

# BABIS VOVOS INTERNATIONAL CONSTRUCTION S.A.

Figures and information for the period of 1 January 2006 until 30 June 2007  
Published according to the decision 2/396/31.08.2006 of the Capital Market Commission and P.D. 360/1985

The figures illustrated below provide summary information about the financial position 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 ([www.babisvovos.com](http://www.babisvovos.com)) where the financial statements according to IAS 34 together with the audit report of the external auditor (when required) are presented.

Registered Address: 340 Kifissias Avenue, 154 51 Neo Psychico  
Company's No. in the register of Societies Anonymes : 2283/06/B/86/12

Board of Directors: Charalampos Vovos Chairman, Thaleia Vovos Vice-Chairman, Armodios Vovos Chief Executive Officer, Triada Vovos, Evangelia Asimakopoulou, Nicolaas Van Ommen, Kyriaki - Thaleia (Korina) Sylira - Members

Date of approval of the interim Financial Statements (from which the summary data were derived) : August 29th 2007

Certified Auditor Accountant: Marios Psaltis (SOEL Reg. No. 38081)

Auditing Firm: PriceWaterhouseCoopers S.A.

Type of auditor's opinion: Unqualified opinion - emphasis of matter

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

BALANCE SHEET (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	30/06/2007	31/12/2006	30/06/2007	31/12/2006
<b>ASSETS</b>				
Investment property & Property, plant and equipment	1,226,950	1,219,157	805,661	800,411
Intangible assets	18,954	18,974	16,526	16,546
Inventories	19,063	29,120	15,607	25,354
Trade & other receivables	36,515	40,406	63,085	64,157
Cash and cash equivalents	45,061	71,509	26,719	46,627
Other Assets	321	277	47,592	47,548
<b>TOTAL ASSETS</b>	<b>1,346,864</b>	<b>1,379,444</b>	<b>975,189</b>	<b>1,000,644</b>
<b>EQUITY AND LIABILITIES</b>				
Long-term borrowings	401,425	412,405	271,773	281,656
Deferred income tax long term liabilities	155,541	153,951	96,889	95,358
Other long term liabilities	23,079	21,407	21,852	20,341
Short-term borrowings	113,817	131,977	81,055	100,017
Other short term liabilities	106,769	115,026	157,827	159,586
Total Liabilities (a)	800,631	834,766	629,397	656,959
Share capital	10,179	10,179	10,179	10,179
Retained earnings and reserves attributable to the Company's equity holders	528,783	527,193	335,613	333,506
Capital and reserves attributable to the Company's equity holders (b)	538,962	537,372	345,792	343,685
Minority interest (c)	7,271	7,306	-	-
Total equity (d)=(c)+(b)	<b>546,233</b>	<b>544,678</b>	<b>345,792</b>	<b>343,685</b>
<b>TOTAL EQUITY &amp; LIABILITIES (e)=(a)+(d)</b>	<b>1,346,864</b>	<b>1,379,444</b>	<b>975,189</b>	<b>1,000,644</b>

CHANGES IN EQUITY (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	30/06/2007	30/06/2006	30/06/2007	30/06/2006
Total Equity (at 1/1/2007 and 1/1/2006 respectively)	544,678	472,626	343,685	390,813
Minority interests from business combinations	-	231	-	-
Profit Distribution after approval by AGM	-	(13,572)	-	(13,572)
Retained earnings	1,555	97,721	2,108	(1,229)
Equity balance (30/06/2007 and 30/06/2006 respectively)	<b>546,233</b>	<b>557,005</b>	<b>345,792</b>	<b>376,012</b>

CASH FLOW STATEMENT (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	1/1-30/06/2007	1/1-30/06/2006	1/1-30/06/2007	1/1-30/06/2006
<b>Operating activities</b>				
Net profit before tax	3,144	127,470	3,638	2,248
<i>Adjustments for:</i>				
Depreciation and amortisation	270	327	194	255
Interest expenses / (revenues)	17,686	13,200	12,521	9,440
Provisions	25	(114)	(249)	109
Results (revenues, expenses, profit, loss) from investment activities	(3,188)	(137,559)	(2,131)	(8,869)
Cash generated from operating activities before changes in working capital	17,937	3,324	13,974	3,183
Decrease / (increase) of inventory	10,738	(1,098)	10,420	(154)
Decrease / (increase) in trade & other receivables	3,241	(3,114)	616	2,412
Increase / (decrease) in short term liabilities (bank liabilities not included)	(10,434)	(6,025)	(4,060)	(5,129)
Cash flows from operating activities	21,481	(6,913)	20,950	312
Interest paid	(15,740)	(12,235)	(11,674)	(8,525)
Income tax paid	(2,420)	(4,070)	(2,394)	(3,133)
Net cash generated from operating activities (a)	<b>3,321</b>	<b>(23,218)</b>	<b>6,881</b>	<b>(11,346)</b>
<b>Cash flows from investing activities</b>				
Acquisition of subsidiary, net of cash acquired	-	(22,464)	-	(22,825)
Additions in investment property, Property, plant and equipment & intangible assets	(8,088)	(52,152)	(5,461)	(2,861)
Proceeds from sale of investment property and Property, plant and equipment	0	944	0	1
Interest received	674	139	369	52
Net cash used in investing activities (b)	<b>(7,413)</b>	<b>(51,069)</b>	<b>(5,092)</b>	<b>(2,808)</b>
<b>Cash flows from financing activities</b>				
Proceeds from disposal of other investments	-	91	-	-
Inflows from derivatives	4,765	(1,646)	4,765	(1,646)
Borrowings payable	(45,205)	(28,706)	(44,012)	(28,172)
Borrowings inflows	15,000	87,940	15,000	33,987
Increase / (Decrease) of other short-term financing	3,085	37,030	2,550	30,430
Dividend paid	(2)	(12)	(2)	(12)
Net cash used in financing activities (c)	<b>(22,356)</b>	<b>94,606</b>	<b>(21,698)</b>	<b>34,587</b>
<b>Net increase / (decrease) in cash and cash equivalents (a) + (b) + (c)</b>	<b>(26,448)</b>	<b>(2,054)</b>	<b>(19,908)</b>	<b>(2,392)</b>
Cash and cash equivalents at beginning of the period	71,509	50,104	46,627	9,615
<b>Cash and cash equivalents at end of the period</b>	<b>45,061</b>	<b>48,051</b>	<b>26,719</b>	<b>7,222</b>

INCOME STATEMENT (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	1/1-30/06/2007	1/1-30/06/2006	1/1-30/06/2007	1/1-30/06/2006
Total Revenue	66,310	23,970	59,013	19,085
Gross profit / (loss)	22,758	6,994	18,043	6,433
Earnings / (loss) before interest, tax, depreciation and amortisation	17,913	140,311	14,223	9,841
Earnings / (loss) before interest and tax	17,642	139,984	14,029	9,586
Profit / (loss) before taxation	3,144	127,470	3,638	2,248
Minus : Taxation	(1,589)	(29,749)	(1,531)	(3,477)
Net Profit / (loss) for the period from continued operations (a)	1,555	97,721	2,108	(1,229)
Net Profit / (loss) for the period from discontinued operations (b)	-	-	-	-
Net Profit / (loss) for the period (a)+(b)	1,555	97,721	2,108	(1,229)
<i>Attributable to:</i>				
Equity holders of the Company	1,590	97,629	2,108	(1,229)
Minority interest	(35)	92	-	-
	1,555	97,721	2,108	(1,229)
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the period (expressed in € per share)				
	0.05	2.88	0.06	(0.04)

INCOME STATEMENT (consolidated and company data)				
Amounts in € thousand				
	CONSOLIDATED		COMPANY	
	1/4-30/06/2007	1/4-30/06/2006	1/4-30/06/2007	1/4-30/06/2006
Total Revenue	51,313	10,950	47,389	8,971
Gross profit / (loss)	16,567	3,348	13,779	2,883
Earnings / (loss) before interest, tax, depreciation and amortisation	13,195	58,632	11,190	1,019
Earnings / (loss) before interest and tax	13,051	58,457	11,083	891
Profit / (loss) before taxation	7,696	51,466	8,673	(5,198)
Minus : Taxation	(964)	(12,668)	(1,043)	(310)
Net Profit / (loss) for the period from continued operations (a)	6,733	38,798	7,630	(5,509)
Net Profit / (loss) for the period from discontinued operations (b)	-	-	-	-
Net Profit / (loss) for the period (a)+(b)	6,733	38,798	7,630	(5,509)
<i>Attributable to:</i>				
Equity holders of the Company	6,755	38,769	7,630	(5,509)
Minority interest	(22)	30	-	-
	6,733	38,798	7,630	(5,509)
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the period (expressed in € per share)				
	0.20	1.14	0.22	(0.16)

#### 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. Registered office : 340 Kifissias Avenue, Athens.	Parent
b. BABIS VOVOS INTERNATIONAL CONSTRUCTION S.A. & Co G.P. Registered office : 340 Kifissias Avenue, Athens.	99.90%
c. DOMA S.A. Registered office : 64 Kifissias Avenue, Athens.	98.98%
d. ALTECO S.A. Registered office : 340 Kifissias Avenue, Athens.	99.01%
e. ERGOLIPTIKI - KTIMATIKI - TOURISTIKI S.A. Registered office : 340 Kifissias Avenue, Athens.	51.00%
f. INTERNATIONAL PALACE HOTEL S.A. Included in the consolidation with 51% percentage of ownership through " ERGOLIPTIKI - KTIMATIKI - TOURISTIKI S.A." which owns 100% of its share capital. Registered office : 340 Kifissias Avenue, Athens.	51.00%
g. ELFINKO S.A. Registered office : 340 Kifissias Avenue, Athens.	99.00%

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 2003, 'Babis Vovos International Construction S.A. & Co G.P.' up to the fiscal year 2002, 'Ergoliptiki - Ktimatiki - Touristiki S.A.' up to the fiscal year 2002, 'DOMA S.A.' up to the fiscal year 1998, 'INTERNATIONAL PALACE HOTEL S.A.' up to the fiscal year 2002, 'ALTECO S.A.' up to the fiscal year 1998 and 'ELFINKO S.A.' up to the fiscal year 2004.

3. During the period, no change has occurred to the Group's investment property portfolio concerning asset addition or asset disposal other than cost additions concerning the investment property under construction. Additionally, no change has occurred in the market during the first half of 2007 to justify significant differences in the fair value of the Group investment property. The above reasons have driven the Group not to proceed with an updated report of investment property valuation as at 30 June 2007.

4. The Group and Company's property, plant and equipment and investment properties, as well as inventories and intangible assets, include mortgage amounts to the value of Euro 218,150,524 for the Group and Euro 141,729,041 for the company to secure borrowings (including sale and leaseback agreements), as at 30-06-2007.

5. At 30-06-2007, there were pending court decisions over injunctions filed against the Group and the Company from third parties, for which a provision of € 867 thousand and € 417 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.

6. Number of employees at the end of year (30/06/2007): Group 500 individuals, Parent company 440 individuals.(30/06/2006: Group: 513, Parent Company:265)

7. Related party transactions at 30-06-2007 :	CONSOLIDATED	COMPANY
i) Sales of goods and services		
Sales of goods		
Babis Vovos International Construction S.A. & Co G.P.	-	6
Sales of services	1	-
Babis Vovos International Construction S.A. & Co G.P.		
ii) Purchases of goods and services		
Purchases of goods		
Babis Vovos International Construction S.A. & Co G.P.	-	96
Purchases of services		
Babis Vovos International Construction S.A. & Co G.P.	-	60
Services of key management personnel	632	582
	632	642
iii) Key management compensation and BOD remuneration	610	610
iv) Receivables from related parties		
Babis Vovos International Construction S.A. & Co G.P.	-	37,987
Ergoliptiki - Ktimatiki - Touristiki S.A.	-	897
International Healthcare S.A.	3	1
Positive Ltd	499	490
International Construction S.A. - Boretos & Co G.P.	48	48
Ergoliptiki - Ktimatiki - Touristiki S.A & Co Ltd	11,024	5,036
Marvo S.A	5	5
Key management personnel	278	278
	11,579	44,464
v) Payables to related parties		
Doma S.A.	-	8,646
International Palace Hotel S.A.	-	3,860
Alteco S.A.	-	10,308
Elfinko S.A.	-	16,836
Key management personnel	41,881	32,171
	41,881	71,821

8. Turnover Analysis according to STAKOD-2003 :	CONSOLIDATED	COMPANY
	1/1-30/06/2007	1/1-30/06/2006
Code 701.1 Development and sale of real estate :	43,018	3,752
Code 702.0 Leasing of private real estate :	22,928	19,509
Code 452.1 Construction of buildings and civil engineer technical works :	364	689
Code 515.3 Wholesale trade of wood, building material and sanitary goods :	-	6
Code 501.0 Trade of cars - vehicles :	-	20

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