



MICHANIKI
GROUP OF COMPANIES



Building the future

September 2008



The Company was founded in 1974 by Prodromos Emfietzoglou engaging in public and private construction projects.

During its multi-year presence, the Company managed to establish itself as one of the most significant and contemporary construction companies in the Greece, contributing, as a primary role, to the whole spectrum of the country's construction projects infrastructure.

Since 1990, the Company's shares are listed in the Athens Stock Exchange.

The Company has been distinguished for a series of sophisticated and complex construction projects such as airports, hydroelectric stations, road construction projects, tunnels etc.

Today the Company's aim, apart from its participation in public and private construction projects, is to develop its operations through the utilization of its real estate equity, the development of civil buildings, the investment in companies that create vertical integrations and synergies and the development of operations abroad.

During the thirty years of its operations, MICHANIKI S.A. has participated in more than 120 major construction projects contributing to the country's infrastructure upgrading, economy invigoration but also to the strengthening of the role and importance of the domestic construction sector.

Real Estate Development

Housing, Commercial, Recreational

- International Activities
- Greece

Construction

Public & Private projects

Industrial Plants - Energy

Marble, Steel Pipe, Hydroelectric projects



International Activities

Ukraine

Bulgaria

Russia

Egypt

Belarus

In General:

Michaniki Group is making a strategic shift in the Real Estate Development abroad by capitalizing its long year experience and know-how in the market. The Company has exploited investments opportunities in **Russia** and **Ukraine** and is developing new projects in **Bulgaria**, **Egypt** and **Belarus**.

Michaniki's penetration in the international Real Estate markets, through its acquisitions of land plots, is targeting to increment internal growth prospects.

Today's portfolio, of quality commercial and residential real estate development projects, is located in fastest-growing emerging markets; an investment strategy followed by the management in order to achieve growth of its financial results in the upcoming years.

Ukraine



Project: Square of Greeks



Location

Odessa, Greek Square

Type of project

Apartment & Shop Building

Total Volume

9,822 sqm

Apartment space

8,692 sqm

Retail space

1,130 sqm

Construction period

1995 – 1997

100% shops, offices and parking spaces are sold

Project: Meotida



Location

Marioupoli

Type of project

Business & Cultural Center

Total volume

3,900 sqm

Offices

2,750 sqm

Culture Center

1,140 sqm

Total Investment

€10m

Construction period

1999-2002

MICHANIKI Ukraine delivered two buildings: the first building was sold and the second building was donated to the Greeks of Marioupolis Union.

Project: Athina



Location Odessa, Greek Square

Type of project Commercial Centre

Total volume 30,000 sqm

Commercial spaces 19,528 sqm

Offices 9,687 sqm

Parking places 96

Total Investment €24m

Construction period 2002-2004

100% shops, offices and parking spaces are sold

Project: Artemis

Location **Kiev, Ukraine**

Type of project **Building Project**

Total volume **53,381 sqm**

Apartments **22,335 sqm**

Commercial spaces **5,985 sqm**

Offices **2,447 sqm**

Parking places **207**

Total Investment **€27.5m**

Starting/Ending Date **1Q 2006/2Q 2009**



48% of apartments (95)

16% of commercial spaces

14% of office space have been pre-sold

Project: Odessa Dream



Location

Odessa, Ukraine

Type of project

Housing & Recreational Park

Total volume

217,636 sqm

Apartments

114,250 sqm

Commercial spaces

26,500 sqm

Parking places

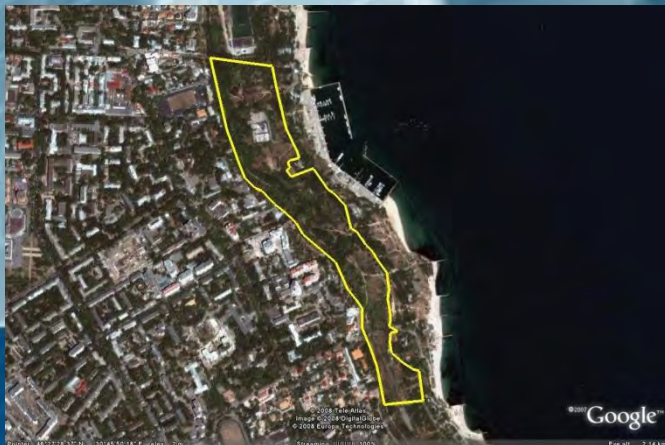
1,123 (+800 visitors parking)

Total Investment

€226m

Starting/Ending Date

3Q 2008 - 4Q 2014

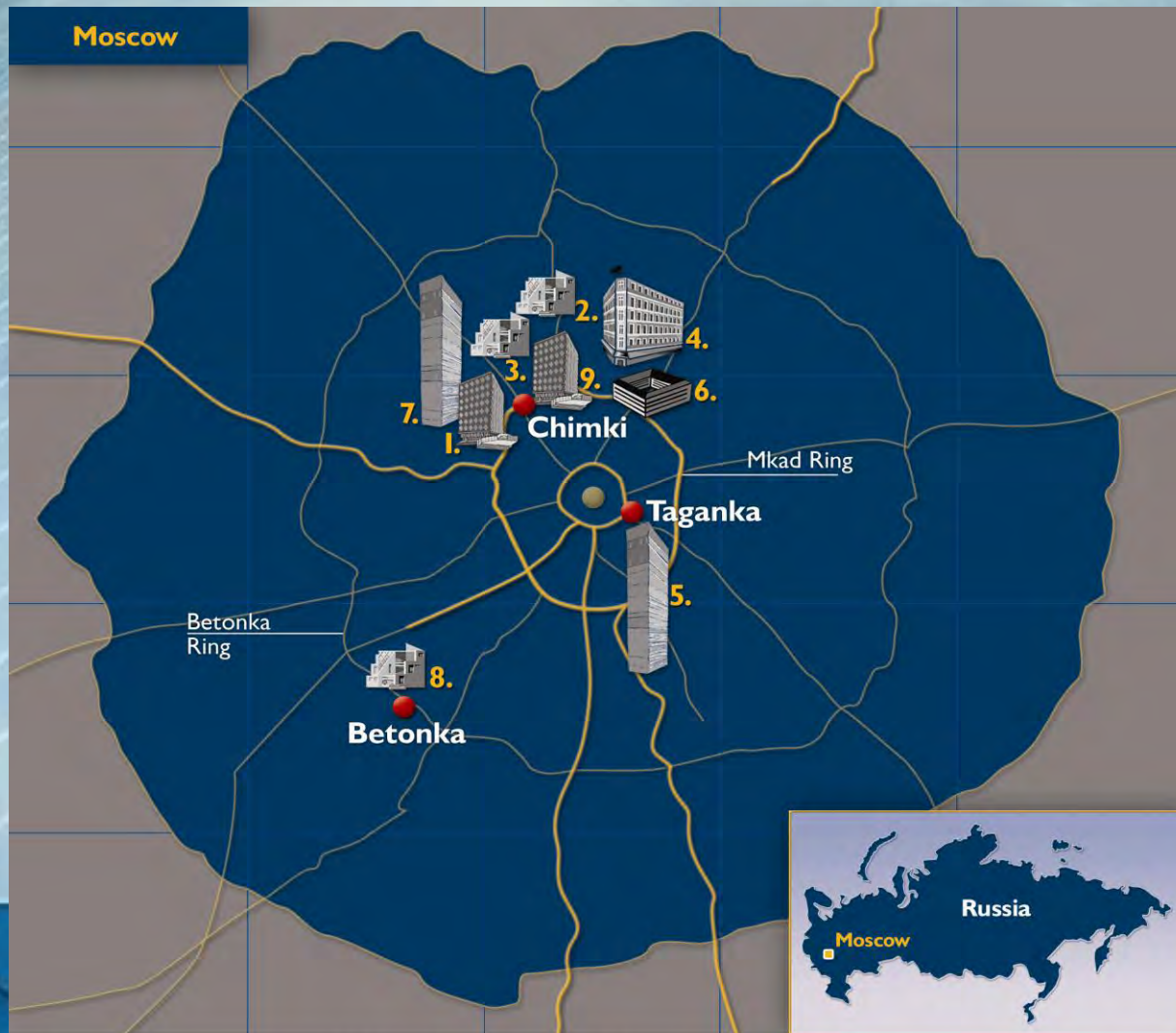


MICHANIKI UKRAINE PROJECTS

Project Type	ARTEMIDA Premium Class Multifunctional Project - (Residential / Commercial & Offices)	ODESSA DREAM Residential & Recreational Complex - Elite Class	TOTAL
START/ EXPECTED FINALIZATION DATES	Q1 2006 - Q1 2009	Q3 2008 - Q4 2014	
Plot size in sq m	7.900	201.800	209.700
Land Aqc price €	128.205	3.846.154	3.974.359
Current NAV * €	24.780.000	90.045.000	114.825.000
Total Project Vol in sq m	53.381	217.636	271.017
Cost/sqm built incl Land Cost €/sqm	513	1.041	
Total Project Budget €	27.500.000	226.663.694	254.163.694
Total Saleable in sq m	30.756	151.007	181.763
Avg Selling Price €/sqm	2.500	2.273	0
Parking plots	207	1.123	1.330
Price/place (w/o VAT) €/place	19.000	19.108	0
Total Revenues €	80.823.000	364.697.510	445.520.510
EBITDA €	53.323.000	138.033.815	191.356.815
Margin (% on Total Rev.) %	66,0%	37,8%	43,0%

* NAV - Cushman & Wakefield (Real Estate Consultants)

Russia



1. Business & Apartments Complex ALEXANDER THE GREAT 2. Residential Complex HERA 3. Residential Complex APHRODITE
4. Hotel Apartments DEMITRA 5. Apartments Tower OLYMPOS 6. Commercial & Residential Complex ATHENA 7. Hotel Apartments
& Business Complex APOLLO 8. Business & Apartments Complex HELLAS 9. Residential & Commercial Complex MELINA TOWERS

Project: Alexander the Great



Location

Moscow

Type of project

Building Complex

Total volume

166,520 sq.m.

Offices

68,000 sq.m.

Apartments

24,000 sq.m.

Commercial spaces

4,000 sq.m.

Parking places

1,338

Total Investment

€163.5m

Starting/Ending Date

4Q 2007/4Q 2011



Project: Hera



Location

Khimki, Moscow

Type of project

Residential Complex

Total volume

15,116 sq.m.

Apartments

8,40000 sq.m.

Commercial spaces

1,300 sq.m.

Parking places

125

Total Investment

€12.3m

Starting/Ending Date

2Q 2008/3Q 2010

***Pre-sales have occurred, as of September 2008
7 apartments of 89 in total (8%)***

Project: Aphrodite



Location

Khimki, Moscow

Type of project

Residential Complex

Total volume

34,000 sq.m.

Apartments

22,000 sq.m.

Commercial spaces

3,000 sq.m.

Parking places

246

Total Investment

€31.4m

Starting/Ending Date

1Q2009/4Q 2011

Project: Demitra



Location

Khimki, Moscow

Type of project

Residential Complex

Total volume

60,000 sq.m.

Apartments

46,120 sq.m.

Commercial spaces

6,070 sq.m.

Parking places

400

Total Investment

€95.7m

Starting/Ending Date

3Q2009/4Q 2012

Project: Olympus



Location

Moscow

Leningradski Avenue

Type of project

Apartment Complex

Total volume

35,000 sq.m.

Apartments

25,650 sq.m.

Commercial spaces

650 sq.m.

Parking places

338

Total Investment

€48.8m

Starting/Ending Date

3Q2009/4Q 2012

Project: Hellas



Location

Zentotsi, Moscow

Type of project

Business & Residential Complex

Total volume

950,000 sq.m.

Residential Premises

600,000 sq.m.

Commercial spaces

25,000 sq.m.

Parking places

7,000

Total Investment

€728m

Starting/Ending Date

4Q2009/4Q 2014



Project: Athena



Location

Khimki, Moscow

Type of project

Residential Complex

Total volume

62,500 sq.m.

Apartments

47,500 sq.m.

Commercial spaces

2,500 sq.m.

Parking places

530

Total Investment

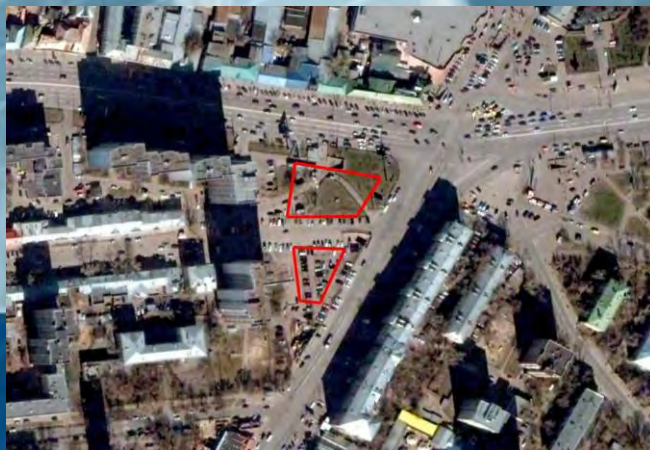
€66.9m

Starting/Ending Date

2Q2010/4Q 2012



Project: Apollo



Location

Moscow, Taganka
downtown

Type of project

Business Complex

Total volume

26,600 sq.m.

Offices

21,280 sq.m.

Parking places

540

Total Investment

€47m

Starting/Ending Date

4Q2009/4Q 2012

Project: Melina Towers



Location

Khimki, Moscow

Type of project

**Business & Apartment
Complex**

Total volume

207,000 sq.m.

Apartments

180,000 sq.m.

Retail

7,000 sq.m.

Parking places

3,000

Total Investment

€414m

Starting/Ending Date

1Q2010/2Q 2016

MICHANIKI RUSSIA PROJECTS

PROJECTS	Alex the Great	Hera	Aphrodite	Olympus	Demitra	Apollo	Hellas	Athena	Melina Towers	TOTAL
Area	Chimki 1	Chimki 2	Chimki 3	Chimki 6	Chimki 4	Taganka	Zedotsi	Chimki 5	Moscv River	
Plot size (in sq m)	21.400	5.000	9.600	3.800	26.700	3.600	701.100	29.000	65.000	865.200
Land Aqc price (US\$*)	2.800.000	3.000.000	3.000.000	2.600.000	3.700.000	0	40.500.000	5.000.000	26.500.000	87.100.000
Market Value (€) - DEC 07	56.655.617	8.953.382	8.927.287	7.147.190	4.189.294	16.077.297	74.670.287	12.022.004	104.726.003	293.368.362
Market Value (€) - JUN 08	90.526.000	13.349.000	10.147.000	12.469.000	4.651.000	38.198.000	74.574.000	13.410.000	114.604.000	371.928.000
Total Area (in sq m)	166.520	15.117	34.000	35.000	60.000	26.600	950.000	62.500	207.000	1.556.737
Cost€/sqm built incl Land Cost	1.703	1.328	1.255	1.856	1.833	2.213	1.165	1.338	2.215	
Total Project Budget (€)	163.477.184	12.329.872	31.384.205	48.820.933	95.657.172	47.083.929	728.421.454	66.899.114	414.122.765	1.608.196.628
Total Saleable sqm	96.000	9.282	25.000	26.300	52.200	21.280	625.000	50.000	187.000	1.092.062
Avg Selling Price per sqm (€)	3.155	2.962	2.124	3.225	2.771	5.100	1.836	2.399	4.701	
Parking plots	1.338	125	246	338	400	540	7.000	530	3.000	13.517
Price/place (w/o VAT, €)	23.000	23.000	25.000	32.000	13.000	25.000	21.000	25.000	42.000	
Total Revenues (€)	302.905.592	27.491.445	53.100.886	84.824.235	144.669.906	122.028.000	1.147.311.930	119.970.785	879.171.827	2.881.474.607
Total Cost Projected	163.477.184	12.329.872	31.384.205	48.820.933	95.657.172	47.083.929	728.421.454	66.899.114	414.122.765	1.608.196.628
EBITDA (€)	139.428.408	15.161.573	21.716.681	36.003.303	49.012.734	74.944.071	418.890.477	53.071.671	465.049.062	1.273.277.979
Margin EBITDA	46,0%	55,2%	40,9%	42,4%	33,9%	61,4%	36,5%	44,2%	52,9%	44,2%

- NAV (Market Value) – calculated by Cushman & Wakefield (Real Estate Consultants)
- Differences may be found due to multiple applicable discount rates per project.

Bulgaria



Botanic Garden, Sofia



Total volume	17,100 sq.m.
Final Design	TBA
Residential premises	17,100 sq.m.
Parking places	180

Total Investment	€11,6m
Exp. Starting date	4Q 2009
Exp. Ending date	4Q 2012

German, Sofia



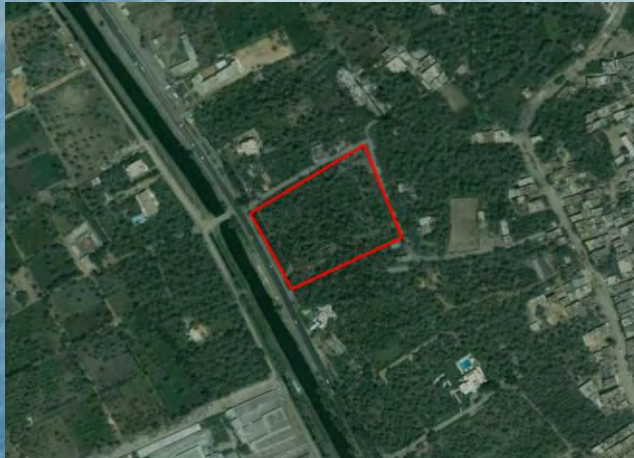
Total volume	74,100 sq.m.
Final Design	TBA
Residential premises	66,700 sq.m.
Commercial spaces	3,700 sq.m.
Parking places	625

Total Investment	€52,4m
Exp. Starting date	4Q 2009
Exp. Ending date	4Q 2013

Egypt



Kerdasa, Cairo



Total volume 17,820 sq.m.

Distances from:

Central Axis of Connection Alexandria-Cairo	1.5 km
Archaeological site of Pyramids	2 km
Ancient City of Cairo	12 km

El-Azezeya, Cairo



Total volume 147,500 sq.m.

Distances from:

Cairo Ring Road	2 km
Archaeological site of Pyramids	8 km
El-Remaya Square	6.5 km

(where the new archaeological museum of Cairo is under development)

Belarus



In General:

In September 2007, Michaniki Group of Companies established in the Belarusian Capital of Minsk the new member of its group, Michaniki Belarus.

The main scope of the subsidiary company is real estate development activities.

The Company has turned its attention to the fast developing real estate market of Belarus that present substantial opportunities in real estate development.

Real Estate Development

NAV by Cushman & Wakefield for Russia, Ukraine, Bulgaria

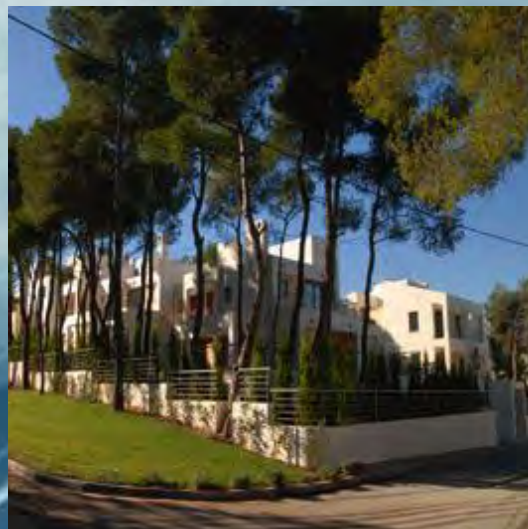
CB Richard Ellis (Dubai) for Egypt

PROJECTS	Status	Plot size (in sq m)	Land Aqc price (US\$*)		Market Value (€)	Market Value (€)
<u>Michaniki Russia</u>						
Alex the Great - Chimki 1	Lease	21.400	2.800.000		56.655.617	90.526.000
Hera - Chimki 2	Lease	5.000	3.000.000		8.953.382	13.349.000
Aphrodite - Chimki 3	Lease	9.600	3.000.000		8.927.287	10.147.000
Olympus - Chimki 6	Lease	3.800	2.600.000		7.147.190	12.469.000
Demitra - Chimki 4	Lease	26.700	3.700.000		4.189.294	4.651.000
Apollo - Taganka	Lease	3.600	0		16.077.297	38.198.000
Hellas - Zedotsi	Own	701.100	40.500.000		74.670.287	74.574.000
Athena - Chimki 5	Lease	29.000	5.000.000		12.022.004	13.410.000
Melina Towers - Moscva River	Lease	65.000	26.500.000		104.726.003	114.604.000
TOTAL		865.200	87.100.000	\$	293.368.362	371.928.000
<u>Michaniki Ukraine</u>						
Artemida	Lease	7.900	200.000		29.973.905	24.777.000
Odessa Dream (Delphinia)	Lease	201.800	6.000.000		178.150.786	90.045.000
		209.700	6.200.000	\$	208.124.691	114.822.000
<u>Michaniki Bulgaria</u>						
Botanic	Own	34.180	1.860.000		6.796.000	7.106.000
German	Own	92.647	4.739.000		4.739.000	7.108.000
		126.827	6.599.000	€	11.535.000	14.214.000
<u>Michaniki Egypt</u>						
Kerdasa	Own	17.820	3.564.000		0	3.618.835
El-Azezeya	Own	147.500	11.300.000		0	14.072.465
		165.320	14.864.000	€	0	17.691.300
GRAND TOTAL:		1.367.047	85.807.828	€	513.028.053	518.655.300



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Real Estate Development, Greece



Name of Project	DRYADES
Location	Ekali, Athens
Type of Project	Residential Complex
Total Project Volume	19,600 sqm
Total Project Budget	€ 30m
Construction Period	2002-2008

Includes: From 270 to 440 sqm. luxurious residents, equipped with basements with playrooms, parking garage and auxiliary space, ground floor with living rooms, second floor with three or four bedrooms, two or three bathrooms, attic.



- Publicly traded since: 1990
- Capitalization: € 50 m.
- Number of Shares: 20,121,710
- Plot - Buildings: 425,515 sq. m.

In General:

Balkan Real Estate S.A., is an Athens Stock Exchange traded company, 60% owned by Michaniki S.A.

The company in cooperation with its parent company Michaniki SA will undertake investments for the development of urban and non-urban real estate projects and the construction of large residential units, the development, management and exploitation of them belonging to the company or to third parties.

Construction

Public & Private projects

Industrial Plants - Energy

Marble, Steel Pipe, Hydroelectric projects

Construction, Greece



In General:

Apart from Michaniki S.A., the parent company, that holds the highest certificate for public works in Greece, Tholos S.A. is a 100% subsidiary that bids for smaller public projects and strengthens the Group's market share in construction works.

MICHANIKI carries out both design and construction of projects, as certified in the company's ISO 9001:2000 quality management certificate.

The management of the company will continue the strategy of selective participation in projects that are announced taking into consideration the achievement of equivalent profit margins with those of the previous year.



Construction, Greece

Projects in Progress



**Polykastro – Idomeni
rail line Phase A**



**Athens-Thessaloniki:
Section Skarfia-Lamia-Rahes**



Krystallopigi Bridge

Construction, Greece

Projects in Progress



**Construction of
Peiros-Parapeiros Dam**



**Melissi - Rododafni
Railway construction**



Construction of Sykia Dam

A complete list of Projects in progress can be viewed from our web site www.michaniki.gr

Industrial Plans, Greece

Hellenic Pipeworks S.A.



Hellenic Pipeworks is a 100% subsidiary of Michaniki S.A.

The long-lasting presence and experience in the manufacturing of steel-pipes, enables the company to strengthen its competitive advantage and to increase its market share in international markets.

Plots-Buildings: 509,168 sq.m.

Marmara Kavalas S.A.



Marmara Kavalas S.A. is a 77% subsidiary of Michaniki S.A. and its primary activities include quarrying, processing and sales of marble products in the domestic and foreign markets.

Plots-Buildings: 59,043 sq.m.

Energy Production, Greece

Michaniki has entered the electricity production sector capitalizing on its know-how and expertise on hydroelectric-station-construction, aiming to be a strong player in the recently liberalized electricity market in Greece.

Theodoriana Hydro Station

Annual electricity output:

Annual sales:

4.0 MW (**completed**)

17m KWh

€1.3m

Karpenissiotti Hydro Station

Annual electricity output:

Annual sales:

Investment:

5.40 MW (**approved**)

21.8m KWh

€1.5m

€9.0m

Temenos Hydro Station

Annual electricity output:

Est. Annual sales:

Investment:

15 MW (submission of offer)

60m KWh

€4.2m

€60m

Agios Nicolaos Hydro Station

Annual electricity output:

Estimated annual sales:

Estimated pre tax profit:

Investment:

93.0 MW (**re-submission of offer**)

300m KWh

€20m

35% of sales

€148m in total, 2008-2011

Group Financial Information

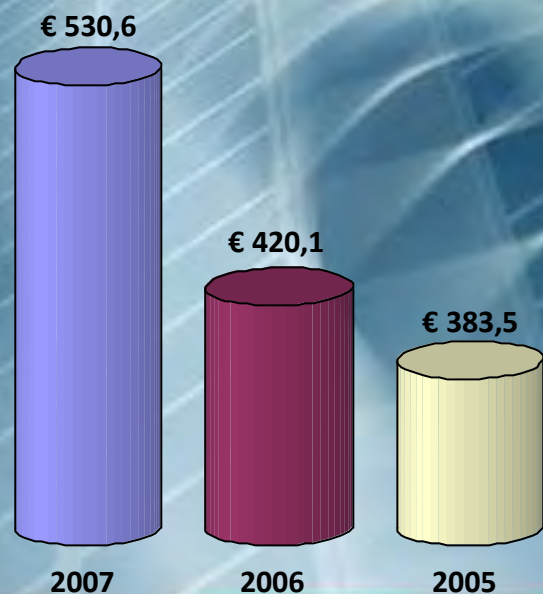
- Fiscal Years 2007, 2006, 2005
- Semi Annual Results for 2008, 2007, 2006

Group Financial Information

Total Assets

CAGR +11,4%

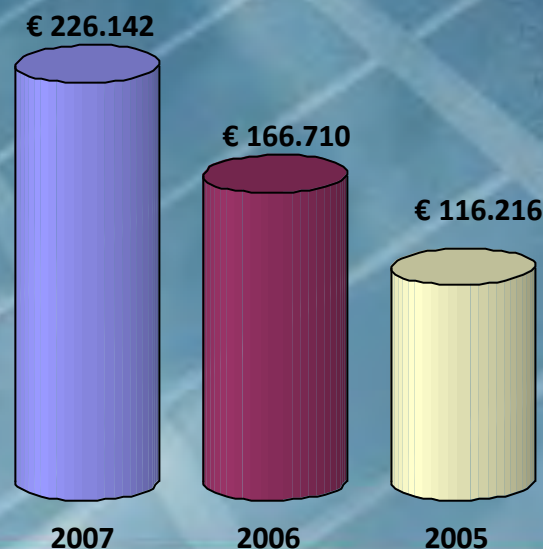
3y perf +38,4%



Revenues

CAGR +24,9%

3y perf +94,6%

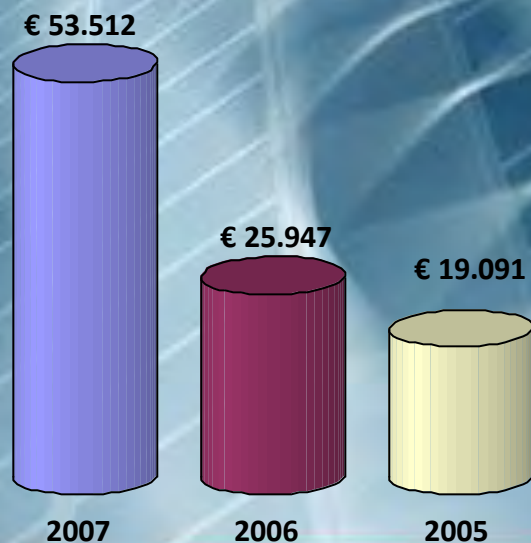


Group Financial Information

Profit After Taxes

CAGR +40,1%

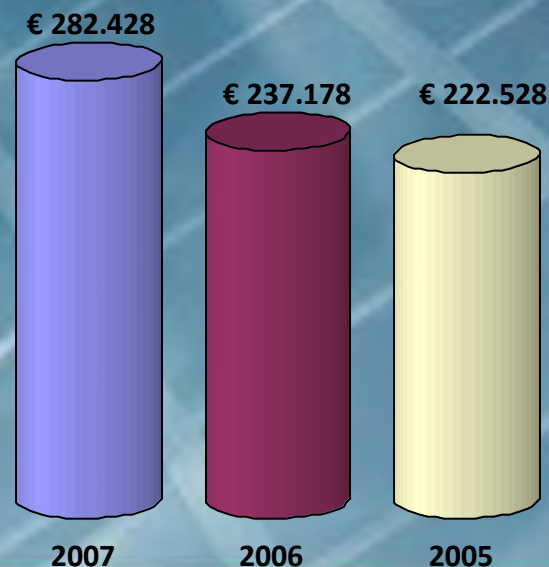
3y perf +180,3%



Equity

CAGR +8,3%

3y perf +26,9%

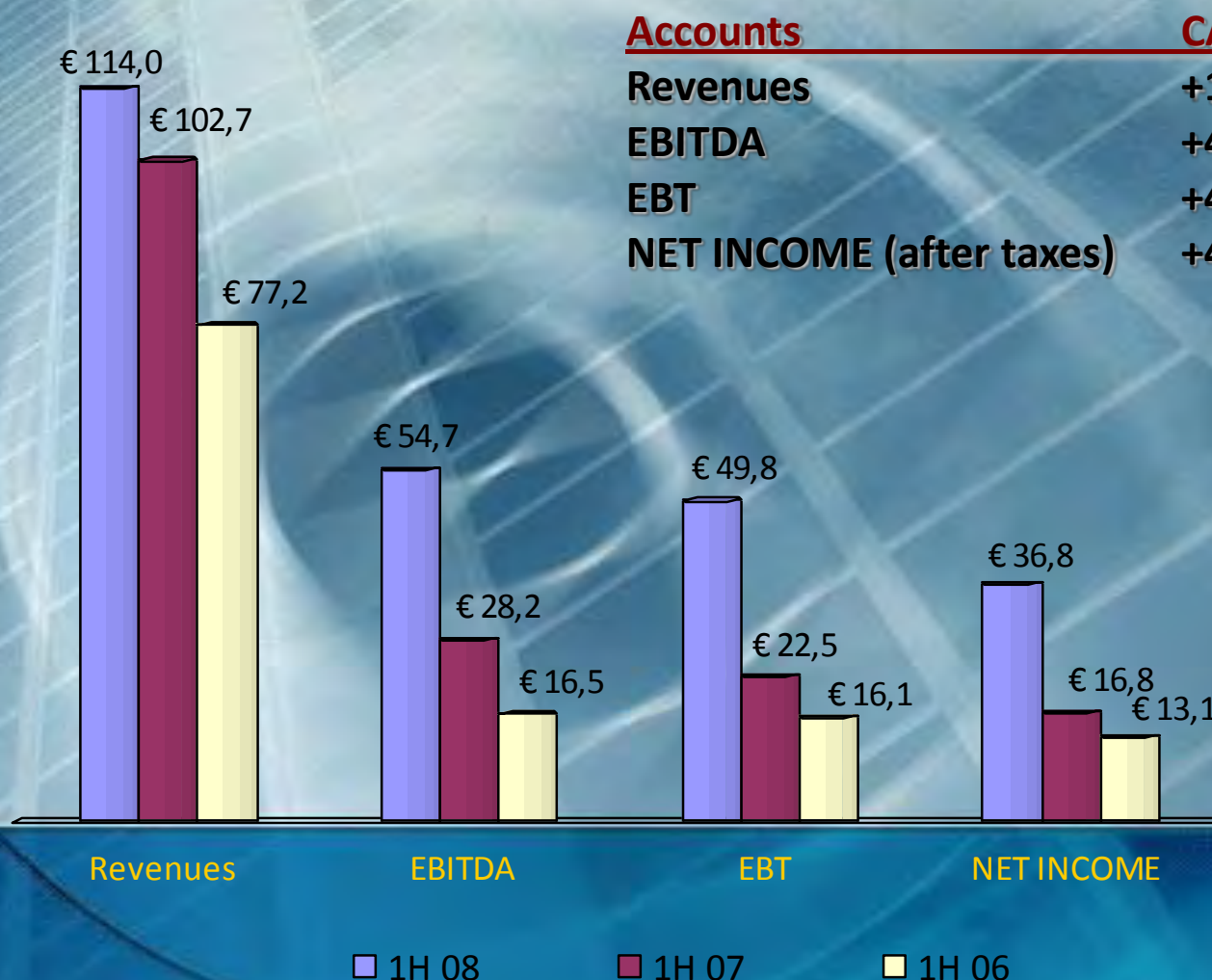




MICHANIKI
GROUP OF COMPANIES

Semi Annual Results

(1H08, 1H07, 1H06)



Accounts

CAGR

3y perf

Revenues

+13,9%

+47,7%

EBITDA

+49,0%

+230,5%

EBT

+45,7%

+209,6%

NET INCOME (after taxes)

+41,2%

+181,6%

Key Investment Highlights

- Strong track record, delivering operating performance and creating value for its shareholders
- A well-balanced portfolio of mature and growth promising assets and activities
- Leading position in domestic market:
 1. Total backlog: €330m (all governmental contracts, 100% guarantee)
 2. Significant growth is expected from our international operations
 3. Current International Portfolio NAV: €518.7m
 4. Best operating margins in the Construction market
 5. Strong balance sheet
 6. Solid P.E. : 3,71 (as of 22 Sept. 2008)
 7. High Dividend Yield: 6,31% (as of 22 Sept. 2008)
 8. NAV (Intern.) per share: €5,58 (as of 30 June 2008)

Management Team

CHAIRMAN

PRODROMOS S. EMFIETZOGLOU

MANAGING DIRECTOR

MELINA PR. EMFIETZOGLOU

CHIEF FINANCIAL OFFICER

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