



Babis Vovos International Construction S.A.

Mid-year Financial Report

for the six months ended 30 June 2011 in accordance with IFRS
applicable to interim financial reporting (IAS 34)

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A. Statement by the Members of the Board of Directors

(in accordance with the provisions of Law 3556 / 2007 – article 5 – par. 2)

Hereby, it is confirmed that to the best of our knowledge, the interim condensed financial information of ‘Babis Vovos International Construction S.A.’, for the first half of 2011, has been prepared in accordance with the International Financial Reporting Standards applicable to the interim financial reporting (“IAS 34”) and provide a true and fair view of the Assets, the Liabilities, the own capital and the total comprehensive income 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 half year Board of Directors’ Report presents in a true way the information required by Law 3556 / 2007 (article 5 – par. 6).

Athens, 30 August 2011

CHAIRMAN OF THE BoD	VICE-CHAIRMAN OF THE BoD & CHIEF EXECUTIVE OFFICER	NON EXECUTIVE MEMBER OF THE BoD
CHARALAMBOS VOVOS	ARMODIOS VOVOS	TRIADA VOVOS
Id. C. No AB 287946	Id. C. No F 015559	Id. C. No N 331280

B. 1st half 2011 Report of the Board of Directors of “Babis Vovos International Construction S.A.” on the interim condensed financial information for the period ended 30 June 2011

This Mid-year Financial Report for the six months ended 30 June 2011 has been prepared in accordance with IFRS applicable for the Interim Financial Information. It provides a true and fair view of the Assets, the Liabilities, the own capital and the total comprehensive income of the company and the entities included in the consolidated financial statements, taken as a whole, at 30/06/2011.

1. 1ST HALF 2011 FINANCIAL RESULTS AND MAJOR EVENTS

FINANCIAL RESULTS

Revenue

Consolidated revenue for the period ended 30 June 2011 reached at € 16.6 million compared to € 25.6 million approximately of the respective period of 2010 decreased by 35.3%. The consolidated revenue is analysed as follows:

<i>amounts in € thousand</i>	1/1 - 30/06/2011	1/1 - 30/06/2010	% change
Rental income	16,461	24,863	(33.79%)
Construction works	119	759	(84.28%)
Total	16,580	25,622	(35.29%)

The above table indicates that there has been a decrease in the rental revenue by 33.79% while no property sale was recorded. Rental revenue decreased by 33.79% resulting mainly from the decision not to renew sublease contracts from which there was no significant benefit for the Group while the respective management and property operation responsibility had been increased. It is a management decision to concentrate on lease agreements referring to Group investment property. Lease revenue from lease agreements on investment property were decreased on a net basis by 13.5% due to the re-negotiation of many of the investment property lease contracts during H2 2010. This process was expected to result in a decrease of approximately 10% - 15% in the rental revenue for the year 2011, while it has also resulted to the extension of the lease maturity of the investment properties by average 3 years. Consequently, and despite the bad condition prevailing in the property market, BVIC's investment property office portfolio has an occupancy rate of 100%, with long closed leases.

Gross margin

During the first half of 2011, consolidated gross margin reached at € 9.1 million compared to € 14.2 million during the first half of 2010. This decrease is mainly due to the aforementioned decrease in investment property rental revenue since the gross margin percentage has remained almost unchanged.

Earnings / (loss) before interest, tax, depreciation, and amortization (EBITDA)

Group earnings / (loss) before interest, tax, depreciation, and amortization (EBITDA) for the period ended 30 June 2011 reached at € 31.4 million compared to loss before interest, tax, depreciation, and amortization of € 2.1 million of the respective period of 2010.

This decrease mainly resulted from the fact that during the current period there was a revaluation of the group investment property portfolio which resulted in net gain from fair value adjustment of the Group's investment property portfolio of €22.7 million. On the contrary, loss from the disposal of investment property in value lower than the 31 December 2009 valuation had been recorded during the respective period of 2010, amounting to € 9.7 million. During the current period of 2011, the net loss from the disposal of investment property reached € 0.4 million.

Earnings before tax

At 30 June 2011, Group earnings before tax reached at € 16 million. During the first half of the previous fiscal year, group loss before tax had reached at € 18.6 million. This variation, as previously mentioned, mainly results from the fact that during the current period there was a revaluation of the group investment property portfolio which resulted in net gain from fair value adjustment of the Group's investment property portfolio of €22.7 million, while loss from the disposal of investment property in value lower than the 31 December 2009 valuation had been recorded during the respective period of 2010, amounting to € 9.7 million.

Investment property and property plant and equipment

The fair market value of investment property as at 30 June 2011 reached at € 853 million, increased by 2.8% compared to 31 December 2010 (€ 829 million). This increase results from the fact that there was a revaluation of the group investment property portfolio which resulted in net gain from fair value adjustment of the Group's investment property portfolio of €22.7 million.

Net Asset Value (NAV)

The Group NAV before deferred tax reached at € 92.7 or € 2.73 per share representing an increase of 24.3% compared to 31 December 2010 (€ 74.6 million). The Group NAV per share after deferred tax reached € 2.00 representing an increase of 15.9% compared to 31 December 2010. The increase mainly stemmed from the fact that during the 1st half of 2011, there was a revaluation of the group investment property portfolio which resulted in net gain from fair value adjustment of the Group's investment property portfolio of €22.7 million.

Financial ratios 30.06.2011

Various basic financial ratios for the period ended 30 June 2011 and 2010 are as follows:

Ratios	Description	30/6/2011	30/6/2010
Interest coverage	EBIT / Finance expenses (net)	2.05	-0.14
Gearing Ratio	Net Borrowings / Equity + Net Borrowing	91.4%	70.4%

MAJOR EVENTS

VOTANIKOS SHOPPING MALL

The company, based on the provisions of Law 3481/2006, proceeded to the purchase of a land plot owned by the companies 'ETMA' and 'Ellatex' and to the development of a shopping mall, the construction of which has been suspended by the Council of State while nearly 2,400 parking spaces as well as over 9,000 sqm of above ground building area had been constructed. The suspension of construction works followed an appeal submitted by a small number of citizens against the building permit of the shopping mall. 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 2009 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.

On March 2nd 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.

During the first months of 2011, the joint regeneration – Alexandras Avenue” program was forwarded as an amendment to the legislation on “Maritime Strategy For the Protection and Management of the Marine Environment –harmonization with the directive 2008/56/EC of the European Parliament and its Council of the 17th of June 2008” that was submitted by the Ministry of the Environment, Energy, and Climate Change, on May 10th,2011. On May 25th, 2011 the appropriate Standing Committee on Production and Trade of the Parliament, completed the second reading of the bill which includes the amendment to the Joint Regeneration Project of Votanikos - Alexandras Avenue. During June 2011, the legislation on “Maritime Strategy For the Protection and Management of the Marine Environment - harmonization with the directive 2008/56/EC of the European Parliament and its Council of the 17th of June 2008”, which incorporates, as article 23, the amendment for the Double Redevelopment Project of Votanikos - Alexandras Ave. was voted in principle and article by the Parliament.

The provision of this article states that the Municipality of Athens will submit a draft presidential decree to the Ministry of the Environment, Energy, and Climate Change which the Ministry will then submit for approval to the Council of State. The amendment for the Double Redevelopment Project includes the construction of the company’s mall with a coefficient of building of 1.2 in building block 45a.

2. FUTURE PERSPECTIVES AND OUTLOOK - RISKS AND UNCERTAINTIES IN 2ND HALF OF 2011

FUTURE PERSPECTIVES AND OUTLOOK

The continuous increase of the Group NAV and the generation of growth in shareholder value remains the main strategy of the management. The Group’s property portfolio pipeline and the intensive demand for new high quality properties are expected to safely lead to a further increase of NAV for the forthcoming fiscal years.

TOURIST DEVELOPMENTS AT SOUNIO AND POROS – GALATAS

The completion of the hotel complex at Poros – Galatas including the improvement of the existing hotel unit into a class A’ hotel is currently at final stage. The company examines the alternative of converting the hotel complex into medical resort, a concept gaining increased investing interest in Europe. As far as the hotel development at Sounio is concerned, the development of three distinct hotel units, with a total above ground area of 12,000 sqm has not yet started, since the management is targeting to a secure mandate in place either from a corporate tenant and/or a property buyer or investor before the beginning of the construction so as to make possible the financing of the development with both equity and debt. The completion of the project is expected to be 15 months after the beginning of the construction works. The land plot in Sounio, located at a particularly attractive location, has already generated significant interest from Greek and foreign investors.

111 KIFISSIAS AVENUE AND SINA STREET

The construction works for the completion of building II located at 111 Kifissias Avenue and Sina Street are soon expected to be continued. The construction of the building had been suspended by the Council of State in 2004. The process of the adjacent stream demarkation is being completed and a new building permit is expected to be issued. The above ground area of the building will be approximately 3,000 sqm with a parking station of 57 parking spaces which is already completed. The completion of the project is planned to be 6 months after the beginning of the construction works which is expected to be during 2011.

338 KIFISSIAS AVENUE

The expropriation of the land plot located at 338 Kifissias Avenue owned by 52.5% by the group companies has been revoked and the respective changes in the urban plan as well the use of land have already been published in the Government gazette. The company has initially agreed with the rest of the land plot owners and is planning the development of a building with above ground area of 2,364 sqm at the land plot of 1,970 sqm. The construction works are expected to begin during 2011.

TRANSFER OF BUILDING COEFFICIENT

The Law 3044/2002 has already been judged as constitutional by the Council of State. The only remaining stage for its implementation and enactment is the definition of the “Zones of Acceptance” (ZoA) for the process of

transferring building coefficient by municipalities. Certain municipalities (i.e. Municipality of Amaroussio) have initiated the procedure of defining ZoA 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 company to transfer more than 20,000 sqm of building space without the purchase of additional land, by using unused building rights that already possesses or has the right to acquire, to other properties located in areas where such a transfer is permitted. The Chairman of the BoD also noted that the interest concerning the transfer of Building Coefficient is focused on building complexes located at Kifissias Avenue where the prerequisites for this transfer have already been provided (such as parking spaces and distance from adjacent buildings).

RISKS AND UNCERTAINTIES

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.

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 fiscal year 2007 up to 2010, there was a significant 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 second half of 2011, will have negative effect both to the Group financial results and profitability as well as the Group Net Asset Value (NAV). The high quality buildings included in the Group's investment property portfolio as well as the closed long term lease agreements with high credit quality tenants lower up to a certain point the risk of a significant further reduction of the investment properties value.

Credit risk

Risk management is carried out by the Finance Department under policies approved by the Board of Directors. 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.

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 from the investment property portfolio limiting the liquidity risk.

The financing needs for the property portfolio pipeline of the Group are usually fully covered, through borrowing contracts signed with various financial institutions.

The financial crisis and specifically the fast increase of investment risk in coordination with the fast decrease of loan facilities provided to companies and individuals has a negative effect on the liquidity of companies and on the property market in international and local level. Specifically, there is a negative effect on the projected cash flows, the financing cost of the company and its loan facilities levels. Additionally, the suspension of construction works at its largest project in Votanikos until today has created additional difficulties in the financial position of the company. Due to the above facts the Group and the company have negative working capital by € 234,864 thousand and € 226,974 thousand respectively due to the increase short term borrowings of the company amounting to € 207,643 thousand.

Despite the above described facts, the company management remains certain that the matter of the joint regeneration of Votanikos – Alexandras Avenue will be resolved shortly (Note 15) since, during June 2011, the

legislation on “Maritime Strategy For the Protection and Management of the Marine Environment - harmonization with the directive 2008/56/EC of the European Parliament and its Council of the 17th of June 2008”, which incorporates, as article 23, the amendment for the Double Redevelopment Project of Votanikos - Alexandras Ave. was voted in principle and article by the Parliament. The provision of this article states that the Municipality of Athens will submit a draft presidential decree to the Ministry of the Environment, Energy, and Climate Change which the Ministry will then submit for approval to the Council of State. The amendment for the Double Redevelopment Project includes the construction of the company’s mall with a coefficient of building of 1.2 in building block 45a.

Company management is negotiating with the intervening banks regarding the further extension of the repayment schedule of all the short term bank loans as well as the restructuring of the respective loan contracts. More specifically, the banks cooperating with the Group gave to the company an extension for the repayment schedule of their loan contracts at least up to 31/12/2011. Taking the anticipated positive development for the Votanikos project for granted, company management considers that the conditions necessary for the extension of the repayment schedule and the additional facility for the completion of the construction will be secured. 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 total fair value of the Votanikos project (land and construction in progress) as further described in Note 15 is € 145 million as at 30 June 2011 and is included in investment properties in the consolidated statement of financial position. 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.

Company management, assessing all the factors, has already proceeded to restructuring actions with the intention of better serving the company working capital needs.

Interest rate risk

The Group’s interest rate risk mainly arises from long-term borrowings (bank loans and finance leases) derivative liabilities. 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 during the second half of 2011 will result into an increase of the Group financial expenses given the variability of the interest rates and the uncertainty conditions prevailing since the end of 2008 in the money markets.

3. RELATED PARTIES

At 30 June 2011, Mr. Charalambos Vovos owns 36.03% of the parent company’s shares and voting rights. The remaining 63.97% of the shares are widely held to international institutional investors, domestic institutional investors and private investors.

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Sales of goods and services				
<i>Sales of services</i>				
Innovative Buildings S.A	2	2	-	-
Promise Cafe Ltd.	39	55	-	-
The Greek Coffee Company S.A.	14	46	-	-
	<u>55</u>	<u>103</u>	<u>-</u>	<u>-</u>
Purchases of goods and services				
<i>Purchases of services</i>				
Babis Vovos International Construction S.A. & Co GP Services of key management personnel	- 47	- 53	65 47	62 53
	<u>47</u>	<u>53</u>	<u>113</u>	<u>115</u>
Key management compensation				
Salaries and other short term employee benefits	650	578	650	578

	Consolidated		Company	
	30 June 2011	31 December 2010	30 June 2011	31 December 2010
Year-end balances arising from sales/purchases of goods/services				
<i>Receivables from related parties</i>				
Babis Vovos International Construction S.A. & Co GP	-	-	38,322	37,793
Innovative Buildings S.A	387	386	-	-
Positive Ltd.	499	499	490	490
International Construction S.A - Boretos & Co. GP	48	48	48	48
Ergoliptiki - Ktimatiki - Touristiki SA & Co Ltd	5,329	11,324	5,329	5,329
Marvo S.A	5	5	5	5
Promise Cafe Ltd.	32	30	-	-
The Greek Coffee Company S.A.	946	932	716	716
Key management personnel ⁽¹⁾	20,905	20,901	20,890	20,886
	<u>28,153</u>	<u>34,125</u>	<u>65,800</u>	<u>65,268</u>
<i>Payables to related parties</i>				
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	1,626	1,634
Doma S.A	-	-	8,902	8,916
International Palace Hotel S.A	-	-	3,846	3,847
Atrina Special Purpose 1 S.A.	-	-	48	51
Alteco S.A	-	-	13,888	13,716
Elfinko S.A.	-	-	25,553	25,598
Key management personnel	1,002	760	1,002	760
	<u>1,002</u>	<u>760</u>	<u>54,865</u>	<u>54,522</u>

Note 1: An amount of € € 20,330 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.

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

[Translation from the original text in Greek]

C. Report on Review of Interim Financial Information

To the Shareholders of BABIS VOVOS S.A.

Introduction

We have reviewed the accompanying condensed company and consolidated statement of financial position of Babis Vovos S.A. (the “Company”) and its subsidiaries as of 30 June 2011 and the related condensed company and consolidated statements of comprehensive income, changes in equity and cash flows for the six-month period then ended and the selected explanatory notes, that comprise the interim condensed financial information and which form an integral part of the six-month financial report as required by article 5 of L.3556/2007. Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard “IAS 34”). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Emphasis of Matter

Without qualifying our conclusion, we draw your attention to Notes 2.1, 5 and 6 of the interim financial information, which indicate that the Company continues negotiations with its lenders to ensure the continued operation of the Company and its subsidiaries. At 30 June 2011 the total value of the Company's current assets is less than the total current liabilities by € 234,864 thousands. These conditions, combined with the matters referred to in Notes 2, 5 and 6, indicate substantial uncertainty which may cast significant doubt about the Company's ability to continue as a going concern.

Reference to Other Legal and Regulatory Requirements

Our review has not revealed any inconsistency or discrepancy of the other information included in the six-month financial report, as required by article 5 of L.3556/2007, with the accompanying interim condensed financial information.

PricewaterhouseCoopers S.A.

268 Kifissias Avenue

152 32 Halandri, Greece

SOEL Reg. No. 113

Athens, 31 August 2011

Dinos Michalatos

SOEL Reg. No. 17701

Interim Condensed Financial Information

Balance sheet

All amounts in euro thousands

	Note	Consolidated		Company	
		30 June 2011	31 December 2010	30 June 2011	31 December 2010
ASSETS					
Non-current assets					
Investment property	5	852,727	829,450	588,920	573,561
Property, plant and equipment		9,091	9,595	754	1,178
Intangible assets		18,878	18,884	16,450	16,456
Investments		18	18	48,443	48,443
Other non-current receivables		506	531	370	370
		<u>881,219</u>	<u>858,478</u>	<u>654,937</u>	<u>640,009</u>
Current assets					
Inventories		44,921	43,246	45,992	44,318
Trade and other receivables		45,705	51,953	76,255	76,613
Cash and cash equivalents		730	1,459	249	1,166
		<u>91,356</u>	<u>96,658</u>	<u>122,496</u>	<u>122,097</u>
Total assets		<u>972,575</u>	<u>955,137</u>	<u>777,434</u>	<u>762,106</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		23,867	23,867	25,244	25,244
Retained earnings		(2,864)	(12,187)	(50,264)	(54,065)
		<u>67,835</u>	<u>58,511</u>	<u>21,812</u>	<u>18,011</u>
Minority interest		3,316	5,848	-	-
Total equity		<u>71,151</u>	<u>64,359</u>	<u>21,812</u>	<u>18,011</u>
LIABILITIES					
Non-current liabilities					
Borrowings	6	536,100	530,490	370,659	360,395
Deferred income tax liabilities		24,869	16,094	6,516	570
Retirement benefit obligations		2,584	2,831	2,404	2,658
Derivative liabilities	8	16,308	28,018	16,308	28,018
Lease guarantees		3,233	3,751	2,375	2,766
		<u>583,094</u>	<u>581,183</u>	<u>398,262</u>	<u>394,407</u>
Current liabilities					
Trade and other payables		63,898	55,307	127,000	119,491
Income tax		20,426	20,406	5,670	5,744
Borrowings	6	216,419	218,985	207,643	210,097
Dividend payable		456	456	456	456
Provisions for other liabilities & expenses	9	1,057	1,057	517	517
Derivative liabilities	8	16,075	13,384	16,075	13,384
		<u>318,330</u>	<u>309,595</u>	<u>357,360</u>	<u>349,688</u>
Total liabilities		<u>901,424</u>	<u>890,778</u>	<u>755,622</u>	<u>744,095</u>
Total equity and liabilities		<u>972,575</u>	<u>955,137</u>	<u>777,434</u>	<u>762,106</u>

The notes on pages 17 to 36 are an integral part of this consolidated financial information.

Income statement

All amounts in euro thousands

	Note	Consolidated		Company	
		01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Revenue	9	16,580	25,622	11,075	18,107
Cost of sales		(7,524)	(11,381)	(7,154)	(9,622)
Gross profit / (loss)		9,056	14,241	3,921	8,485
Net gain from fair value adjustment on investment property		22,721	-	14,323	-
Loss from disposal of investment property		(376)	(9,727)	-	(4,177)
Selling and marketing costs		(47)	(63)	(47)	(57)
Administrative expenses		(8,950)	(8,820)	(2,371)	(6,474)
Other gains		276	148	284	78
Other expenses		(355)	(238)	(337)	(204)
Other profit / (loss) net		8,910	2,137	8,910	2,137
Operating profit		31,234	(2,322)	24,682	(213)
Finance revenue		4,613	37	382	4
Finance expenses		(19,862)	(16,271)	(15,439)	(12,167)
Finance expenses (net)		(15,249)	(16,234)	(15,057)	(12,164)
Gain / (Loss) from investment in GPs		-	-	(81)	1,064
Profit / (loss) before income tax		15,985	(18,556)	9,544	(11,313)
Income tax expense	11	(9,193)	(10,015)	(5,744)	(3,302)
Profit / (loss) for the year		6,792	(28,571)	3,801	(14,615)
Attributable to:					
Equity holders of the Company		9,324	(28,551)	3,801	(14,615)
Minority interest		(2,531)	(20)	-	-
		6,792	(28,571)	3,801	(14,615)
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
	12	0.27	(0.84)	0.11	(0.43)

The notes on pages 17 to 36 are an integral part of this consolidated financial information.

All amounts in euro thousands

	Note	Consolidated		Company	
		01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010
Revenue	9	7,066	11,936	4,507	8,333
Cost of sales		(3,051)	(5,499)	(3,078)	(4,672)
Gross profit / (loss)		4,016	6,437	1,429	3,661
Net gain from fair value adjustment on investment property		(5,742)	-	(5,742)	-
Loss from disposal of investment property		(376)	(4,813)	-	-
Selling and marketing costs		(17)	(22)	(17)	(22)
Administrative expenses		(7,702)	(7,721)	(1,211)	(5,458)
Other gains		276	69	284	37
Other expenses		(289)	(161)	(285)	(132)
Other profit / (loss) net		5,015	(582)	5,015	(582)
Operating profit		(4,819)	(6,793)	(527)	(2,496)
Finance revenue		1	37	1	4
Finance expenses		(10,421)	(8,698)	(8,142)	(6,401)
Finance expenses (net)		(10,419)	(8,661)	(8,141)	(6,398)
Gain / (Loss) from investment in GPs		-	-	(83)	253
Profit / (loss) before income tax		(15,239)	(15,453)	(8,751)	(8,641)
Income tax expense		(121)	(10,013)	199	(3,364)
Profit / (loss) for the year		(15,359)	(25,466)	(8,552)	(12,005)
Attributable to:					
Equity holders of the Company		(12,381)	(25,436)	(8,552)	(12,005)
Minority interest		(2,978)	(31)	-	-
		(15,359)	(25,466)	(8,552)	(12,005)
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)					
	12	(0.36)	(0.75)	(0.25)	(0.35)

The notes on pages 17 to 36 are an integral part of this consolidated financial information.

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
	Share capital	Share premium	Other reserves	Retained earnings		
Balance at 1 January 2010	10,179	36,653	23,894	261,563	6,926	339,215
Profit / (loss) for the period	-	-	-	(28,551)	(20)	(28,571)
Transfer to statutory reserve	-	-	(28)	28	-	-
Balance at 30 June 2010	10,179	36,653	23,867	233,040	6,906	310,645
Profit / (loss) for the period	-	-	-	(245,227)	(1,058)	(246,285)
Balance at 31 December 2010	10,179	36,653	23,867	(12,187)	5,848	64,359
Profit / (loss) for the period	-	-	-	9,324	(2,531)	6,792
Balance at 30 June 2011	10,179	36,653	23,867	(2,864)	3,316	71,151

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 2010	10,179	36,653	25,244	140,274	212,350
Profit / (loss) for the period	-	-	-	(14,615)	(14,615)
Balance at 30 June 2010	10,179	36,653	25,244	125,659	197,735
Profit / (loss) for the period	-	-	-	(179,724)	(179,724)
Balance at 31 December 2010	10,179	36,653	25,244	(54,065)	18,011
Profit / (loss) for the period	-	-	-	3,801	3,801
Balance at 30 June 2011	10,179	36,653	25,244	(50,264)	21,812

The notes on pages 17 to 36 are an integral part of this consolidated financial information.

Cash flow statement

All amounts in euro thousands

	Note	Consolidated		Company	
		01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Cash flows from operating activities					
Cash generated from operations	13	12,113	16,777	7,596	12,414
Interest paid		(8,902)	(11,251)	(5,568)	(7,266)
Income tax paid		(792)	(1,982)	(307)	(938)
Net cash generated from operating activities		2,419	3,545	1,720	4,210
Cash flows from investing activities					
Establishment of new subsidiary		-	-	-	(60)
Additions in investment property (acquisitions & development)	5	(1,036)	(521)	(1,036)	(521)
Proceeds from sale of investment property		104	14,293	-	7,559
Additions in property, plant and equipment & intangible assets		(3)	-	(3)	-
Interest inflow		383	5	382	4
Net cash used in investing activities		(552)	13,777	(656)	6,982
Cash flows from financing activities					
Inflows / (outflows) - derivatives		(109)	(1,252)	(109)	(1,252)
Borrowings inflows		3,838	700	2,824	-
Borrowings payback		(6,325)	(18,782)	(4,696)	(11,739)
Net cash used in financing activities		(2,596)	(19,335)	(1,981)	(12,991)
Net increase / (decrease) in cash and cash equivalents		(729)	(2,013)	(917)	(1,799)
Cash and cash equivalents at beginning of the period		1,459	4,200	1,166	3,392
Cash and cash equivalents at end of the period		730	2,187	249	1,593

The notes on pages 17 to 36 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 condensed company and consolidated statement of financial position of Babis Vovos International Construction S.A (“Company”) and its subsidiaries (together “BVIC” or “Group”) as of 30 June 2011, the related condensed company and consolidated statements of comprehensive income, changes in equity and cash flows for the six-month period then ended as well as the selected explanatory notes.

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 interim condensed financial information has been approved for issue by the Board of Directors on August 30th, 2011.

This interim condensed financial information has been reviewed but not audited.

2 Basis of preparation

This interim condensed financial information for the Company and the Group refers to the six months ended 30 June 2011. It has been prepared by management in accordance with the International Accounting Standard (“IAS”) 34.

The interim condensed financial information for the six months ended 30 June 2011 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 2010.

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 interim financial statements and the respective amounts in the selected explanatory notes as well as the totals are due to roundings.

The interim condensed financial information should be taken into consideration together with the audited consolidated financial statements for the year ended 31 December 2010 which are published to the Company’s website.

Taxes on income in the interim condensed financial information are accrued using the tax rate that would be applicable to expected total annual earnings. During the first quarter of 2011, changes were announced and enacted referring to the corporate income tax rates. Consequently, the income tax rate for the company and its subsidiaries with the exception of the subsidiary “Babis Vovos International Construction S.A. & Co GP” is set at 20%.

The financial crisis and specifically the fast increase of investment risk in coordination with the fast decrease of loan facilities provided to companies and individuals has a negative effect on the property market in international and local level. Specifically, there is a negative effect on the projected cash flows, the financing cost of the

company and its loan facilities levels. Additionally, the suspension of construction works at its largest project in Votanikos until today has created additional difficulties in the financial position of the company. Due to the above facts the Group and the company have negative working capital by € 234,864 thousand and € 226,974 thousand respectively due to the increase short term borrowings of the company amounting to € 207,643 thousand and consequently indicate substantial uncertainty which may cast significant doubt about the Company's and the Group's ability to continue as a going concern.

Despite the above described facts, the company management remains certain that the matter of the joint regeneration of Votanikos – Alexandras Avenue will be resolved shortly (Note 5) since, during June 2011, the legislation on “Maritime Strategy For the Protection and Management of the Marine Environment - harmonization with the directive 2008/56/EC of the European Parliament and its Council of the 17th of June 2008”, which incorporates, as article 23, the amendment for the Double Redevelopment Project of Votanikos - Alexandras Ave. was voted in principle and article by the Parliament. The provision of this article states that the Municipality of Athens will submit a draft presidential decree to the Ministry of the Environment, Energy, and Climate Change which the Ministry will then submit for approval to the Council of State. The amendment for the Double Redevelopment Project includes the construction of the company's mall with a coefficient of building of 1.2 in building block 45a.

Company management is negotiating with the intervening banks regarding the extension of the repayment schedule of all the short term bank loans as well as the restructuring of the respective loan contracts. More specifically, the banks cooperating with the Group gave to the company an extension for the repayment schedule of their loan contracts at least up to 31/12/2011. Taking the anticipated positive development for the Votanikos project for granted, company management considers that the conditions necessary for the extension of the repayment schedule and the additional facility for the completion of the construction will be secured. Company management also considers that all the above will have a positive result in the coming months.

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.

2.1 Accounting estimates

The preparation of the interim condensed financial information requires that the management of the Group and the Company makes judges, estimates and assumptions which affect the application of the accounting principles as well as the amounts of assets / liabilities, income expenses. The real results can eventually differ from these estimates.

For the preparation of the interim condensed financial information, the critical management judges as far as the application of the accounting principles for the Group and the Company are concerned as well as the management estimates are the same followed for the preparation and presentation of the financial statements for the Company and the Group for the year 2010, with the exception of the deferred income tax rate, which has been changed compared to the previous fiscal year (Note 11).

2.2 Financial risk management

i) 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 interim condensed financial information does not include the whole information and disclosures relating to the financial risks, as these are presented in the financial statements for the Company and the Group for the year 2010.

Since 31.12.2010, there was no change in the financial risk management and the respective operating rules.

ii) 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 fiscal year 2007 up to 2010, there was a significant 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 second half of 2011, will have negative effect both to the Group financial results and profitability as well as the Group Net Asset Value (NAV). The high quality buildings included in the Group's investment property portfolio as well as the closed long term lease agreements with high credit quality tenants lower up to a certain point the risk of a significant further reduction of the investment properties value.

iii) Interest rate risk

The Group's interest rate risk mainly arises from long-term borrowings (bank loans and finance leases) derivative liabilities. 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 during the second half of 2011 will result into an increase of the Group financial expenses given the variability of the interest rates and the uncertainty conditions prevailing since the end of 2008 in the money markets.

iv) Liquidity risk

In comparison to 2010, there were no significant changes at the contractual non - discounted cash flows of financial liabilities. See also note 2.

v) Credit risk

In comparison to 2010, there were no significant changes at credit risk management. 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 B- (Fitch).

vi) Fair value estimation of financial instruments

The fair value of the derivatives is presented in note 7.

In 2011, there were no reclassifications of financial assets.

In 2011, there were no reclassifications in fair value by level which is used for the fair value measurements of financial 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 financial year and subsequent years. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards and Interpretations effective for the current financial year

IAS 24 (Revised) “Related Party Disclosures”

This amendment attempts to reduce 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. This revision does not affect the Group’s financial statements.

IAS 32 (Amendment) “Financial Instruments: Presentation”

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 relevant to the Group.

IFRIC 19 “Extinguishing Financial Liabilities with Equity Instruments”

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.

IFRIC 14 (Amendment) “The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction”

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.

Amendments to standards that form part of the IASB’s 2010 annual improvements project

The amendments set out below describe the key changes to IFRSs following the publication in May 2010 of the results of the IASB’s annual improvements project. Unless otherwise stated the following amendments do not have a material impact on the Group’s financial statements.

IFRS 3 “Business Combinations”

The amendments provide additional guidance with respect to: (i) contingent consideration arrangements arising from business combinations with acquisition dates preceding the application of IFRS 3 (2008); (ii) measuring non-controlling interests; and (iii) accounting for share-based payment transactions that are part of a business combination, including un-replaced and voluntarily replaced share-based payment awards.

IFRS 7 “Financial Instruments: Disclosures”

The amendments include multiple clarifications related to the disclosure of financial instruments.

IAS 1 “Presentation of Financial Statements”

The amendment clarifies that entities may present an analysis of the components of other comprehensive income either in the statement of changes in equity or within the notes.

IAS 27 “Consolidated and Separate Financial Statements”

The amendment clarifies that the consequential amendments to IAS 21, IAS 28 and IAS 31 resulting from the 2008 revisions to IAS 27 are to be applied prospectively.

IAS 34 “Interim Financial Reporting”

The amendment places greater emphasis on the disclosure principles that should be applied with respect to significant events and transactions, including changes to fair value measurements, and the need to update relevant information from the most recent annual report.

IFRIC 13 “Customer Loyalty Programmes”

The amendment clarifies the meaning of the term ‘fair value’ in the context of measuring award credits under customer loyalty programmes.

Standards and Interpretations effective from periods beginning on or after 1 January 2012

IFRS 7 (Amendment) “Financial Instruments: Disclosures” – transfers of financial assets (effective for annual periods beginning on or after 1 July 2011)

This amendment sets out disclosure requirements for transferred financial assets not derecognised in their entirety as well as on transferred financial assets derecognised in their entirety but in which the reporting entity has continuing involvement. It also provides guidance on applying the disclosure requirements. This amendment has not yet been endorsed by the EU.

IAS 12 (Amendment) “Income Taxes” (effective for annual periods beginning on or after 1 January 2012)

The amendment to IAS 12 provides a practical approach for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model in IAS 40 “Investment Property”. This amendment has not yet been endorsed by the EU.

IAS 1 (Amendment) “Presentation of Financial Statements” (effective for annual periods beginning on or after 1 July 2012)

The amendment requires entities to separate items presented in other comprehensive income into two groups, based on whether or not they may be recycled to profit or loss in the future. This amendment has not yet been endorsed by the EU.

IAS 19 (Amendment) “Employee Benefits” (effective for annual periods beginning on or after 1 January 2013)

This amendment makes significant changes to the recognition and measurement of defined benefit pension expense and termination benefits (eliminates the corridor approach) and to the disclosures for all employee benefits. The key changes relate mainly to recognition of actuarial gains and losses, recognition of past service cost / curtailment, measurement of pension expense, disclosure requirements, treatment of expenses and taxes relating to employee benefit plans and distinction between “short-term” and “other long-term” benefits. This amendment has not yet been endorsed by the EU.

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

IFRS 9 is the first Phase of the Board’s project to replace IAS 39 and deals with the classification and measurement of financial assets and financial liabilities. The IASB intends to expand IFRS 9 in subsequent phases in order to add new requirements for impairment and hedge accounting. 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 13 “Fair Value Measurement” (Effective for annual periods beginning on or after 1 January 2013)

IFRS 13 provides new guidance on fair value measurement and disclosure requirements. These requirements do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards within IFRSs. IFRS 13 provides a precise definition of fair

value and a single source of fair value measurement and disclosure requirements for use across IFRSs. Disclosure requirements are enhanced and apply to all assets and liabilities measured at fair value, not just financial ones. This standard has not yet been endorsed by the EU.

Group of standards on consolidation and joint arrangements (effective for annual periods beginning on or after 1 January 2013)

The IASB has published five new standards on consolidation and joint arrangements: IFRS 10, IFRS 11, IFRS 12, IAS 27 (amendment) and IAS 28 (amendment). These standards are effective for annual periods beginning on or after 1 January 2013. Earlier application is permitted only if the entire “package” of five standards is adopted at the same time. These standards have not yet been endorsed by the EU. The Group is in the process of assessing the impact of the new standards on its consolidated financial statements. The main provisions are as follows:

IFRS 10 “Consolidated Financial Statements”

IFRS 10 replaces all of the guidance on control and consolidation in IAS 27 and SIC 12. The new standard changes the definition of control for the purpose of determining which entities should be consolidated. This definition is supported by extensive application guidance that addresses the different ways in which a reporting entity (investor) might control another entity (investee). The revised definition of control focuses on the need to have both power (the current ability to direct the activities that significantly influence returns) and variable returns (can be positive, negative or both) before control is present. The new standard also includes guidance on participating and protective rights, as well as on agency/ principal relationships.

IFRS 11 “Joint Arrangements”

IFRS 11 provides for a more realistic reflection of joint arrangements by focusing on the rights and obligations of the arrangement, rather than its legal form. The types of joint arrangements are reduced to two: joint operations and joint ventures. Proportional consolidation of joint ventures is no longer allowed. Equity accounting is mandatory for participants in joint ventures. Entities that participate in joint operations will follow accounting much like that for joint assets or joint operations today. The standard also provides guidance for parties that participate in joint arrangements but do not have joint control.

IFRS 12 “Disclosure of Interests in Other Entities”

IFRS 12 requires entities to disclose information, including significant judgments and assumptions, which enable users of financial statements to evaluate the nature, risks and financial effects associated with the entity’s interests in subsidiaries, associates, joint arrangements and unconsolidated structured entities. An entity can provide any or all of the above disclosures without having to apply IFRS 12 in its entirety, or IFRS 10 or 11, or the amended IAS 27 or 28.

IAS 27 (Amendment) “Separate Financial Statements”

This Standard is issued concurrently with IFRS 10 and together, the two IFRSs supersede IAS 27 “*Consolidated and Separate Financial Statements*”. The amended IAS 27 prescribes the accounting and disclosure requirements for investment in subsidiaries, joint ventures and associates when an entity prepares separate financial statements. At the same time, the Board relocated to IAS 27 requirements from IAS 28 “*Investments in Associates*” and IAS 31 “*Interests in Joint Ventures*” regarding separate financial statements.

IAS 28 (Amendment) “Investments in Associates and Joint Ventures”

IAS 28 “*Investments in Associates and Joint Ventures*” replaces IAS 28 “*Investments in Associates*”. The objective of this Standard is to prescribe the accounting for investments in associates and to set out the requirements for the application of the equity method when accounting for investments in associates and joint ventures, following the issue of IFRS 11.

4 Segment Reporting

Primary reporting format – business segments

The review of the business segments is being realised under the management approach. More specifically:

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 June 30th, 2011, 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, provisions for litigation and claims as well as profit / loss from derivatives. 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 June 2011 are as follows:

All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	-	119	16,461	16,580
Adjusted Operating profit / (loss)	1,150	(261)	30,501	31,390

The segment results for the period ended 30 June 2010 are as follows:

All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	-	759	24,863	25,622
Adjusted Operating profit / (loss)	-	227	4,370	4,597

The segment results for the period from 1 April to 30 June 2011 are as follows:

All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	-	23	7,044	7,066
Adjusted Operating profit / (loss)	(376)	9	(1,735)	(2,103)

The segment results for the period from 1 April to 30 June 2010 are as follows:

All amounts in euro thousands

	Development & Sale of property	Construction Work	Property Leases	Total
Revenue	-	110	11,826	11,936
Adjusted Operating profit / (loss)	9		1,684	1,693

The segment assets at 30 June 2011 are as follows:

All amounts in euro thousands

	30 June 2011			
	Development & Sale of property	Construction Work	Property Leases	Total
Total Assets	256,427	1,225	672,290	929,942

The segment assets at 31 December 2010 are as follows:

All amounts in euro thousands

	31 December 2010			
	Development & Sale of property	Construction Work	Property Leases	Total
Total Assets	252,585	1,292	652,084	905,960

The segment assets provided to the Chairman of the BoD are measured according to the same accounting standards and policies followed for the preparation and presentation of the financial statements. These assets are allocated based on the operations of the segments.

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

All amounts in euro thousands

	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Adjusted Operating profit / (loss)	31,390	4,597
Administrative personnel costs	(1,622)	(1,716)
Impairments	(5,995)	(4,672)
Depreciation	(73)	(86)
Other taxes	(769)	(1,857)
Other administrative expenses	(607)	(725)
Other profit / (loss) net	8,910	2,137
Operating profit	31,234	(2,322)
Finance revenue	4,613	37
Finance expenses	(19,862)	(16,271)
Profit / (loss) before income tax	15,985	(18,556)

5 Investment property

All amounts in euro thousands

	Consolidated	Company
At beginning of period (01.01.2010)	1,128,340	778,759
Additions in investment property / additions in construction costs	1,893	1,893
Disposal	(14,293)	(7,559)
Loss from disposal of investment property	(9,727)	(4,177)
Net gain from fair value adjustments on investment property	<u>(276,763)</u>	<u>(195,354)</u>
At end of period (31.12.2010)	<u>829,450</u>	<u>573,561</u>
Additions in investment property / additions in construction costs	1,036	1,036
Disposal	(104)	-
Loss from disposal of investment property	(376)	-
Net gain from fair value adjustments on investment property	<u>22,721</u>	<u>14,323</u>
At end of period (30.06.2011)	<u>852,727</u>	<u>588,920</u>

The fair market value of Investment property was re-measured and adjusted during the period ended 30 June 2011 based on the Valuation Report by an independent professionally qualified valuer of Proprius S.A. (member of Cushman & Wakefield Alliance). 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:

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Rental income from investment property	15,709	18,167	10,140	12,081
Operating expenses arising from investment property	2,062	1,250	1,948	1,024
	Consolidated		Company	
	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010
Rental income from investment property	7,641	8,762	4,906	5,759
Operating expenses arising from investment property	853	728	830	618

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 construction has not yet started since

the management is targeting to a secure mandate in place either from a corporate tenant and/or a property buyer or investor before the beginning of the construction so as to make possible the financing of the development with both equity and debt. The completion of the project is expected to be 15 months after the beginning of the construction works. The land plot in Sounio, located at a particularly attractive location, has already generated significant interest from Greek and foreign investors.

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. The company examines the alternative of converting the hotel complex into medical resort, a concept gaining increased investing interest in Europe. The fair market value of the land plots and the hotel unit as well as the construction costs as per 30 June 2011 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 provided 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 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 had 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, 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. During the first months of 2011, the joint

regeneration – Alexandras Avenue” program was forwarded as an amendment to the legislation on “Maritime Strategy For the Protection and Management of the Marine Environment –harmonization with the directive 2008/56/EC of the European Parliament and its Council of the 17th of June 2008” that was submitted by the Ministry of the Environment, Energy, and Climate Change, on May 10th,2011. On May 25th, 2011 the appropriate Standing Committee on Production and Trade of the Parliament, completed the second reading of the bill which includes the amendment to the Joint Regeneration Project of Votanikos - Alexandras Avenue. During June 2011, the legislation on “Maritime Strategy For the Protection and Management of the Marine Environment - harmonization with the directive 2008/56/EC of the European Parliament and its Council of the 17th of June 2008”, which incorporates, as article 23, the amendment for the Double Redevelopment Project of Votanikos - Alexandras Ave. was voted in principle and article by the Parliament.

The provision of this article states that the Municipality of Athens will submit a draft presidential decree to the Ministry of the Environment, Energy, and Climate Change which the Ministry will then submit for approval to the Council of State. The amendment for the Double Redevelopment Project includes the construction of the company’s mall with a coefficient of building of 1.2 in building block 45a.

The total fair value of the Votanikos project (land and construction in progress) is € 145 million and 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.

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 during 2012.

At 30 June 2011, the fair value of the land plot in Votanikos amounted to € 98,718 thousand. The construction cost of the project, at 30 June 2011, amounted to € 46,298 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 30 June 2011.

At 30 June 2011, the Group had no un-provided contractual obligations for future repairs and maintenance of investment property.

Group investment property includes buildings valued at € 545,757 thousand (including the Build Operate Transfer of building complex Ethnikis Antistaseos), held under sale and leaseback agreements, of which the remaining obligations are € 457,078 thousand. (For 31.12.2010: buildings valued at € 530,980 thousand (including the Build Operate Transfer of building complex Ethnikis Antistaseos) held under sale and leaseback agreements of which the remaining obligations were € 462,618 thousand).

6 Borrowings

All amounts in euro thousands

	Consolidated		Company	
	30 June 2011	31 December 2010	30 June 2011	31 December 2010
Non - current				
Bank Borrowings	58,668	41,297	53,953	38,670
Finance lease liabilities	477,432	489,192	316,706	321,725
	<u>536,100</u>	<u>530,490</u>	<u>370,659</u>	<u>360,395</u>
Current				
Bank Borrowings	192,047	196,529	189,411	192,187
Finance lease liabilities	24,372	22,456	18,232	17,910
	<u>216,419</u>	<u>218,985</u>	<u>207,643</u>	<u>210,097</u>
Total borrowings	<u>752,518</u>	<u>749,474</u>	<u>578,302</u>	<u>570,492</u>

Movements in borrowings are analysed as follows:

All amounts in euro thousands

	Consolidated	Company
At beginning of period (01.01.2010)	754,164	575,339
Borrowings inflows (bank loans)	3,701	700
Borrowings inflows (finance leases)	1,151	1,151
Borrowings payback (bank loans)	(3,266)	(1,527)
Borrowings payback (finance leases)	(13,848)	(12,702)
Accrued interest	7,572	7,531
At end of period (31.12.2010)	<u>749,474</u>	<u>570,492</u>
Borrowings inflows (bank loans)	3,838	2,824
Borrowings payback (bank loans)	(711)	(0)
Borrowings payback (finance leases)	(9,845)	(4,696)
Accrued interest	9,762	9,682
At end of period (30.06.2011)	<u>752,518</u>	<u>578,302</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 June 2011 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 € 328,417 thousand (31 December 2010: € 326,680 thousand) for the Group and € 262,131 thousand (31 December 2010: € 256,394 thousand) for the company.

- the intangible assets (Transfer of Building Coefficient rights – cost of land that will accept the transferable building coefficients) amounting to € 23,677 thousand (31 December 2010: 23,677 thousand) for the Group and € 19,304 thousand (31 December 2010: € 19,304 thousand) for the company.
- the inventories amounting to € 32,000 thousand (31 December 2010: 32,000 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.

The banks cooperating with the Group gave to the company an extension for the repayment schedule of their loan contracts at least up to 31.12.2011, taking the anticipated positive development for the Votanikos project into account.

The total fair value of the Votanikos project (land and construction in progress) as further described in Note 5 is € 145 million as at 30 June 2011 and is included in investment properties in the consolidated statement of financial position. 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.

7 Derivatives

All amounts in euro thousands

Interest rate swaps held for trading	Consolidated		Company	
	30 June 2011	31 December 2010	30 June 2011	31 December 2010
Non-current liabilities	16,308	28,018	16,308	28,018
Current liabilities	16,075	13,384	16,075	13,384

During the period ended at 30 June 2011, there was no significant amendment of the Group's interest rate swap agreements.

At 30 June 2011, the fair value of the liabilities from interest rate swap agreements was € 32,383 thousand (31 December 2010: € 41,402 thousand). Finance revenue of € 9,561 thousand and finance expense of € 651 thousand was recognised in the income statement.

8 Provisions

All amounts in euro thousands

	Consolidated	Company
At beginning of period (01.01.2010)	<u>1,057</u>	<u>517</u>
At end of period (31.12.2010)	<u>1,057</u>	<u>517</u>
At end of period (30.06.2011)	<u>1,057</u>	<u>517</u>

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 June 2011, no provision for litigation and claim against the companies of the Group was formed.

9 Revenue

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Rental income	16,461	24,863	10,956	17,348
Construction work	119	759	119	759
	<u>16,580</u>	<u>25,622</u>	<u>11,075</u>	<u>18,107</u>

	Consolidated		Company	
	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010
Rental income	7,044	11,826	4,485	8,223
Construction work	23	110	23	110
	<u>7,066</u>	<u>11,936</u>	<u>4,507</u>	<u>8,333</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.

10 Operating profit

The amounts below have been recorded in the operating profit during the period ended 30 June 2011:

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Provision for doubtful debt	5,995	4,672	-	3,278
	<u>5,995</u>	<u>4,672</u>	<u>-</u>	<u>3,278</u>

	Consolidated		Company	
	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010
Provision for doubtful debt	5,995	4,672	-	3,278
	<u>5,995</u>	<u>4,672</u>	<u>-</u>	<u>3,278</u>

11 Income tax expense

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Income Tax	418	2,813	(202)	758
Deferred income tax	8,775	7,202	5,945	2,544
	<u>9,193</u>	<u>10,015</u>	<u>5,744</u>	<u>3,302</u>

During the first quarter of 2011, changes were announced and enacted referring to the corporate income tax rates. Consequently, the income tax rate for the company and its subsidiaries with the exception of the subsidiary "Babis Vovos International Construction S.A. & Co GP" (for which the income tax rate is set at 25%) is set at 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	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Deferred tax expense / (income) resulting from changes in tax rates	953	-	849	-
Deferred tax expense / (income) due to origination and reversal of temporary differences	7,822	7,202	5,097	2,544
Deferred tax expense / (income) for the period	<u>8,775</u>	<u>7,202</u>	<u>5,945</u>	<u>2,544</u>

12 Earnings per share

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Net profit attributable to shareholders	9,324	(28,551)	3,801	(14,615)
Weighted average number of ordinary shares in issue (thousands)	33,930	33,930	33,930	33,930
Basic earnings per share (€ per share)	<u>0.27</u>	<u>(0.84)</u>	<u>0.11</u>	<u>(0.43)</u>

	Consolidated		Company	
	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010	01/04/2011 - 30/06/2011	01/04/2010 - 30/06/2010
Net profit attributable to shareholders	(12,381)	(25,436)	(8,552)	(12,005)
Weighted average number of ordinary shares in issue (thousands)	33,930	33,930	33,930	33,930
Basic earnings per share (€ per share)	(0.36)	(0.75)	(0.25)	(0.35)

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

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Profit before income tax	15,985	(18,556)	9,544	(11,313)
Adjustments for:				
– depreciation and amortisation	173	197	94	115
– disposal of PPE	271	-	271	-
– net (gain) / loss from fair value adjustment on investment property	(22,721)	-	(14,323)	-
– net (gain) / loss from disposal of investment property	376	9,727	-	4,177
– Increase in retirement provision	(246)	127	(254)	119
– Increase in provision for doubtful debt	5,995	4,672	-	3,278
– interest expense	19,862	16,271	15,439	12,167
– interest revenue	(4,613)	(37)	(382)	(4)
– (income) / loss from derivatives	(8,910)	(2,137)	(8,910)	(2,137)
– dividend (income) / loss	-	-	81	(1,064)
Changes in working capital:				
– trade and other receivables	127	(1,142)	205	(154)
– inventories	(1,606)	(2,932)	(1,606)	(2,932)
– payables	7,420	10,588	7,437	10,162
Cash generated from operations	12,113	16,777	7,596	12,414

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 € 5,654 thousand (2010: € 6,369 thousand) and € 2,531 thousand (2010: € 2,595 thousand) respectively to third parties concerning securing liabilities.

At 30 June 2011, there were pending court decisions over injunctions filled against the Group from third parties amounting to € 4,006 thousand (2010: € 4,006 thousand) for which a total provision of € 1,057 thousand (2010: € 1,057 thousand) for the Group and € 517 thousand (2010: € 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 June 2011, there also were pending court decisions over injunctions filled by the Group against third parties. It is not possible to perform a reliable estimation of the financial benefits for the Company and the Group as a result of these cases having a positive outcome.

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 2008, '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 2007. 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 € 5,600 thousand.

15 Related-party transactions

At 30 June 2011, Mr. Charalambos Vovos owns 36.03% of the parent company's shares and voting rights. The remaining 63.97% of the shares are widely held to international institutional investors, domestic institutional investors and private investors.

All amounts in euro thousands

	Consolidated		Company	
	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010	01/01/2011 - 30/06/2011	01/01/2010 - 30/06/2010
Sales of goods and services				
<i>Sales of services</i>				
Innovative Buildings S.A	2	2	-	-
Promise Cafe Ltd.	39	55	-	-
The Greek Coffee Company S.A.	14	46	-	-
	<u>55</u>	<u>103</u>	<u>-</u>	<u>-</u>
Purchases of goods and services				
<i>Purchases of services</i>				
Babis Vovos International Construction S.A. & Co GP Services of key management personnel	- 47	- 53	65 47	62 53
	<u>47</u>	<u>53</u>	<u>113</u>	<u>115</u>
Key management compensation				
Salaries and other short term employee benefits	650	578	650	578

	Consolidated		Company	
	30 June 2011	31 December 2010	30 June 2011	31 December 2010
Year-end balances arising from sales/purchases of goods/services				
<i>Receivables from related parties</i>				
Babis Vovos International Construction S.A. & Co GP	-	-	38,322	37,793
Innovative Buildings S.A	387	386	-	-
Positive Ltd.	499	499	490	490
International Construction S.A - Boretos & Co. GP	48	48	48	48
Ergoliptiki - Ktimatiki - Touristiki SA & Co Ltd	5,329	11,324	5,329	5,329
Marvo S.A	5	5	5	5
Promise Cafe Ltd.	32	30	-	-
The Greek Coffee Company S.A.	946	932	716	716
Key management personnel ⁽¹⁾	20,905	20,901	20,890	20,886
	<u>28,153</u>	<u>34,125</u>	<u>65,800</u>	<u>65,268</u>
<i>Payables to related parties</i>				
Ergoliptiki - Ktimatiki - Touristiki SA	-	-	1,626	1,634
Doma S.A	-	-	8,902	8,916
International Palace Hotel S.A	-	-	3,846	3,847
Atrina Special Purpose 1 S.A.	-	-	48	51
Alteco S.A	-	-	13,888	13,716
Elfinko S.A.	-	-	25,553	25,598
Key management personnel	1,002	760	1,002	760
	<u>1,002</u>	<u>760</u>	<u>54,865</u>	<u>54,522</u>

Note 1: An amount of € € 20,330 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.

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 June 2011 is as follows:

	Consolidated		Company	
	30 June	30 June	30 June	30 June
	2011	2010	2011	2010
Number of employees	284	385	279	377

17 Events after the balance sheet date

There are no significant events after the balance sheet date.

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 period of 1 January 2011 until 30 June 2011

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

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

Company Web site : www.babisvovos.com

Date of approval of the Interim Financial Statements :

August 30th, 2011

Certified Auditor Accountant

Konstantinos Michalatos (SOEL Reg. No. 17701)

Auditing Firm

PriceWaterhouseCoopers S.A. (SOEL Reg. No. 113)

Type of auditor's opinion

Unqualified opinion - emphasis of matter

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	30/06/2011	31/12/2010	30/06/2011	31/12/2010
ASSETS				
Property, plant and equipment	9.091	5.955	754	1.178
Investment property	852.727	829.450	588.820	573.561
Intangible assets	18.878	18.894	16.450	16.456
Other non-current assets	524	549	48.813	48.813
Inventories	44.921	43.246	45.992	44.318
Trade receivables	6.938	5.798	3.920	3.775
Cash and cash equivalents	730	1.459	249	1.169
Other Assets	38.067	46.156	32.235	32.038
TOTAL ASSETS	972.875	995.107	777.424	762.106
EQUITY AND LIABILITIES				
Share capital	10.179	10.179	10.179	10.179
Retained earnings and reserves attributable to the Company's equity holders	57.856	48.322	11.833	7.832
Capital and reserves attributable to the Company's equity holders (a)	68.035	58.511	21.812	18.011
Minority interest (b)	3.316	5.848	-	-
Total equity (c)=(a)+(b)	71.351	64.359	21.812	18.011
Long-term borrowings	536.100	530.490	370.659	380.395
Deferred income tax long term liabilities	24.889	16.094	6.518	570
Provisions / Other long term liabilities	22.125	34.599	21.087	33.442
Short-term borrowings	216.419	218.985	207.643	210.087
Other short term liabilities	101.911	80.810	149.717	139.591
Total Liabilities (d)	901.424	890.778	755.612	744.095
TOTAL EQUITY & LIABILITIES (e)=(c)+(d)	972.875	995.107	777.424	762.106

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

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	30/06/2011	30/06/2010	30/06/2011	30/06/2010
Total Equity (at 1/1/2011 and 1/1/2010 respectively)	64.359	39.215	18.011	212.350
Profit / (loss) for the period (continued operations)	8.792	(28.571)	3.801	(14.615)
Equity balance (30/6/2011 and 30/6/2010 respectively)	71.151	30.645	21.812	197.735

CONSOLIDATED STATEMENT OF CASH FLOWS (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	1/1-30/6/2011	1/1-30/6/2010	1/1-30/6/2011	1/1-30/6/2010
Operating activities				
Net profit before tax (continued operations)	15.985	(18.556)	9.544	(11.313)
Adjustments for:				
Depreciation and amortisation	173	197	94	115
Provisions	5.748	4.799	(254)	3.387
Results (revenues, expenses, profit, loss)	(35.596)	7.553	(23.263)	973
Interest expenses	19.862	18.271	15.438	12.167
Plus / minus adjustments for changes in working capital or relating to operating activities				
Decrease / (increase) of inventory	(1.606)	(2.932)	(1.606)	(2.932)
Decrease / (increase) in trade & other receivables	127	(1.142)	205	(154)
Increase / (decrease) in short term liabilities (bank liabilities not included)	7.420	10.589	7.437	10.162
Minus:				
Interest paid	(8.902)	(11.251)	(5.569)	(7.266)
Income tax paid	(792)	(1.982)	(307)	(938)
Net cash generated from operating activities (a)	2.419	3.545	1.720	4.210
Cash flows from investing activities				
Establishment of new subsidiary	-	-	-	(60)
Additions in investment property, Property, plant and equipment & intangible assets	(1.039)	(521)	(1.038)	(521)
Proceeds from sale of investment property and Property, plant and equipment	104	14.283	-	7.559
Interest received	383	5	382	4
Net cash used in investing activities (b)	(552)	13.777	(656)	6.982
Cash flows from financing activities				
Inflows from derivatives	(109)	(1.252)	(109)	(1.252)
Borrowings payable (bank loans)	(711)	(2.479)	-	(1.302)
Borrowings payable (finance leases)	(5.614)	(16.309)	(4.698)	(10.437)
Borrowings inflows	3.828	700	2.824	-
Net cash used in financing activities (c)	(2.596)	(19.335)	(1.981)	(12.989)
Net increase / (decrease) in cash and cash equivalents (a) + (b) + (c)	(729)	(2.013)	(917)	(17.989)
Cash and cash equivalents at beginning of the period	1.459	4.200	1.166	3.392
Cash and cash equivalents at end of the period	730	2.187	249	1.593

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	1/1-30/6/2011	1/1-30/6/2010	1/1-30/6/2011	1/1-30/6/2010
Rental Revenue from Investment Property	15.709	18.167	10.140	12.081
Net gain / (loss) from fair value adjustment on investment property	22.721	-	14.323	-
Loss from sale of investment property	(376)	(9.727)	-	(4.177)
Minus: operating expenses	(2.062)	(1.250)	(1.848)	(1.024)
Gross profit / (loss) from investing activity	36.991	7.190	22.515	6.880
Earnings / (loss) before interest and tax:	31.234	(2.322)	24.882	(213)
Profit / (loss) before taxation	15.985	(18.556)	9.544	(11.313)
Net Profit / (loss) for the year	8.792	(28.571)	3.801	(14.615)
Equity holders of the Company	9.324	(28.551)	3.801	(14.615)
Minority interest	(2.531)	(20)	-	-
Total comprehensive income	6.761	(28.571)	3.801	(14.615)
Equity holders of the Company	9.324	(28.551)	3.801	(14.615)
Minority interest	(2.531)	(20)	-	-
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)	0,2748	(0,8415)	0,1120	(0,4907)
Earnings / (loss) before interest, tax, depreciation and amortisation	31.408	(2.126)	24.776	(99)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (consolidated and company data)

Amounts in € thousand

	CONSOLIDATED		COMPANY	
	1/1-30/6/2011	1/1-30/6/2010	1/1-30/6/2011	1/1-30/6/2010
Rental Revenue from Investment Property	7.641	8.762	4.906	5.758
Net gain / (loss) from fair value adjustment on investment property	(5.742)	-	(5.742)	-
Loss from sale of investment property	(376)	(4.913)	-	-
Minus: operating expenses	(855)	(728)	(830)	(610)
Gross profit / (loss) from investing activity	670	3.221	(1.666)	5.141
Earnings / (loss) before interest and tax:	(4.819)	(6.793)	(527)	(2.496)
Profit / (loss) before taxation	(15.238)	(15.453)	(8.751)	(8.641)
Net Profit / (loss) for the year	(15.359)	(25.486)	(8.552)	(12.005)
Equity holders of the Company	(12.381)	(25.436)	(8.552)	(12.005)
Minority interest	(2.978)	(31)	-	-
Total comprehensive income	(15.359)	(25.486)	(8.552)	(12.005)
Equity holders of the Company	(12.381)	(25.436)	(8.552)	(12.005)
Minority interest	(2.978)	(31)	-	-
Basic and diluted earnings per share for profit attributable to the equity holders of the Company during the year (expressed in € per share)	(0,3849)	(0,7487)	(0,2521)	(0,3538)
Earnings / (loss) before interest, tax, depreciation and amortisation	(4.737)	(6.695)	(484)	(2.438)

Additional data & information:

- Group companies that are included in the consolidated financial statements with their respective registered office and percentage of ownership are as follows:
Full Consolidation method
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: 84 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
h. ATRINA SPECIAL PURPOSE 1 S.A. 100,00%
Registered office: 340 Kifissias Avenue, Athens.
- 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 2008, 'Babis Vovos International Construction S.A. & Co G.P.' up to the fiscal year 2006, 'Ergoliptiki - Ktimatiki - Touristik S.A.' up to the fiscal year 2008, '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 2007.
- The Group and Company's investment properties, as well as inventories and intangible assets, include mortgage amounts to the value of € 394.094 thousand for the Group and € 313.424 thousand for the company to secure borrowings (including sale and leaseback agreements), as at 30/6/2011.
- At 30/6/2011, there were pending court decisions over injunctions filed against the Group and the Company from third parties, for which a total provision of € 1.057 thousand and € 517 thousand for the Group and the Company respectively were 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 30/6/2011, the Group and the Company have formed a total provision amounting € 8.807 thousand (31.12.2010: € 8.838 thousand) and € 3.032 thousand (31.12.2010: € 3.234 thousand) respectively for probable additional tax liabilities due to tax unaudited fiscal years.
- Number of employees at 30/6/2011: Group 284 individuals, Parent company 279 individuals. (30/6/2010: Group: 385, Parent Company: 377)
- The emphasis of matter in the Independent auditor's opinion refers to: Without qualifying our conclusion, we draw your attention to Notes 2, 5 and 8 of the interim financial information, which indicate that the Company continues negotiations with its lenders to ensure the continued operation of the Company and its subsidiaries. At 30 June 2011 the total value of the Company's current assets is less than the total current liabilities by € 234.864 thousands. These conditions, combined with the matters referred to in Notes 2, 5 and 8, indicate substantial uncertainty which may cast significant doubt about the Company's ability to continue as a going concern.

	CONSOLIDATED		COMPANY	
	1/1-30/6/2011	1/1-30/6/2010	1/1-30/6/2011	1/1-30/6/2010
Rental Revenue from Investment Property	15.709	18.167	10.140	12.081
Other Rental Revenue	752	6.886	816	5.267
Construction work	119	759	119	759
	16.580	25.822	11.075	18.107

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