

SCIENS INTERNATIONAL INVESTMENTS AND HOLDINGS S.A.

S.A. Reg. no.: 21240/06/B/0016
 REGISTERED OFFICE: 10 Sokonos str, 106 73 Athens, Greece
Summary Financial Figures and Information for the period from 1 January 2007 to 30 June 2007
 (According to 2/3996/31.08.2006 resolution of Hellenic Capital Market Commission)

The following figures and information provide a general view of the financial position and results of "SCIENS INTERNATIONAL INVESTMENTS AND HOLDINGS S.A." and its Group. We, therefore, advise the reader, before proceeding to any investment decision or other transaction with the Company, to run through the Company's website, where the interim financial statements according to IFRS are available as well as the Auditor's report, when it is required.

Company's web site: www.sciens.gr
 Date of Approval of Financial Statements: 27th August 2007
 From which figures & information have been compiled:
 The certified Auditor: Vassilios Goutis
 Auditing Company: Pricewaterhousecoopers
 Type of Auditor's Opinion: Unqualified

BALANCE SHEET (Amounts in thousands €)	GROUP		COMPANY	
	31.12.2007	31.12.2006	30.6.2007	31.12.2006
ASSETS				
Non-current Assets	459	380	227	121
Investments in subsidiaries and associates	40 217	41 010	105 352	105 485
Trade receivables	3 036	678	2 733	269
Loans receivables	0	10 623	0	0
Financial Assets available for sale	45 142	46 180	46 142	46 168
Financial Assets at fair value through profit & loss	257 054	234 360	0	0
Other current assets	968	968	968	968
Cash and Cash Equivalents	9 252	10 900	2 374	1 783
TOTAL ASSETS	357 157	345 023	157 826	154 843
LIABILITIES				
Long-term bank liabilities	227 412	227 010	49 825	49 800
Long-term liabilities	2 969	8	8	8
Short-term bank liabilities	10 987	6 564	231	219
Other short-term liabilities	5 957	780	54 395	50 279
Total liabilities (a)	246 954	234 350	54 395	50 279
Share Capital	41 095	41 095	41 095	41 095
Reserves and retained earnings of the Company's shareholders	58 416	59 170	62 336	63 473
Total Shareholders' equity (b)	99 511	100 264	103 431	104 568
Minority interest (c)	10 692	10 409	0	0
Total equity (d) = (b) + (c)	110 203	110 673	103 431	104 568
TOTAL LIABILITIES (a) = (b) + (c)	357 157	345 023	157 826	154 843

INCOME STATEMENT (Amounts in thousands €)	GROUP				COMPANY			
	1.1. 2007	1.1. 2006	1.4. 2007	1.4. 2006	1.1. 2007	1.1. 2006	1.4. 2007	1.4. 2006
Income from investments	12 286	3 774	4 158	3 177	4 810	5 116	4 682	5 116
Other Income	658	136	251	91	30	109	9	67
Total Operating Income	12 944	3 910	4 409	3 268	4 840	5 224	4 691	5 183
Gross Profit/(Loss)	10 786	3 512	3 370	2 978	4 406	4 862	4 473	5 011
Profit/(Loss) before tax, financing results and depreciation	10 786	3 512	3 370	2 978	4 406	4 862	4 473	5 011
Profit/(Loss) before tax, financing results	10 786	3 486	3 356	2 977	4 385	4 837	4 459	5 009
Less: Finance expense	4 206	455	3 057	270	1 363	455	696	270
Profit/(Loss) before tax	4 470	3 061	289	2 707	3 022	4 422	3 761	4 739
Less: Tax	0	24	0	22	0	24	0	22
Profit/(Loss) after tax	4 470	2 978	289	2 685	3 022	4 428	3 761	4 717
Company's Shareholders	4 204	2 978	289	2 685				
Minority Shareholders	266	0	0	0				
Profit after tax per share - basic (in €)	0.06	0.06	0.01	0.06	0.04	0.09	0.05	0.10

STATEMENT OF CHANGES IN EQUITY (Amount in thousands euros)	GROUP		COMPANY	
	1.1. 2007	31.12.2006	1.1. 2007	31.12.2006
Equity, Opening Balance	110 673	66 150	104 568	64 518
Profit / (loss) for the period after tax	4 470	2 978	3 022	4 428
Dividends paid	-4 109	-2 874	-4 109	-2 874
Valuation gains on available for sale financial assets	46	2 100	46	2 100
Net income recognized directly to equity	758	221	0	0
Equity, closing Balance	115 258	68 593	103 431	68 668

CASH FLOW STATEMENT INFORMATION (Amounts in thousands €) - Indirect method	GROUP		COMPANY	
	1.1. 2007	31.12.2006	1.1. 2007	31.12.2006
Operating Activities				
Profit/Loss before tax	4 470	3 001	3 022	4 452
Adjustments for:				
Depreciation	21	26	21	26
Provisions from the sale of tangible and intangible assets	0	89	89	89
Interest and other financial expenses	6 296	480	1 363	480
Results from investing activities	-13 359	-8	-4 831	-8
Plus / minus for working capital changes:				
Decreases/increase in Receivables	-2 619	-2 783	-2 479	-2 589
Decreases/increase in Payables (excluding banks)	7 525	-43	4 078	-46
Minor:				
Interest and other financial expenses paid	-1 496	-481	-1 350	-481
Tax paid	0	27	0	27
Total cash inflow/outflow from operating activities (a)	1 238	40	-177	1 682
Investing Activities				
Acquisition of subsidiaries, associated companies, JV and other investments	-5 280	-2 273	0	-2 273
Transfer of subsidiaries, affiliated companies, JV and other investments	731	0	177	0
Proceeds from the sale of tangible and intangible assets	-112	-16	-112	-16
Interest received	0	306	0	306
Dividends received	411	8	21	8
Dividends received	4 767	0	4 767	0
Results of associates	663	1 341	0	0
Total cash inflow/outflow from investing activities (b)	5 179	434	4 685	-1 976
Financing Activities				
Proceeds from Borrowings	0	10 500	0	10 500
Cost of debt issuance	25	0	25	0
Dividends paid	-4 109	-2 874	-4 109	-2 874
Total cash inflow/outflow from financing activities (c)	-4 094	7 626	-4 094	7 626
Net Increase/(Decrease) in cash and cash equivalents (d)=(b)+(c)	-1 665	8 333	581	7 233
Cash and cash equivalents at beginning of period	10 960	2 302	1 783	189
Cash and cash equivalents at end of period	9 295	9 235	2 374	7 222

Additional Figures & Information

1. Figures & information regarding the companies in which the Company participate at 30.6.2007 are as follows:

Participation	Method of Consolidation	Unaudited Tax Year
1. Sciens Protective Holdings Ltd (Cayman Islands)	100.0%	2006
2. Oceanus Reinsurance A.I. (Puerto Rico)	100.0%	2006
3. Sciens International Structured Finance Holdings Ltd (Cayman Islands)	100.0%	2006
4. Sciens CFO (Cayman Islands)	75.2%	2006
5. PIRAEUS REIC (Greece)	37.1%	2005-6

2. Companies 3 & 4 are newly established and are included in the consolidation since the quarter ended at 31.12.2006.
 3) The JV PIRAEUS REAL ESTATE DEVELOPMENT has not been included in the consolidated financial statements as of 30.06.2007, while it had been consolidated for the previous period of 30.6.2006 due to its transfer (note 8 of the Company's annual financial statements).
 4. Liens and encumbrances (pledge on shares) for the Company and the Group at 30.06.2007 amounted to € 94.5 thousands and € 205 thousands, respectively.
 5. There are no disputes, litigations or arbitrations as well as pending court decisions that might have a significant effect on the financial position or operation of the Company or the Group.
 6. The number of the persons employed by the Company and the Group at 30.06.2007 was 5 & 6 respectively while at 30.06.2006 the number of persons employed was 2 both for the Company and the Group.
 7. The Company has been tax audited up to and including 2004.
 8. The balances with related parties at 30.06.2007 are as follows:

COMPANY	GROUP			
	Receivables	Payables	Income	Expenses
Parent	0	0	0	0
Other related parties	2 804	0	2 504	0
Management Remuneration	0	0	86	0
Total	2 804	0	2 590	0

9. Aiming to a more descriptive presentation of the Company's and Group's financial data reported in this statement "Financial Figures and Information for the period 1.1. 2007-2006", the Company proceeded to a further analysis of the lines of Assets, Liabilities and Income Statement. Specifically:
 a) The "Turnover total" with balance € for the Group and the Company has been replaced by the analysis of "Total Operating Income" with balance € 3 911 thousands and € 5 224 thousands for the Group and the Company. The "Total Operating Income" includes and the income from the investing activities both of the Company and the Group.
 b) The "Gross Profit/Loss" with balance € (289) thousands for the Group and € (202) thousands for the Company has been replaced by the "Gross Profit/Loss" with balance € 3 512 thousands for the Group and € 4 962 thousands for the Company. The "Gross Profit/Loss" is the result of the deduction of the total operational expenses from the "Total Operating Income".
 c) The "Profit (loss) before tax, investing, financing results & depreciation" with balance € (399) thousands for the Group and € (262) thousands for the Company concerns only the "Profit (loss) before tax, financing results & depreciation" with balance € 3 512 thousands for the Group and € 4 962 thousands for the Company due to the presentation of the investing results in the "Total Operating Income".
 d) The "Profit (loss) before tax, investing & financing results" € (425) thousands for the Group and € (288) thousands for the Company has been replaced by the "Profit (loss) before tax, investing & financing results" € 12 488 thousands for the Group and € 4 307 thousands for the Company due to the presentation of the investing results in the "Total Operating Income".
 e) The "Finance expense" € (481) thousands for the Group and the Company is reported separately and deductively from "Profit (loss) before tax & financing results". From the above analysis does not differ on change in the comparative elements of income statement that are presented in the Financial Figures and Information for the period from 01.1.2007 to 30.6.2007 as well as in the Assets, Liabilities and Equity.
 10. The comparative figures for the "Profit after tax per share" have been adjusted due to the increase in the number of Company's shares resulting from the share capital increase occurred by the merger with DIOIKIOS S.A. Furthermore and according to the Note 32 of the Company's annual financial statements as of 31.12.2006, the balance sheet line "Share Premium" is reported separately from the line "Share Capital", whereas in this statement is included in the line "Reserves and retained earnings of the Company's shareholders". Moreover and as it is analytically described in Note 17 of the condensed interim financial statements as of 30.6.2007, further analysis of the Company's financial statements' lines has been made for clarity reasons.
 11. Pursuant to the K2-14523/4-12-2006 decision by the Ministry of Development and based on the 8.9.2006 decisions of the Shareholders' General Meetings of Sciens International Investments & Holdings Ltd (acquirer) and DIOIKIOS S.A. (acquired), the shares of which are listed and regulated on the Athens Stock Exchange, the merger of DIOIKIOS S.A. with the Company has been approved according to the provisions of articles 68-77 of C.L. 2190/1920 in combination with the provisions of the articles 1-5 of L. 2166/1993. As a result of this merger, an increase occurred in: a) the Company's number of shares from 18,585,600 to 68,491,000 to the Company's share capital from € 10,965,004.00 to € 41,094,600.00; b) the shareholders' equity at an amount of € 32,970 thousands and a percentage of 46%.
 12. Pursuant to the 13.7.2007 decision of the Shareholders' General Meeting of the Company, the share capital will be increased by the amount of sixty eight million, four hundred and ninety thousand and nine hundred and ninety six (68,490,996) Euro, through the issuance of one hundred and fourteen million one hundred and fifty one and six hundred and eighty one (14,151,801) new, common, dematerialized, with voting right shares each of a nominal value of zero point zero five Euro (€0.05). The above share capital increase will be accomplished by the payment in cash and issue of new shares, with a partial restriction of the pre-emption right of existing shareholders, pursuant to Article 15, par. 3 of Civil Code Law 2190/1920. The procedure of the company's share capital increase will be completed after the relevant approval by the responsible authorities of the Hellenic Capital Market Commission and the Athens Stock Exchange.
 13. Within August 2007, Sciens International Investments & Holdings S.A. proceeded to the establishment of the Company "Sciens International Holdings 2 Ltd (Cayman Islands)". The above company proceeded also within August 2007 to the acquisition of a 48% approximately of the share capital of "Dioikos Real Estate S.A. (Greece)" at an amount of €249 thousands.
 14. Within August 2007, the company proceeded to a short-term bank borrowing amount € 3,000 thousands, which will be paid off over € 1,000 thousands at the end of August 2007 and over € 2,000 thousands until the 15.10.2007.

THE CHAIRMAN AND MANAGING DIRECTOR	THE MEMBER	THE CFO	THE ACCOUNTANT
JOHN P. RIGAS ICN A 177487	THEODORE RIGAS ICN N 248853	CHRISTOS TSAMIS ICN AB 227024	ATFS A.E. SPRIDO ZARA ICN E 028168