



Babis Vovos International Construction S.A.

Interim Condensed Financial Information for the
nine months ended 30 September 2009 under IAS
34

Index

Balance sheet	3
Income statement	4
Statement of changes in equity	6
Cash flow statement.....	7
Notes on the interim condensed financial information.....	8
1 General information.....	8
2 Basis of preparation	8
3 New standards, amendments to standards and interpretations.....	9
4 Segment Reporting.....	11
5 Investment property.....	13
6 Borrowings.....	16
7 Trade and other payables.....	19
8 Derivatives	20
9 Provisions.....	20
10 Revenue	21
11 Operating profit	21
12 Earnings per share	22
13 Cash generated from operations	23
14 Contingencies.....	23
15 Related-party transactions	24
16 Number of employees.....	26
17 Events after the balance sheet date.....	27

Balance sheet

Unaudited figures. All amounts in euro thousands

	Note	Consolidated		Company	
		30 September 2009	31 December 2008	30 September 2009	31 December 2008
ASSETS					
Non-current assets					
Investment property	5	1,188,244	1,212,018	817,478	824,096
Property, plant and equipment		10,387	10,826	1,766	2,080
Intangible assets		18,916	18,942	16,488	16,514
Investments		18	18	47,563	47,563
Derivative assets		691	1,791	691	1,791
Other non-current receivables		574	578	382	386
		<u>1,218,830</u>	<u>1,244,174</u>	<u>884,368</u>	<u>892,429</u>
Current assets					
Inventories		36,906	32,545	37,956	33,592
Trade and other receivables		78,518	85,746	102,621	105,921
Derivative assets		345	589	345	589
Cash and cash equivalents		6,851	12,858	4,811	11,174
		<u>122,620</u>	<u>131,737</u>	<u>145,733</u>	<u>151,277</u>
Total assets		<u>1,341,451</u>	<u>1,375,911</u>	<u>1,030,100</u>	<u>1,043,706</u>
EQUITY					
Capital and reserves attributable the Company's equity holders					
Share capital		10,179	10,179	10,179	10,179
Share premium		36,653	36,653	36,653	36,653
Reserves		23,838	23,838	25,244	25,244
Retained earnings		312,113	338,455	172,537	175,868
		<u>382,783</u>	<u>409,125</u>	<u>244,613</u>	<u>247,944</u>
Minority interest		7,719	6,894	-	-
Total equity		<u>390,502</u>	<u>416,019</u>	<u>244,613</u>	<u>247,944</u>
LIABILITIES					
Non-current liabilities					
Borrowings	6	560,407	530,315	389,776	359,490
Deferred income tax liabilities		78,652	88,402	43,675	47,761
Retirement benefit obligations		2,503	2,475	2,356	2,346
Trade and other payables	7	-	-	52,802	-
Derivative liabilities	8	45,079	49,167	45,079	49,167
Other non-current liabilities		4,046	3,938	2,834	2,767
		<u>690,687</u>	<u>674,297</u>	<u>536,521</u>	<u>461,532</u>
Current liabilities					
Trade and other payables		31,196	27,450	42,209	102,409
Income tax		15,033	15,770	4,035	4,385
Borrowings	6	201,495	230,534	190,723	216,136
Dividend payable		456	456	456	456
Provisions for other liabilities & expenses	9	1,057	1,057	517	517
Derivative liabilities	8	11,027	10,328	11,027	10,328
		<u>260,262</u>	<u>285,594</u>	<u>248,966</u>	<u>334,230</u>
Total liabilities		<u>950,949</u>	<u>959,891</u>	<u>785,487</u>	<u>795,762</u>
Total equity and liabilities		<u>1,341,451</u>	<u>1,375,911</u>	<u>1,030,100</u>	<u>1,043,706</u>

The notes on pages 8 to 27 are an integral part of this consolidated financial information.

Income statement

Unaudited figures. All amounts in euro thousands

	Note	Consolidated		Company	
		01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Revenue	10	40,666	40,302	28,046	29,334
Cost of sales		(21,050)	(30,173)	(16,828)	(26,817)
Gross profit / (loss)		19,616	10,129	11,218	2,516
Net gain from fair value adjustment on investment property		(27,101)	84,430	(10,694)	57,607
Selling and marketing costs		(131)	(287)	(130)	(287)
Administrative expenses		(7,354)	(8,719)	(5,834)	(7,910)
Other gains		134	34	101	39
Other expenses		(227)	(31)	(181)	(3)
Operating profit		(15,063)	85,555	(5,519)	51,962
Gain / (Loss) from investment in subsidiaries		-	-	12,003	9,780
Finance revenue		10,674	10,720	10,668	10,192
Finance expenses		(29,415)	(76,924)	(24,420)	(66,746)
Finance expenses (net)		(18,741)	(66,204)	(13,751)	(56,554)
Profit / (loss) before income tax		(33,804)	19,351	(7,268)	5,188
Income tax expense		8,287	22,176	3,937	17,713
Profit / (loss) for the period		(25,518)	41,528	(3,331)	22,902
Attributable to:					
Equity holders of the Company		(26,342)	41,165	(3,331)	22,902
Minority interest		825	363	-	-
		(25,518)	41,528	(3,331)	22,902
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
	12	(0.78)	1.21	(0.10)	0.67

The notes on pages 8 to 27 are an integral part of this consolidated financial information.

Unaudited figures. All amounts in euro thousands

	Note	Consolidated		Company	
		01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008
Revenue	10	13,410	12,528	9,517	8,838
Cost of sales		(6,281)	(7,624)	(5,182)	(6,285)
Gross profit / (loss)		7,130	4,904	4,335	2,553
Net gain from fair value adjustment on investment property		(27,101)	(1,191)	(10,694)	(1,191)
Selling and marketing costs		(25)	(62)	(25)	(62)
Administrative expenses		(1,599)	(2,627)	(1,383)	(2,369)
Other gains		29	(59)	21	(52)
Other expenses		(96)	(12)	(77)	(1)
Operating profit		(21,663)	953	(7,822)	(1,122)
Gain / (Loss) from investment in subsidiaries		-	-	11,897	(555)
Finance revenue		4,270	(1,484)	4,269	(1,542)
Finance expenses		(10,136)	(18,071)	(9,330)	(14,836)
Finance expenses (net)		(5,867)	(19,555)	(5,060)	(16,378)
Profit / (loss) before income tax		(27,530)	(18,601)	(985)	(18,055)
Income tax expense		8,261	25,314	3,316	22,069
Profit / (loss) for the period		(19,269)	6,713	2,330	4,014
Attributable to:					
Equity holders of the Company		(20,068)	6,568	2,330	4,014
Minority interest		799	145	-	-
		(19,269)	6,713	2,330	4,014
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
	12	(0.59)	0.19	0.07	0.12

The notes on pages 8 to 27 are an integral part of this consolidated financial information.

Statement of changes in equity

Unaudited figures. All amounts in euro thousands

Consolidated statement of changes in equity

	Attributable to equity holders of the Group				Minority interest	Total equity
	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 period	-	-	-	41,165	363	41,528
Balance at 30 September 2008	10,179	36,653	23,053	501,180	7,382	578,448
Profit / (loss) for the period	-	-	-	(161,940)	(489)	(162,429)
Transfer to statutory reserve	-	-	785	(785)	-	-
Balance at 31 December 2008	10,179	36,653	23,838	338,455	6,894	416,019
Profit / (loss) for the period	-	-	-	(26,342)	825	(25,518)
Balance at 30 September 2009	10,179	36,653	23,838	312,113	7,719	390,502

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 period	-	-	-	22,902	22,902
Balance at 30 September 2008	10,179	36,653	25,244	299,814	371,890
Profit / (loss) for the period	-	-	-	(123,946)	(123,946)
Balance at 31 December 2008	10,179	36,653	25,244	175,868	247,944
Profit / (loss) for the period	-	-	-	(3,331)	(3,331)
Balance at 30 September 2009	10,179	36,653	25,244	172,537	244,613

The notes on pages 8 to 27 are an integral part of this consolidated financial information.

Cash flow statement

Unaudited figures. All amounts in euro thousands

	Note	Consolidated		Company	
		01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Cash flows from operating activities					
Cash generated from operations	13	8,218	(46,414)	(466)	(39,597)
Interest paid		(21,775)	(36,730)	(18,515)	(27,427)
Income tax paid		(3,570)	(3,519)	(1,438)	(2,648)
Net cash generated from operating activities		(17,128)	(86,663)	(20,419)	(69,672)
Cash flows from investing activities					
Additions in investment property (acquisitions & development)	5	(4,141)	(51,292)	(4,077)	(48,520)
Proceeds from sale of investment property		707	-	-	-
Additions in property, plant and equipment & intangible assets		(2)	(366)	(2)	(330)
Interest inflow		58	2,408	51	1,884
Net cash used in investing activities		(3,378)	(49,250)	(4,027)	(46,966)
Cash flows from financing activities					
Inflows / (outflows) - derivatives		12,188	(1,251)	12,188	(1,251)
Borrowings inflows		64,162	165,811	42,443	112,223
Borrowings payback		(61,850)	(75,005)	(36,549)	(36,788)
Increase / (Decrease) of other short - term financing		-	(12,580)	-	(2,870)
Dividends paid to the Company's shareholders		-	(3)	-	(3)
Net cash used in financing activities		14,500	76,972	18,082	71,311
Net increase / (decrease) in cash and cash equivalents		(6,006)	(58,941)	(6,364)	(45,326)
Cash and cash equivalents at beginning of the period		12,858	92,706	11,174	76,429
Cash and cash equivalents at end of the period		6,851	33,765	4,811	31,103

The notes on pages 8 to 27 are an integral part of this consolidated financial information.

Notes on the interim condensed financial information

1 General information

The interim condensed financial information include the financial information of Babis Vovos International Construction S.A (“Company”) as well as the consolidated financial information of the Group which includes financial information of the company and its subsidiaries (together “BVIC” or “Group”) for the nine months ended 30 September 2009.

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 Kifissias Avenue 340, 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 information of the Company and the Group for the nine months ended 30 September 2009 has been approved for issue by the Board of Directors on November 27th, 2009.

2 Basis of preparation

This interim financial information for the Company and the Group refers to the nine months ended 30 September 2009. It has been prepared by management in accordance with the International Accounting Standard (“IAS”) 34 - Interim Financial Statements.

The interim consolidated financial information for the nine months ended 30 September 2009 was prepared according to the same accounting standards and policies followed for the preparation and presentation of the financial statements for the Company and the Group for the year 2008.

Certain amounts of the previous period data were reclassified so that they are comparable with the respective ones of the current period.

Any differences between these financial statements and the respective amounts in the notes as well as the totals are due to roundings.

The interim financial information should be taken into consideration together with the audited consolidated financial statements for the year ended 31 December 2008 which are published to the Company’s website.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

As indicated in the Balance Sheet of 30 September 2009, the Group and the company have negative working capital by € 137,642 thousand and € 103,233 thousand respectively. This mainly results from the increased company short - term bank loans amounting to € 190,723 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 (notes 5 and 6). More specifically, the banks, to which loans amounting to € 125,000 thousand or 66% of the total short term bank loans are referring to, have provided the company with the right to extend the repayment

schedule up to 31/3/2010. 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 management has no intention or need of short term liquidation of company assets.

3 New standards, amendments to standards and interpretations

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

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. The interim financial statements have been prepared under the revised disclosure requirements.

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 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 amendment will impact the Group as previously all borrowing costs were expensed.

IFRS 2 (Amendment) “Share Based Payment” – Vesting Conditions and Cancellations

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 32 (Amendment) “Financial Instruments: Presentation” and IAS 1 (Amendment) “Presentation of Financial Statements” – Puttable Financial Instruments

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 (Amended) "Financial Instruments: Recognition and Measurement" – Eligible Hedged Items

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 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.

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 apply hedge accounting for any investment in a foreign operation.

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 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.

IFRS 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.

IFRS 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.

Interpretations effective after year ended 31 December 2009

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 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.

4 Segment Reporting

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 September 30th, 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, 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 period ended 30 September 2009 are as follows:

Unaudited figures. All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	1,210	1,485	37,971	40,666
Adjusted Operating profit / (loss)	(10,270)	454	2,339	(7,477)

The segment results for the period ended 30 September 2008 are as follows:

Unaudited figures. All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	4,716	773	34,812	40,302
Adjusted Operating profit / (loss)	(4,507)	187	98,594	94,274

The segment results for the period from 1 July to 30 September 2009 are as follows:

Unaudited figures. All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	-	975	12,435	13,410
Adjusted Operating profit / (loss)	(9,901)	316	(10,392)	(19,977)

The segment results for the period from 1 July to 30 September 2008 are as follows:

Unaudited figures. All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	400	278	11,850	12,528
Adjusted Operating profit / (loss)	31	83	3,524	3,637

The segment assets at 30 September 2009 are as follows:

Unaudited figures. All amounts in euro thousands

	30 September 2009			
	Development & Sale of property	Construction Work	Property Leases	Total
Total Assets	260,596	2,446	992,990	1,256,032

The segment assets at 31 December 2008 are as follows:

Unaudited figures. All amounts in euro thousands

	31 December 2008			Total
	Development & Sale of property	Construction Work	Property Leases	
Total Assets	273,494	1,977	1,011,837	1,287,308

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

Unaudited figures. All amounts in euro thousands

	<u>01/01/2009 - 30/09/2009</u>	<u>01/01/2008 - 30/09/2008</u>
Adjusted Operating profit / (loss)	(7,477)	94,274
Administrative personnel costs	(2,852)	(3,462)
Impairments	(2,332)	(1,318)
Depreciation	(158)	(193)
Other taxes	(1,135)	(1,066)
Provisions for litigation and claims	-	(165)
Other administrative expenses	(1,109)	(2,515)
Operating profit	<u>(15,063)</u>	<u>85,555</u>
Finance revenue	10,674	10,720
Finance expenses	(29,415)	(76,924)
Profit / (loss) before income tax	<u>(33,804)</u>	<u>19,351</u>

5 Investment property

Unaudited figures. All amounts in euro thousands

	Consolidated	Company
At beginning of period (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 period (31.12.2008)	<u>1,212,018</u>	<u>824,096</u>
Additions in investment property / additions in construction costs	4,141	4,077
Disposal	(814)	-
Net gain from fair value adjustments on investment property	(27,101)	(10,694)
At end of period (30.09.2009)	<u>1,188,244</u>	<u>817,478</u>

The fair market value of Investment property was re-measured and adjusted at 30 September 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 following amounts relating to investment property have been recognised in the income statement:

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Rental income from investment property	26,722	23,488	17,667	15,607
Operating expenses arising from investment property	1,970	2,965	1,544	1,993
	Consolidated		Company	
	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008
Rental income from investment property	8,797	7,943	5,709	5,275
Operating expenses arising from investment property	531	1,286	409	971

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 burdened as cost of sales the Group's result for the period.

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 coming 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 the end of 2009. The fair market value of the land plots and the hotel unit as well as the construction costs as per 30 September 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 would 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.

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.

In any case that the project is cancelled and the shopping mall is not developed according to the provisions of article 12 of the Law 3481/2006, the right of the company to claim compensation amounting to € 280 million is founded.

The development is planned for completion twelve 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 fully operative during 2011.

At 31 December 2008, the company recorded an impairment of the fair value of land plot in Votanikos with the intention of being conservative due to the given situation above described as well as given the unfavourable financial conditions of the market assessing also the possible delay of the project.

At 30 September 2009, the fair value of the land plot in Votanikos amounted to € 98,718 thousand. The construction cost of the project, at 30 September 2009, amounted to € 45,743 thousand and is included in the Investment properties. The company has not formed any provision for impairment of the construction cost with a respective charge in income statement since there are alternative ways of exploitation as far as the existing construction is concerned.

At 30 September 2009, the Group had no un-provided contractual obligations for future repairs and maintenance of investment property.

Investment property includes buildings valued at € 862,328 thousand (including the Build Operate Transfer of building complex Ethnikis Antistaseos), held under sale and leaseback agreements, of which the remaining obligations are € 484,154 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).

6 Borrowings

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	30 September 2009	31 December 2008	30 September 2009	31 December 2008
Non - current				
Bank Borrowings	59,248	61,836	55,724	42,836
Finance lease liabilities	501,159	468,479	334,052	316,655
	<u>560,407</u>	<u>530,315</u>	<u>389,776</u>	<u>359,490</u>
Current				
Bank Borrowings	174,942	201,180	172,320	195,658
Finance lease liabilities	26,553	29,354	18,403	20,478
	<u>201,495</u>	<u>230,534</u>	<u>190,723</u>	<u>216,136</u>
Total borrowings	<u>761,902</u>	<u>760,849</u>	<u>580,499</u>	<u>575,626</u>

Movements in borrowings are analysed as follows:

Unaudited figures. All amounts in euro thousands

	Consolidated	Company
At beginning of period (01.01.2008)	632,350	469,728
Borrowings inflows (bank loans)	113,700	101,700
Borrowings inflows (finance leases)	105,238	52,543
Borrowings payback (bank loans)	(69,188)	(33,388)
Borrowings payback (finance leases)	(21,909)	(15,773)
Increase / (decrease) interest payable	658	817
At end of period (31.12.2008)	<u>760,849</u>	<u>575,626</u>
Borrowings inflows (bank loans)	12,366	8,066
Borrowings inflows (finance leases)	51,796	34,377
Borrowings payback (bank loans)	(39,933)	(17,495)
Borrowings payback (finance leases)	(21,917)	(19,054)
Increase / (decrease) interest payable	(1,259)	(1,021)
At end of period (30.09.2009)	<u>761,902</u>	<u>580,499</u>

All the Group's borrowings are at floating rates of interest. The fair value of both the long-term and short-term borrowings at 30 September 2009 approximated their carrying values. All the Group's borrowings are in euro.

For securing borrowings, guarantees have been provided over:

- the investment property amounting to € 332,540 thousand (31 December 2008: € 278,063 thousand) for the Group and € 250,460 thousand (31 December 2008: € 204,642 thousand) for the company.

- the intangible assets (Transfer of Building Coefficient rights – cost of land that will accept the transferable building coefficients) amounting to € 12,745 thousand (31 December 2008: 12,745 thousand) for the Group and the company.
- the inventories amounting to € 32,000 thousand (31 December 2008: 21,550 thousand) for the Group and the company have been provided.

The Group has proceeded in negotiations with the banks relating to the extension of the repayment schedule and the restructuring of most of the loan contracts and sale and leaseback agreements in effect.

As far as the loan contracts are concerned, at 30.6.2009, amendments of the loan contracts referring to the loan of € 125 million for the under construction project in Votanikos and its maturity were signed with Alpha Bank and Piraeus Bank. As already announced, both the above mentioned banks had already, since March 2009, provided the company with the right to extend the repayment schedule up to 31/3/2010.

The total fair value of the Votanikos project (land and construction in progress) as further described in Note 5 is € 144 million as at 30 September 2009 and is included in investment properties in the balance sheet. This value is in excess of the related lending and, therefore, management does not believe that any accelerate demand for the repayment of the related loan will create any liquidity issues.

At 30.6.2009, amendments of the loan contracts referring to working capital amounting to € 20 million were signed with Piraeus Bank. These amendments provide an extension of the maturity date and a time postponement of the repayment schedule. These amendments postpone the first payment up to 30.6.2010.

During the first half of 2009, the company succeeded the amendment of the repayment schedule of a loan amounting to € 5.1 million with National Bank of Greece. The first instalment out of a total three equal instalments of the repayment schedule was defined at 31.12.2009.

At 30.6.2009, amendments of the loan contracts referring to working capital amounting to € 57.5 million were signed with Emporiki Bank. The amendments refer to the differentiation of the repayment schedule and to the time postponement of short term payments amounting to approximately € 30 million (as at 30.6.2009) to non – short term period. The amendment provides also for the extension of the maturity date up to 2013.

As far as the finance leases are concerned, at 30.6.2009, the Group (BVIC S.A. and Elfinko S.A.) has signed an amendment of the sale and lease back agreement dated 4.1.2008 with Emporiki Leasing and ATE Leasing. This agreement refers to the building complex located at 340 Syggrou Ave. The amendment includes differentiation of the repayment instalments initial schedule and reflects the Group's intention of postponing the repayment of the notional to non short term period. More specifically, the amendment of the repayment instalments as of 1.1.2009 leads to a decrease of the notional total repayment for the period 1.1.2009 to 30.6.2010 amounting to € 11 million. The amendment also changes the interest rate from Euribor 1month plus a spread of 1.80% to Euribor 3month plus a spread of 1.80% as of 1.7.2009.

At July 9th, 2009, the Group has signed amendments of all the sale and lease back agreements and securitization agreements in effect with Alpha Leasing which refer to the parent company as well as the subsidiary BVIC S.A. & Co. GP.. The sale and lease back agreements refer to horizontal ownerships of the building complexes at 24 Kifissias Avenue, 95-97 Kifissias Avenue and at Delta Falirou Building complex II. The securitization agreement refers to the building complex at Ethnikis Antistaseos & Tzavella Street. All the amendments are similar and include differentiation of the repayment instalments reflecting the Group's intention of postponing part of the short term repayment of the notional to non short term period. More specifically, for all the above mentioned agreements, there is an amendment of the repayments so as the Group does not pay any instalment up to October 2009. During October 2009, the Group companies will have to pay an instalment which amounts approximately to the amount of interest payable for six months (April 2009 – October 2009). From November and onwards, the repayment becomes again monthly. The maturity date as well as the interest rate of each sale and lease back or securitization agreement is not changed.

At July 30th, 2009, the Group has signed amendments of the sale and lease back agreements in effect with Ethniki Leasing which refer to the parent company as well as the subsidiary BVIC S.A. & Co. GP. The sale and

lease back agreements refer to horizontal ownerships of the building complexes at a) 66 Kifissias Avenue, b) 1-3 Kifissias Avenue and 4 Theofanous Street (2 agreements), c) 174 Syggrou Avenue and d) 6 Pouliou Street. All the amendments include differentiation of the repayment instalments reflecting the Group's intention of postponing part of the short term repayment of the notional to non short term period.

More specifically, the above mentioned amendments lead to a decrease of the short term (up to 30.6.2010) portion of notional payable by € 2.5 million through the variation of the rest of the repayment instalments (after 30.6.2010). For all the agreements, except the one referring to the building located at 6 Pouliou Street, through the amendments there is no change to the duration or the interest rate.

As far as the sale and lease back agreement referring to the building located at 6 Pouliou Street, the repayment of the notional starting from July 2009 and onwards will be made on a three month basis. The interest rate was re-defined to Euribor 3month plus a spread of 1.80% in comparison with Euribor 1month plus a spread of 1.80% previously in effect. The agreement duration was not differentiated and remains at 25.11.2023.

Repurchase and new sale and leaseback agreement

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.

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%.

7 Trade and other payables

The company has secured a grace period up to 31.12.2010 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 € 52,802 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.

8 Derivatives

Unaudited figures. All amounts in euro thousands

Interest rate swaps held for trading	Consolidated		Company	
	30 September 2009	31 December 2008	30 September 2009	31 December 2008
Non-current assets	691	1,791	691	1,791
Current assets	345	589	345	589
Non-current liabilities	45,079	49,167	45,079	49,167
Current liabilities	11,027	10,328	11,027	10,328

During the period ended at 30 September 2009, there was no significant amendment of the Group's interest rate swap agreements.

At 30 September 2009, the fair value of the liabilities from interest rate swap agreements was € 56,106 thousand (31 December 2008: € 59,495 thousand). Finance expense of € 3,202 thousand as well as finance revenue of € 2,448 thousand was recognised in the income statement.

At 30 September 2009, the fair value of the interest rate swap agreement classified at Assets was € 1,036 thousand (31 December 2008: € 2,380 thousand). Finance expense of € 755 thousand was recognised in the income statement.

9 Provisions

Unaudited figures. 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 (30.09.2009)	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 14).

During the period ended 30 September 2009, no provision for litigation and claim against the companies of the Group was formed.

10 Revenue

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Rental income	37,971	34,812	26,057	23,841
Sale of property	1,210	4,716	503	4,716
Construction work	1,485	773	1,485	773
Other	-	-	1	3
	<u>40,666</u>	<u>40,302</u>	<u>28,046</u>	<u>29,334</u>

	Consolidated		Company	
	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008
Rental income	12,435	11,850	8,542	8,160
Sale of property	-	400	-	400
Construction work	975	278	975	278
Other	-	-	-	1
	<u>13,410</u>	<u>12,528</u>	<u>9,517</u>	<u>8,838</u>

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

11 Operating profit

The amounts below have been recorded in the operating profit during the period ended 30 September 2009:

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Provision for doubtful debt	2,332	1,318	1,556	1,318
Provision for inventory impairment	400	2,500	400	2,500
Provision for litigation and claims	-	100	-	100
	<u>2,732</u>	<u>3,918</u>	<u>1,956</u>	<u>3,918</u>

For the periods from 1 July to 30 September 2009 and 2008 there was no variation.

12 Earnings per share

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Net profit attributable to shareholders	(26,342)	41,165	(3,331)	22,902
Weighted average number of ordinary shares in issue (thousands)	33,930	33,930	33,930	33,930
Basic earnings per share (€ per share)	(0.78)	1.21	(0.10)	0.67

	Consolidated		Company	
	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008	01/07/2009 - 30/09/2009	01/07/2008 - 30/09/2008
Net profit attributable to shareholders	(20,068)	6,568	2,330	4,014
Weighted average number of ordinary shares in issue (thousands)	33,930	33,930	33,930	33,930
Basic earnings per share (€ per share)	(0.59)	0.19	0.07	0.12

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 period.

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

13 Cash generated from operations

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Profit before income tax	(33,804)	19,351	(7,268)	5,188
Adjustments for:				
– depreciation and amortisation	328	406	204	281
– (profit) / loss on sale of investment property	107	-	-	-
– net gain from fair value adjustment on investment property	27,101	(84,430)	10,694	(57,607)
– Provision for inventory impairment	(266)	1,683	(291)	1,683
– Increase in retirement provision	28	(24)	9	(30)
– Increase in provision for doubtful debt	2,332	1,318	1,556	1,318
– Increase in other provisions	-	100	-	100
– interest expense	25,458	38,024	20,462	27,847
– interest revenue	(57)	(2,412)	(51)	(1,884)
– (income) / loss from derivatives	(6,660)	30,592	(6,660)	30,592
– dividend (income) / loss	-	-	(12,003)	(9,780)
Changes in working capital:				
– trade and other receivables	(723)	(13,094)	(4,538)	(9,812)
– inventories	(3,957)	(952)	(3,934)	(185)
– payables	(1,670)	(36,977)	1,354	(27,308)
Cash generated from operations	<u>8,218</u>	<u>(46,414)</u>	<u>(466)</u>	<u>(39,597)</u>

14 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 € 7,505 thousand (2008: € 6,679 thousand) and € 3,731 thousand (2008: € 2,931 thousand) respectively to third parties concerning securing liabilities and fair execution.

At 30 September 2009, there were pending court decisions over injunctions filed 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 30 September 2009, there were pending court decisions for the cancellation of building permits (Delta Falirou complex, 49 Kifissias Avenue) as far as two buildings are concerned. However, no liability is expected to incur. Additionally, during 2008, an appeal was submitted against the building permit for the under construction shopping mall in Votanikos

(see Note 5). At 30 September 2009, there also were pending court decisions over injunctions filled by the Group against third parties amounting to € 16,232 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 € 11,918 thousand of which, until today, € 10,862 thousand have not been finalised. For tax audit differences amounting to € 10,862 thousand, the company has appealed against to administrative courts.

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.

15 Related-party transactions

At 30 September 2009, Mr. Charalambos Vovos owns 37.27% of the parent company's shares and voting rights. The remaining 62.73% of the shares are widely held to international institutional investors, domestic institutional investors and private investors.

Unaudited figures. All amounts in euro thousands

	Consolidated		Company	
	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008	01/01/2009 - 30/09/2009	01/01/2008 - 30/09/2008
Sales of goods and services				
<i>Sales of goods</i>				
Babis Vovos International Construction S.A. & Co GP	-	-	1	1
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	-	3
	<u>-</u>	<u>-</u>	<u>1</u>	<u>3</u>
<i>Sales of services</i>				
Innovative Buildings S.A	3	2	-	-
Promise Cafe Ltd.	75	59	-	-
The Greek Coffee Company S.A.	133	157	-	-
	<u>211</u>	<u>219</u>	<u>-</u>	<u>-</u>
Purchases of goods and services				
<i>Purchases of goods</i>				
Babis Vovos International Construction S.A. & Co GP	-	-	3	19
	<u>-</u>	<u>-</u>	<u>3</u>	<u>19</u>
<i>Purchases of services</i>				
Babis Vovos International Construction S.A. & Co GP	-	-	92	89
Services of key management personnel	115	1,064	115	1,064
	<u>115</u>	<u>1,064</u>	<u>206</u>	<u>1,154</u>
Key management compensation				
Salaries and other short term employee benefits	975	1,112	975	1,112
	<u>975</u>	<u>1,112</u>	<u>975</u>	<u>1,112</u>

Year-end balances arising from sales/purchases of goods/services	Consolidated		Company	
	30 September 2009	31 December 2008	30 September 2009	31 December 2008
<i>Receivables from related parties</i>				
Babis Vovos International Construction S.A. & Co GP	-	-	40,196	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	10,942	10,874	4,954	4,886
Marvo S.A	5	5	5	5
Promise Cafe Ltd.	17	7	-	-
The Greek Coffee Company S.A.	614	571	554	553
Key management personnel ⁽¹⁾	27,501	27,486	27,486	27,486
	<u>39,632</u>	<u>39,493</u>	<u>73,734</u>	<u>66,429</u>
<i>Payables to related parties</i>				
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	1,456	-
Doma S.A	-	-	8,921	8,891
International Palace Hotel S.A	-	-	3,833	3,841
Alteco S.A	-	-	13,074	10,066
Elfinko S.A.	-	-	25,517	26,157
Key management personnel	36	86	36	86
	<u>36</u>	<u>86</u>	<u>52,838</u>	<u>49,040</u>

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 specific due date and bear no interest.

16 Number of employees

The number of employees for the Group and the Company as at 30 September 2009 is as follows:

	Consolidated		Company	
	30 September 2009	30 September 2008	30 September 2009	30 September 2008
Number of employees	424	528	415	513

17 Events after the balance sheet date

1. Votanikos update

During October 2009, the Plenary of the Council of State has issued the decision No 3059/2009. With this decision 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 would 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.

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.