Babis Vovos International Construction S.A.

Annual Financial Report for the fiscal year ended 31 December 2009

(In accordance with the provisions of Article 4 L.3556/2007)

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A. Statement of the Board of Directors

(In accordance with the provisions of Law 3556 / 2007 – article 4 – par. 2)

Hereby, it is confirmed that to the best of our knowledge, the annual company and consolidated financial statements of 'Babis Vovos International Construction S.A.', for the fiscal year 2009, have been prepared in accordance with the International Financial Reporting Standards and provide a true and fair view of the Assets, the Liabilities, the own capital and the financial results of the company and the entities included in the consolidated financial statements, taken as a whole.

Furthermore, it is confirmed that to the best of our knowledge, the full year Board of Directors' Report presents in a true way the progress, the performance and the net equity position of the company as well as the companies included in the consolidation in total, with a description of the major risks and uncertainties they confront.

Athens, 30 March 2010

CHAIRMAN OF THE BoD	CHIEF EXECUTIVE OFFICER	VICE CHAIRMAN OF THE BoD
CHARALAMBOS VOVOS	ARMODIOS VOVOS	THALEIA VOVOS
Id. C. No AB 287946	Id. C. No F 015559	Id. C. No P 073106

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B. Board of Directors Report of the company "Babis Vovos International Construction S.A." on the consolidated and company financial statements for the fiscal year ended 31 December 2009

Dear shareholders,

We have the pleasure of submitting to you Management Review of the Board of Directors of "Babis Vovos - International Construction S.A." for the consolidated and company financial statements for the fiscal year 2009 according to the provisions of L.3556/2007, C.L. 2190/1920 as well as the decision 7/448/11.10.2007 of the Board of Directors of the Capital Market Commission. We inform you the following:

This Annual Financial Report includes all the information according to the provisions of paragraph 7 and 8 of L.3556/2007, the Company and Consolidated Statement of Financial Position with the Consolidated Statement of Comprehensive Income, the Consolidated Statement of Cash Flows, and the Consolidated Statement of Changes in Equity, the Notes to the financial statements as well as the Independent Auditor's Report. It was prepared based on the applicable legislation and the International Financial Reporting Standards, covers the fiscal year 1/1/2009 - 31/12/2009 and depicts the true and fair view of the Company's and Group's financial structure as at 31/12/2009.

The fiscal year 2009 has proven to be one difficult year for BVIC Group. There has been significant progress concerning the restructuring of the existing borrowings as far as the extension of the maturity date and the time postponement of the repayment schedule. During 2009, the Group has faced the cancellation of the building permit concerning the Votanikos project in October 2009, after the hearing of the appeal made within the last months of 2008. During March 2010, a clear picture regarding the continuation of the Joint Regeneration project in its entirety was established via a legislative amendment for the Joint Regeneration project to be voted in Parliament.

Net Asset value per share for the Group before deferred tax decreased by 19.6% year-on-year to € 11.78. Group NAV per share after deferred tax stood at € 9.79, an 18.8% decrease compared to 2008. The Group's loss after tax for the year was € 76.8 million, compared to € 120.9 million during 2008. These results were mainly driven by negative net fair value adjustments of the Group's investment property compared to 2008. Specifically, net loss from fair value adjustment on investment properties of € 88.0 million was recorded in 2009 compared to a € 83.8 million net loss in 2008 (mainly due to impairment in the fair value of the land plot at Aghiou Polykarpou and Aghia Anna Str in Votanikos and to the re-measurement of the fair value of the investment property portfolio based on current market conditions).

1. GROUP FINANCIAL POSITION

Income statements of fiscal years 2008-2009

amounts in thousand €	1/1-31/12/2009	1/1-31/12/2008
Revenue	53,934	52,863
Gross profit / (loss)	26,046	12,592
Earnings / (loss) before interest, tax, depreciation and amortization	(70,296)	(96,243)
Earnings / (loss) before interest and tax	(70,734)	(96,757)
Profit / (loss) before tax	(94,609)	(171,848)
Less: tax	17,805	50,947
Profit / (loss) for the year	(76,804)	(120,901)
Attributable to:		
Equity holders of the company	(76,836)	(120,775)
Minority interest	32	(126)

Revenue
At 31.12.2009, the consolidated revenue reached at € 53.9 million compared to € 52.9 million approximately of the previous fiscal year increased by 2.0%. The consolidated revenue is analysed as follows:

amounts in thousand €	1/1 - 31/12/2009	1/1 - 31/12/2008	% change
Rental income	49,726	46,772	6.32%
Property sales	1,210	4,724	(74.38%)
Construction works	2,997	1,367	119.22%
Total	**53,934**	**52,863**	**2.02%**

The above table indicates that there has been a significant increase in the rental revenue (6.32%). That resulted from rent adjustments on the existing lease agreements that include an annual upward revision based on Greek CPI plus 100 basis points.

A significant decrease in the property sales was also recorded (74.38%). This was mainly due to the fact that, during 2009, property sales mainly included sales of residential units amounting to € 1.2 million in comparison to 2008 when the revenue recorded included sales of residential properties amounting to € 4 million. Revenue from property sales, during 2009, includes revenue from the sale of two apartments located at Patmou & Agrafon street in Maroussi as well as from the sale of one residence located at Apollonos & Mavromichali street in Kefalari.

Earnings / (loss) before interest, tax, depreciation, and amortization (EBITDA)
The Group's loss before interest, tax, depreciation and amortization (EBITDA) at 31.12.2009 reached at € 70.30 million compared to earnings before interest, tax, depreciation and amortization amounting to € 96.24 million approximately of the previous fiscal year decreased by 27%.

This decrease of loss was mainly based on the increase of gross margin and the significant decrease of various Group expenses. The net loss from fair value adjustment on investment property of € 88.0 million (31.12.2008: € 83.4 million) limited partially the positive effect of the systematic effort for the decrease of expenses (-66.3%) as well as the effect of the increased gross margin (+106.85%). During the previous fiscal year, there was a net loss from fair value adjustment of investment properties of € 83.4 million mainly referring to the fair value impairment of the land plot in Votanikos as well as the effect of the financial crisis to the current market values of the property portfolio. During the fiscal year 2009, there was a net loss from fair value adjustment of investment properties of € 88.0 million mainly referring to the continuing effect of the financial crisis and financial facts to the current market values of the property portfolio.

Profit / (loss) before tax
At 31 December 2009, the Group recorded a loss before tax of € 96.4 million compared to € 171.8 million of the previous fiscal year. This significant improvement between the two fiscal years is, as mentioned before, due to significant decrease of various Group expenses as well as the substantial decrease of financial expenses. Group net financial expenses amounted to € 24 million in comparison to € 75 million of the previous fiscal year. The main reason for this decrease is the decrease of the net loss form fair value adjustment of the interest rate swap agreements which amounted to € 5.9 million compared to € 43.7 in the previous fiscal year. There was also a significant decrease in interest expense for the sale and leaseback agreements reaching at € 16.6 million compared to € 26.1 million in 2008. This positive variation to the fair value mainly stems from the stabilization of variability of the interest curves while the decreased financial expenses stemming from the financial leases in the environment of declined interest rates as determined during 2009.

Profit / (loss) after tax
Group loss after tax for the fiscal year 2009 amounted to € 76.8 million compared to € 120.9 million of the previous fiscal year. The Group deferred tax liability was reduced by € 20.8 million mainly due to the net loss from fair value adjustment on investment property.

Consolidated Balance Sheets of the fiscal years 2008 – 2009

amounts in thousand €	2009	2008
ASSETS		
Investment property and property, plant and equipment	1,138,581	1,222,844
Intangible assets	18,907	18,942
Inventories	38,443	32,545
Trade and other receivables	76,320	85,746
Cash and cash equivalents	4,200	12,858
Derivative assets	698	2,380
Other assets	592	596
TOTAL ASSETS	**1,277,742**	**1,375,911**
EQUITY & LIABILITIES		
Long-term borrowings	552,995	530,315
Deferred income tax long term liabilities	67,555	88,402
Derivative liabilities	46,385	49,167
Other long-term liabilities	6,755	6,413
Short-term borrowing	201,170	230,534
Derivative liabilities	10,617	10,328
Other short term liabilities	53,050	44,732
Total liabilities	**938,527**	**959,891**
Share capital	10,179	10,179
Retained earnings and reserves attributable to the Company's equity holders	322,110	398,946
Capital and reserves attributable to the company's equity holders	*332,289*	*409,125*
Minority interest	6,926	6,894
Total equity	**339,215**	**416,019**
TOTAL EQUITY & LIABILITIES	**1,277,742**	**1,375,911**

Investment property and property, plant and equipment
The Group's investment property and property, plant and equipment have decreased by 6.9% compared to the fiscal year 2008 and reached at € 1,138.6 million versus € 1,222.8 million approximately during the previous fiscal year. This decrease is mainly due to the fair value adjustments of the property portfolio based on current market conditions. The Group's property value increased by more than 100% according to the balance sheet figures from € 456.5 million in 2003 to € 1,138.6 million in the fiscal year 2009 (an increase of approximately 149.4%), reflecting the group strategy, during the last years, in aiming development, retaining and exploiting of its property instead of selling it.

Inventories
The variation in inventories during 2009 (€ 38.4 million) compared to 2008 (€ 32.5 million) results mainly from additional construction costs for the under construction residential properties located at N. Erythrea which are

intended to be sold. The total increase of inventories is lower though, since some of the apartments at Patmou & Agrafon Str. in Maroussi were sold.

Borrowings
During the fiscal year 2009, the Group's total borrowings were decreased by € 6.7 million. During 2009, the Group signed seven new sale and leaseback agreements two of which referred to repurchasing of two properties under existing sale and lease back. The net inflow from these sale and leaseback agreements amounted to € 42.96 million. The main part of this inflow amounting to € 36.39 million was used for the decrease of short term financing restructuring its repayment schedule and final maturity up to 10 years. Given that the completion of the shopping mall in Votanikos within a specific time frame is now a certainty, the management of BVIC will further restructure its bank debt, and this new development also creates confidence that additional financing lines will be established for new projects, some of which are already being developed.

Structure of the Group's Borrowings

amounts in thousand €		2009	2008
Bank borrowings		229,647	263,016
Finance lease liabilities		524,518	497,833
Total borrowings	**(a)**	**754,164**	**760,849**
Cash and equivalent	*(b)*	4,200	12,858
Net Borrowings	**(a) – (b)**	**749,964**	**747,991**

Total borrowings of the Group at December 31st, 2009 are analysed as follows:

amounts in thousand €	2009
Bank borrowings	229,647
Sale & lease - back contracts	484,653
Preliminary sale & lease - back contracts	8,000
Build Operate Transfer agreements (BOT)	31,844
Machinery finance leases	20
Total borrowings	**754,164**

Net borrowings represent 62.96% of the gross value of property portfolio including the value of the property under construction in Votanikos (€ 1,191.3 million) as it was determined on the valuation report by the independent and professionally qualified valuer of Colliers International.

Net Asset Value (NAV)
The NAV of the Group, after minority interest, reached at € 332.3 million representing a decrease of 18.8% compared to the previous fiscal year (€ 409.1 million). The main reason of the decrease of NAV during 2009, is that there was a negative adjustment in fair value of the existing investment properties . Additionally, since the legislative amendment for Votanikos is not yet finalized, management did not proceed to a revaluation of the investment property under construction in Votanikos. These reasons led to a total net loss from fair value adjustment on investment property of € 88.0 million. The continuous increase of the Group's NAV remains the main strategy of the management.

Data per Share for the fiscal years 2008 – 2009

amounts in thousand €	1/1-31/12/2009	1/1-31/12/2008
Earnings / (loss) before interest, tax, depreciation and amortization [1]	(2.07)	(2.84)
Profit / (loss) before tax [1]	(2.79)	(5.06)
Profit / (loss) for the year [1]	(2.26)	(3.58)
NAV per share before deferred tax	11.78	14.66
NAV per share	9.79	12.06

NOTES:
(1) The amounts are before the deduction of minority interest.

The NAV per share of the Group before deferred tax reached at € 11.78 decreased by 19.6% compared to 2008 (€ 14.66), while the Group's NAV per share after deferred tax reached at € 9.79 decreased by 18.8% compared to 2008 (€ 12.06).

Financial Ratios 2009

Various basic financial ratios for the fiscal years 2009 and 2008 are as follows:

Ratios	Description			2009	2008
Return on total equity	Profit for the period (after tax)	/	Total equity	(22.6%)	(29.1%)
Interest coverage	EBIT	/	Finance expenses (net)	(3.0)	(1.3)
Total debt ratio	Total liabilities	/	Total assets	73.5%	69.8%
Gearing ratio	Net debt	/	Total equity + Net Debt	68.9%	64.3%

2. RISKS AND UNCERTAINTIES

The Group's activities expose it to a variety of financial risks: market risk (price risk, interest rate risk), credit risk, liquidity risk and cash flow interest rate risk.

Property value variation

The Group is exposed to property value variation and lease variation risk. Up to the fiscal year 2006, the Group had continuously increasing net gains from fair value adjustment of existing investment properties. During the last three fiscal years 2007 to 2009, there was a correction in the values of investment properties and any positive variation was mainly stemming from additions in Investment property portfolio. A continuing decreasing trend of the investment property values, during the 2010, will have negative effect both to the Group financial results and profitability as well as the Group Net Asset Value (NAV).
The Valuation report of Colliers International concerning the valuation of the Group investment property portfolio is based on some principal assumptions. One of these principal assumptions is the market growth which equals forecasted CPI plus local market growth. Based on the above the CPI used for the valuation of the fair value of investment properties is set at 3% and fairly represents the social-economic trends of the area. At 31 December 2009, if all other fundamentals are held constant and CPI is decreased / increased by 10% to 2.70% /

3.30% the fair value of the investment properties would have been decreased by € 13,262 thousand / increased by € 14,124 thousand respectively.
Another principal assumption used for the determination of the fair value of the investment properties is the discount rate set at 7.2% for the future cash flows of sale and lease back portfolio. Additionally, the discount rate set at 8.2% for the future cash flows build operate transfer (BOT) portfolio. At 31 December 2009, if all other fundamentals are held constant and the discount rate used is decreased by 10% to 6.48% for the sale and lease back portfolio and 7.38% for the BOT portfolio the fair value of the investment properties would have been increased by € 127,820 thousand. Respectively, at 31 December 2009, if all other fundamentals are held constant and the discount rate used is increased by 10% to 7.92% for the sale and lease back portfolio and 9.02% for the BOT portfolio the fair value of the investment properties would have been decreased by € 93,788 thousand.

Credit risk

Credit risk management is carried out on group basis by the finance department. Credit risk arises from cash and cash equivalents, derivative financial instruments (bank and financial institutions credit risk) as well as credit exposure to customers (customer credit risk). The Group co-operates with some of the largest and financially credible banks and financial institutions in the Greek and international market with a minimum rating BBB (Fitch).
The Group has no significant concentrations of credit risk. It has policies in place to ensure that rental contracts are made with customers with an appropriate credit history. Cash transactions are limited to high-credit-quality financial institutions. The Group has policies that limit the amount of credit exposure to any financial institution.

Liquidity risk

Liquidity needs are satisfied through the maintenance of sufficient cash, the settlement of receivables on a timely basis and keeping committed credit lines available from financial institutions. The ability of the Group to enter into long term lease agreements with an annual upward revision based on Greek CPI plus 100 basis points ensures stability of the Group cash inflows form the investment property portfolio minimising the liquidity risk.
The increasing financing needs for the property portfolio pipeline of the Group are fully covered, until today, through borrowing contracts signed with various financial institutions. As analysed in the note 2.1 Basis of preparation, at 31 December 2009, the Group and the company have negative working capital by € 145,641 thousand and € 110,081 thousand respectively. This mainly results from the increased company short - term bank loans amounting to € 192,257 thousand. This amount includes a loan amounting to € 125 million relating to the company project at Votanikos. The suspension of construction works for this project creates uncertainty as far as the future cash flows of the company since the suspension causes a delay to the restructuring of the repayment schedule and the facility amount of this loan which was to be defined through a new loan agreement for the refinancing of the existing loan and its increase for the completion of the construction. Company management has started negotiating with the intervening banks regarding the extension of the repayment schedule of the aforementioned bank loans as well as the restructuring of the respective loan contracts. More specifically, the banks, to which loans amounting to € 125,000 thousand or 58% of the total short term bank loans are referring to, give to the company the right to extend the repayment schedule up to 31/3/2011. Company management, assessing all the factors, has proceeded to restructuring actions with the intention of better serving the company working capital needs will have a positive effect on the company efficiency.

Interest rate risk

The Group's interest rate risk mainly arises from long-term borrowings (bank loans and finance leases). Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Group's borrowings are denominated in euro with variable interest rates. A possible increasing trend for the interest rates 2010 will result into an increase of the Group financial expenses.

The Group partly manages its cash flow interest rate risk by using an interest rate swap agreement referring to the sale and leaseback agreements. According to this interest rate swap agreement, the Group receives Euribor 1month plus an average spread of 2.26% for € 140,000 thousand representing approximately 29% of the balance of its sale and leaseback agreements and pays back 3.8% up to July 2011 and Euribor 1month plus a spread 0.65% up to December 2019.

At 31 December 2009, if the interest rates on borrowings had been 1% higher / lower, while all other variables held constant, company result would have been lower / higher by € 4,785 thousand (2008: € 5,739 thousand) mainly as a result of higher / lower interest expense on floating rate borrowings. Respectively, for the Group €

6,139 thousand (2008: € 7,588 thousand). There would had also had been a respective effect on the Group's and company's Net Asset Value.

3. FUTURE PERSPECTIVE AND OUTLOOK

2009 was another negative year for the prices and valuations of most of the investment assets categories including investment properties. More specifically the bankruptcy of Lehman Brothers investment bank, which caused a material increase of investment risk as well as sharp credit crunch to both corporate and individual clients, had a significant negative impact on the global as well as the local property market.

As a result, the management of BVIC adjusted its strategy into the new market conditions of negative investors' psychology, lower valuations and significant decrease in gearing. This negative market environment became even worse for BVIC Group following the suspension of its development work and, finally, the cancellation of the building permit in Votanikos project after the hearing of an appeal made to the Council of State by a small number of citizens during the last months of 2008. Under these unfavorable circumstances, there was a negative impact on both the value of its property portfolio and its bank financing ability.

The decision of the Council of State, which was published with a significant delay during October 2009, provides the direction for a new legal act which will enable the completion of the Joint Redevelopment at its entirety including the construction of BVIC shopping mall. During the last months of 2008 as well as the first months of 2010, the management of BVIC has proceeded to meetings with the involved parties and has provided its propositions for the possible legal act so that the procedures to be completed at a short time and the Joint redevelopment at its entirety to be continued.

During March 2010, the announcements made by the Minister for the Environment, Energy and Climate Change, Tina Birbili, following the meeting she held with all the concerned parties, established a clear picture regarding the continuation of the Joint Regeneration project in its entirety. The Minister announced that she will submit a legislative amendment for the Joint Regeneration project of the areas Votanikos and Alexandras Avenue to be voted in Parliament, decreasing the buildings surface and the building coefficient of the area of Votanikos.

As far as the shopping mall is concerned, taking for granted the completion of the legislative act as announced by the Ministry for the Environment, Energy and Climate Change, it will be developed with a building coefficient of 1.2. This will improve the initial building plan, and help to create more free surfaces, atriums etc, thus rendering the shopping mall more friendly towards its visitors and the environment.

Given that the completion of the shopping mall within a specific time frame is now a certainty, the management of BVIC will further restructure its bank debt, and this new development also creates confidence that additional financing lines will be established for new projects, some of which are already being developed.

Following this combination of negative circumstances, the general strategy of the Group is now very conservative aiming to undertake the least possible corporate risk. Under this line the management has set the following goals for the next two years:

1. To proceed to the further capital restructuring of the Company, especially the short term bank borrowings amounting to € 216 million. The management of BVIC will further restructure its bank debt, and the new developments relating to Votanikos project also create confidence that additional financing lines will be established for new projects, some of which are already being developed.

2. The pursuance of the completion of the procedures for new projects of developing office buildings currently under negotiation or even additional ones. The major prerequisite should be to have a secure mandate in place either from a corporate tenant and/or a property buyer or investor. This will make possible the financing of the development with both equity and debt. The secure development of new projects is of material importance for the Group in order to continue generating profit and creating value for its shareholders as well as retain its leading market position during the time period necessary for the new legislative act and the presidential decree to be issued as announced by the Minister of Environment, Energy and Climate Change as well as the time period necessary for the issuance of a

new building permit required for the continuation of the Votanikos project following the restructured business plan.

3. The successful and as less as possible time consuming completion and exploitation of the project in the most efficient way.

The inevitable adjustment of the Group's NAV into the new negative market conditions created during 2008 and 2009 has resulted to a further significant NAV decline of 19%. The main management goal on the NAV front is to retain it around the current level and gradually increase it from next year onwards if the market conditions turn more favorable.

Given that the completion of the shopping mall within a specific time frame is now a certainty, the management of BVIC will further restructure its bank debt, and this new development also creates confidence that additional financing lines will be established for new projects, some of which are already being developed.

4. Related-party transactions (IAS 24)

At 31 December 2009, Mr. Charalambos Vovos owns 37.15% of the parent company's shares and voting rights. The remaining 62.85% of the shares are widely held to international institutional investors, domestic institutional investors and private investors.

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Sales of goods and services				
Sales of goods				
Babis Vovos International Construction S.A. & Co GP	-	-	1	3
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	-	3
	-	-	1	6
Sales of services				
Innovative Buildings S.A	3	3	-	-
Promise Cafe Ltd.	103	79	-	-
The Greek Coffee Company S.A.	146	200	-	-
	252	282	-	-
Purchases of goods and services				
Purchases of goods				
Babis Vovos International Construction S.A. & Co GP	-	-	9	19
	-	-	9	19
Purchases of services				
Babis Vovos International Construction S.A. & Co GP	-	-	122	120
Services of key management personnel	141	1,238	141	1,227
	141	1,238	264	1,347
Key management compensation				
Salaries and other short term employee benefits	1,341	1,537	1,341	1,537

Year-end balances arising from sales/purchases of goods/services	Consolidated 31 December 2009	Consolidated 31 December 2008	Company 31 December 2009	Company 31 December 2008
Receivables from related parties				
Babis Vovos International Construction S.A. & Co GP	-	-	39,976	32,213
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	-	749
Innovative Buildings S.A	6	3	-	-
Positive Ltd.	499	499	490	490
International Construction S.A - Boretos & Co. GP	48	48	48	48
Ergoliptiki - Ktimatiki - Touristiki SA & Co Ltd	11,317	10,874	5,329	4,886
Marvo S.A	5	5	5	5
Promise Cafe Ltd.	12	7	-	-
The Greek Coffee Company S.A.	44	571	-	553
Key management personnel (1)	27,501	27,486	27,486	27,486
	39,433	39,493	73,334	66,429
Payables to related parties				
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	1,468	-
Doma S.A	-	-	8,905	8,891
International Palace Hotel S.A	-	-	3,852	3,841
Alteco S.A	-	-	13,739	10,066
Elfinko S.A.	-	-	25,488	26,157
Key management personnel	95	86	95	86
	96	86	53,548	49,040

Note 1: An amount of € 26,930 thousand concerns advance for participation purchase

Excluding the subsidiaries, related parties consist of companies to which the major shareholder of the parent company or members of the top management have strong influence in the decision making process.

Sale and purchase of services and goods from and to related parties are based on the price lists in force and terms that would be available to third parties.

The receivables and payables from and to related parties have no any specific due date and bear no interest.

5. EVENTS AFTER THE BALANCE SHEET DATE

1. Votanikos project update

During March 2010, the announcements made by the Minister for the Environment, Energy and Climate Change, Tina Birbili, following the meeting she held with all the concerned parties, established a clear picture regarding the continuation of the Joint Regeneration project in its entirety. The Minister announced that she will submit a legislative amendment for the Joint Regeneration project of the areas Votanikos and Alexandras Avenue to be voted in Parliament, decreasing the buildings surface and the building coefficient of the area of Votanikos.

As far as the shopping mall is concerned, taking for granted the completion of the legislative act as announced by the Ministry for the Environment, Energy and Climate Change, it will be developed with a building coefficient of 1.2. This will improve the initial building plan, and help to create more free surfaces, atriums etc, thus rendering the shopping mall more friendly towards its visitors and the environment.

6. INFORMATION OF ARTICLE 4 OF L. 3556/2006

This explanatory report of the Board of Directors to the Shareholders General Meeting contains detailed information according to the provisions set out in paragraph 1 article 11a of L.3371/2005.

a. Company's share capital structure
The share capital of 'Babis Vovos International Construction S.A.' amounts to Euro ten million one hundred and seventy nine thousand (10,179,000), divided into thirty three million nine hundred and thirty thousand (33,930,000) ordinary shares with voting right and a par value of Euro thirty cents (0.30) each. The Company's shares are traded on the Athens Stock Exchange market since May 30th, 2001. Each Company share embodies all the rights and obligations prescribed by the Law and the Company's Articles of Association, which does not include provisions more restrictive than the Law itself. Possession of the share title implies rightfully that its holder consents to the Company's Articles of Association and to the legal decisions made by the General Shareholders' Meetings.

Shareholders' liability is limited to the nominal value of held shares. Shareholders participate in the Management and in the Company's profit pursuant to the Law and the provisions of the Articles of Association. The rights and obligations deriving from each share, are transferred on any successor of the shareholder. Shareholders exercise their rights in relation to the Company's Management only through the General Meetings. Shareholders have a preference right over any future increase of the Company's Share Capital depending on their participation in the existing share capital, as defined in article 13, paragraph 5 of C.L. 2190/1920.

Each share provides a voting right. In order for joint holders of a share to have the right to vote, they need to designate to the Company in writing a common representative for that share, who will represent them in the General Meeting. Until designation the exercise of their rights is suspended.

Every shareholder has the right to participate in the General Meeting of the Company's shareholders, either in person, or by proxy. In order for a shareholder to participate in the General Meeting, he should deposit his/her shares in the Company 's Treasury or in the Deposits and Loans Fund or in any Bank in Greece, at least five (5) days prior to the day set for the General Meeting. Proxies should be submitted to the Company within the above deadline. Shareholders who do not comply with the above, can participate in the General Meeting only after the latter's permission.

Shareholders who represent 5 per cent of the paid-up Share Capital:

a. Have the right to request from the Court of First Instance of the district where the Company has its registered office, the audit of the Company pursuant to articles 40, 40e of C.L. 2190/1920, and
b. May request the convention of an Extraordinary General Meeting of shareholders. The Board of Directors is obliged to convene the Meeting within a maximum period of thirty (30) days counting from the day the request was submitted to the Board's Chairman. Shareholders must specify in their request the issues to be resolved at the General Meeting.

Every shareholder may request, ten (10) days prior to the Annual General Meeting, the annual financial statements and the related reports of the Board of Directors and the Company's Auditors.

All persons or legal entities that are shareholders of the Company on the day the financial statements are approved by the Annual General Meeting of the shareholders or on any other day decided, are entitled to a dividend. The dividend of each share is paid to the shareholders at a time and place determined by the Annual General Meeting or by the Board of Directors after specific procurement. The place and manner of payment is announced through press release.

b. Restrictions on the assignment of the Company's shares
The Company's shares may be assigned as stipulated by Law and there are no further restrictions on their assignment set out in the Articles of Association, given that these are freely traded shares listed on the Athens Stock Exchange.

c. Major direct and indirect stake-holding in the meaning of L 3556/2007
The following shareholders hold as at 31.12.2009 directly or indirectly a stake higher than 5% of the total number of shares of the Company:

Shareholder	% Voting rights
Charalambos (Babis) Vovos	37,15385%

d. Shares with special control rights
There are no company shares delivering special control rights to their holders.

e. Restrictions on voting rights
The Company's Articles of Association stipulate no restrictions on the voting rights emanating from the shares thereof.

f. Agreements among shareholders of the Company
The Company is not aware of any agreements among its shareholders, which would result in restrictions on the assignment of its shares or exercise of the voting rights stemming from such shares.

g. Regulations on the appointment and replacement of Board members and amendments to the Articles of Association
The regulations stipulated in the Company's Articles of Association regarding the appointment and replacement of Board members and amendments thereto, conform to the provisions of C.L. 2190/1920.

h. Authority of the Board to issue new shares or acquire treasury shares
As at 31.12.2009 there are no decisions of the General Meeting of Shareholders that grants power to the Board of Directors to increase the share capital through the issue of new shares or acquire treasury shares according to the provisions of article 16, of the C.L. 2190/1920.

i. Major agreement put in force, amended or terminated in the event of change in the control following a public offer
There are no agreements which enter into force, are amended or terminated in the event of change in the control of the Company following a public offer.

j. Agreements with Board members or staff of the Company
There are no agreements between the Company and its Board members or staff providing for the payment of any compensation specifically in the event of resignation or dismissal without cause, or termination of their mandate or employment as a result of a public offer.

Translation from the original text in Greek

C. Independent auditor's report

To the Shareholders of 'Babis Vovos S.A.'

Report on the Company and Consolidated Financial Statements

We have audited the accompanying company and consolidated financial statements of 'Babis Vovos S.A.' and its subsidiaries which comprise the company and consolidated statements of financial position as of 31 December 2009 and the company and consolidated statements of comprehensive income, statements of changes in equity and cash flow statements for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Company and Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these company and consolidated financial statements in accordance with International Financial Reporting Standards, as adopted by European Union, and for such internal control as management determines is necessary to enable the preparation of company and consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these company and consolidated financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the company and consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the company and consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the company and consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the company and consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the company and consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the company and consolidated financial statements present fairly, in all material respects, the financial position of Babis Vovos SA and its subsidiaries as at December 31, 2009, and their financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards, as adopted by the European Union.

Emphasis of Matter

Without qualifying our opinion, we draw your attention to note 6 of the company and consolidated financial statements, which describes certain uncertainties surrounding the Votanikos project, as well as their potential impact on the financial position on the Company and its subsidiaries which cannot be estimated at present time.

Reference on Other Legal Matters

We verified the consistency of the Board of Directors' report with the accompanying financial statements, in accordance with the articles 43a, 107 and 37 of Codified Law 2190/1920.

PRICEWATERHOUSECOOPERS

Athens, March 31, 2010

D. Annual Financial Statements

Consolidated statement of financial position

All amounts in Euro thousands

	Note	Consolidated 31 December 2009	Consolidated 31 December 2008	Company 31 December 2009	Company 31 December 2008
ASSETS					
Non-current assets					
Investment property	6	1,128,340	1,212,018	778,759	824,096
Property, plant and equipment	7	10,241	10,826	1,662	2,080
Intangible assets	8	18,907	18,942	16,479	16,514
Investments	9	18	18	49,451	47,563
Derivative assets	20	466	1,791	466	1,791
Other non-current receivables	12	574	578	382	386
		1,158,546	1,244,174	847,198	892,429
Current assets					
Inventories	11	38,443	32,545	39,515	33,592
Trade and other receivables	12	76,320	85,746	101,770	105,921
Derivative assets	20	233	589	233	589
Cash and cash equivalents	13	4,200	12,858	3,392	11,174
		119,195	131,737	144,910	151,277
Total assets		**1,277,742**	**1,375,911**	**992,108**	**1,043,706**
EQUITY					
Capital and reserves attributable the Company's equity holders					
Share capital	14	10,179	10,179	10,179	10,179
Share premium	14	36,653	36,653	36,653	36,653
Reserves	15	23,894	23,838	25,244	25,244
Retained earnings		261,563	338,455	140,274	175,868
		332,289	409,125	212,350	247,944
Minority interest		6,926	6,894	-	-
Total equity		**339,215**	**416,019**	**212,350**	**247,944**
LIABILITIES					
Non-current liabilities					
Borrowings	16	552,995	530,315	383,082	359,490
Deferred income tax liabilities	17	67,555	88,402	36,466	47,761
Retirement benefit obligations	18	2,687	2,475	2,533	2,346
Trade and other payables	19	-	-	53,452	-
Derivative liabilities	20	46,385	49,167	46,385	49,167
Lease guarantees	12	4,068	3,938	2,848	2,767
		673,690	674,297	524,766	461,532
Current liabilities					
Trade and other payables	19	36,154	27,450	46,864	102,409
Income tax		15,384	15,770	4,281	4,385
Borrowings	16	201,170	230,534	192,257	216,136
Dividend payable		456	456	456	456
Provisions for other liabilities & expenses	21	1,057	1,057	517	517
Derivative liabilities	20	10,617	10,328	10,617	10,328
		264,837	285,594	254,991	334,230
Total liabilities		**938,527**	**959,891**	**779,758**	**795,762**
Total equity and liabilities		**1,277,742**	**1,375,911**	**992,108**	**1,043,706**

The notes on pages 22 to page 93 are an integral part of these consolidated financial statements.

Consolidated statement of comprehensive income

All amounts in Euro thousands

		Consolidated		Company	
	Note	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Revenue	22	53,934	52,863	37,603	38,064
Cost of sales	23	(27,888)	(40,271)	(22,557)	(37,050)
Gross profit / (loss)		**26,046**	**12,592**	**15,046**	**1,015**
Net gain / (loss) from fair value adjustment on investment property	6	(88,024)	(83,386)	(50,325)	(64,334)
Selling and marketing costs	23	(192)	(324)	(184)	(317)
Administrative expenses	23	(11,945)	(25,363)	(9,335)	(15,139)
Impairment / (reversal of impairment) to investments in subsidiaries	9	-	-	1,888	(308)
Other gains	24	3,899	32	112	14
Other expenses	24	(517)	(309)	(457)	(275)
Operating profit		**(70,734)**	**(96,757)**	**(43,254)**	**(79,344)**
Finance revenue	25	13,779	17,050	13,704	14,893
Finance expenses	25	(37,654)	(92,141)	(31,866)	(81,311)
Finance expenses (net)	25	(23,875)	(75,091)	(18,162)	(66,418)
Gain / (Loss) from investment in GPs	9	-	-	15,379	1,937
Profit / (loss) before income tax		**(94,609)**	**(171,848)**	**(46,037)**	**(143,825)**
Income tax expense	27	17,805	50,947	10,443	42,781
Profit / (loss) for the year		**(76,804)**	**(120,901)**	**(35,594)**	**(101,044)**
Attributable to:					
Equity holders of the Company		(76,836)	(120,775)	(35,594)	(101,044)
Minority interest		32	(126)	-	-
		(76,804)	(120,901)	(35,594)	(101,044)
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)	28	**(2.26)**	**(3.56)**	**(1.05)**	**(2.98)**

The notes on pages 22 to page 93 are an integral part of these consolidated financial statements.

Consolidated statement of changes in equity

All amounts in Euro thousands

Consolidated statement of changes in equity

		Attributable to equity holders of the Group				Minority interest	Total equity
	Note	Share capital	Share premium	Other reserves	Retained earnings		
Balance at 1 January 2008		10,179	36,653	23,053	460,015	7,020	**536,920**
Profit / (loss) for the year		-	-	-	(120,775)	(126)	(120,901)
Transfer to statutory reserve	15	-	-	785	(785)	-	-
Balance at 31 December 2008		10,179	36,653	23,838	338,455	6,894	**416,019**
Profit / (loss) for the year		-	-	-	(76,836)	32	(76,804)
Transfer to statutory reserve	15	-	-	56	(56)	-	-
Balance at 31 December 2009		10,179	36,653	23,894	261,563	6,926	**339,215**

Company Statement of changes in equity

	Attributable to equity holders of the Company				Total equity
	Share capital	Share premium	Other reserves	Retained earnings	
Balance at 1 January 2008	10,179	36,653	25,244	276,912	**348,988**
Profit / (loss) for the year	-	-	-	(101,044)	(101,044)
Balance at 31 December 2008	10,179	36,653	25,244	175,868	**247,944**
Profit / (loss) for the year	-	-	-	(35,594)	(35,594)
Balance at 31 December 2009	10,179	36,653	25,244	140,274	**212,350**

The notes on pages 22 to page 93 are an integral part of these consolidated financial statements.

Consolidated statement of cash flows

All amounts in Euro thousands

		Consolidated		Company	
	Note	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Cash flows from operating activities					
Cash generated from operations	30	20,661	(68,319)	7,894	(53,395)
Interest paid		(29,523)	(48,683)	(24,360)	(37,577)
Income tax paid		(5,223)	(4,456)	(2,184)	(3,492)
Net cash generated from operating activities		**(14,085)**	**(121,458)**	**(18,649)**	**(94,463)**
Cash flows from investing activities					
Additions in investment property (acquisitions & development)	6	(5,053)	(63,677)	(4,989)	(60,860)
Proceeds from sale of investment property		707	-	-	-
Additions in property, plant and equipment & intangible assets	7,8	(3)	(855)	(3)	(855)
Proceeds from sale of property, plant and	30	-	15	-	-
Interest inflow		1,009	6,523	933	4,370
Net cash used in investing activities		**(3,340)**	**(57,994)**	**(4,059)**	**(57,345)**
Cash flows from financing activities					
Inflows / (outflows) - derivatives		13,671	(15,731)	13,671	(15,731)
Borrowings inflows		68,272	218,938	46,554	154,243
Borrowings payback		(73,176)	(91,097)	(45,299)	(49,162)
Increase / (Decrease) of other short - term financing		-	(12,503)	-	(2,793)
Dividends paid to the Company's shareholders	29	-	(3)	-	(3)
Net cash used in financing activities		**8,767**	**99,603**	**14,926**	**86,554**
Net increase / (decrease) in cash and cash equivalents		**(8,658)**	**(79,848)**	**(7,782)**	**(65,255)**
Cash and cash equivalents at beginning of the year		12,858	92,706	11,174	76,429
Cash and cash equivalents at end of the year	13	**4,200**	**12,858**	**3,392**	**11,174**

The notes on pages 22 to page 93 are an integral part of these consolidated financial statements.

Notes to the financial statements

1 General information

The financial statements include the financial statements of Babis Vovos International Construction S.A ("Company") and the consolidated financial statements of the group which include financial statements of the company and its subsidiaries (together "BVIC"or "Group") for the year ended 31 December 2009 under the International Financial Reporting Standards ("IFRS"). The subsidiaries are provided in Note 9.

The Group is a real estate development and management group with activities in Greece. It is principally involved in developing, managing and leasing out investment property under operating leases.

The Company is incorporated and domiciled in Greece and the address of its registered office as well as its headquarters are located at 340 Kifissias Avenue, N. Psychiko 154 51, Greece. The Group operates in Greece.

The company website is www.babisvovos.com.

The shares of the Company are listed on the Athens Stock Exchange.

The financial statements of the Company and the Group for the year ended 31 December 2009 have been approved for issue by the Board of Directors on March 30th, 2010.

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

These financial statements have been prepared by management in accordance with International Financial Reporting Standards ("IFRS"), including International Reporting Standards ("IAS"), and the interpretations issued by the International Financial Reporting Interpretations Committee, that have been adopted by the European Union ("EU"), and IFRS that have been issued by the International Accounting Standards Board ("IASB").

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment property and derivative financial instruments at fair value.

The preparation of financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Company's accounting policies. Moreover, it is required the use of estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of preparation of financial statements and the reported income and expense amounts during the reporting year. Although these estimates are based on the best possible knowledge of management with respect to the current conditions and activities, the real results can eventually differ from these estimates. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 4.

As indicated in the Balance Sheet of 31 December 2009, the Group and the company have negative working capital by € 145,641 thousand and € 110,081 thousand respectively. This mainly results from the increased company short - term bank loans amounting to € 192,257 thousand.

Company management has started negotiating with the intervening banks regarding the extension of the repayment schedule of the aforementioned bank loans as well as the restructuring of the respective loan contracts. More specifically, the banks, to which loans amounting to € 125,000 thousand or 65% of the total short term bank loans are referring to, provide the company with the right to extend the repayment schedule up to 31/3/2011. Not taking the loan amounting to € 125 million under consideration, which refers to the under construction project in Votanikos, the Group and the company would have negative working capital by € 20,641 thousand and positive working capital by € 14,919 thousand respectively. It has to be noted, that, in December 2008, when the Council of State decided upon the temporary suspension of the construction work at Votanikos, the company had already in process the negotiations with the banks for an additional credit with the intention of the completion of the construction as well as for the amendment of the maturity date of the total loan (including the additional amount) at a mid – long term period.

The company has secured a grace period up to 30.06.2011 for the repayment of its liabilities to the subsidiary companies "Ergoliptiki – Ktimatiki - Touristiki S.A.", "Doma S.A.", "Alteco S.A", Elfinko S.A" and "International Palace Hotel S.A." amounting to € 53,452 thousand. Therefore, these liabilities are indicated as Trade and other payables under non-current liabilities of the Balance Sheet. At 31.12.2008, these liabilities were indicated as current liabilities.

Company management, assessing all the factors referring to the company's future profitability as well as the working capital needs, has proceeded to restructuring actions, which will have a positive effect on the company efficiency.

Nevertheless, due to the significant uncertainty considering the completion of the Votanikos project (see Note 6), company management is not able to know with certainty the positive outcome of all the efforts referred above.

The company and consolidated financial statements have been prepared using generally accepted accounting principles applicable to a going concern. They do not include any adjustments to reflect the possible future effects on Assets and Liabilities and Equity as far as their recoverability and classification is concerned, that may result from the outcome of the Company's inability to continue its business activities as a going concern.

The management has no intention or need of short term liquidation of company assets.

2.2 New standards, interpretations and amendments to published standards

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning during the current reporting period and subsequent reporting periods. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards effective for year ended 31 December 2009

IFRS 8 "Operating Segments"

This standard supersedes IAS 14, under which segments were identified and reported based on a risk and return analysis. Under IFRS 8 segments are components of an entity regularly reviewed by the entity's chief operating decision maker and are reported in the financial statements based on this internal component classification. This has resulted in no change in the number of reportable segments presented.

IAS 1 (Revised) "Presentation of Financial Statements"

IAS 1 has been revised to enhance the usefulness of information presented in the financial statements. The revised standard prohibits the presentation of items of income and expenses (that is 'non-owner changes in equity') in the statement of changes in equity, requiring 'non-owner changes in equity' to be presented separately from owner changes in equity. All 'non-owner changes in equity' are required to be shown in a performance statement. Entities can choose whether to present one performance statement (the statement of comprehensive

income) or two statements (the income statement and statement of comprehensive income). The Group has elected to present one statement.

IFRS 7 (Amendment) "Financial instruments – Disclosures"

The amendment requires enhanced disclosures about fair value measurement and liquidity risk. In particular, the amendment requires disclosure of fair value measurements by level of a fair value measurement hierarchy. As these changes only result in additional disclosures, there is no impact on earnings per share.

IFRS 2 (Amendment) "Share Based Payment"

The amendment clarifies the definition of "vesting condition" by introducing the term "non-vesting condition" for conditions other than service conditions and performance conditions. The amendment also clarifies that the same accounting treatment applies to awards that are effectively cancelled by either the entity or the counterparty. This amendment does not impact the Group's financial statements.

IAS 23 (Amendment) "Borrowing Costs"

This standard replaces the previous version of IAS 23. The main change is the removal of the option of immediately recognising as an expense borrowing costs that relate to assets that need a substantial period of time to get ready for use or sale. The Group has adopted IAS 23 amended since 1st January 2009, however, the amendment had no impact for the Group during the fiscal year 2009.

IAS 32 (Amendment) "Financial Instruments: Presentation" and IAS 1 (Amendment) "Presentation of Financial Statements

The amendment to IAS 32 requires certain puttable financial instruments and obligations arising on liquidation to be classified as equity if certain criteria are met. The amendment to IAS 1 requires disclosure of certain information relating to puttable instruments classified as equity. This amendment does not impact the Group's financial statements.

IAS 39 (Amendment) "Financial Instruments: Recognition and Measurement"

This amendment clarifies that entities should no longer use hedge accounting for transactions between segments in their separate financial statements. This amendment is not applicable to the Group as it does not apply hedge accounting in terms of IAS 39.

IAS 40 (Amendment) "Investment property" (and consequential amendments to IAS 16 "Property, plant and equipment")

The amendment states that property that is under construction or development for future use as investment property is within the scope of IAS 40. Where the fair value model is applied, such property is, therefore, measured at fair value. However, where fair value of investment property under construction is not reliably measurable, the property is measured at cost until the earlier of the date construction is completed and the date at which fair value becomes reliably measurable. The effect of this amendment to the Group and the company financial statements is indicated at Note 6.

Interpretations effective for year ended 31 December 2009

IFRIC 13 – Customer Loyalty Programmes

This interpretation clarifies the treatment of entities that grant loyalty award credits such as ''points'' and ''travel miles'' to customers who buy other goods or services. This interpretation is not relevant to the Group's operations.

IFRIC 15 - Agreements for the construction of real estate

This interpretation addresses the diversity in accounting for real estate sales. Some entities recognise revenue in accordance with IAS 18 (i.e. when the risks and rewards in the real estate are transferred) and others recognise revenue as the real estate is developed in accordance with IAS 11. The interpretation clarifies which standard should be applied to particular. This amendment does not impact the Group's and the company's financial statements.

IFRIC 16 - Hedges of a net investment in a foreign operation

This interpretation applies to an entity that hedges the foreign currency risk arising from its net investments in foreign operations and qualifies for hedge accounting in accordance with IAS 39. The interpretation provides guidance on how an entity should determine the amounts to be reclassified from equity to profit or loss for both the hedging instrument and the hedged item. This interpretation is not relevant to the Group, as the Group does not have any investment in a foreign operation.

IFRIC 18 "Transfers of assets from customers" (effective for transfers of assets received on or after 1 July 2009)

This interpretation clarifies the requirements of IFRSs for agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use to provide the customer with an ongoing supply of goods or services. In some cases, the entity receives cash from a customer which must be used only to acquire or construct the item of property, plant and equipment. This interpretation is not relevant to the Group.

Standards effective after year ended 31 December 2009

IFRS 3 (Revised) "Business Combinations" and IAS 27 (Amended) "Consolidated and Separate Financial Statements" (effective for annual periods beginning on or after 1 July 2009)

The revised IFRS 3 introduces a number of changes in the accounting for business combinations which will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. Such changes include the expensing of acquisition-related costs and recognizing subsequent changes in fair value of contingent consideration in the profit or loss. The amended IAS 27 requires that a change in ownership interest of a subsidiary to be accounted for as an equity transaction. Furthermore the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. The changes introduced by these standards must be applied prospectively and will affect future acquisitions and transactions with minority interests. The Group will apply these changes from their effective date.

IFRS 9 "Financial Instruments" (effective for annual periods beginning on or after 1 January 2013)

IFRS 9 is the first part of Phase 1 of the Board's project to replace IAS 39. The IASB intends to expand IFRS 9 during 2010 to add new requirements for classifying and measuring financial liabilities, derecognition of financial instruments, impairment, and hedge accounting. IFRS 9 states that financial assets are initially measured at fair value plus, in the case of a financial asset not at fair value through profit or loss, particular transaction costs. Subsequently financial assets are measured at amortised cost or fair value and depend on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset. IFRS 9 prohibits reclassifications except in rare circumstances when the entity's business model changes; in this case, the entity is required to reclassify affected financial assets prospectively. IFRS 9 classification principles indicate that all equity investments should be measured at fair value. However, management has an option to present in other comprehensive income unrealised and realised fair value gains and losses on equity investments that are not held for trading. Such designation is available on initial recognition on an instrument-by-instrument basis and is irrevocable. There is no subsequent recycling of fair value gains and losses to profit or loss; however, dividends from such investments will continue to be recognised in profit or loss. IFRS 9 removes the cost exemption for unquoted equities and derivatives on

unquoted equities but provides guidance on when cost may be an appropriate estimate of fair value. The Group is currently investigating the impact of IFRS 9 on its financial statements. The Group cannot currently early adopt IFRS 9 as it has not been endorsed by the EU. Only once approved will the Group decide if IFRS 9 will be adopted prior to 1 January 2013.

IFRS 1 (Amendment) "First-time adoption of International Financial Reporting Standards" (effective for annual periods beginning on or after 1 January 2010)

This amendment provides additional clarifications for first-time adopters of IFRSs in respect of the use of deemed cost for oil and gas assets, the determination of whether an arrangement contains a lease and the decommissioning liabilities included in the cost of property, plant and equipment. This amendment will not impact the Group's financial statements since it has already adopted IFRSs. This amendment has not yet been endorsed by the EU.

IFRS 2 (Amendment) "Share-based Payment" (effective for annual periods beginning on or after 1 January 2010)

The purpose of the amendment is to clarify the scope of IFRS 2 and the accounting for group cash-settled share-based payment transactions in the separate or individual financial statements of the entity receiving the goods or services, when that entity has no obligation to settle the share-based payment transaction. This amendment is not expected to impact the Group's financial statements. This amendment has not yet been endorsed by the EU.

IAS 24 (Amendment) "Related Party Disclosures" (effective for annual periods beginning on or after 1 January 2011)

This amendment attempts to relax disclosures of transactions between government-related entities and clarify related-party definition. More specifically, it removes the requirement for government-related entities to disclose details of all transactions with the government and other government-related entities, clarifies and simplifies the definition of a related party and requires the disclosure not only of the relationships, transactions and outstanding balances between related parties, but of commitments as well in both the consolidated and the individual financial statements. The Group will apply these changes from their effective date. This amendment has not yet been endorsed by the EU.

IAS 32 (Amendment) "Financial Instruments: Presentation" (effective for annual periods beginning on or after 1 February 2010)

This amendment clarifies how certain rights issues should be classified. In particular, based on this amendment, rights, options or warrants to acquire a fixed number of the entity's own equity instruments for a fixed amount of any currency are equity instruments if the entity offers the rights, options or warrants pro rata to all of its existing owners of the same class of its own non-derivative equity instruments. This amendment is not expected to impact the Group's financial statements.

IAS 39 (Amendment) "Financial Instruments: Recognition and Measurement" (effective for annual periods beginning on or after 1 July 2009)

This amendment clarifies how the principles that determine whether a hedged risk or portion of cash flows is eligible for designation should be applied in particular situations. This amendment is not applicable to the Group as it does not apply hedge accounting in terms of IAS 39.

Interpretations effective after year ended 31 December 2009

IFRIC 12 – Service Concession Arrangements (EU endorsed for periods beginning 30 March 2009)

This interpretation applies to companies that participate in service concession arrangements. This interpretation is not relevant to the Group's operations.

IFRIC 17 "Distributions of non-cash assets to owners" (effective for annual periods beginning on or after 1 July 2009)

This interpretation provides guidance on accounting for the following types of non-reciprocal distributions of assets by an entity to its owners acting in their capacity as owners: (a) distributions of non-cash assets and (b) distributions that give owners a choice of receiving either non-cash assets or a cash alternative. The Group will apply this interpretation from its effective date.

IFRIC 19 "Extinguishing Financial Liabilities with Equity Instruments" (effective for annual periods beginning on or after 1 July 2010)

This interpretation addresses the accounting by the entity that issues equity instruments to a creditor in order to settle, in full or in part, a financial liability. This interpretation is not relevant to the Group. This amendment has not yet been endorsed by the EU.

IFRIC 14 (Amendment) "The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction" (effective for annual periods beginning on or after 1 January 2011)

The amendments apply in limited circumstances: when an entity is subject to minimum funding requirements and makes an early payment of contributions to cover those requirements. The amendments permit such an entity to treat the benefit of such an early payment as an asset. This interpretation is not relevant to the Group. This amendment has not yet been endorsed by the EU.

Amendments to standards that form part of the IASB's annual improvements project

The amendments set out below describe the key changes to IFRSs following the publication in July 2009 of the results of the IASB's annual improvements project. These amendments have not yet been endorsed by the EU. Unless otherwise stated the following amendments are effective for annual periods beginning on or after 1 January 2010. In addition, unless otherwise stated, the following amendments will not have a material impact on the Group's financial statements.

IFRS 2 "Share-Based payment" (effective for annual periods beginning on or after 1 July 2009)

The amendment confirms that contributions of a business on formation of a joint venture and common control transactions are excluded from the scope of IFRS 2.

IFRS 5 " Non-current Assets Held for Sale and Discontinued Operations"

The amendment clarifies disclosures required in respect of non-current assets classified as held for sale or discontinued operations.

IFRS 8 "Operating Segments"

The amendment provides clarifications on the disclosure of information about segment assets.

IAS 1 "Presentation of Financial Statements"

The amendment provides clarification that the potential settlement of a liability by the issue of equity is not relevant to its classification as current or non-current.

IAS 7 "Statement of Cash Flows"

The amendment requires that only expenditures that result in a recognized asset in the statement of financial position can be classified as investing activities.

IAS 17 "Leases"

The amendment provides clarification as to the classification of leases of land and buildings as either finance or operating.

IAS 18 "Revenue"

The amendment provides additional guidance regarding the determination as to whether an entity is acting as a principal or an agent.

IAS 36 "Impairment of Assets"

The amendment clarifies that the largest cash-generating unit to which goodwill should be allocated for the purposes of impairment testing is an operating segment as defined by paragraph 5 of IFRS 8 (that is before the aggregation of segments).

IAS 38 "Intangible Assets"

The amendments clarify (a) the requirements under IFRS 3 (revised) regarding accounting for intangible assets acquired in a business combination and (b) the description of valuation techniques commonly used by entities when measuring the fair value of intangible assets acquired in a business combination that are not traded in active markets.

IAS 39 "Financial Instruments: Recognition and Measurement"

The amendments relate to (a) clarification on treating loan pre-payment penalties as closely related derivatives, (b) the scope exemption for business combination contracts and (c) clarification that gains or losses on cash flow hedge of a forecast transaction should be reclassified from equity to profit or loss in the period in which the hedged forecast cash flow affects profit or loss.

IFRIC 9 "Reassessment of Embedded Derivatives" (effective for annual periods beginning on or after 1 July 2009)

The amendment clarifies that IFRIC 9 does not apply to possible reassessment, at the date of acquisition, to embedded derivatives in contracts acquired in a business combination between entities under common control.

IFRIC 16 "Hedges of a Net Investment in a Foreign Operation" (effective for annual periods beginning on or after 1 July 2009)

The amendment states that, in a hedge of a net investment in a foreign operation, qualifying hedging instruments may be held by any entity within the group, including the foreign operation itself, as long as certain requirements are satisfied.

2.3 Consolidation

(a) Subsidiaries

Subsidiaries are all entities (including special purpose entities) over which the Group has the power to govern the financial and operating policies generally accompanying a shareholding of more than 50% of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are consolidated using the full consolidation method from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired, liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any minority interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the income statement.

Changes of the Group's ownership interest in subsidiaries are considered transactions between the shareholders and consequently are recorded as equity transactions.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The Company in its individual financial statements carry the investments in subsidiaries at cost less impairment (Note 4).

2.4 Segment Information

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker - the Chairman of the BoD – who is responsible for allocating resources and assessing performance of the operating segments.

2.5 Foreign currency translation

(α) Functional and presentation currency

All Group companies operate in Greece and measure all items included in their financial statements using the euro which is the currency of the primary economic environment in which the entity operates (the 'functional currency'). The consolidated financial statements are presented in Euro, which is the Company's functional and presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at the year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income. No material transactions or balances exist in currencies other than the euro.

2.6 Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the consolidated Group, is classified as investment property.

Investment property comprises freehold land, freehold buildings, land held under operating lease and buildings held under finance lease. Investment property also includes property that is being constructed or developed for future use as investment property.

Land held under operating lease is classified and accounted for as investment property when the rest of the definition of investment property is met. The operating lease is accounted for as if it was a finance lease.

Investment property is measured initially at its cost, including related transaction costs and borrowing costs. Borrowing costs are incurred for the purpose of acquiring, constructing or producing a qualifying investment property are capitalised as part of its cost. Borrowing costs are capitalised while acquisition or construction is actively underway and cease once the asset is substantially complete or suspended if the development of the assets is suspended.

After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. These valuations are reviewed annually by the Group and are performed by an independent valuator of Colliers International S.A. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

Fair value measurement on property under construction is only applied if the fair value is considered to be reliably measurable.

It may sometimes be difficult to determine reliably the fair value of the investment property under construction. In order to evaluate whether the fair value of an investment property under construction can be determined reliably, management considers, among others, the following factors:

- the provisions of the construction contract
- the stage of completion
- whether the project / property is standard (typical for the market) or non – standard
- the level of reliability of cash inflows after completion
- the development risk specific to the property
- past experience with similar constructions
- status of construction permits.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of land classified as investment property. Other outflows, including contingent rent payments, are not recognised in the financial statements.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the income statement during the financial period in which they are incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

If a valuation obtained for a property held under a lease is net of all payments expected to be made, any related lease liability recognised separately in the statement of financial position is added back to arrive at the carrying value of the investment property for accounting purposes.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property.

Changes in fair values are recorded in the income statement. Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no economic benefit is expected from its disposal.

Where the Group disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price and the adjustment is recorded in the income statement within net gain from fair value adjustment on investment property.

If an investment property becomes owner-occupied, it is reclassified as property plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

If an item of property plant and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is treated in the same way as a revaluation under IAS 16. Any resulting increase in the carrying amount of the property is recognised in the profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase recognised in other comprehensive income and increases directly to revaluation surplus within equity. Any resulting decrease in the carrying amount of the property is initially charged in other comprehensive income against any previously recognised revaluation surplus, with any remaining decrease charged to profit or loss.

Where an investment property undergoes a change in use, evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

Any letting fees relating to lease contracts are capitalised within the carrying amount of the related investment property and amortised until the lease maturity.

2.7 Property plant and equipment

All property plant and equipment is stated at historical cost less depreciation and less any cumulative impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The Group recognises at the carrying amount of an item of PPE at the time the cost is incurred if the recognition criteria are met. The carrying amount of those parts of PPE that are replaced is derecognised. All other repairs and maintenance are charged to the total comprehensive income during the financial period in which they are incurred.

Borrowing costs incurred for the purpose of acquiring, constructing or producing a qualifying PPE are capitalised as part of its cost. A qualifying PPE is an asset that necessarily takes a substantial period of time to get ready for its intended use. Borrowing costs are capitalised while acquisition, construction or production is actively underway and cease once the asset is substantially complete or suspended if the development of the asset is suspended.

Depreciation, based on a component approach, is calculated using the straight-line method to allocate the cost over the asset's estimated useful lives, as follows:

– Land	Nil
– Buildings	50 - 60 years
– Mechanical equipment	5 - 7 years
– Vehicles	5 - 7 years
– Fixtures and fittings	3 - 5 years

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at least at each financial year-end.

An asset's carrying amount is written down immediately to its recoverable amount if its carrying amount is greater than its estimated recoverable amount (Note 2.9 below).

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the income statement.

Until the Group's adoption of IAS 23 (amended), the borrowing costs of a qualifying asset were recognised as expense in the total comprehensive income.

2.8 Intangible assets

Computer software

Acquired computer software licences are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortised over their estimated useful lives (3 to 5 years).

Rights for use of building coefficient

The rights to use building coefficient are carried at cost. The cost includes the actual cost incurred to acquire these rights, and the cost of land apportioned to rights of building coefficients not utilised with existing development. These are expected to be utilised when the relevant legislation is enacted that will enable their transfer.

The rights of use of building coefficient are considered as indefinite lived assets and they are not amortised. Instead they are subject to annual test for impairment.

The owner of either (i) a plot of land (whether or not it has been developed) which is compulsorily acquired by a government entity or local municipality or (ii) a building which is classified by the Ministry of Culture or the Ministry of Environment, Urban Planning and Public Works (‘‘YPEHODE’’) as being of particular historical or cultural importance may obtain the right to transfer to another plot of land or building within certain designated areas (and subject always to local planning restrictions) any building rights which are unused due to such listing classification or compulsory acquisition.

This right, which is known as a ‘‘building coefficient transfer’’ right was introduced in 1979 pursuant to Law 880/1979. However, a series of Council of State (the highest Greek administrative court) decisions in the 1990s repealed Law 880/1979 (and Law 2300/1995 which had instituted a revised building coefficient transfer regime) as being contrary to Article 24 of the Greek Constitution which obliges the Greek State to protect the environment and provide effective urban planning. Law 3044/2002 was subsequently introduced to clarify the situation and permit building coefficient transfer in certain prescribed circumstances including the requirement that such building coefficient transfer can only occur in certain designated areas and, inter alia, only after the urban planning department for the prefecture in which the transferee property is situated, has consented to the transfer.

Currently the right to transfer unused building rights has not been brought into force since Law 3044/2002 requires certain ministerial decisions, environmental audits and/or local municipalities’ decisions to come into effect before its application is possible in practice. In addition, a recent Council of State decision (No.569/2004) froze, on the ground that certain sections of Law 3044/2002 were unconstitutional, the implementation of a February 2004 ministerial decision which permitted Law 3044/2002 to be used to transfer unused building rights in the Athens, Thessaloniki and Maroussi municipalities. Recently, a new Council of State decision (No.2366/2007) was issued according to which only some of the provisions of Law 3044/2002 were unconstitutional (article 5 par.4 for definition of “Zones of Coefficient Buying” according to the provisions of Law 880/79) while the transfer of Building Coefficient into property located into “Zones of Acceptance” was defined as non-opposed to the Constitution (article 4 par 1 of Law 3044/2002). Under the context of the above decision, Law 3044/2002 is definitely considered as effective and the process of transferring building coefficient into pre-defined “Zones of Acceptance” can proceed immediately with a decision of the General Secretary of the respective region or the Minister of Environment, Urban Planning and Public Works (‘‘YPEHODE’’). Currently certain municipalities (i.e. Municipality of Amaroussio) have initiated the procedure of defining “Zones of Acceptance” for the process of transferring building coefficient into their administrative area. Consequently, the process of transferring building coefficient as defined by Law 3044/2002 is completely valid and respects the Article No. 24 of the Greek Constitution and therefore able to be immediately enacted.

The management believes that Law 3044/2002 will enable the Group (provided that the above described procedure is completed and that will be able to obtain the Municipality’s approval, to develop more than 20,000 square meters of building space) to transfer, without the purchase of additional land, unused building rights that already possesses or has the right to acquire, to other properties located in areas where such a transfer is permitted.

2.9 Impairment of non-financial assets

Assets including goodwill that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation or depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non financial assets that suffered impairment are reviewed for possible reversal of the impairment at the end of the year.

2.10 Financial Assets

1. Classification

The investments of the Company and the Group are classified in the following categories. Management determines the classification at initial recognition and re-evaluates this designation at every reporting date.

(a) Financial assets at fair value through profit or loss

This category includes financial assets acquired principally for the purpose of selling in the short term. Derivatives are categorised as held for trading. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date.

(b) Loans and receivables

It includes non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and there is no intention to dispose. They are included in current assets as trade and other receivables (Note: Trade and other receivables), except for maturities greater than 12 months after the balance sheet date. These are classified as non-current assets at other non-current receivables. The group's loans and receivables comprise trade and other receivables and cash and cash equivalents.

(c) Available-for-sale financial assets.

It includes non-derivative financial assets that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date. During the year, the Group did not have any such assets.

2. Recognition and measurement

Regular purchases and sales of financial assets are recognised on trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit & loss. Financial assets carried at fair value through profit and loss are initially recognized at fair value and transaction costs are expensed in the income statement. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

Loans and receivables and financial assets at fair value through profit & loss are subsequently carried at fair value. Loans and receivables and held-to-maturity investments are carried at amortized cost using the effective interest method.

Gains or losses arising form the changes in the fair value of financial assets at fair value through profit and loss are recognised in the income statement in the period they occur. Dividend income from financial assets at fair value through profit and loss is recognised in the income statement as part of other gains when the group's right to receive payment is established.

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired. In the case of equity securities classified as available for sale, a significant or prolonged decline in the fair value of the security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss –

measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognized in profit or loss – is removed from equity and recognised in the income statement. Impairment losses recognized in the income statement on equity instruments are not reversed through the income statement. Impairment testing of trade receivables is described in Note 2.12.

2.11 Inventories

Investment properties that are being developed for future sale are reclassified as inventories at their deemed cost, which is the carrying amount at the date of reclassification. They are subsequently carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less cost to complete redevelopment, when applicable, and selling expenses.

Write-offs and provision for impairment are recognised in the income statement in the period they occur.

2.12 Trade receivables

Trade receivables are amounts due from customers subject to the ordinary course of Group business. If collection is expected in one year or less from the end of the fiscal year, they are classified as current assets. If not, they are presented as non current assets.

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised in the statement of comprehensive income under administrative expenses. Subsequent recoveries of amount written off are credited in the statement of comprehensive income. Additionally, in case some receivables that had been written – off are received, the amount received is recognised in statement of comprehensive income of the respective fiscal year.

Other receivables, excluding prepayments, are initially recognised at fair value and subsequently measured at amortised cost less provision for impairment.

Prepayments are carried at cost less provision for impairment.

2.13 Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks, pledged deposits, and other low risk short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

2.14 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

2.15 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost using the effective interest rate method; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

2.16 Trade and other payables and lease guarantees

Trade payables refer to liabilities of the company and the Group incurred from purchases of goods or services in the ordinary course of Group and company business.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Certain Group companies obtain deposits from tenants as a guarantee for returning the property at the end of the lease term in a specified good condition or for the lease payments for a period up to two months. Such deposits are treated as financial liabilities and they are initially recognised at fair value. The difference between fair value and cash received is considered to be part of the minimum lease payments received for the operating lease (refer to Note 2.23 for the recognition of rental income).The deposit is subsequently measured at amortised cost.

The above payables are classified as current liabilities if they become mature in one year or less from the end of the fiscal year. If not, they are presented as non current liabilities.

2.17 Derivative financial instruments

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group does not perform hedge accounting.

Derivative financial instruments include interest rate swaps.

Derivative financial instruments with a positive fair value are classified as assets and as liabilities when their fair value is negative.

Any changes in the fair value of derivative financial instruments held for trading are recognised in the income statement as finance cost / income.

2.18 Taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised as expense in the statement of comprehensive income, except to the extent that it relates to items recognised directly in equity or other income. In this case, the tax is also recognised in equity or other income.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the company' s subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority

2.19 Employee benefits

(a) Pension obligations

The Group companies participate in various defined benefit schemes, which are funded through payments to funds. The payments are determined by the Greek legislation and the funds' regulation. A defined benefit plan is a pension plan that defines an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and remuneration. The benefits paid to all employees qualify as a post-employment defined benefit plan.

The liability recognised in the statement of financial position in respect of defined benefit pension plans is the present value of the defined benefit obligation at the end of the fiscal year less the fair value of plan assets, together with adjustments for unrecognized actuarial gains or losses and past service costs. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of long term Greek Government Bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension liability.

Cumulative actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions in excess of the greater of 10% of the value of plan assets or 10% of the defined benefit obligation are spread to income over the employees' expected average remaining working lives.

Past-service costs are recognized immediately in income, unless the changes to the pension plan are conditional on the employees remaining in service for a specified period of time (the vesting period). In this case, the past-service costs are amortized on a straight-line basis over the vesting period.

(b) Termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits when it is demonstrably committed to either terminate the employment of current employees according to a detailed formal plan without possibility of withdrawal; or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than 12 months after balance sheet date are discounted to present value.

(c) Short term benefits

Short term benefits to employees are recognized in the income statement on an accrual basis.

2.20 Provisions for other liabilities & expenses

Provisions for legal claims are recognised when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated.

Where the Group, as lessee, is contractually required to restore a leased in property to an agreed condition, prior to release by a lessor, provision is made for such costs as they are identified. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

The increase in the provision due to the passage of time is recognised as finance cost.

2.21 Revenue recognition

Revenue comprises the fair value of the consideration received or receivable from investment property – rental income, disposal of real estate property, development and construction work.

The recognition of revenue has as follows:

(a) Rental income from investment property and rental income for subleasing third parties' properties for which is also a lessee

Rental income from operating leases is recognised in income on a straight-line basis over the lease term. When the Group provides incentives to its customers, the cost of incentives are recognised over the lease term, on a straight-line basis, as a reduction of rental income.

(b) Income from disposal of real estate property

In case of agreements for the construction and disposal of real estate where the buyer is able to specify the major structural elements of the design of the real estate before construction begins and/or specify major structural changes once construction is in progress (whether or not it exercises that ability), revenue is recognised in accordance with IAS 11, as follows:

- Contract costs are recognised as expenses in the period in which they are incurred.

• When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised only to the extent of contract costs incurred that are likely to be recoverable.

• When the outcome of a construction contract can be estimated reliably and it is probable that the contract will be profitable, contract revenue is recognised over the period of the contract. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

• The group uses the 'percentage-of-completion method' to determine the appropriate amount to recognise in a given period. The stage of completion is measured by reference to the contract costs incurred up to the end of the reporting periodas a percentage of total estimated costs for each contract.

• Costs incurred in the year in connection with future activity on a contract are excluded from contract costs in determining the stage of completion. The total incurred cost as well as the profit or loss recognised for each contract is compared with the progress billings up to the end of the year.

In case of agreements for the construction and disposal of real estate in which buyers have only limited ability to influence the design of the real estate, eg to select a design from a range of options specified by the entity, or to specify only minor variations to the basic design, the revenue is recognised in accordance with IAS 18.

• The group and the entity recognise revenue when the amount of revenue can be reliably measured, all the risk and rewards have been transferred to the buyer and it is probable that future economic benefits will flow to the group and the entity.

• Revenue is recognised the period in which the services are delivered under the percentage-of-completion method.

(c) Income from development and construction work

Revenue from services and real estate management are recognised in the accounting period in which the services are rendered. When the Group is acting as an agent, the commission rather than gross income is recorded as revenue.

(d) Dividend

Dividend income is recognised when the right to receive payment is established.

2.22 Interest income and expense

Interest income and expense are recognised within 'finance income' and 'finance costs' in profit or loss using the effective interest rate method, except for borrowing costs incurred for the purpose of acquiring, constructing or producing a qualifying asset, which from 1 January 2009 are capitalised as part of the cost of that asset (Note 2.6). The Group has chosen to capitalise borrowing costs on all qualifying assets irrespective of whether they are measured at fair value.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

2.23 Leases

(a) A group company is the lessee

i) Operating lease

Leases in which a significant portion of the risks and rewards of ownership are retained by another party, the lessor, are classified as operating leases. Payments, including prepayments, made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

See Note 2.6 for the accounting policy relating to land held on an operating lease and used as investment property.

ii) Finance lease

Leases of assets for which the Group substantially has all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's commencement at the lower of the fair value of the leased property and the present value of the minimum lease payments. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the finance balance outstanding. The corresponding rental obligations, net of finance charges, are included in current and non-current borrowings. The interest element of the finance cost is charged to the statement of comprehensive income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The investment properties acquired under finance leases are carried at their fair value.

(b) A group company is the lessor

The Group leases out property only in the form of operating leases. Such property is included in investment property in the balance sheet (Note 6 below). Additionally, see Note 2.21 for the recognition of rental revenue.

The Group also subleases horizontal ownerships at properties constructed by the parent company and its subsidiaries for which is also a lessee under operating leasing (see a) i) above.

2.24 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

2.25 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's financial statements only to the extent that is required by law that is 35% of profit after tax and after statutory reserve (also required by law at 5% of profit after tax). The proposed dividend in excess to the above is recognised as a liability in the Group's financial statements in the period in which the dividends are approved.

2.26 Other gains / expenses

Other gains / expenses include various gains or expenses non operating, lease compensations, tax fines and surcharges, as well as amounts debited or credited to the results referring to retirement benefit obligations. All the above are recognised as expense in profit or loss in the period in which they are incurred.

2.27 Comparative figures and rounding

Certain amounts of the previous year's data were reclassified so that they are comparable with the respective ones of the current year. Any differences between these financial statements and the respective amounts in the notes as well as the totals are due to rounding.

3 Financial risk management

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (price risk and cash flow interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Risk management is carried out by the Finance Department under policies approved by the Board of Directors. The Finance Department identifies and evaluates financial risks in close co-operation with the Group's operating units. The Board provides written principles for overall risk management as well as written policies covering specific areas, such as interest-rate risk, credit risk, use of derivative financial instruments and non-derivative financial instruments, and investing excess liquidity.

(a) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Group's market risk mainly arises from borrowings. . The Group and the company are not exposed to the market risk with respect to financial instruments in foreign currency or bonds and securities since they do not hold such.

Price risk

The Group is exposed to property price and property rentals risk. The Group is not exposed to the market risk with respect to equity securities as it does not hold any equity securities. At note 4.1, a sensitivity analysis is provided concerning the fluctuations at the value of the investment property portfolio in case two of the basic assumptions taken into consideration for the determination of the value of the investment property portfolio: market growth which equals forecasted CPI plus local market growth and the discount rate used for the determination of the future cash flows.

Cash flow and fair value interest rate risk

The Group's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Group's borrowings are denominated in euro with variable interest rates and consequently the exposure to fair value interest rate risk is minimized.

The Group partly manages its cash flow interest rate risk by using an interest rate swap agreement referring to the sale and leaseback agreements. According to this interest rate swap agreement, the Group receives Euribor 1month plus an average spread of 2.26% for € 140,000 thousand representing approximately 29% of the balance of its sale and leaseback agreements and pays back 3.8% up to July 2011 and Euribor 1month plus a spread 0.65% up to December 2019.

The average effective interest rates of financial instruments as at 31 December 2009 are analysed at notes 12, 13 and 16.

At 31 December 2009, if the interest rates on borrowings had been 1% higher / lower, while all other variables held constant, company result would have been lower / higher by € 4,785 thousand (2008: € 5,739 thousand) mainly as a result of higher / lower interest expense on floating rate borrowings. Respectively, for the Group € 6,139 thousand (2008: € 7,588 thousand). There would had also had been a respective effect on the Group's and company's Net Asset Value.

(b) Credit risk

Credit risk management is carried out on group basis by the finance department. Credit risk arises from cash and cash equivalents, derivative financial instruments (bank and financial institutions credit risk) as well as credit exposure to customers (customer credit risk). The Group co-operates with some of the largest and financially credible banks and financial institutions in the Greek and international market with a minimum rating BBB (Fitch).

The Group has no significant concentrations of credit risk. It has policies in place to ensure that rental contracts are made with customers with an appropriate credit history. Cash transactions are limited to high-credit-quality financial institutions. The Group has policies that limit the amount of credit exposure to any financial institution.

At the year end overdue trade receivables which have not been impaired are indicated in Note 12. Additionally the credit rating of financial assets is analysed at Note 10.

(c) Liquidity risk

Liquidity needs are satisfied through the maintenance of sufficient cash, the settlement of receivables on a timely basis and keeping committed credit lines available from financial institutions.

As analysed in the note 2.1 Basis of preparation, at 31 December 2009, the Group and the company have negative working capital by € 145,641 thousand and € 110,081 thousand respectively. This mainly results from the increased company short - term bank loans amounting to € 192,257 thousand. This amount includes a loan amounting to € 125 million relating to the company project at Votanikos. The suspension of construction works for this project (see note 6) creates uncertainty as far as the future cash flows of the company since the suspension causes a delay to the restructuring of the repayment schedule and the facility amount of this loan which was to be defined through a new loan agreement for the refinancing of the existing loan and its increase for the completion of the construction. Company management has started negotiating with the intervening banks regarding the extension of the repayment schedule of the aforementioned bank loans as well as the restructuring of the respective loan contracts. More specifically, the banks, to which loans amounting to € 125,000 thousand or 58% of the total short term bank loans are referring to, give to the company the right to extend the repayment schedule up to 31/3/2011. Not taking the loan amounting to € 125 million under consideration, which refers to the under construction project in Votanikos, the Group and the company would have negative working capital by € 20,641 thousand and positive working capital by € 14,919 thousand respectively.

The company has secured a grace period up to 30.06.2011 for the repayment of its liabilities to the subsidiary companies "Ergoliptiki – Ktimatiki - Touristiki S.A.", "Doma S.A.", "Alteco S.A", Elfinko S.A" and "International Palace Hotel S.A." amounting to € 53,452 thousand. Therefore, these liabilities are indicated as Trade and other payables under non-current liabilities of the Balance Sheet. At 31.12.2008, these liabilities were indicated as current liabilities.

Company management, assessing all the factors, has proceeded to restructuring actions with the intention of better serving the company working capital needs will have a positive effect on the company efficiency.

The table below analyses the Group's and company's financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

All amounts in Euro thousands

		Consolidated **31 December 2009**	
	-no later than 1 year	-later than 1 year and no later than 5 years	-later than 5 years
Bank loans	174,741	58,402	485
Finance leases	26,180	174,590	593,170
Trade and other payables	22,918	-	-
Lease guarantees	-	-	4,068

	Consolidated 31 December 2008		
	-no later than 1 year	-later than 1 year and no later than 5 years	-later than 5 years
Bank loans	199,150	65,259	-
Finance leases	29,354	190,632	641,109
Trade and other payables	17,686	-	-
Lease guarantees	-	-	3,938

	Company 31 December 2009		
	-no later than 1 year	-later than 1 year and no later than 5 years	-later than 5 years
Bank loans	172,675	55,206	-
Finance leases	19,416	123,141	342,137
Trade and other payables	37,632	53,452	-
Lease guarantees	-	-	2,848

	Company 31 December 2008		
	-no later than 1 year	-later than 1 year and no later than 5 years	-later than 5 years
Bank loans	193,950	43,551	-
Finance leases	20,478	135,723	381,418
Trade and other payables	99,365	-	-
Lease guarantees	-	-	2,767

Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

The table below analyses the Group's and company's derivative financial instruments which will be settled on a gross basis into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

All amounts in Euro thousands

	Consolidated and Company 31 December 2009		
Interest rate swaps	-no later than 1 year	-later than 1 year and no later than 5 years	-later than 5 years
Inflows	47,713	186,744	280,106
Outflows	50,149	156,278	347,776

	Consolidated and Company 31 December 2008		
Interest rate swaps	-no later than 1 year	-later than 1 year and no later than 5 years	-later than 5 years
Inflows	63,209	218,065	435,597
Outflows	60,209	211,561	445,366

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt (current and non-current borrowings less cash and cash equivalents) divided by the total of equity plus net debt. The gearing ratios at 31 December 2009 and 2008 are presented below:

All amounts in Euro thousands

		Consolidated		**Company**	
	Note	**31 December 2008**	**31 December 2007**	**31 December 2008**	**31 December 2007**
Total borrowings	16	754,164	760,849	575,339	575,626
Less: Cash and cash equivalents	13	(4,200)	(12,858)	(3,392)	(11,174)
Net debt		749,964	747,991	571,947	564,452
Total Equity		339,215	416,019	212,350	247,944
		1,089,179	1,164,011	784,297	812,396
Gearing Ratio		**68.86%**	**64.26%**	**72.92%**	**69.48%**

During 2009, there has been an increase in the gearing ratio of the group and the company reaching at 69% and 73% respectively.

The increase in the gearing ratio during 2009 resulted primarily from the equity decreased by € 77 million mainly due to the decrease of the fair value of the investment properties.

3.3 Fair value estimation

Effective 1 January 2009, the Group adopted the amendment to IFRS 7 for financial instruments that are measured in the balance sheet at fair value. This requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

Level 1: includes quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: includes inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: includes inputs for the asset or liability that are not based on observable market data.

The following table presents the Group's assets and liabilities that are measured at fair value at 31 December 2009 classified to the aforementioned levels:

All amounts in Euro thousands

	31 December 2009	
	Level 2	**Total**
Derivative assets	698	698
Derivative liabilities	57,001	57,001

	31 December 2008	
	Level 2	**Total**
Derivative assets	2,380	2,380
Derivative liabilities	59,495	59,495

The fair value of financial instruments traded in an active market (stock exchange) (such as derivatives, securities, bonds, mutual funds) is based on quoted market prices at the balance sheet date.

A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service or regulatory agency and those prices represent actual and regularly occurring market transactions on an arm's length basis. These financial instruments are included at level 1.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

If one or more of the significant inputs is not based on observable market data the instrument is included in level 3.

Specific valuation techniques used to value financial instruments include:

- Quoted market prices or dealer quotes for similar instruments

- The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves.

- The fair value of forward foreign exchange contracts is determined using forward exchange rates at the balance sheet date with the resulting value discounted back to present value.

It is noted that all the fair value estimations are included in level 2.

For fair value estimation of non – financial assets, such as investment property, see note 2.6.

The nominal value less impairment provision of trade receivables and payables is assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future cash flows at the current market interest rate that is available to the Group for similar financial instruments.

4 Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors.

4.1 Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next twelve months are as follows:

(a) Estimate of fair value of investment properties and of rights for use of building coefficient

The best evidence of fair value is current prices in an active market for similar lease and other contracts. In the absence of such information, the Group determines the amount within a range of reasonable fair value estimates. In making its judgement, the Group considers information from a variety of sources including:

i) current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;

ii) recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and

iii) discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

(b) Principal assumptions for management's estimation of fair value

If information on current or recent values is not available, the fair values are determined using discounted flow valuation techniques. The Group uses assumptions that are mainly based on market conditions existing at each balance date.

The principle assumptions underlying management's estimation of fair value are those related to the receipt of contractual rentals, expected future market rentals, void periods, maintenance requirements, and appropriate discount rates. These valuations are regularly compared to actual market yield data, and actual transactions by the Group and those reported by the market.

The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

The Valuation report of Colliers International concerning the valuation of the Group investment property portfolio is based on some principal assumptions. One of these principal assumptions is the market growth which equals forecasted CPI plus local market growth. Based on the above the CPI used for the valuation of the fair value of investment properties is set at 3% and fairly represents the social-economic trends of the area.

At 31 December 2009, if all other fundamentals are held constant and CPI is decreased / increased by 10% to 2.70% / 3.30% the fair value of the investment properties would have been decreased by € 13,262 thousand / increased by € 14,124 thousand respectively.

Another principal assumption used for the determination of the fair value of the investment properties is the discount rate set at 7.2% for the future cash flows of sale and lease back portfolio. Additionally, the discount rate set at 8.2% for the future cash flows build operate transfer (BOT) portfolio.

At 31 December 2009, if all other fundamentals are held constant and the discount rate used is decreased by 10% to 6.48% for the sale and lease back portfolio and 7.38% for the BOT portfolio the fair value of the investment properties would have been increased by € 127,820 thousand. Respectively, at 31 December 2009, if all other fundamentals are held constant and the discount rate used is increased by 10% to 7.92% for the sale and lease back portfolio and 9.02% for the BOT portfolio the fair value of the investment properties would have been decreased by € 93,788 thousand.

(c) Impairment of investments in subsidiaries

The Company follows the guidance of IAS 36 to determine when an investment in subsidiaries is impaired. This determination requires significant judgment. In making this judgment, the Company evaluates, among other factors, the extent to which the fair value of an investment is less than its cost; and the financial health of and short term business outlook for the investee, including factors such as industry and sector performance, changes in technology and operational and financing cash flow. Management believes that any reasonably possible

change in any of the key assumptions used in determination of the fair values of its investments would not cause the investments carrying amounts to exceed their recoverable amounts.

An impairment loss recognized in prior periods for an investment in subsidiary is reversed if, there has been a change in the estimates used to determine the investment's recoverable amount since the last impairment loss was recognized. If this is the case, the carrying amount of the investment is increased to its recoverable amount. That increase is a reversal of an impairment loss.

(d) Income taxes

Estimates are required in determining the provision for income taxes. There are some transactions and calculations for which the ultimate tax determination is uncertain. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

If the actual final outcome differs from management estimates, the Group and the Company tax liability would be increased / decreased by € 400 thousand and by € 205 thousand respectively.

(e) Outstanding legal claims

The Group recognizes liabilities for outstanding legal claims existed at each balance sheet date. Where the final outcome of these claims is different from the amounts that were initially recorded, such differences will impact the provisions in the period in which such determination is made.

If the actual final outcome is worse for the company or the Group companies, i.e. if it differs from management estimates, the provision will have been increased by € 1.239 thousand for the Group and € 623 thousand for the company.

(f) Pension benefits

The present value of the pension obligations depends on a number of factors that are determined on an actuarial basis using a number of assumptions. The assumptions used in determining the net cost for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of pension obligations.

The present value of the defined benefits is calculated based on the appropriate discount rate (the yield of greek bonds in the same currently that these benefits will be paid and with terms almost similar with the ones of the benefits commitment). Another fundamental assumption relates to salaries' increase. The assumptions used are further illustrated in Note 18.

If the discount rate was increased by 50 basis points form the actuary's estimation then the present value of the unfunded obligations would have been decreased by € 168 thousand for the Group and € 128 thousand for the company.

If the discount rate was decreased by 50 basis points form the actuary's estimation then the present value of the unfunded obligations would have been increased by € 38 thousand for the Group and € 64 thousand for the company.

If the average yearly long term inflation rate was increased by 50 basis points from the actuary's estimation then the present value of the unfunded obligations would have been increased by € 105 thousand for the Group and € 94 thousand for the company.

If the average yearly long term inflation rate was decreased by 50 basis points from the actuary's estimation then the present value of the unfunded obligations would have been decreased by € 98 thousand for the Group and € 88 thousand for the company.

4.2 Critical judgements in applying the Group's accounting policies

Distinction between investment properties and owner-occupied properties

The Group determines whether a property qualifies as investment property. In making its judgement, the Group considers whether the property generates cash flows largely independently of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to property but also to other assets used in the production or supply process.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions can be sold separately (or leased out separately under a finance lease), the Group accounts for the portions separately. If the portions cannot be sold separately, the property is accounted for as investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgement is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The Group considers each property separately in making its judgement.

5 Segment Reporting

5.1 Primary reporting format – business segments

Under the context of the substitution of IAS 14 by IFRS 8 effective from the fiscal year 2009, the Group has reviewed the business segments under the management approach. This review has resulted in the decision that no change in the reporting format of the business segments is required.

The chief operating decision maker of the Group - the Chairman of the BoD – reviews the Group's internal reporting in order to assess performance and allocate resources.

At December 31st, 2009, the Group was organised into three main business segments according to its activities: development and sale of property, property leases and construction works.

The management assesses the performance of the business segments based on a measure of revenue and adjusted operating profit / loss before the effect of any administrative personnel costs, other administrative costs, impairments of receivables, depreciation, other taxes and provisions for litigation and claims. The measure of operating profit / loss is based on the same standards as used for the financial statements. Finance revenue / expenses as well as the income tax expense is reviewed in consolidated basis without assigning it to specific business segments.

The segment results for the year ended 31 December 2009 are as follows:

All amounts in Euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	1,210	2,997	49,726	53,934
Adjusted Operating profit / (loss)	**(854)**	**957**	**(62,048)**	**(61,945)**

The segment results for the year ended 31 December 2008 are as follows:

All amounts in Euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	4,724	1,367	46,772	52,863
Adjusted Operating profit / (loss)	**(68,568)**	**256**	**(2,793)**	**(71,105)**

Various segment items of significance included in the consolidated statement of comprehensive income are presented below:

All amounts in Euro thousands

	Year ended 31 December 2009			
	Development & Sale of property	**Construction Work**	**Property Leases**	**Group**
Lease rental (Note 7)	-	-	(18,614)	(18,614)
Net loss from fair value adjustment on investment property (Note 6)	(582)	-	(87,442)	(88,024)
Depreciation of property, plant and equipment	-	-	(324)	(324)

	Year ended 31 December 2008			
	Development & Sale of property	**Construction Work**	**Property Leases**	**Group**
Lease rental (Note 7)	-	-	(19,877)	(19,877)
Net loss from fair value adjustment on investment property (Note 6)	(62,998)	-	(20,388)	(83,386)
Depreciation of property, plant and equipment	(2)	-	(345)	(348)

There are no inter-segment transfers or transactions. Unallocated costs represent corporate expenses.

A reconciliation of total adjusted operating profit / loss to profit / loss before tax is provided as follows:

All amounts in euro thousands

	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Adjusted Operating profit / (loss)	(61,945)	(71,105)
Administrative personnel costs	(3,843)	(4,328)
Impairments of receivables	(4,514)	(9,847)
Depreciation	(210)	(263)
Other taxes	1,619	(7,865)
Provisions for litigation and claims	-	(255)
Other administrative expenses	(1,841)	(3,095)
Operating profit	**(70,734)**	**(96,757)**
Finance revenue	13,779	17,050
Finance expenses	(37,654)	(92,141)
Profit / (loss) before income tax	**(94,609)**	**(171,848)**

The segment assets and liabilities at 31 December 2009 are as follows:

All amounts in Euro thousands

	31 December 2009			
	Development & Sale of property	**Construction Work**	**Property Leases**	**Total**
Total Assets	261,379	1,332	944,110	1,206,820
Total Liabilities	250,327	0	536,065	786,392
Capital expenditure	4,869	0	184	5,053

The segment assets and liabilities at 31 December 2008 are as follows:

All amounts in Euro thousands

	31 December 2008			
	Development & Sale of property	**Construction Work**	**Property Leases**	**Total**
Total Assets	273,494	1,977	1,011,837	1,287,308
Total Liabilities	286,934		496,743	783,678
Capital expenditure	41,250	-	22,427	63,677

Segment assets consist primarily of investment property, property plant and equipment (land, buildings and assets under construction), inventories, trade and other receivables and are allocated according to the operation of each segment.

Unallocated assets mainly comprise intangible assets, cash & cash equivalents, receivables from other related parties, other receivables, advances and derivative financial instruments and property plant and equipment.

Segment liabilities consist primarily of borrowings (including finance leases) and trade and other payables and are allocated according to the operation of each segment.

Unallocated liabilities mainly comprise current, other & deferred income tax liabilities, litigation provisions, employee benefits obligations, derivative financial instruments, dividend payable, amounts due to other related parties and other creditors, other payables trade payables and social securities.

Capital expenditure include additions to Property plant and equipment (Note 7), investment property (Note 6) and intangible assets (Note 8).

Segment assets and liabilities are reconciled to Group's assets and liabilities as follows:

All amounts in Euro thousands

	31 December 2009	
	Assets	**Liabilities**
Segment Assets / Liabilities	1,206,820	786,392
Unallocated items		
Other investments	18	-
Other non-current receivables	2	-
Other receivables	1,230	-
Receivables from other related parties	32,966	-
Advances / collateral to financial institutions	12,018	
Prepaid expenses / other advances	23	-
Cash and cash equivalents	4,200	-
Property plant and equipment	859	-
Intangible assets	18,907	-
Other creditors	-	1,594
Amounts due to other related parties	-	68
Trade payables	-	400
Income tax and other taxes	-	20,997
Social securities	-	727
Accrued expenses	-	49
Deferred tax	-	67,555
Employee benefits obligations	-	2,687
Provisions	-	1,057
Derivatives	698	57,001
Total	**1,277,742**	**938,527**

	31 December 2008	
	Assets	**Liabilities**
Segment Assets / Liabilities	1,287,308	783,678
Unallocated items		
Other investments	18	-
Other non-current receivables	2	-
Other receivables	918	-
Receivables from other related parties	32,966	-
Advances / collateral to financial institutions	19,343	-
Prepaid expenses / other advances	41	-
Cash and cash equivalents	12,858	-
Property plant and equipment	1,135	-
Intangible assets	18,942	-
Other creditors	-	691
Amounts due to other related parties	-	77
Trade payables	-	633
Income tax and other taxes	-	22,675
Social securities	-	695
Accrued expenses	-	14
Deferred tax	-	88,402
Employee benefits obligations	-	2,475
Provisions	-	1,057
Derivatives	2,380	59,495
Total	**1,375,911**	**959,891**

The Assets and Liabilities, as they are presented within financial reports for the Chairman of the BoD, are measured in a manner consistent with that of the financial statements.

During 2009 and 2008, there were no transactions between the Group's reportable segments.

Total Group revenue per segment are analyzed as follows:

All amounts in Euro thousands

	Consolidated	
	01/01/2009 - 31/12/2009	**01/01/2008 - 31/12/2008**
Rental income	49,726	46,772
Sale of property	1,210	4,724
Contruction work	2,997	1,367
	53,934	52,863

The Group realises the total of its sales in Greece.

The revenue, as it is presented within financial reports for the Chairman of the BoD, is measured in a manner consistent with that of the financial statements.

Rental income amounting to € 23,952 thousand is provided by 4 customers and reflects 44% of the total revenue (31 December 2008: € 12,566 thousand is provided by 2 customers and reflects 24% of the total revenue).

6 Investment property

All amounts in Euro thousands

	Consolidated	**Company**
At beginning of year (01.01.2008)	1,231,727	827,569
Additions in investment property / additions in construction costs	63,677	60,860
Net gain from fair value adjustments on investment property	(83,386)	(64,334)
At end of year (31.12.2008)	**1,212,018**	**824,096**
Additions in investment property / additions in construction costs	5,053	4,989
Disposal	(707)	-
Net gain from fair value adjustments on investment property	(88,024)	(50,325)
At end of year (31.12.2009)	**1,128,340**	**778,759**

The fair market value of Investment property was re-measured and adjusted at 31 December 2009 based on the Valuation Report by an independent professionally qualified valuer of Colliers International. For all properties, valuations were based on current prices in an active market and discounted cash flow projections.

The Group adopted IAS 40 amended since 1 January 2009. The amendment states that property that is under construction or development for future use as investment property is within the scope of IAS 40. Where the fair value model is applied, such property is, therefore, measured at fair value. The Group determined that the fair value of all its investment properties under construction at 31 December 2009 is reliably determinable on a continuing basis. In this measurement, the project in Votanikos is not included. At 31 December 2009, the fair value of the investment property under construction amounted to € 207,304 thousand for the Group and € 183,912 thousand for the company. For these properties, net gain from their fair value amounting to €577 thousand for the Group and € 2.805 thousand for the company was recognised. This amount includes gains amounting to € 5,604 thousand for the Group and € 5,233 thousand for the company arisen due to IAS 40 amended. Before the amendments of IAS 40 and IAS 16, these gains would be recognised at the completion of the development or construction of the properties. Due to the increased gains, deferred tax liabilities and income tax at 31.12.2009 are increased by 1,121 thousand for the Group and € 1,047 thousand for the company.

At 31 December 2009, the adoption of IAS 40 amended has resulted in additional net gain from fair value adjustment of investment property under construction amounting to € 5,604 thousand.

The Group also adopted IAS 23 “Borrowing costs” amended and, since 1 January 2009, capitalises the borrowing cost incurred for the purpose of acquiring, constructing or producing a qualifying asset for which the commencement date for capitalisation is on or after 1 January 2009. The commencement date for capitalisation in respect of a qualifying asset is the date when the Group first incurs expenditures for the asset, incurs borrowing costs and undertakes activities that are necessary to prepare the asset for its intended use or sale. The adoption of IAS 23 “Borrowing costs” amendment had no effect for the Group during 2009, since there was no commencement of construction of any new investment property under construction.

The following amounts relating to investment property have been recognised in the income statement:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Rental income	35,015	31,588	23,154	20,914
Direct operating expenses arising from investment property that generate rental income	1,806	2,765	1,331	1,921
Direct operating expenses arising from investment property that did not generate rental income	1,128	1,797	815	1,450

Disposal of Investment property

The disposals of investment property refer to a residence owned by the subsidiary 'Babis Vovos International Construction S.A. and Co GP' at Kefalari Attica. The sale price was determined at € 707 thousand. The fair value of the property (€ 814 thousand) based on the valuation performed by the independent valuer as per December 31, 2008 was revalued so as to equal the transaction price and the difference amounting to € 107 thousand burdened as net loss from fair value adjustment on investment property the Group's result for the year.

Repurchase and new sale and leaseback agreements

During March 2009, the company has repurchased before maturity the Building A and 204 parking spaces at the fourth basement of the Building complex at 24 Kifissias Avenue in Maroussi from alpha Leasing. The repurchase price was defined at € 10.5 million (it includes the outstanding notional of the sale and leaseback agreement plus accrued interest at the repurchase date).

At the same date, the company had signed a new sale and lease back agreement with Alpha Leasing for the above mentioned ownerships. The sale and lease back agreement of € 26.4 million signed comes to its maturity on April 4, 2019 with duration for 10 years. The interest rate defined is Euribor 3month plus a spread of 2.50% (not changed in comparison with the previous contract).

The net inflow from the repurchase and the new sale and leaseback agreement was used for the repayment of loans to Alpha Bank.

During December 2009, the company has repurchased the K2 retail shop of the ground floor and the Y2 storage space of the first under the ground floor of the building located at 109-111 Kifissias Avenue and Sina street in Amaroussio from Piraeus Leasing. The repurchase price was defined at € 2.4 million (it includes the outstanding notional of the sale and leaseback agreement plus accrued interest at the repurchase date).

At the same date, the company had signed a new sale and lease back agreement with Piraeus Leasing for the above mentioned ownerships. The sale and lease back agreement of € 4.1 million signed comes to its maturity on December 29, 2021 with duration for 12 years. The interest rate defined is Euribor 3month plus a spread of 4.00%.

The net inflow from the repurchase and the new sale and leaseback agreement after the deduction of the relating expenses of the contracts was used for the partial repayment of loans to Piraeus Bank and the rest for working capital.

New sale and leaseback agreements

At July 31st, 2009, the Group has signed four new sale and lease back agreements with Marfin Leasing. These agreements refer to various horizontal ownerships owned by the Group companies and located at building

complexes constructed by the Group companies. A summary of the main provisions of these agreements is provided as follows:

A. Horizontal ownerships at the building complex located at 24 Kifissias Avenue

At July 31st, 2009, the Group has signed a new sale and lease back agreement referring to horizontal ownerships at the building complex located at 24 Kifissias Avenue. The agreement includes 471 parking spaces at the first, second and third basement of the aforementioned building complex. These horizontal ownerships are 70% owned by BVIC S.A. and 30% owned by the subsidiary Doma S.A. The sale and lease back agreement of € 6.73 million comes to its maturity on September 30th, 2024 with a duration for 15 years and two months. The interest rate defined is Euribor 3 month plus a spread of 3.75%.

B. Horizontal ownerships at the building complex located at 14 Kifissias Avenue

At July 31st, 2009, the Group has signed a new sale and lease back agreement referring to horizontal ownerships at the building complex located at 14 Kifissias Avenue & Halepa Str. The agreement includes 1 retail store, 1 storage space and 17 parking spaces at the first and second basement of the aforementioned building complex. These horizontal ownerships are 100% owned by BVIC S.A. The sale and lease back agreement of € 1.04 million comes to its maturity on September 30th, 2024 with a duration for 15 years and two months. The interest rate defined is Euribor 3 month plus a spread of 3.75%.

C. Horizontal ownerships at the building complex located at 8-10 Sorou Street

At July 31st, 2009, the Group has signed a new sale and lease back agreement referring to horizontal ownerships at the building complex located at 8-10 Sorou Street. The agreement includes 194 parking spaces at the first and second basement of the aforementioned building complex. These horizontal ownerships are 70% owned by BVIC S.A. and 30% owned by the subsidiary BVIC S.A. & Co. GP. The sale and lease back agreement of € 3.18 million comes to its maturity on September 30th, 2024 with a duration for 15 years and two months. The interest rate defined is Euribor 3 month plus a spread of 3.75%.

D. Horizontal ownerships at the building complexes located at 10-12, 44, 56, 62 and 340 Kifissias Avenue, at 3 Premetis Street and 68 Akadimias Street

At July 31st, 2009, the Group has signed a new sale and lease back agreement referring to horizontal ownerships at building complexes located at Kifissias Avenue, 3 Premetis Str and 68 Akadimias Str. More analytically, the agreement includes: a) 61 parking spaces at the second, third and fourth basement of the building complex located at 56 Kifissias Ave. b) 1 retail store and 37 parking spaces at the second and fourth basement of the building complex located at 62 Kifissias Ave. c) 22 parking spaces at the second and third basement of the building complex located at 3 Premetis Str. d) 1 retail store and 15 parking spaces at the second and third basement of the building complex located at 10-12 Kifissias Ave. e) 17 parking spaces at the second basement of the building complex located at 68 Akadimias Str. f) 61 parking spaces at the second and third basement of the building complex located at 340 Kifissias Ave. and g) 2 retail stores and 79 parking spaces at the second and fourth basement of the building complex located at 44 Kifissias Ave. These horizontal ownerships are 100% owned by BVIC S.A. & Co. GP. The sale and lease back agreement of € 12.05 million comes to its maturity on September 30th, 2024 with a duration for 15 years and two months. The interest rate defined is Euribor 3 month plus a spread of 3.75%.

The price received from the new sale and lease back agreements was used by the Group for the partial repayment of € 19.73 million referring to a loan contract of the subsidiary BVIC S.A. & Co. GP. and the rest for working capital.

At August 12th, 2009, the Group has signed a new sale and lease back agreement with Piraeus Leasing. The agreement includes horizontal ownerships 100% owned by the subsidiary “Ergoliptiki – Ktimatiki - Touristiki S.A.”. More analytically, the agreement includes an apartment of 49.28 sqm at the first floor and an apartment of 419.55 sqm at the fourth floor located at 4 Vassilisis Sofias Ave. The sale and lease back agreement of € 2.355 million comes to its maturity on August 11th, 2034 with a duration for 25 years. The interest rate defined is Euribor 3 month plus a spread of 3.00%.

Investment property under construction

Sounio

During January 2008, the last one of the three building permits necessary for the development of three distinct hotel units, with a total above ground area of 12,000 sqm was issued. The development of the land plot in Sounio, which will be starting during the next six months, in a particularly attractive location, will generate significant demand from Greek and foreign hotel operators. The Group intends to secure a long-term lease agreement with a hotel operator to manage the units that will be developed.

Poros - Galatas

The Group has already received all the necessary permits for the improvement of the existing hotel unit into a class A' hotel and the completion of the semi-completed semi-detached residential units intended for tourist use. The completion of the aforementioned residential units has progressed significantly. Currently, the wall and exterior works have been completed and the development is currently at the level of completing internal works. Additionally, the works for the completion of the surrounding area have started. The completion of the hotel complex including the improvement of the existing hotel unit into a class A' hotel is expected by summer 2010. The fair market value of the land plots and the hotel unit as well as the construction costs as per 31 December 2009 are included in Investment property under construction.

Votanikos

During 2006, Babis Vovos International Construction S.A. signed the final purchase agreement for the assets owned by ETMA S.A. and HELLATEX S.A., in the area of combined urban regeneration and development of Votanikos. This agreement refers to a total land surface of approximately 100,000 sqm, located in the district of Elaionas in the municipality of Athens. The aforementioned land plots are located within the borders of the Metropolitan intervention and combined urban regeneration and development of the areas of Alexandras Avenue and Votanikos, according to L.3481/2006. According to the provisions of the aforementioned law, the company granted 57% of the total surface to the municipality of Athens ensuring the respective to the total surface building coefficient. Company management has not yet decided for the way of exploitation of the property which is classified under investment property.

During the first quarter of 2007, the demolition permit concerning the existing buildings was issued. The demolition has started during April 2007 and is already completed. At the beginning of July 2007, the excavation and retaining wall structure works permit has also been issued and the respective works are currently completed. During March 2008, the construction permit concerning part of the underground parking area has been issued and the relative works are at the completion stage. Following the approval of the Environmental Impact Report dated August 29th, 2008, the building permit for the total development of the shopping mall including 80,000 sqm under the ground area as well as 70,000 sqm of above the ground area has been issued. At the beginning of December, while the project was at the stage of reinforced concrete works were being carried out (already reached at the second floor), as well as various works for the completion of the basement area, the Council of State decided upon the temporary suspension of the construction work at Votanikos. This temporary suspension of works followed an appeal against the building permit of the mall submitted by a small number of citizens. The hearing of appeal at the Plenary of the Council of State had taken place on March 6th, 2009. With the issuance of the decision No 3059/2009, the Plenary of the Council of State judged that the provisions of the article 12 of the L.3481/2006 are opposed to the Greek Constitution for the reason of the deficit in the ratio of open green and common use areas and it cancelled, for the above reason, the building permit of the BVIC shopping mall in Votanikos which had been issued based on the provisions of the above mentioned article of L.3481/2006.

The decision No 3059/2009 of the Plenary of the Council of State provides the direction for a new legal act which will enable the completion of the Joint Redevelopment at its entirety including the construction of BVIC shopping mall. The management of BVIC has already proceeded to meetings with the involved parties and has provided its propositions for the possible legal act so that the procedures to be completed at a short time and the Joint redevelopment at its entirety to be continued.

During March 2010, the announcements made by the Minister for the Environment, Energy and Climate Change, Tina Birbili, following the meeting she held with all the concerned parties, established a clear picture regarding the continuation of the Joint Regeneration project in its entirety. The Minister announced that she will submit a

legislative amendment for the Joint Regeneration project of the areas Votanikos and Alexandras Avenue to be voted in Parliament, decreasing the buildings surface and the building coefficient of the area of Votanikos.

As far as the shopping mall is concerned, taking for granted the completion of the legislative act as announced by the Ministry for the Environment, Energy and Climate Change, it will be developed with a building coefficient of 1.2. This will improve the initial building plan, and help to create more free surfaces, atriums etc, thus rendering the shopping mall more friendly towards its visitors and the environment.

The management of BVIC will further restructure its bank debt, and this new development also creates confidence that additional financing lines will be established for new projects, some of which are already being developed.

Additionally, with the intention of protecting and ensuring its shareholders and employees interests, BVIC management has submitted to the Council of State an appeal for the cancellation of the building permit and the environmental impact report of the stadium of Panathinaikos in Votanikos the construction of which is to take place upon the land granted by BVIC to the municipality of Athens. Additionally, for the operation of the above mentioned stadium, there is a prerequisite for a certain number of parking spaces. This prerequisite would be covered partly by the constructed parking spaces of BVIC shopping mall.

The development is planned for completion six months after the beginning of the construction works so that the shopping mall will be delivered as 'cold shell' to the tenants. Following the delivery, interior works of the retail shops will be carried out with the target of being operative early 2011.

At 31 December 2009, the fair value of the land plot in Votanikos amounted to € 98,718 thousand. The fair value of the land plot in Votanikos according to the Valuation Report of Colliers International dated 31.12.2009 amounts to € 127,069 thousand. Despite that fact, management, under conservatism principle, did not proceed to a revaluation of the investment property under construction in Votanikos. In case the company had proceeded to the revaluation of the fair value of the investment property under construction in Votanikos, the investment properties as well as the Net Asset Value before deferred tax would have been increased by € 28,352 thousand. The construction cost of the project, at 31 December 2009, amounted to € 45,681 thousand and is included in the Investment properties. The decrease of the building coefficient from 1.6 to 1.2 from the forthcoming legislative amendment does not affect the existing construction and its respective cost. Consequently, the company has not formed any provision for impairment of the construction cost as at 31 December 2009.

At 31 December 2009, the Group had no un-provided contractual obligations for future repairs and maintenance of investment property.

Group investment property includes buildings valued at € 802,515 thousand (including the Build Operate Transfer of building complex Ethnikis Antistaseos), held under sale and leaseback agreements, of which the remaining obligations are € 482,004 thousand. (For 31.12.2008: buildings valued at € 865,072 thousand (including the Build Operate Transfer of building complex Ethnikis Antistaseos) held under sale and leaseback agreements of which the remaining obligations were € 453,244 thousand).

For securing liabilities, guarantees over the investment property amounting to € 336,540 thousand (2008: € 278,063 thousand) for the Group and € 252,554 thousand (2008: € 204,642 thousand) for the company have been provided.

7 Property, plant and equipment

All amounts in Euro thousands

Consolidated	Land & buildings	Machinery & vehicles	Fixtures & fittings	Property under construction	Total
Cost					
Balance 1 January 2009	**10,990**	**3,558**	**580**	**135**	**15,263**
Purchases	-	-	3	-	3
Balance 31 December 2009	**10,990**	**3,558**	**583**	**135**	**15,266**
Accumulated depreciation					
Balance 1 January 2009	**(1,661)**	**(2,343)**	**(433)**	**-**	**(4,437)**
Depreciation charge	(259)	(269)	(61)	-	(588)
Balance 31 December 2009	**(1,920)**	**(2,612)**	**(494)**	**-**	**(5,025)**
Closing net book amount 31 December 2009	**9,071**	**947**	**89**	**135**	**10,241**

Consolidated	Land & buildings	Machinery & vehicles	Fixtures & fittings	Property under construction	Total
Cost					
Balance 1 January 2008	**10,990**	**2,870**	**598**	**135**	**14,593**
Purchases	-	763	35	-	798
Sales	-	(74)	-	-	(74)
Disposals	-	-	(54)	-	(54)
Balance 31 December 2008	**10,990**	**3,558**	**580**	**135**	**15,263**
Accumulated depreciation					
Balance 1 January 2008	**(1,381)**	**(2,191)**	**(401)**	**-**	**(3,973)**
Depreciation charge	(280)	(226)	(86)	-	(592)
Depreciation write-off due to sale	-	74	54	-	128
Balance 31 December 2008	**(1,661)**	**(2,343)**	**(433)**	**-**	**(4,437)**
Closing net book amount 31 December 2008	**9,329**	**1,215**	**147**	**135**	**10,826**

Company	Land & buildings	Machinery & vehicles	Fixtures & fittings	Property under construction	Total
Cost					
Balance 1 January 2009	**2,046**	**2,857**	**527**	**135**	**5,565**
Purchases	-	-	3	-	3
Balance 31 December 2009	**2,046**	**2,857**	**530**	**135**	**5,568**
Accumulated depreciation					
Balance 1 January 2009	**(1,179)**	**(1,919)**	**(387)**	**-**	**(3,485)**
Depreciation charge	(162)	(203)	(56)	-	(421)
Balance 31 December 2009	**(1,342)**	**(2,122)**	**(442)**	**-**	**(3,906)**
Closing net book amount 31 December 2009	**704**	**736**	**87**	**135**	**1,662**

Company	Land & buildings	Machinery & vehicles	Fixtures & fittings	Property under construction	Total
Cost					
Balance 1 January 2008	**2,046**	**2,094**	**545**	**135**	**4,820**
Purchases	-	763	35	-	798
Disposals	-	-	(53)	-	(53)
Balance 31 December 2008	**2,046**	**2,857**	**527**	**135**	**5,565**
Accumulated depreciation					
Balance 1 January 2008	**(996)**	**(1,758)**	**(359)**	**-**	**(3,112)**
Depreciation charge	(184)	(161)	(81)	-	(426)
Depreciation write-off due to sale	-	-	53	-	53
Balance 31 December 2008	**(1,179)**	**(1,919)**	**(387)**	**-**	**(3,485)**
Closing net book amount 31 December 2008	**867**	**939**	**140**	**135**	**2,080**

There were no impairment charges in 2009 and 2008.

Depreciation expense of € 404 thousand (2008: € 465 thousand) for the Group and € 237 thousand (2008: €299 thousand) for the Company has been charged in the statement of comprehensive income as follows (note 23): € 228 thousand (2008: € 251 thousand) for the Group, € 162 thousand (2008: € 186 thousand) for the Company in cost of sales and € 176 thousand (2008: € 214 thousand) for the Group, € 75 thousand (2008: € 113 thousand) for the Company in administrative expenses respectively.

The category of machinery and motor vehicles includes machinery leased by the Group from third parties under finance leases with the following carrying amounts:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Cost	336	336	-	-
Accumulated depreciation	(160)	(109)	-	-
Closing net book amount	**176**	**227**	**-**	**-**

The category of lands and buildings includes an own-occupied property held by the Group under sale and leaseback agreement for which the fair value was considered as “deemed cost”, based on a valuation report by an independent valuer, at May 31st, 2004. The fair value resulted from the valuation was € 8,932 thousand. The analysis of the carrying amounts is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Land cost	3,919	3,919	-	-
Building cost	5,013	5,013	-	-
Accumulated depreciation	(578)	(481)	-	-
Closing net book amount	**8,354**	**8,451**	**-**	**-**

Lease rentals amounting to € 18,614 thousand (2008: € 19,877 thousand) and € 15,072 thousand (2008: € 15,918 thousand) for the Group and the Company respectively, relating to the operating leases of properties (horizontal ownerships), vehicles and other equipment are included in the statement of comprehensive income under cost of sales for the property leases and under administrative expenses.

For securing liabilities, no guarantees over the property plant equipment (2008: -) for the Group and the company have been provided.

8 Intangible assets

All amounts in Euro thousands

Consolidated	**Software licences**	**Purchased rights to transfer building coefficients**	**Total**
Cost			
Balance 1 January 2009	**339**	**18,871**	**19,211**
Purchases	**-**	**-**	**-**
Balance 31 December 2009	**339**	**18,871**	**19,211**
Accumulated depreciation			
Balance 1 January 2009	**(269)**	**-**	**(269)**
Depreciation charge	(35)	-	(35)
Balance 31 December 2009	**(303)**	**-**	**(303)**
Closing net book amount 31 December 2009	**36**	**18,871**	**18,907**

Consolidated	Software licences	Purchased rights to transfer building coefficients	Total
Cost			
Balance 1 January 2008	**283**	**18,871**	**19,154**
Purchases	56	-	56
Balance 31 December 2008	**339**	**18,871**	**19,211**
Accumulated depreciation			
Balance 1 January 2008	**(220)**	**-**	**(220)**
Depreciation charge	(49)	-	(49)
Balance 31 December 2008	**(269)**	**-**	**(269)**
Closing net book amount 31 December 2008	**70**	**18,871**	**18,942**

Company	Software licences	Purchased rights to transfer building coefficients	Total
Cost			
Balance 1 January 2009	**339**	**16,443**	**16,782**
Purchases	-	-	-
Balance 31 December 2009	**339**	**16,443**	**16,782**
Accumulated depreciation			
Balance 1 January 2009	**(269)**	**-**	**(269)**
Depreciation charge	(35)	-	(35)
Balance 31 December 2009	**(303)**	**-**	**(303)**
Closing net book amount 31 December 2009	**36**	**16,443**	**16,479**

Company	Software licences	Purchased rights to transfer building coefficients	Total
Cost			
Balance 1 January 2008	**283**	**16,443**	**16,726**
Purchases	56	-	56
Balance 31 December 2008	**339**	**16,443**	**16,782**
Accumulated depreciation			
Balance 1 January 2008	**(220)**	**-**	**(220)**
Depreciation charge	(49)	-	(49)
Balance 31 December 2008	**(269)**	**-**	**(269)**
Closing net book amount 31 December 2008	**70**	**16,443**	**16,514**

Amortization of € 35 thousand (2008: € 49 thousand) for the Group and the Company has been charged in the statement of comprehensive income (note 23) in administrative expenses.

There were no impairment charges in 2009 and 2008.

Transfer of Building Coefficient rights

The fair value of the rights to transfer building coefficient as determined by a valuation report prepared by Colliers International dated 31 December 2009 amounts to € 36,110 thousand. The difference between the fair value and their cost amounting to € 17,239 thousand has not been recognized in the financial statements.

For securing liabilities, guarantees over the intangible assets (Transfer of Building Coefficient rights – cost of land that will accept the transferable building coefficients) amounting to € 12,745 thousand (2008: 12,745 thousand) for the Group and the company have been provided.

9 Investments in subsidiaries and other investments

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Participation to subsidiaries	-	-	55,125	55,125
Other participations	18	18	1	1
Provision for participations impairment	-	-	(5,675)	(7,563)
	18	18	49,451	47,563

In the company statement of comprehensive income, a gain amounting to € 15,379 thousand (2008: € 1,937 thousand) for the years 2009 and 2008 respectively were included. Both amounts concern the result of the subsidiary 'Babis Vovos International Construction S.A & Co. GP'.

During 2009, provision for impairment was derecognised for participation of the parent company to the subsidiary 'Doma S.A.' amounting to € 1,888 thousand (2008: increase of provision € 388 thousand). The total provision for impairment for the participation to the aforementioned subsidiary amounts to € 5,675 thousand (2008: € 7,563 thousand).

The subsidiary companies that are consolidated are:

Company	Percentage %
Babis Vovos International Construction S.A	Parent
Babis Vovos International Construction S.A & Co. GP	99.90%
Doma S.A	98.98%
Alteco S.A.	99.01%
Ergoliptiki - Ktimatiki - Touristiki S.A.	51.00%
"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
Elfinko S.A.	99.00%

They are all domiciled in Greece.

Analytically:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Babis Vovos International Construction S.A and Co. GP - E.Sylias & Co GP.	11	11	-	
Babis Vovos International Construction S.A & Co. GP. - Agora C.& Co. GP.	3	3	-	-
Ergoliptiki - Ktimatiki -Touristiki S.A. & Co Ltd	3	3	-	-
Doma S.A	-	-	19,004	19,004
Babis Vovos International Construction S.A and Co. GP	-	-	29	29
Ergoliptiki - Ktimatiki -Touristiki S.A.	-	-	2,694	2,694
International Palace Hotel S.A.	-	-	-	-
Alteco S.A.	-	-	10,572	10,572
Elfinko S.A.	-	-	22,825	22,825
Other	1	1	1	1
	18	18	55,126	55,126
Provision for participations impairment				
Doma S.A.	-	-	(5,675)	(7,563)
	18	18	49,451	47,563

There were no disposals of investments during 2009 and 2008.

During 2009 and 2008, there was no new investment to subsidiaries.

10 Financial instruments by category

The accounting policies for financial instruments have been applied to the line items below:

All amounts in Euro thousands

	Consolidated 31 December 2009		
Assets as per balance sheet	Loans and Receivables	Assets at fair value through the profit and loss	Total
Net trade receivables	3,360	-	3,360
Receivables from other related parties	12,503	-	12,503
Derivative assets	-	698	698
Other debtors	9,742	-	9,742
Cash and cash equivalents	4,200	-	4,200
Total	**29,804**	**698**	**30,503**

Consolidated
31 December 2008

Assets as per balance sheet	Loans and Receivables	Assets at fair value through the profit and loss	Total
Net trade receivables	3,739	-	3,739
Receivables from other related parties	12,563	-	12,563
Derivative assets	-	2,380	2,380
Other debtors	13,243	-	13,243
Cash and cash equivalents	12,858	-	12,858
Total	**42,404**	**2,380**	**44,784**

Company
31 December 2009

Assets as per balance sheet	Loans and Receivables	Assets at fair value through the profit and loss	Total
Net trade receivables	1,993	-	1,993
Receivables from subsidiaries	39,976	-	39,976
Receivables from other related parties	6,428	-	6,428
Derivative assets	-	698	698
Other debtors	6,882	-	6,882
Cash and cash equivalents	3,392	-	3,392
Total	**58,672**	**698**	**59,370**

Company
31 December 2008

Assets as per balance sheet	Loans and Receivables	Assets at fair value through the profit and loss	Total
Net trade receivables	2,172	-	2,172
Receivables from subsidiaries	32,961	-	32,961
Receivables from other related parties	6,538	-	6,538
Derivative assets	-	2,380	2,380
Other debtors	11,239	-	11,239
Cash and cash equivalents	11,174	-	11,174
Total	**64,085**	**2,380**	**66,465**

Consolidated
31 December 2009

Liabilities as per balance sheet	Liabilities at fair value through the profit and loss	Other financial liabilities	Total
Borrowings	-	754,164	754,164
Trade and other payables	-	22,918	22,918
Derivative financial instruments	57,001	-	57,001
Lease guarantees	-	4,068	4,068
Total	**57,001**	**781,150**	**838,152**

	Consolidated 31 December 2008		
Liabilities as per balance sheet	Liabilities at fair value through the profit and loss	Other financial liabilities	Total
Borrowings	-	760,849	760,849
Trade and other payables	-	17,686	17,686
Derivative financial instruments	59,495	-	59,495
Lease guarantees	-	3,938	3,938
Total	**59,495**	**782,473**	**841,969**

	Company 31 December 2009		
Liabilities as per balance sheet	Liabilities at fair value through the profit and loss	Other financial liabilities	Total
Borrowings	-	575,339	575,339
Trade and other payables	-	91,084	91,084
Derivative financial instruments	57,001	-	57,001
Lease guarantees	-	2,848	2,848
Total	**57,001**	**669,271**	**726,273**

	Company 31 December 2008		
Liabilities as per balance sheet	Liabilities at fair value through the profit and loss	Other financial liabilities	Total
Borrowings	-	575,626	575,626
Trade and other payables	-	99,365	99,365
Derivative financial instruments	59,495	-	59,495
Lease guarantees	-	2,767	2,767
Total	**59,495**	**677,758**	**737,253**

Credit quality of financial assets

The credit quality of financial assets according to external credit rating (FITCH) is as follows:

All amounts in Euro thousands

	Consolidated		Company	
Cash and cash equivalents	**2009**	**2008**	**2009**	**2008**
A+	-	2	-	2
A-	-	2,228	-	1,981
BBB+	3,574	3,538	3,214	3,451
BBB	-	6,995	-	5,706
	3,574	**12,764**	**3,214**	**11,140**

The difference between the above analysis and the financial statements is due to the fact that the above table does not include cash on hand amounting to € 32 thousand (2008: € 43 thousand) for the Group and € 16

thousand (2008: € 24 thousand) for the company as well as deposit balances amounting to € 18 thousand (2008: € 51 thousand) for the Group and € 16 thousand (2008: € 10 thousand) for the company.

All amounts in Euro thousands

	Consolidated		Company	
Derivative assets	**2009**	**2008**	**2009**	**2008**
A-	-	2,380	-	2,380
AA-	698	-	698	-
	698	**2,380**	**698**	**2,380**

11 Inventories

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Property Inventory (land plots - buildings	2,790	2,790	647	647
Construction in progress	24,607	19,095	29,521	24,035
Raw Material inventory	1,453	1,444	1,100	1,080
Construction of buildings & civil engineer technical works in progress	406	305	406	305
Downpayments for stocks	12,537	12,511	12,537	12,511
Provision for impairment of construction in progress	(3,379)	(3,586)	(4,695)	(4,986)
Provision for impairment of other inventory	29	(15)	-	-
At end of year	38,443	32,545	39,515	33,592

Construction in progress is analysed into the following properties under construction:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
9-13 Patmou & Agrafon street		703		703
N. Erythrea - Mortero - Gymnastiriou Str. BB270	7,917	7,616	9,308	9,034
N. Erythrea - Mortero - Gymnastiriou Str. BB271	16,690	10,776	20,212	14,298
Construction in progress	24,607	19,095	29,521	24,035

The cost of inventories recognized as expense and included in cost of sales amounted to € 2,504 thousand (2008: € 11,396 thousand) and € 1,785 thousand (2008: € 13,411 thousand) for the Group and the Company respectively.

For securing liabilities, guarantees over the inventories amounting to € 32,000 thousand (2008: € 21,550 thousand) for the Group and the company have been provided.

12 Trade and other receivables

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Trade receivables	4,835	5,214	2,418	2,597
Less: provision for impairment of trade receivables	(1,475)	(1,475)	(424)	(424)
Net trade receivables	3,360	3,739	1,993	2,172
Prepaid expenses	11,680	9,791	7,456	6,603
Receivables from subsidiaries (Note 33)	-	-	39,976	32,961
Receivables from other related parties (Note 33)	39,433	39,493	33,358	33,468
Advances	12,679	20,057	12,486	19,864
Other debtors	28,496	27,497	20,794	21,652
Less: provision for impairment of other receivables	(18,754)	(14,254)	(13,913)	(10,413)
	73,534	82,585	100,158	104,135
	76,894	86,324	102,151	106,307
Less non-current assets: advances	(574)	(578)	(382)	(386)
Current assets	76,320	85,746	101,770	105,921

There is no concentration of credit risk with respect to trade receivables, as the Group has a large number of customers, operating in wide spectrum of business sectors.

The accounting value of receivables is approximately the same as their fair value.

The general practice of the company for trade receivables is 90 days. Trade receivables that are less than three months are not considered due. At 31 December 2009, trade receivables amounting to € 1,858 thousand (31 December 2008: € 2,193 thousand) for the Group and € 1,000 thousand (31 December 2008: € 1,300 thousand) for the company are due but they are expected to be received and, consequently, they are not provided for impairment. The ageing analysis of these trade receivables is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
No later than 3 months	210	215	196	164
3 to 6 months	89	42	80	32
6 to 12 months	135	1,120	124	1,104
Over 1 year	1,425	816	601	
	1,858	2,193	1,000	1,300

During the year, an impairment loss for trade accounts receivable was recognised amounting to € 4,500 thousand (2008: € 9,847 thousand) for the Group and € 3,500 thousand for the Company (2008: € 7,230 thousand) respectively in administration expenses in the statement of comprehensive income.

Movements on the provision for impairment of trade and other receivables for the Group and the Company are as follows:

All amounts in Euro thousands

	Consolidated	**Company**
At beginning of year (01.01.2008)	5,882	3,607
Impairment loss for trade and other receivables	9,847	7,230
At end of year (31.12.2008)	**15,729**	**10,837**
Impairment loss for trade and other receivables	4,500	3,500
At end of year (31.12.2009)	**20,229**	**14,337**

The amounts included in the provision for impairment are generally written-off, when there is no expectation that they will be recovered.

At 31 December 2009, trade receivables amounting to € 1,502 thousand (2008: 1,546 thousand) for the Group and € 993 thousand (2008: € 872 thousand) for the company are fully performing.

The Group and the Company have no trade and other receivables in foreign currency at 31 December 2009 and 31 December 2008.

Advances include an amount of € 2,500 thousand (31.12.2008: € 5,000 thousand which has been returned bearing interest since April 2009) paid to Credit Suisse according to the provisions of the signed interest rate swap agreement. This amount will be returned to the company on April 2010 according to the provisions of the aforementioned swap agreement bearing interest calculated with a set interest rate of 1.60%. Additionally, advances include an amount of € 9,250 (31 December 2008: € 14,250 thousand) paid to Credit Suisse as cash collateral based on the signed interest rate swap due to the increase in fair value of the transaction amounting to over € 25,000 thousand. This amount is paid as cash collateral and is expected to be gradually returned, bearing interest, with the normalisation of interest variations and the respective positive variation of the fair value of the interest rate swap agreement. At 31.12.2009, the accrued interest on the cash collateral amounted to € 8 thousand. The average interest rate for the calculation was 0.354%.

Additionally, advances include an amount of € 260 thousand (31 December 2008: -) paid to Deutsche Bank as cash collateral based on the signed interest rate swaps due to the increase in fair value of the transaction amounting to over € 11,000 thousand as at 31 December 2009.

Long term receivables, included in non-current assets, relate to guarantees paid to third parties in the normal course of the business and do not have specific maturity date.

The Group and the company hold guarantees - collaterals as security for trade receivables (more specifically, receivables from lessees). These guarantees are usually equal to two monthly leases. At 31 December 2009, the lease guarantees are amounting to € 4,068 thousand (31 December 2008: € 3,938 thousand) for the Group and € 2,848 thousand (31 December 2008: € 2,767 thousand) for the company. The average effective discount rate for the lease guarantees is 4.6% (2008: 4.6%)

At 31 December 2009, the maximum exposure of the Group and the company to credit risk is the fair value of trade and other receivables mentioned above, which approximates their accounting value, less the value of lease guarantees mentioned above.

Other receivables do not include impaired assets unless differently stated.

13 Cash and cash equivalents

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Cash on hand	32	43	16	24
Site deposits	4,017	12,196	3,376	10,589
Committed deposit accounts	150	618	-	562
Cash and cash equivalents	4,200	12,858	3,392	11,174

Committed deposit accounts are deposit accounts held as cash collateral for securing bank borrowings. At 31 December 2009, the company had no committed deposit accounts. The effective interest rate of committed deposit accounts of the company as at 31 December 2008 amounting to € 562 thousand was 3.649% on average The effective interest rate of committed deposit accounts of the Group subsidiaries amounting to € 150 thousand (2008: € 56 thousand) was 0.0% (2008: 3.649%).

14 Share capital

All amounts in Euro thousands

Consolidated

	Number of shares (thousands)	Nominal value (€)	Ordinary shares (€ thousands)	Share premium (€ thousands)	Total (€ thousands)
Balance at 31 December 2009 / 2008	33,930	0.30	10,179	36,653	46,832

Company

	Number of shares (thousands)	Nominal value (€)	Ordinary shares (€ thousands)	Share premium (€ thousands)	Total (€ thousands)
Balance at 31 December 2009 / 2008	33,930	0.30	10,179	36,653	46,832

The total authorised number of ordinary shares is 33,930 thousand shares (2008: 33,930 thousand shares) with a par value of € 0.30 per share (2008: € 0.30 per share). All issued shares are fully paid.

15 Reserves

All amounts in Euro thousands

Consolidated

	Statutory reserve	Extraordinary reserve	Special - untaxed reserves	Total
Balance at 1 January 2008	463	7,622	14,968	23,053
Transfer from retained earnings	785	-	-	785
Balance at 31 December 2008	1,248	7,622	14,968	23,838
Transfer from retained earnings	56	-	-	56
Balance at 31 December 2009	1,304	7,622	14,968	23,894

Company

	Statutory reserve	Extraordinary reserve	Special - untaxed reserves	Total
Balance at 1 January 2008	74	5,353	19,817	25,244
Balance at 31 December 2008	74	5,353	19,817	25,244
Balance at 31 December 2009	74	5,353	19,817	25,244

(a) Statutory reserve

According to the provisions of articles 44 and 45 of the Cod Law 2190/1920 the formation of the statutory reserve and its potential use is determined as follows: At least 5% of the actual (accounting) net profit of each fiscal year has to be withheld for the formation of a statutory reserve until the accumulated amount reaches at the level of 1/3 of the nominal share capital. The statutory reserve can be used, with the approval of the General Shareholders Meeting, for compensating losses and, consequently cannot be used for any other reason.

(b) Extraordinary Reserve

This category of reserve has been formed with decision by the General Shareholders Meeting during previous fiscal years. Its formation has no specific reason and is subject to be used for each reason that the General Shareholders Meeting decides.

(c) Special-untaxed reserves

Special-untaxed reserves include:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Construction companies' untaxed reserve	13,874	13,874	19,243	19,243
Untaxed reserve for investments	270	270	270	270
Untaxed reserve for tax free income	220	220	204	204
Untaxed reserve under special tax law provisions [1]	110	110	99	99
Untaxed reserve for participation & securities disposal profit	494	494	-	-
	14,968	14,968	19,817	19,817

(1) For this reserve, there has been a tax retention of € 17 thousands which will be set off in case of distribution.

The above reserves can be capitalised and distributed (taking into consideration any relative law provisions into effect) with the approval of the General Shareholders Meeting.

Part of the non-distributed net profit of each fiscal year that derives from un-taxed revenues or revenues under special tax law provision.

In case these reserves are distributed, the company will be obliged to pay the relative tax which will derive after offsetting any tax already paid at the time of their formation.

16 Borrowings

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Non - current				
Bank Borrowings	54,657	61,836	51,312	42,836
Finance lease liabilities	498,338	468,479	331,770	316,655
	552,995	530,315	383,082	359,490
Current				
Bank Borrowings	174,990	201,180	172,841	195,658
Finance lease liabilities	26,180	29,354	19,416	20,478
	201,170	230,534	192,257	216,136
Total borrowings	**754,164**	**760,849**	**575,339**	**575,626**

The Group's exposure to interest rate risk for the bank loans and the interest rate contractual re-pricing dates are as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
6 months or less	229,647	263,016	224,153	238,494
	229,647	263,016	224,153	238,494

The maturity of non-current borrowings (excluding finance lease liabilities) is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Between 1 and 2 years	13,553	36,136	12,836	31,336
Between 2 and 5 years	40,626	25,700	38,476	11,500
Over 5 years	478	-	-	-
	54,657	61,836	51,312	42,836

The non- current borrowings maturity (excluding finance leases) is up to 2015.

All the Group's borrowings are at floating rates of interest. The average weighted interest rate at 31 December 2009 was 4.69% (2008: 7.61%) for bank borrowings. Due to the interest rate swap signed with Credit Suisse, the Group receives EURIBOR 1 month plus a spread of 2.26% for a notional amounting to € 140,000 thousandand pays 3.08% up to July 2011 and EURIBOR 1 month plus a spread of 0.65% from August 2011 up to December 2019. Taking the above into consideration, the average effective rate of the finance leases is 3.53%. In 2008, due to the interest rate swap signed with Credit Suisse which referred to 1/3 of the finance lease liabilities the Group was paying Euribor 1month plus an average weighted spread (31.12.2008: 1.75%). For the remaining finance lease liabilities, the average weighted interest rate as at 31 December 2008 was 6.15%.

The fair value of both the long-term and short-term borrowings at 31 December 2009 approximated their carrying values.

All the Group's borrowings are in Euro.

The Group has no un-drawn borrowing facilities.

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Floating rate:				
Expiring beyond one year	-	2,500	-	2,500
	-	2,500	-	2,500

The maturity of finance lease liabilities (up to 2054) is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Finance lease liabilities – minimum lease payments:				
-no later than 1 year	44,639	54,282	31,826	38,240
-later than 1 year and no later than 5 years	174,590	190,632	123,141	135,723
-later than 5 years	585,170	633,109	334,137	373,418
	804,398	878,023	489,104	547,381
Future finance charges on finance leases	(287,881)	(388,189)	(145,918)	(218,248)
Present value of finance lease liabilities	516,518	489,833	343,186	329,132

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
The present value of finance lease liabilities is as follows(1):				
-no later than 1 year	26,180	29,354	19,416	20,478
-later than 1 year and no later than 5 years	127,938	105,261	91,186	75,311
-later than 5 years	362,400	355,218	232,584	233,344
	516,518	489,833	343,186	329,132

(1) In the above consolidated and company data, preliminary sale & leaseback agreement of € 8,000 thousand for the building complex B located at Kifissias Ave & Sina str. is not included. The repayment will begin after the finalisation of the preliminary sale & leaseback agreement. The same applies to comparative data as well.

17 Deferred income tax

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority. The offset amounts are as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Deferred tax liabilities:				
– deferred tax liability to be recovered after more than 12 months	67,555	88,402	36,466	47,761
	67,555	88,402	36,466	47,761

The total movement in deferred income tax is presented below:

All amounts in Euro thousands

	Consolidated	**Company**
Balance at 1 January 2008	**147,558**	**91,680**
Debit / (credit) in the consolidated statement of comprehensive income	(59,156)	(43,919)
Balance at 31 December 2008	**88,402**	**47,761**
Debit / (credit) in the consolidated statement of comprehensive income	(20,846)	(11,296)
Balance at 31 December 2009	**67,555**	**36,466**

The movement in deferred tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

All amounts in Euro thousands

Consolidated

Deferred Tax Liabilities	Investment property to fair value	Derivatives	**Total**
Balance 01.01.2008	**205,218**	**-**	**205,218**
Debit / (credit) in the consolidated statement of comprehensive income	(48,913)	559	(48,354)
Balance 31.12.2008	**156,305**	**559**	**156,864**
Debit / (credit) in the consolidated statement of comprehensive income	(17,766)	(399)	(18,164)
Balance 31.12.2009	**138,539**	**161**	**138,700**

Consolidated

Deferred Tax Assets	Finance leases	Intangible assets	Provision for employees retirement benefit based on actuarial study	Derivatives	Other	Total
Balance 01.01.2008	**(53,039)**	**(350)**	**(558)**	**(1,413)**	**(2,300)**	**(57,660)**
Debit / (credit) in the consolidated statement of comprehensive income	(3,644)	343	64	(6,809)	(758)	(10,802)
Balance 31.12.2008	**(56,683)**	**(6)**	**(494)**	**(8,222)**	**(3,058)**	**(68,462)**
Debit / (credit) in the consolidated statement of comprehensive income	(2,635)	6	(44)	(118)	108	(2,682)
Balance 31.12.2009	**(59,318)**	**(0)**	**(537)**	**(8,339)**	**(2,950)**	**(71,144)**

Company

Deferred Tax Liabilities	Investment property to fair value	Derivatives	Total
Balance 01.01.2008	**143,546**	**-**	**143,546**
Debit / (credit) in the consolidated statement of comprehensive income	(41,114)	559	(40,555)
Balance 31.12.2008	**102,432**	**559**	**102,991**
Debit / (credit) in the consolidated statement of comprehensive income	(10,135)	(399)	(10,533)
Balance 31.12.2009	**92,297**	**161**	**92,458**

Company

Deferred Tax Assets	Finance leases	Intangible assets	Provision for employees retirement benefit based on actuarial study	Derivatives	Other	Total
Balance 01.01.2008	**(49,174)**	**11**	**(528)**	**(1,413)**	**(762)**	**(51,866)**
Debit / (credit) in the consolidated statement of comprehensive income	4,684	(17)	59	(6,809)	(1,281)	(3,364)
Balance 31.12.2008	**(44,490)**	**(6)**	**(469)**	**(8,222)**	**(2,043)**	**(55,230)**
Debit / (credit) in the consolidated statement of comprehensive income	(739)	6	(37)	(118)	125	(762)
Balance 31.12.2009	**(45,229)**	**(0)**	**(507)**	**(8,339)**	**(1,917)**	**(55,992)**

Deferred tax assets are recognised for tax loss carry – forwards to the extent that the realization of the related tax benefit through the future taxable profits is probable. The Group and the company did not recognise deferred

income tax assets amounting to € 3,972 thousand (2008: € 5,025 thousand) and € 3,955 thousand (2008: € 3,664 thousand) in respect of losses amounting to € 18,912 thousand (2008: € 24,249 thousand) and € 18,333 thousand (2008: € 17,447 thousand) respectively, that can be carried forward against future taxable income up to 2014.

There are no other significant unrecognised deferred tax assets and liabilities.

18 Retirement benefit obligations

The amounts recognised in the consolidated statement of financial position are as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Present value of unfunded obligations	2,421	2,354	2,261	2,211
Unrecognised actuarial losses	266	120	272	135
	2,687	2,475	2,533	2,346
Liability in the balance sheet	**2,687**	**2,475**	**2,533**	**2,346**

The amounts recognised in the consolidated statement of comprehensive income are as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Current service cost	189	232	173	223
Interest cost	137	106	128	102
Net actuarial losses recognised during the year	171	157	170	162
Losses on curtailment	1	-	-	-
Transfer of personnel	47	(7)	46	12
Total, included in employee benefit expense	**545**	**488**	**518**	**499**

The movement in liability recognised in the consolidated statement of financial position is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Beginning of the year	2,475	2,246	2,346	2,113
Total expense charged in the total comprehensive income (Note 24)	544	495	518	499
Contributions paid (Note 24)	(332)	(266)	(331)	(266)
End of the year	**2,687**	**2,475**	**2,533**	**2,346**

Out of the total expense charged in the consolidated statement of comprehensive income, € 212 thousand (2008: € 229 thousand) and € 187 thousand (2008: € 233 thousand) for the Group and the company respectively has been recorded to other gains / expenses – net (note 24).

The principal actuarial assumptions used were as follows:

	Consolidated		**Company**	
	31 December 2009	**31 December 2008**	**31 December 2009**	**31 December 2008**
Discount rate	6.00%	5.80%	6.00%	5.80%
Future salary increases	5.00%	5.00%	5.00%	5.00%
Average yearly long term inflation rate	2.00%	2.00%	2.00%	2.00%

Assumptions regarding future mortality experience are based on Greek mortality table 1990 for male and female (Ministry of Labour K3-3974/99).

The sensitivity of the present value of unfunded obligations to variations in the principal actuarial assumptions is as follows:

		Consolidated	**Company**
	Change in principal actuarial assumptions	**Impact on present value of unfunded obligations**	**Impact on present value of unfunded obligations**
Discount rate	Increase 50 basis points	Decrease 7.0%	Decrease 5.7%
Average yearly long term inflation rate	Increase 50 basis points	Increase 4.3%	Increase 4.2%

		Consolidated	**Company**
	Change in principal actuarial assumptions	**Impact on present value of unfunded obligations**	**Impact on present value of unfunded obligations**
Discount rate	Decrease 50 basis points	Increase 1.6%	Increase 2.8%
Average yearly long term inflation rate	Decrease 50 basis points	Decrease 4.1%	Decrease 3.9%

19 Trade and other payables

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Trade Payables	14,475	14,691	12,343	13,772
Amounts due to subsidiaries (Note 33)	-	-	53,452	48,955
Amounts due to other related parties (Note 33)	96	86	95	86
Social security and other taxes	8,593	8,748	4,865	2,268
Customer advances	4,643	1,016	4,368	777
Accrued expenses	7,740	2,635	24,605	36,288
Unearned and deferred income	-	83	-	83
Other creditors	607	191	589	181
Trade and other Payables	36,154	27,450	100,317	102,409
Less long-term liabilities: Trade and other payables	-	-	(53,452)	-
Short-term liabilities	36,154	27,450	46,864	102,409

Group and company trade and other payables are interest free.

The company has secured a grace period up to 31.03.2011 for the repayment of its liabilities to the subsidiary companies “Ergoliptiki – Ktimatiki - Touristiki S.A.”, “Doma S.A.”, “Alteco S.A”, Elfinko S.A” and “International Palace Hotel S.A.” amounting to € 53,452 thousand. Therefore, these liabilities are indicated as Trade and other payables under non-current liabilities of the Balance Sheet. At 31.12.2008, these liabilities were indicated as current liabilities.

20 Derivatives

All amounts in Euro thousands

	Consolidated		Company	
Interest rate swaps held for trading	**31 December 2009**	**31 December 2008**	**31 December 2009**	**31 December 2008**
Non-current assets	466	1,791	466	1,791
Current assets	233	589	233	589
Non-current liabilities	46,385	49,167	46,385	49,167
Current liabilities	10,617	10,328	10,617	10,328

During the year ended at 31 December 2009, there was no significant amendment of the Group’s interest rate swap agreements.

At 31 December 2009, the fair value of the liabilities from interest rate swap agreements was € 57,001 thousand (31 December 2008: € 59,495 thousand). Finance expense of € 4,780 thousand as well as finance revenue of € 3,130 thousand was recognised in the consolidated statement of comprehensive income.

At 31 December 2009, the fair value of the interest rate swap agreement classified at Assets was € 698 thousand (31 December 2008: € 2,380 thousand). Finance expense of € 1,093 thousand was recognised in the consolidated statement of comprehensive income.

At 31 December 2009, the interest rate swap agreement with Lehman Brothers International Europe is still pending. Due to the liquidation process of the above bank, there is no formal update of the aforementioned agreement's fair value as of 31 December 2009 by Lehman Brothers International Europe. The fair value of the swap agreement amounted to € 6,167 thousand as at year end. No finance revenue or finance expense was recognised in the consolidated statement of comprehensive income for the fiscal year 2009. The company had requested a different bank to calculate the fair value of the aforementioned interest rate swap agreement as at 31 December 2009 from which the aforementioned fair value had been defined. Management expects this agreement to have been cleared during the coming months.

The notional principal for all the above interest rate swap agreements in effect as at 31 December 2009 was € 744,382 thousand (2008: € 768,371 thousand) as far as the current and non current liabilities are concerned and € 100,000 thousand (2008: € 100,000 thousand) as far as current and non current assets are concerned.

21 Provisions for other liabilities and expenses

All amounts in Euro thousands

	Consolidated	Company
At beginning of period (01.01.2008)	**867**	**417**
New provision for litigation and claims	190	100
At end of period (31.12.2008)	**1,057**	**517**
At end of period (31.12.2009)	**1,057**	**517**

Provisions for other liabilities and expenses include provisions for possible liabilities relating to litigation and claims which were pending against the Group companies (see note 31).

During the year ended at 31 December 2009, no new provision for litigation and claims against the group companies was formed (2008: € 190 thousand) for the Group and for the company (2008: € 100 thousand).

22 Revenue

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	**01/01/2008 - 31/12/2008**	**01/01/2009 - 31/12/2009**	**01/01/2008 - 31/12/2008**
Rental income	49,726	46,772	34,102	31,967
Sale of property	1,210	4,724	503	4,724
Contruction work	2,997	1,367	2,997	1,367
Other	-	-	1	6
	53,934	52,863	37,603	38,064

The period of leases whereby the Group leases out its investment property under operating leases is 8 years or more.

The period of leases whereby the Group sub-leases horizontal ownerships (building floors, retail shops, parking spaces) for which is also a lessee through operating leases have a duration of 8 years or more.

The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	**01/01/2008 - 31/12/2008**	**01/01/2009 - 31/12/2009**	**01/01/2008 - 31/12/2008**
No later than 1 year	50,814	47,844	34,959	33,508
Later than 1 year and no later than 5 years	194,264	207,661	136,762	147,162
Later than 5 years	432,940	542,900	279,704	360,968
	678,018	798,406	451,425	541,638

The contractual lease agreements include only contingent rents. They do not include variable rents in respect of the turnover of the lessees.

The revenue recorded based on the percentage of completion of the aforementioned buildings during the year is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	**01/01/2008 - 31/12/2008**	**01/01/2009 - 31/12/2009**	**01/01/2008 - 31/12/2008**
Patmou & Agrafon Str.	420	1,255	420	1,255
108-110 Athens Ave.	-	769	-	769
N. Erythraia - Mortero - Gymnastiriou Str. BB270	83	2,701	83	2,701
Mavromichali & Apollonos Str.	707	-	-	-
	1,210	4,724	503	4,724

23 Expenses by nature

All amounts in Euro thousands

Consolidated

	01/01/2009 - 31/12/2009			
	Cost of sales	**Selling and marketing costs**	**Administrative expenses**	**Total**
Employee benefit expense (Note 26)	2,863	68	3,843	6,773
Changes in inventories of finished goods and work in progress (Note 11)	2,504	-	-	2,504
Lease expenses	20,881	-	11	20,892
Depreciation of property, plant and equipment (Note 7)	228	-	176	404
Repairs and maintenance	41	2	109	153
Amortisation of intangible assets (Note 8)	-	-	35	35
Marketing	-	43	48	91
Legal and consulting	44	62	442	547
Contractors	495	-	-	495
Travel expenses	2	-	82	84
Impairment of receivables	-	-	4,500	4,500
Other taxes and duties	-	7	2,138	2,145
Other	830	12	561	1,403
Total	**27,888**	**192**	**11,945**	**40,025**

Consolidated

	01/01/2008 - 31/12/2008			
	Cost of sales	**Selling and marketing costs**	**Administrative expenses**	**Total**
Employee benefit expense (Note 26)	3,342	58	4,328	7,729
Changes in inventories of finished goods and work in progress (Note 11)	11,396	-	-	11,396
Lease expenses	21,205	-	12	21,217
Depreciation of property, plant and equipment (Note 7)	251	-	214	465
Repairs and maintenance	51	-	127	179
Amortisation of intangible assets (Note 8)	-	-	49	49
Marketing	121	252	143	516
Legal and consulting	163	13	866	1,042
Contractors	1,393	-	-	1,393
Travel expenses	4	-	383	386
Impairment of receivables	-	-	9,847	9,847
Expenses and provision for litigation and claims	15	-	223	238
Other taxes and duties	-	-	7,865	7,865
Other	2,330	0	1,308	3,638
Total	**40,271**	**324**	**25,363**	**65,958**

Company

	01/01/2009 - 31/12/2009			
	Cost of sales	**Selling and marketing costs**	**Administrative expenses**	**Total**
Employee benefit expense (Note 26)	2,682	68	3,619	6,369
Changes in inventories of finished goods and work in progress (Note 11)	1,785	-	-	1,785
Lease expenses	16,578	-	48	16,625
Depreciation of property, plant and equipment (Note 7)	162	-	75	237
Repairs and maintenance	39	2	109	150
Amortisation of intangible assets (Note 8)	-	-	35	35
Marketing	-	43	48	91
Legal and consulting	23	60	313	396
Contractors	491	-	-	491
Travel expenses	-	-	81	81
Impairment of receivables	-	-	3,500	3,500
Other taxes and duties	-	-	1,007	1,007
Other	797	12	501	1,309
Total	**22,557**	**184**	**9,335**	**32,076**

Company

	01/01/2008 - 31/12/2008			
	Cost of sales	**Selling and marketing costs**	**Administrative expenses**	**Total**
Employee benefit expense (Note 26)	3,187	58	4,106	7,352
Changes in inventories of finished goods and work in progress (Note 11)	13,411	-	-	13,411
Lease expenses	16,602	-	48	16,650
Depreciation of property, plant and equipment (Note 7)	186	-	113	299
Repairs and maintenance	51	-	121	172
Amortisation of intangible assets (Note 8)	-	-	49	49
Marketing	-	252	126	378
Legal and consulting	5	7	744	756
Contractors	1,348	-	-	1,348
Travel expenses	4	-	382	386
Impairment of receivables	-	-	7,230	7,230
Expenses and provision for litigation and claims	-	-	100	100
Other taxes and duties	-	-	883	883
Other	2,256	0	1,237	3,493
Total	**37,050**	**317**	**15,139**	**52,506**

24 Other Gains / (Expenses)

All amounts in Euro thousands

Other expenses	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Retirement provision (Note 18)	(212)	(229)	(187)	(233)
Tax fines and surcharges	(300)	(74)	(265)	(37)
Social Securities	(2)	-	(2)	-
Other	(3)	(6)	(3)	(5)
	(517)	(309)	(457)	(275)

Other gains	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Lease compensations	92	-	63	-
Gain from sale of PPE (Note 30)	-	15	-	-
Other compensations	6	6	6	6
Tax fines and surcharges	3,753	-	-	-
Social Securities	42	6	40	5
Other	6	5	4	3
	3,899	32	112	14

25 Finance expense (net)

All amounts in Euro thousands

Finance Expenses	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Bank Loan interest and other expenses	12,662	16,034	11,760	14,175
Interest expenses for preliminary SLB agreements and SLB contracts	17,512	31,491	13,171	23,028
Expenses for letters of guarantee	122	113	90	66
Finance Expenses due to IAS 32/39	82	120	70	111
Loss from derivatives	5,873	43,751	5,873	43,751
Other	1,403	631	902	180
	37,654	92,141	31,866	81,311

Finance Revenue	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Interest received	67	1,196	61	633
Finance revenue from finance lease	941	5,327	872	3,737
Finance revenue due to IAS 32/39	-	3	-	-
Gains from derivatives	12,771	10,523	12,771	10,523
	13,779	17,050	13,704	14,893
Finance Expense_Revenue (net)	**(23,875)**	**(75,091)**	**(18,162)**	**(66,418)**

26 Employee benefit expense

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Wages and salaries	10,972	14,842	10,649	14,540
Social security costs	3,640	5,072	3,559	4,998
Pension costs - defined benefit plans (Note 18)	544	495	518	499
Other	69	199	69	192
	15,225	20,608	14,795	20,230

Out of the total employee benefit expense, part is recognised as an expense in the income statement, while the remaining amount is included in construction in progress (inventory if it relates to construction in progress to be sold, or investment property under construction). The classification is as follows:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Cost of goods sold / Administrative expenses / Selling and marketing	6,773	7,729	6,369	7,352
Other Expenses (Note 24)	212	229	187	233
Construction in progress (included either in inventory or investment property under construction)	8,239	12,650	8,239	12,644
	15,225	20,608	14,795	20,230

The number of employees for the Group and the company as at 31 December 2009 is as follows:

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Number of employees	424	518	415	512

27 Income tax expense

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Income Tax	3,042	8,209	852	1,137
Deferred income tax	(20,846)	(59,156)	(11,296)	(43,919)
	(17,805)	(50,947)	(10,443)	(42,781)

During September 2008, tax legislation changes were announced and enacted referring to the corporate income tax rates. Corporate income tax rates will gradually decrease and are summarised as follows:

2009	:	25%
2010	:	24%
2011	:	23%
2012	:	22%
2013	:	21%
2014 and thereafter	:	20%

Deferred tax shall be measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled. Tax rates used for the measurement are defined by tax laws and the respective tax rates announced and enacted by the balance sheet date.

The deferred tax expense / (income) is analysed as follows:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Deferred tax expense / (income) resulting from changes in tax rates	-	(23,576)	-	(20,361)
Deferred tax expense / (income) due to origination and reversal of temporary differences	(20,846)	(35,580)	(11,296)	(23,558)
Deferred tax expense / (income) for the year	(20,846)	(59,156)	(11,296)	(43,919)

The tax on the Group's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate of the applicable profits of the consolidated companies as follows:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Profit before tax	(94,609)	(171,848)	(46,037)	(143,825)
Tax calculated at domestic tax rates applicable to profits in the respective countries (2009: 25% - 2008: 25%)	(23,652)	(42,962)	(11,509)	(35,956)
Differences in tax rates on temporary differences	6,490	8,227	3,748	5,422
Income not subject to tax	(3,651)	(8,370)	(4,317)	-
Effect on opening deferred tax due to decreased tax rate in Greece	1,939	5,215	1,404	2,615
Expenses not deductible for tax purposes	-	(23,576)	-	(20,361)
Utilization of previously unrecognised tax losses	(622)	(760)	(622)	-
Differences in tax rates for subsidiaries	(187)	(121)	-	-
Property taxes	445	444	-	-
Prior year tax differences	1,424	6,590	852	1,137
Tax losses for which no deferred income tax asset was recognised	10	4,366	-	4,362
Tax charge	**(17,805)**	**(50,947)**	**(10,443)**	**(42,781)**

28 Earnings per share

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Net profit attributable to shareholders	(76,836)	(120,775)	(35,594)	(101,044)
Weighted average number of ordinary shares in issue (thousands)	33,930	33,930	33,930	33,930
Basic earnings per share (€ per share)	(2.26)	(3.56)	(1.05)	(2.98)

Basic earnings per share are calculated by dividing the net profit attributable to shareholders by the weighted average number of ordinary shares outstanding during the year.

The Company has no dilutive potential ordinary shares, therefore the diluted earnings per share is the same as the basic earnings per share.

29 Dividend per share

No dividend is to be proposed by the Board of Directors to the Annual General Meeting for the year ended 31 December 2009 exactly as for the fiscal year 2008.

During 2009, no payment of dividend has been made. In 2008, the dividend payments were € 3 thousand (or 0.0001 per share).

30 Cash generated from operations

All amounts in Euro thousands

		Consolidated		Company	
	Note	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Profit before income tax		(94,609)	(171,848)	(46,037)	(143,825)
Adjustments for:					
– depreciation and amortisation	7,8	438	514	272	348
– (profit) / loss on sale of PPE		-	(15)	-	-
– net (gain) / loss from fair value adjustment on investment property	6	88,024	83,386	50,325	64,334
– Provision for inventory impairment	11	(252)	2,564	(291)	3,964
– Increase in retirement provision	18	212	229	187	233
– Increase in provision for doubtfoul debt	12	4,500	9,847	3,500	7,230
– Increase in other provisions		-	190	-	100
– interest expense	25	31,780	48,389	25,993	37,559
– interest revenue	25	(1,008)	(6,527)	(933)	(4,370)
– (income) / loss from derivatives	25	(6,898)	33,228	(6,898)	33,228
– provision for participations impairment	9	-	-	(1,888)	308
– dividend (income) / loss	9	-	-	(15,379)	(1,937)
Changes in working capital:					
– trade and other receivables		254	(38,765)	(5,109)	(25,848)
– inventories		(5,463)	(3,113)	(5,447)	(2,344)
– payables		3,680	(26,398)	9,601	(22,375)
Cash generated from operations		20,661	(68,319)	7,894	(53,395)

In the cash flow statement, proceeds from sale of investment property comprise:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Accounting value	814	-	-	-
Profit / (loss) on sale of investment property	(107)	-	-	-
Proceeds from sale of investment property	707	-	-	-

Loss on sale of investment property is included in net loss from fair value adjustment on investment property.

In the cash flow statement, proceeds from sale of property plant equipment comprise:

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2008 - 31/12/2008	01/01/2007 - 31/12/2007	01/01/2008 - 31/12/2008	01/01/2007 - 31/12/2007
Net book amount		1	-	1
Profit / (loss) on sale of PPE	15	(0)	-	(0)
Proceeds from sale of PPE	15	1	-	1

31 Contingencies

The Group has contingent liabilities in respect of bank and other guarantees and other matters arising in the ordinary course of business. It is not anticipated that any material liabilities will arise from the contingent liabilities. The Group and the company have given guarantees in the ordinary course of business amounting to € 6,305 thousand (2008: € 6,679 thousand) and € 2,531 thousand (2008: € 2,931 thousand) respectively to third parties concerning securing liabilities and fair execution.

At 31 December 2009, there were pending court decisions over injunctions filled against the Group from third parties amounting to € 4,266 thousand (2008: € 4,266 thousand) for which a total provision of € 1,057 thousand (€1,057 thousand) for the Group and € 517 thousand (2008: € 517 thousand) for the Company 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 31 December 2009, there was one pending court decision for the cancellation of a building permit as far as 49 Kifissias Avenue building is concerned. However, no liability is expected to incur. At 31 December 2009, there also were pending court decisions over injunctions filled by the Group against third parties amounting to € 16,102 thousand (2008: € 16,232 thousand).

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. A provision which burdened the fiscal years’ results as well as previous fiscal years’ results has been formed and there is no expectation that any significant additional liability will incur.

On June 2008, the tax audit for the subsidiary company Babis Vovos International Construction S.A. and Co GP concerning the fiscal years 2003 up to 2006 was completed. The tax audit resulted in tax audit differences amounting to € 7,086 thousand excluding the tax surcharges. Out of these, until today, € 3,298 thousand have not been finalised. For the non-finalised tax audit differences amounting to € 3,298 thousand, the company has appealed against to administrative courts. The company has additionally burdened its results with the respective surcharges which, until today, are calculated to the amount of € 4,180 thousand.

On March 2009, a definite tax settlement of the fiscal year 2000 for the subsidiary company 'Doma S.A.' was made. The tax settlement resulted in tax amount payable amounting to € 0.57 thousand.

32 Other Liabilities

Capital commitments

There are no significant capital commitments at the balance sheet date.

Operating lease liabilities

The Group and the Company lease horizontal ownerships (building floors, retail shops, parking spaces) under non-cancellable operating lease agreements. The leases have varying terms related to the lease escalation, renewal rights and other clauses and have an average lease period of 8 years

The future aggregate minimum lease payments under non-cancellable operating leases are as follows:

All amounts in Euro thousands

	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
No later than 1 year	18,095	19,073	14,809	15,657
Later than 1 year and no later than 5 years	35,878	47,404	33,285	42,646
Later than 5 years	10,268	19,993	9,231	18,129
	64,241	86,471	57,324	76,432

33 Related-party transactions

At 31 December 2009, Mr. Charalambos Vovos owns 37.15% of the parent company's shares and voting rights. The remaining 62.85% of the shares are widely held to international institutional investors, domestic institutional investors and private investors.

All amounts in Euro thousands

	Consolidated		Company	
	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008	01/01/2009 - 31/12/2009	01/01/2008 - 31/12/2008
Sales of goods and services				
Sales of goods				
Babis Vovos International Construction S.A. & Co GP	-	-	1	3
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	-	3
	-	-	1	6
Sales of services				
Innovative Buildings S.A	3	3	-	-
Promise Cafe Ltd.	103	79	-	-
The Greek Coffee Company S.A.	146	200	-	-
	252	282	-	-
Purchases of goods and services				
Purchases of goods				
Babis Vovos International Construction S.A. & Co GP	-	-	9	19
	-	-	9	19
Purchases of services				
Babis Vovos International Construction S.A. & Co GP	-	-	122	120
Services of key management personnel	141	1,238	141	1,227
	141	1,238	264	1,347
Key management compensation				
Salaries and other short term employee benefits	1,341	1,537	1,341	1,537

Year-end balances arising from sales/purchases of goods/services	Consolidated		Company	
	31 December 2009	31 December 2008	31 December 2009	31 December 2008
Receivables from related parties				
Babis Vovos International Construction S.A. & Co GP	-	-	39,976	32,213
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	-	749
Innovative Buildings S.A	6	3	-	-
Positive Ltd.	499	499	490	490
International Construction S.A - Boretos & Co. GP	48	48	48	48
Ergoliptiki - Ktimatiki - Touristiki SA & Co Ltd	11,317	10,874	5,329	4,886
Marvo S.A	5	5	5	5
Promise Cafe Ltd.	12	7	-	-
The Greek Coffee Company S.A.	44	571	-	553
Key management personnel (1)	27,501	27,486	27,486	27,486
	39,433	39,493	73,334	66,429
Payables to related parties				
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	1,468	-
Doma S.A	-	-	8,905	8,891
International Palace Hotel S.A	-	-	3,852	3,841
Alteco S.A	-	-	13,739	10,066
Elfinko S.A.	-	-	25,488	26,157
Key management personnel	95	86	95	86
	96	86	53,548	49,040

Note 1: An amount of € 26,930 thousand concerns advance for participation purchase

Excluding the subsidiaries, related parties consist of companies to which the major shareholder of the parent company or members of the top management have strong influence in the decision making process.

Sale and purchase of services and goods from and to related parties are based on the price lists in force and terms that would be available to third parties.

The receivables and payables from and to related parties have no any specific due date and bear no interest.

34 Events after the balance sheet date

1. Votanikos project update

During March 2010, the announcements made by the Minister for the Environment, Energy and Climate Change, Tina Birbili, following the meeting she held with all the concerned parties, established a clear picture regarding the continuation of the Joint Regeneration project in its entirety. The Minister announced that she will submit a legislative amendment for the Joint Regeneration project of the areas Votanikos and Alexandras Avenue to be voted in Parliament, decreasing the buildings surface and the building coefficient of the area of Votanikos.

As far as the shopping mall is concerned, taking for granted the completion of the legislative act as announced by the Ministry for the Environment, Energy and Climate Change, it will be developed with a building coefficient of 1.2. This will improve the initial building plan, and help to create more free surfaces, atriums etc, thus rendering the shopping mall more friendly towards its visitors and the environment.

E. Figures and Information (Consolidated and Company)

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 fiscal year of 1 January 2009 until 31 December 2009

published according to art.135 of L.2190 for companies that publish annual financial results, consolidated and company, according to International Financial Reporting Standards

The financial data and information illustrated below, deriving from the 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 DATA

Board of Directors :	***Charalampos Vovos Chairman, Thaleia Vovos Vice-Chairman, Armodios Vovos Chief Executive Officer, Triada Vovos, Nicolaas Van Ommen, Kyriaki - Thaleia (Korina) Sylira - Members***
Date of approval of the interim Financial Statements (from which the summary data were derived) :	***March 30th, 2010***
Certified Auditor Accountant :	***Marios Psaltis (SOEL Reg. No. 38081)***
Auditing Firm :	***PriceWaterhouseCoopers S.A. (SOEL Reg. No. 113)***
Type of auditor's opinion :	***Unqualified opinion - emphasis of matter***
Company Web site :	***www.babisvovos.com***

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	31/12/2009	**31/12/2008**	**31/12/2009**	**31/12/2008**
ASSETS				
Property, plant and equipment	10,241	10,826	1,662	2,080
Investment property	1,128,340	1,212,018	778,759	824,096
Intangible assets	18,907	18,942	16,479	16,514
Other non -current assets	1,058	2,388	50,298	49,740
Inventories	38,443	32,545	39,515	33,592
Trade receivables	3,360	3,739	1,993	2,172
Cash and cash equivalents	4,200	12,858	3,392	11,174
Other Assets	73,193	82,595	100,009	104,338
TOTAL ASSETS	**1,277,742**	**1,375,911**	**992,108**	**1,043,706**
EQUITY AND LIABILITIES				
Share capital	10,179	10,179	10,179	10,179
Retained earnings and reserves attributable to the Company's equity holders	322,110	398,946	202,171	237,765
Capital and reserves attributable to the Company's equity holders (a)	332,289	409,125	212,350	247,944
Minority interest (b)	6,926	6,894	-	-
Total equity (c)=(a)+(b)	**339,215**	**416,019**	**212,350**	**247,944**
Long -term borrowings	552,995	530,315	383,082	359,490
Deferred income tax long term liabilities	67,555	88,402	36,466	47,761
Provisions / Other long term liabilities	53,140	55,580	105,218	54,280
Short -term borrowings	201,170	230,534	192,257	216,136
Other short term liabilities	63,667	55,060	62,735	118,094
Total Liabilities (d)	938,527	959,891	779,758	795,762
TOTAL EQUITY & LIABILITIES (e)=(c)+(d)	**1,277,742**	**1,375,911**	**992,108**	**1,043,706**

CONSOLIDATED STATEMENT OF CASH FLOWS (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	1/1-31/12/2009	**1/1-31/12/2008**	**1/1-31/12/2009**	**1/1-31/12/2008**
Operating activities				
Net profit before tax (continued operations)	(94,609)	(171,848)	(46,037)	(143,825)
Adjustments for:				
Depreciation and amortisation	438	514	272	348
Provisions	4,460	12,829	3,396	11,527
Results (revenues, expenses, profit, loss)	80,118	110,073	25,227	91,563
Interest expenses	31,780	48,389	25,993	37,559
Plus / minus adjustments for changes in working capital or relating to operating activities				
Decrease / (increase) of inventory	(5,463)	(3,113)	(5,447)	(2,344)
Decrease / (increase) in trade & other receivables	254	(38,765)	(5,109)	(25,848)
Increase / (decrease) in short term liabilities (bank liabilities not included)	3,680	(26,398)	9,601	(22,375)
Minus:				
Interest paid	(29,523)	(48,683)	(24,360)	(37,577)
Income tax paid	(5,223)	(4,456)	(2,184)	(3,492)
Net cash generated from operating activities (a)	***(14,085)***	***(121,458)***	***(18,649)***	***(94,463)***
Cash flows from investing activities				
Additions in investment property, Property, plant and equipment & intangible assets	(5,056)	(64,532)	(4,991)	(61,715)
Proceeds from sale of investment property and Property, plant and equipment	707	15	-	-
Interest received	1,009	6,523	933	4,370
Net cash used in investing activities (b)	***(3,340)***	***(57,994)***	***(4,059)***	***(57,345)***
Cash flows from financing activities				
Inflows from derivatives	13,671	(15,731)	13,671	(15,731)
Borrowings payback (bank loans)	(43,960)	(69,188)	(20,870)	(33,388)
Borrowings payback (finance leases)	(29,216)	(21,909)	(24,428)	(15,773)
Borrowings inflows	68,272	218,938	46,554	154,243
Increase / (Decrease) of other short - term financing	-	(12,503)	-	(2,793)
Dividend paid	-	(3)	-	(3)
Net cash used in financing activities (c)	***8,767***	***99,603***	***14,926***	***86,554***
Net increase / (decrease) in cash and cash equivalents *(a) + (b) + (c)*	**(8,658)**	**(79,848)**	**(7,782)**	**(65,255)**
Cash and cash equivalents at beginning of the year	12,858	92,706	11,174	76,429
Cash and cash equivalents at end of the year	**4,200**	**12,858**	**3,392**	**11,174**

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	Continued operations		**Continued operations**	
	1/1-31/12/2009	**1/1-31/12/2008**	**1/1-31/12/2009**	**1/1-31/12/2008**
Rental Revenue from Investment Property	35,015	31,588	23,154	20,914
Net gain / (loss) from fair value adjustment on investment property	(88,024)	(83,386)	(50,325)	(64,334)
Minus : operating expenses	(2,934)	(4,562)	(2,146)	(3,370)
Gross profit / (loss) from investing activity	(55,943)	(56,360)	(29,317)	(46,790)
Earnings / (loss) before interest and tax	(70,734)	(96,757)	(45,142)	(79,036)
Profit / (loss) before taxation	(94,609)	(171,848)	(46,037)	(143,825)
Net Profit / (loss) for the year	(76,804)	(120,901)	(35,594)	(101,044)
Equity holders of the Company	*(76,836)*	*(120,775)*	*(35,594)*	*(101,044)*
Minority interest	*32*	*(126)*	-	-
Total comprehensive income	(76,804)	(120,901)	(35,594)	(101,044)
Equity holders of the Company	*(76,836)*	*(120,775)*	*(35,594)*	*(101,044)*
Minority interest	*32*	*(126)*	-	-
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)	(2.2646)	(3.5595)	(1.0490)	(2.9780)
Earnings / (loss) before interest, tax, depreciation and amortisation	(70,296)	(96,243)	(44,870)	(78,688)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	31/12/2009	**31/12/2008**	**31/12/2009**	**31/12/2008**
Total Equity (at 1/1/2009 and 1/1/2008 respectively)	**416,019**	**536,920**	**247,944**	**348,988**
Profit / (loss) for the year (continued operations)	(76,804)	(120,901)	(35,594)	(101,044)
Equity balance (31/12/2009 and 31/12/2008 respectively)	**339,215**	**416,019**	**212,350**	**247,944**

Additional data & information:

1. 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.	Parent
Registered office : 340 Kifissias Avenue, N. Psychico	
b. BABIS VOVOS INTERNATIONAL CONSTRUCTION S.A. & Co G.P.	99.90%
Registered office : 340 Kifissias Avenue, N. Psychico	
c. DOMA S.A.	98.98%
Registered office : 64 Kifissias Avenue, Maroussi	
d. ALTECO S.A.	99.01%
Registered office : 340 Kifissias Avenue, N. Psychico	
e. ERGOLIPTIKI - KTIMATIKI - TOURISTIKI S.A.	51.00%
Registered office : 340 Kifissias Avenue, N. Psychico	
f. INTERNATIONAL PALACE HOTEL S.A.	51.00%
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	
g. ELFINKO S.A.	99.00%
Registered office : 340 Kifissias Avenue, N. Psychico	

2. 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.
3. The Group and Company's Investment properties, as well as inventories and intangible assets, include mortgage amounts to the value of € 381,285 thousand for the Group and € 297,299 thousand for the company to secure borrowings (including sale and leaseback agreements), as at 31/12/2009.
4. At 31/12/2009, there were pending court decisions over injunctions filled 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.
5. At 31/12/2009, the Group and the Company have formed a total provision amounting to € 7,805 thousand (31.12.2008: € 5,865 thousand) and € 2,321 thousand (31.12.2008: € 1,469 thousand) respectively for probable additional tax liabilities due to tax unaudited fiscal years.
6. Number of employees at the end of year (31/12/2009): Group 424 individuals, Parent company 415 individuals. (31/12/2008: Group: 518, Parent Company: 512)
7. The emphasis of matter in the Independent auditor's report refers to certain uncertainties surrounding the Votanikos project (refer to Note 6 of the Financial Statements), as well as their potential impact on the financial position of the Company and Group which cannot be estimated at present time.
8. Related party transactions at 31/12/2009 :

	CONSOLIDATED	COMPANY
a) Revenue	252	1
b) Expenses	141	273
c) Receivables	11,932	45,848
d) Payables	0	53,452
e) Remuneration of BoD members and key management personnel	1,341	1,341
f) Receivables from BoD members and key management personnel	27,501	27,486
g) Payables to BoD members and key management personnel	95	95

9. Turnover Analysis:

	CONSOLIDATED		COMPANY	
	1/1-31/12/2009	1/1-31/12/2008	1/1-31/12/2009	1/1-31/12/2008
Rental Revenue from Investment Property	35,015	31,588	23,154	20,914
Other Rental Revenue	14,711	15,184	10,948	11,053
Sale of property	1,210	4,724	503	4,724
Contruction work	2,997	1,367	2,997	1,367
Other	-	-	1	6
	53,934	52,863	37,603	38,064

F. Information according with the provisions of Article 10 of L.3401/2005

The company, according to the provisions of the current legislation, published and made available to the investment community, during 2008, in the company website www.babisvovos.com (Investors Relation / Investors News) as well as the Athens Stock Exchange website www.athex.gr the information included in the following table:

Date	Subject	Protocol Number
05/01/2009	Announcement of regulated information according to Law 3556/2007	215
08/01/2009	Refutal of press article	416
09/01/2009	Announcement of regulated information according to Law 3556/2007	526
14/01/2009	Comments on press articles	967
14/01/2009	Response to the document sent from the Capital Markets Commission	1019
16/01/2009	Announcement of regulated information according to Law 3556/2007	1242
20/01/2009	Announcement on the decision for suspension of work at Votanikos	1554
26/01/2009	Announcement of regulated information according to Law 3556/2007	2144
27/01/2009	Votanikos Project	2333
28/01/2009	Appeal for the retraction of the decision for the suspension of works in Votanikos	2502
02/02/2009	Announcement of regulated information according to Law 3556/2007	3090
03/03/2009	2009 Financial Calendar (Schedule of intended Corporate actions)	5837
03/03/2009	Comments on press articles	6000
04/03/2009	Comments on press articles	6082
05/03/2009	Update regarding the Company's projects	6240
06/03/2009	Hearing of the Appeal Against the Votanikos Development	-
10/03/2009	Short-term debt reduction and NAV per share	6701
12/03/2009	Comments on press articles	7074
19/03/2009	Announcement of regulated information according to Law 3556/2007	7827
19/03/2009	Update regarding the Votanikos project	7943
27/03/2009	2008 Financial statements publication	8973
31/03/2009	Full Year 2008 Financial results	9878

Date	Subject	Protocol Number
03/04/2009	Conference Call for the Fiscal Year 2008 Financial Statements	10905
21/04/2009	Votanikos Project	12068
18/05/2009	Update regarding the Votanikos project	14544
19/05/2009	Update on the Joint Regeneration project	14720
29/05/2009	1st Quarter 2009 Financial results	16552
05/06/2009	Invitation of the shareholders to the Annual General Meeting	18017
17/06/2009	Response to the document sent from the Capital Markets Commission	19027
01/07/2009	Ordinary Annual General Meeting Decisions	20686 / 20687
31/08/2009	H1 2009 Financial Statements	27018
02/09/2009	Conference call rescheduling	27465
21/09/2009	Joint Regeneration Project of Votanikos: Clarifications	29065
08/10/2009	Completion of the Joint Redevelopment of Alexandras Ave. and Votanikos	30744
12/10/2009	Steps for the immediate continuation of works at Votanikos	30999
13/10/2009	Response to the document sent from the Capital Markets Commission	31154
30/10/2009	Appeal to the Council of State	32740
06/11/2009	Response to a press release	33399
09/11/2009	Joined Redevelopment at Votanikos - Alexandras Avenue. The false arguments of the 'Citizens Committee to save Elaionas'	33518
18/11/2009	Votanikos – Alexandras Ave. Joint Redevelopment	34504
23/11/2009	Announcement of regulated information according to Law 3556/2007	34988
30/11/2009	9 Months 2009 Financial Statements	36567
07/12/2009	Announcement of regulated information according to Law 3556/2007	37520
10/12/2009	Announcement of regulated information according to Law 3556/2007	37988
15/12/2009	Announcement of regulated information according to Law 3556/2007	38383