

# BABIS VOVOS INTERNATIONAL CONSTRUCTION S.A.

Company's No. in the register of Societes Anonymes : 2283/06/B/86/12

Registered Address : 340 Kifissias Avenue, 154 51 N. Psychico

Figures and information for the period of 1 January 2010 until 30 September 2010

Published according to the decision 4/507/28.04.2009 of the Board of Directors of the Capital Market Commission

The financial data and information illustrated below, deriving from the interim condensed financial statements, is aiming to provide a general awareness about the financial position and the financial results of Babis Vovos International Construction S.A. and its subsidiaries. We advise the reader, before making any investment decision or other transaction concerning the company, to visit the company's web site where the financial statements together with the audit report of the Certified Auditor Accountant are presented.

Company Web site : [www.babisvovos.com](http://www.babisvovos.com)

Date of approval of the interim Financial Statements :

November 29th, 2010

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	30/09/2010	31/12/2009	30/09/2010	31/12/2009
<b>ASSETS</b>				
Property, plant and equipment	9,857	10,241	1,400	1,662
Investment property	1,105,450	1,128,340	768,154	778,759
Intangible assets	18,890	18,907	16,462	16,479
Other non-current assets	570	1,058	49,881	50,298
Inventories	42,736	38,443	43,807	39,515
Trade receivables	7,903	3,360	5,677	1,993
Cash and cash equivalents	1,920	4,200	1,229	3,392
Other Assets	55,468	73,193	82,124	100,009
<b>TOTAL ASSETS</b>	<b>1,242,795</b>	<b>1,277,742</b>	<b>968,734</b>	<b>992,108</b>

EQUITY AND LIABILITIES				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	30/09/2010	31/12/2009	30/09/2010	31/12/2009
Share capital	10,179	10,179	10,179	10,179
Retained earnings and reserves attributable to the Company's equity holders	291,920	322,110	186,005	202,171
Capital and reserves attributable to the Company's equity holders (a)	302,099	332,289	196,184	212,350
Minority interest (b)	6,891	6,926	-	-
Total equity (c)=(a)+(b)	<b>308,990</b>	<b>339,215</b>	<b>196,184</b>	<b>212,350</b>
Long-term borrowings	528,956	552,995	363,028	383,082
Deferred income tax long term liabilities	75,561	67,555	39,910	36,466
Provisions / Other long term liabilities	31,862	53,140	84,198	105,218
Short-term borrowings	213,897	201,170	206,133	192,257
Other short term liabilities	83,528	63,667	79,282	62,735
Total Liabilities (d)	933,804	938,527	772,550	779,758
<b>TOTAL EQUITY &amp; LIABILITIES (e)=(c)+(d)</b>	<b>1,242,795</b>	<b>1,277,742</b>	<b>968,734</b>	<b>992,108</b>

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	30/09/2010	30/09/2009	30/09/2010	30/09/2009
Total Equity (at 1/1/2010 and 1/1/2009 respectively)	339,215	416,019	212,350	247,944
Profit / (loss) for the period (continued operations)	(30,225)	(25,518)	(16,167)	(3,331)
Equity balance (30/9/2010 and 30/9/2009 respectively)	<b>308,990</b>	<b>390,502</b>	<b>196,184</b>	<b>244,613</b>

CONSOLIDATED STATEMENT OF CASH FLOWS (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	1/1-30/9/2010	1/1-30/9/2009	1/1-30/9/2010	1/1-30/9/2009
<b>Operating activities</b>				
Net profit before tax (continued operations)	(19,111)	(33,804)	(11,964)	(7,268)
Adjustments for:				
Depreciation and amortisation	295	328	173	204
Provisions	4,839	2,094	3,432	1,274
Results (revenues, expenses, profit, loss)	3,650	20,492	(3,382)	(8,020)
Interest expenses	24,707	25,458	18,610	20,462
Plus / minus adjustments for changes in working capital or relating to operating activities				
Decrease / (increase) of inventory	(4,186)	(3,957)	(4,186)	(3,934)
Decrease / (increase) in trade & other receivables	(2,983)	(723)	(676)	(4,538)
Increase / (decrease) in short term liabilities (bank liabilities not included)	16,073	(1,670)	15,359	1,354
Minus:				
Interest paid	(18,011)	(21,775)	(11,350)	(18,515)
Income tax paid	(1,431)	(3,570)	(357)	(1,438)
<b>Net cash generated from operating activities (a)</b>	<b>3,843</b>	<b>(17,128)</b>	<b>5,659</b>	<b>(20,419)</b>
<b>Cash flows from investing activities</b>				
Establishment of new subsidiary	-	-	(60)	-
Additions in investment property, Property, plant and equipment & intangible assets	(1,131)	(4,143)	(1,131)	(4,078)
Proceeds from sale of investment property and Property, plant and equipment	14,293	707	7,559	-
Interest received	5	58	4	51
<b>Net cash used in investing activities (b)</b>	<b>13,168</b>	<b>(3,378)</b>	<b>6,372</b>	<b>(4,027)</b>
<b>Cash flows from financing activities</b>				
Inflows from derivatives	(1,252)	12,188	(1,252)	12,188
Borrowings payback (bank loans)	(2,789)	(39,873)	(1,289)	(17,495)
Borrowings payback (finance leases)	(17,049)	(21,976)	(11,653)	(19,054)
Borrowings inflows	1,800	64,162	-	42,443
<b>Net cash used in financing activities (c)</b>	<b>(19,291)</b>	<b>14,500</b>	<b>(14,194)</b>	<b>18,082</b>
<b>Net increase / (decrease) in cash and cash equivalents (a) + (b) + (c)</b>	<b>(2,280)</b>	<b>(6,006)</b>	<b>(2,163)</b>	<b>(6,364)</b>
Cash and cash equivalents at beginning of the period	4,200	12,858	3,392	11,174
<b>Cash and cash equivalents at end of the period</b>	<b>1,920</b>	<b>6,851</b>	<b>1,229</b>	<b>4,811</b>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	1/1-30/9/2010	1/1-30/9/2009	1/1-30/9/2010	1/1-30/9/2009
Rental Revenue from Investment Property	26,827	26,722	17,802	17,667
Net gain / (loss) from fair value adjustment on investment property	-	(27,101)	-	(10,694)
Loss from sale of investment property	(9,727)	(107)	(4,177)	-
Minus : operating expenses	(3,000)	(1,970)	(2,651)	(1,544)
Gross profit / (loss) from investing activity	<b>14,100</b>	<b>(2,456)</b>	<b>10,974</b>	<b>5,430</b>
Earnings / (loss) before interest and tax	(481)	(15,063)	(913)	(5,519)
Profit / (loss) before taxation	(19,111)	(33,804)	(11,964)	(7,268)
Net Profit / (loss) for the year	<b>(30,225)</b>	<b>(25,518)</b>	<b>(16,167)</b>	<b>(3,331)</b>
Equity holders of the Company	(30,190)	(26,342)	(16,167)	(3,331)
Minority interest	(35)	825	-	-
Total comprehensive income	<b>(30,225)</b>	<b>(25,518)</b>	<b>(16,167)</b>	<b>(3,331)</b>
Equity holders of the Company	(30,190)	(26,342)	(16,167)	(3,331)
Minority interest	(35)	825	-	-
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)	(0.8898)	(0.7764)	(0.4765)	(0.0982)
Earnings / (loss) before interest, tax, depreciation and amortisation	<b>(186)</b>	<b>(14,735)</b>	<b>(741)</b>	<b>(5,315)</b>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	1/7-30/9/2010	1/7-30/9/2009	1/7-30/9/2010	1/7-30/9/2009
Rental Revenue from Investment Property	8,659	8,797	5,721	5,709
Net gain / (loss) from fair value adjustment on investment property	-	(27,101)	-	(10,694)
Loss from sale of investment property	-	-	-	-
Minus : operating expenses	(1,749)	(531)	(1,627)	(409)
Gross profit / (loss) from investing activity	<b>6,910</b>	<b>(18,836)</b>	<b>4,094</b>	<b>(5,393)</b>
Earnings / (loss) before interest and tax	3,978	(21,663)	1,436	(7,822)
Profit / (loss) before taxation	(555)	(27,530)	(651)	(985)
Net Profit / (loss) for the year	<b>(1,654)</b>	<b>(19,269)</b>	<b>(1,552)</b>	<b>2,330</b>
Equity holders of the Company	(1,639)	(20,068)	(1,552)	2,330
Minority interest	(15)	799	-	-
Total comprehensive income	<b>(1,654)</b>	<b>(19,269)</b>	<b>(1,552)</b>	<b>2,330</b>
Equity holders of the Company	(1,639)	(20,068)	(1,552)	2,330
Minority interest	(15)	799	-	-
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)	(0.0483)	(0.5915)	(0.0457)	0.0687
Earnings / (loss) before interest, tax, depreciation and amortisation	<b>4,076</b>	<b>(21,554)</b>	<b>1,494</b>	<b>(7,754)</b>

## Additional data & information:

- Group companies that are included in the consolidated financial statements with their respective registered office and percentage of ownership are as follows:

Full Consolidation method	Percentage %
a. BABIS VOVOS INTERNATIONAL CONSTRUCTION S.A. Registered office : 340 Kifissias Avenue, N. Psychico	Parent
b. BABIS VOVOS INTERNATIONAL CONSTRUCTION S.A. & Co G.P. Registered office : 340 Kifissias Avenue, N. Psychico	99.90%
c. DOMA S.A. Registered office : 64 Kifissias Avenue, Maroussi	98.98%
d. ALTECO S.A. Registered office : 340 Kifissias Avenue, N. Psychico	99.01%
e. ERGOLIPTIKI - KTIMATIKI - TOURISTIKI S.A. Registered office : 340 Kifissias Avenue, N. Psychico	51.00%
f. INTERNATIONAL PALACE HOTEL S.A. Included in the consolidation with 51% percentage of ownership through " ERGOLIPTIKI - KTIMATIKI - TOURISTIKI S.A." which owns 100% of its share capital. Registered office : 340 Kifissias Avenue, N. Psychico	51.00%
g. ELFINKO S.A. Registered office : 340 Kifissias Avenue, N. Psychico	99.00%
h. ATRINA SPECIAL PURPOSE 1 S.A. Included for the first time in the consolidation with 100% percentage of ownership. Registered office : 340 Kifissias Avenue, Athens.	100.00%
- The companies included in the consolidation have been tax audited as follows : the parent company 'Babis Vovos International Construction S.A.' up to the fiscal year 2006, 'Babis Vovos International Construction S.A. & Co G.P.' up to the fiscal year 2006, 'Ergoliptiki - Ktimatiki - Touristiki S.A.' up to the fiscal year 2006, 'DOMA S.A.' up to the fiscal year 2000, 'INTERNATIONAL PALACE HOTEL S.A.' up to the fiscal year 2006, 'ALTECO S.A.' up to the fiscal year 2004 and 'ELFINKO S.A.' up to the fiscal year 2004.
- The Group and Company's Investment properties, as well as inventories and intangible assets, include mortgage amounts to the value of € 378,585 thousand for the Group and € 303,141 thousand for the company to secure borrowings (including sale and leaseback agreements), as at 30/9/2010.
- At 30/9/2010, there were pending court decisions over injunctions filed against the Group and the Company from third parties, for which a total provision of € 1,057 thousand and € 517 thousand for the Group and the Company respectively was formed. Based on the estimations of the company management and the legal counsels, the provision is considered adequate. There is no expectation that any significant additional liability will incur.
- At 30/9/2010, the Group and the Company have formed a total provision amounting to € 8,761 thousand (31.12.2009: € 7,805 thousand) and € 2,457 thousand (31.12.2009: € 2,321 thousand) respectively for probable additional tax liabilities due to tax unaudited fiscal years.
- Number of employees at 30/9/2010: Group 364 individuals, Parent company 358 individuals.  
(30/9/2009: Group: 424, Parent Company: 415)
- Related party transactions at 30/6/2010 :

	CONSOLIDATED	COMPANY
a) Revenue	148	-
b) Expenses	80	173
c) Receivables	12,005	43,952
d) Payables	-	53,715
e) Remuneration of BoD members and key management personnel	879	879
f) Receivables from BoD members and key management personnel	27,501	27,486
g) Payables to BoD members and key management personnel	338	338
- Turnover Analysis:

	CONSOLIDATED	COMPANY
	1/1-30/9/2010	1/1-30/9/2009
Rental Revenue from Investment Property	26,827	26,722
Other Rental Revenue	8,946	11,249
Sale of property	-	503
Construction work	868	1,485
Other	-	-
	<b>36,641</b>	<b>39,959</b>

9. Any differences to the totals are due to rounding.