall	100%	Plot size 280,687	59.5 (land used with permission)	 Planning permission stage Pre-sale agreement with LSGIE subject to building permit approval
Athens Metropolitan Expo	Expo centre	11.7%	55,000		Development and operation of the new exhibition & congress center at Athens International Airport
Elefsina Centre	Mall	100%	15,000	22	Pre-purchase agreement
Ampelia	Residential	100%	3,100	10	Expected completion in 2008
Villa Camba	Residential	100%	2,300	2.2 (land value only)	Completion in 2010 subject to planning permit
International					
Splaiul Unirii (Romania)	Residential / Office	100%	32,000	70	Completion in 2013
Baneasa Lake (Romania)	Residential	100%	10,000	20	Completion in 2010

OTHER INVESTMENTS



Athens Mont Parnes Casino

- ✓ 14.7% stake in Hellenic Cazino Parnitha
 - Interested to increase JV stake to 51% in the short term to maximise shareholder value potential
 - financial investment over the long term
- ▲ License until 2015
- Revamping of facilities is underway
 - tables will increase to 110
 - slot machines to 1,500
- ▲ 2007 Key financials:
 - Revenues: €193.6 mln
 - Profit after tax : € 40.0 mln

Hellas Gold

- 19.9% stake in European Goldfields⁽¹⁾ that controls 95% in Hellas Gold
- 5% direct stake in Hellas Gold that operates the Kassandra mines in Chalkidiki
 - Stratoni, total reserves 14.4 Moz silver, 0.2 Mt lead and 0.3 Mt zinc (in operation)
 - Skouries, total resources 5.0 Moz gold and 1.04 Mt copper (under development)
 - Olympias, total resources 4.3 Moz gold, 60 Moz silver, 0.6 Mt lead and 0.8 Mt zinc (under development)
- → Hellas Gold 2007 key financials:
 - Revenues : € 62.6 mln
 - Profit after tax : € 15.8 mln

H&ED (Thermal Plants)

- Development of large scale thermal power plants through H&ED (66.7% owned)
- Greek market is very short on power, and the reserve margins will not improve significantly in the short to medium-term
- → HE&D will own 23% of the GENCO set up together with Halcor (2%) and the HELPE/Edison Joint Venture (75%)
- The GENCO aims to become the 2nd largest electricity producer in Greece:
 - 1 gas-fired 390MW CCGT in operation in Thessaloniki (T-Power)
 - 1 gas-fired 420MW CCGT under construction in Thisvi (started July 08)

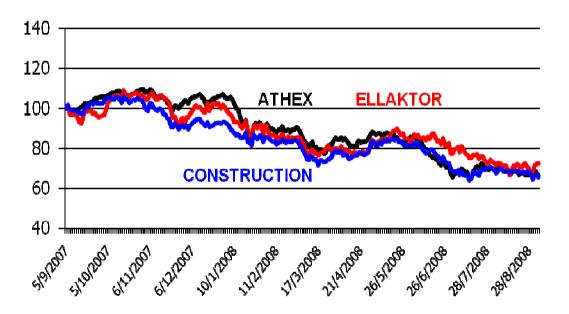
SHARE PRICE PERFORMANCE & SHAREHOLDER STRUCTURE

Shareholder structure (as of 05/09/2008)

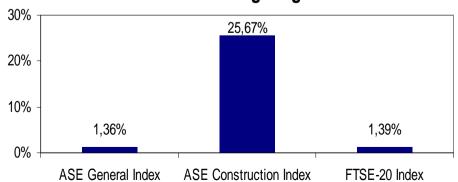
Treasury Management Stock Team 1,3% 35,6% Retail ■ Management Team 14,8% Greek ■ Foreign Institutional Institutional Investors Investors Greek Institutional 7.9% Investors Foreign Retail Institutional Investors ■ Treasury Stock 40,4%

Note: The Group retains 1.26% of own shares

Share price performance during last 12 months (until 05/09/2008)



ETAE Share weighting on Indices



▲ Reuters ticker: HELr.AT

Bloomberg ticker: ELLAKTOR GA



KEY INVESTMENT HIGHLIGHTS

- ✓ Strong track record, delivering operating performance and creating value for its shareholders.
- ▲ A well-balanced diversified portfolio of mature and growth promising assets and activities
- Leading position in domestic construction
 - total backlog around € 4.8 bn
 - significant growth is expected in international markets (current backlog € 1.58 bn)
 - stabilization of operating margins
- Concessions will secure strong dividend streams in the medium-to-long-term
- - Waste management activities that lag significantly in Greece
 - RES primarily in Greece and selectively in SE European markets
- Strong balance sheet
- ✓ Significant hidden value in minority holdings and Real Estate assets as these are not fully reflected in the operating performance of the Group