PIRAEUS PORT AUTHORITY S.A

INTERIM CONDENSED

FINANCIAL STATEMENTS

(Company and Group)

FOR THE PERIOD

JANUARY 1 – SEPTEMBER 30, 2013

(IN ACCORDANCE WITH THE INTERNATIONAL FINANCIAL)

Index to the Interim Condensed Financial Statements

STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED SEPTEMBER 30, 2013

		GROUP-COMPANY			
	Notes	01.01-30.09.2013	01.01-30.09.2012	01.07-30.09.2013	01.07-30.09.2012
Revenues	21	81,875,864.92	81,692,411.16	30,023,233.90	28,706,036.40
Cost of sales	22	(64,138,170.75)	(65,083,913.79)	(23,284,778.63)	(21,924,869.47)
Gross profit		17,737,694.17	16,608,497.37	6,738,455.27	6,781,166.93
Administrative expenses	22	(13,472,672.87)	(15,399,737.72)	(3,100,443.40)	(4,610,881.15)
Other operating expenses	23	(720,748.05)	(813,599.85)	382,374.29	(284,349.52)
Other income	23	5,128,785.71	7,702,848.94	1,526,762.62	3,614,796.59
Financial income	24	1,604,572.23	2,666,374.18	484,949.25	2,391,640.99
Financial expenses	24	(774,546.12)	(1,287,900.61)	(258,954.36)	(353,078.16)
Profit before income taxes		9,503,085.07	9,476,482.31	5,773,143.67	7,539,295.68
Income taxes	6	(1,401,312.67)	(2,673,563.15)	(1,128,268.65)	(1,856,424.39)
Net profit after taxes (A)		8,101,772.40	6,802,919.16	4,644,875.02	5,682,871.29
Other total comprehensive income after tax (B)		-	-	-	-
Total comprehensive income after tax (A)+(B)		8,101,772.40	6,802,919.16	4,644,875.02	5,682,871.29
Profit per share (Basic and diluted)	27	0.3241	0.2721	0.1858	0.2273
Weighted Average Number of Shares (Basic)	27	25,000,000	25,000,000	25,000,000	25,000,000
Weighted Average Number of Shares (Diluted)	27	25,000,000	25,000,000	25,000,000	25,000,000

The accompanying notes are an integral part of the Interim Condensed Financial Statements

STATEMENT OF FINANCIAL POSITION AS AT SEPTEMBER 30, 2013

		GROUP-COMPANY	
	Σημ.	30.09.2013	31.12.2012
ASSETS			
Non current assets			
Property, Plant and Equipment	4	291,583,995.94	299,740,275.41
Investments in subsidiaries	5	820,000.00	570,000.00
Intangible assets		186,420.73	1,128,910.90
Other non-current assets		338,197.75	342,197.75
Deferred tax assets	6	13,628,604.83	12,559,115.39
Total non current assets		**306,557,219.25**	**314,340,499.45**
Current assets			
Inventories	7	2,039,670.14	1,900,395.15
Trade Receivables	8	30,984,491.22	31,667,110.52
Prepayments and other receivables	9	22,296,502.43	23,324,880.90
Restricted cash	10	2,913,490.97	2,913,490.97
Cash and cash equivalents	10	22,891,650.75	14,662,472.09
Total Current Assets		**81,125,805.51**	**74,468,349.63**
TOTAL ASSETS		**387,683,024.76**	**388,808,849.08**
EQUITY AND LIABILITIES			
Equity			
Share capital	11	50,000,000.00	50,000,000.00
Other reserves	12	77,265,454.49	77,259,278.99
Retained earnings		39,339,622.09	32,494,025.19
Total equity		**166,605,076.58**	**159,753,304.18**
Non-current liabilities			
Long-term borrowings	17	87,666,666.66	88,833,333.33
Long-term leases	16	562,322.40	536,867.79
Government grants	13	23,100,858.66	23,750,638.74
Reserve for staff retirement indemnities	15	8,063,409.50	7,776,679.00
Provisions	14	39,631,140.02	39,631,140.02
Deferred income	19	41,354,171.41	44,205,991.68
Total Non-Current Liabilities		**200,378,568.65**	**204,734,650.56**
Current Liabilities			
Trade accounts payable		2,308,162.03	3,368,332.51
Short term of long term borrowings	17	2,333,333.34	1,166,666.67
Short-term leases	16	380,031.67	313,750.95
Income tax		4,186,711.10	2,447,308.25
Accrued and other current liabilities	20	11,491,141.39	17,024,835.96
Total Current Liabilities		**20,699,379.53**	**24,320,894.34**
Total liabilities		**221,077,948.18**	**229,055,544.90**
TOTAL LIABILITIES AND EQUITY		**387,683,024.76**	**388,808,849.08**

The accompanying notes are an integral part of the Interim Condensed Financial Statements

STATEMENT OF CHANGES IN SHAREHOLDERS EQUITY FOR THE PERIOD ENDED SEPTEMBER 30, 2013

COMPANY-GROUP		Share capital	Statutory reserve	Other reserves	Retained earnings	Total
Total Equity at January 1, 2012		**50,000,000.00**	**7,296,365.29**	**69,715,059.11**	**28,034,788.02**	**155,046,212.42**
Net profit after taxes		-	-	-	6,802,919.16	6,802,919.16
Total comprehensive income after income taxes of the period		-	-	-	-	-
Total comprehensive income after income taxes		-	-	-	**6,802,919.16**	**6,802,919.16**
Dividens declared	18	-	-	-	(250,000.00)	(250,000.00)
Total Equity at September 30, 2012		**50,000,000.00**	**7,296,365.29**	**69,715,059.11**	**34,587,707.18**	**161,599,131.58**
Total Equity at January 1, 2013		**50,000,000.00**	**7,544,219.88**	**69,715,059.11**	**32,494,025.19**	**159,753,304.18**
Net profit after taxes		-	-	-	8,101,772.40	8,101,772.40
Total comprehensive income after income taxes of the period		-	-	-	-	-
Total comprehensive income after income taxes		-	-	-	**8,101,772.40**	**8,101,772.40**
Transfer to reserves		-	6,175.50	-	(6,175.50)	-
Dividens	18	-	-	-	(1,250,000.00)	(1,250,000.00)
Total Equity at September 30, 2013		**50,000,000.00**	**7,550,395.38**	**69,715,059.11**	**39,339,622.09**	**166,605,076.58**

The accompanying notes are an integral part of the Interim Condensed Financial Statements

CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPTEMBER 30, 2013

	Notes	GROUP-COMPANY 01.01-30.09.2013	01.01-30.09.2012
Cash flows from Operating Activities			
Profit before income taxes		9,503,085.07	9,476,482.31
Adjustments for:			
Depreciation and amortisation	25	12,242,809.82	13,000,045.89
Amortisation of subsidies	25	(649,780.08)	(804,575.51)
Losses/(gains) on disposal of property, plant & equipment		(11,050.00)	(150,725.66)
Financial (income)/expenses	24	(830,026.11)	(1,378,473.57)
Provision for staff retirement indemnities		548,451.00	505,109.00
Other Provisions		827,333.29	(827,154.93)
Operating profit before working capital changes		**21,630,822.99**	**19,820,707.53**
(Increase)/Decrease in:			
Inventories		(139,274.99)	(185,720.86)
Trade accounts receivable		(144,713.99)	(4,537,797.04)
Prepayments and other receivables		1,028,378.47	4,999,253.44
Other long term assets		4,000.00	(16,053.00)
Increase/(Decrease) in:			
Trade accounts payable		(1,060,170.48)	1,745,149.73
Accrued and other current liabilities		(5,543,227.34)	(5,957,837.28)
Deferred income		(2,851,820.27)	(2,835,576.76)
Interest paid		(740,273.17)	(1,287,900.61)
Payments for staff leaving indemnities		(261,720.50)	(1,669,175.51)
Income tax paid		(652,116.04)	(747,019.86)
Net cash from Operating Activities		**11,269,884.68**	**9,328,029.78**
Cash flow from Investing activities			
Increase of subsidiaries share capital	5	(250,000.00)	(250,000.00)
Grants received	13	-	1,117,350.00
Procceds from the sale of property, plant and equipment		11,050.00	152,200.00
Capital expenditure for property, plant and equipment		(3,153,806.42)	(7,591,435.72)
Interest and related income received		1,510,315.07	414,786.93
Net cash used in Investing Activities		**(1,882,441.35)**	**(6,157,098.79)**
Cash flows from Financing Activities			
Net change in short-term borrowings		-	(3,300,000.00)
Net change in leases		91,735.33	(415,719.35)
Dividends paid		(1,250,000.00)	(250,000.00)
Net cash used in Financing Activities		**(1,158,264.67)**	**(3,965,719.35)**
Net increase/ (decrease) in cash and cash equivalents		**8,229,178.66**	**(794,788.36)**
Cash and cash equivalents at the beginning of the period	10	**14,662,472.09**	**12,733,457.72**
Cash and cash equivalents of the end of the period	10	**22,891,650.75**	**11,938,669.36**

The accompanying notes are an integral part of the Interim Condensed Financial Statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED SEPTEMBER 30, 2013

1. ESTABLISHMENT AND ACTIVITY OF THE COMPANY:

“Piraeus Port Authority S.A” (from now on “PPA S.A.” or “Company”) was established in 1930 as Civil Law Legal Corporation (C.L.L.C.) by Law 4748/1930, and converted into a Societé Anonyme (S.A.) by Law 2688/1999.

The Company’s main activities are ships’ anchoring services, handling cargo, loading and unloading services as well as goods storage and car transportation. Additionally, the Company is responsible for the maintenance of port facilities, the supply of port services (water, electric current, telephone connection etc. supply), for services provided to travelers and for renting space to third parties.

The Company is subject to supervision by the Ministry of Shipping and Aegean governed by the principles of Company Law 2190/1920 and the founding Law 2688/1999, as amended by Law 2881/2001.

The Company’s duration period is one hundred (100) years from the effective date of Law 2688/1999. This period may be extended by special resolution of the shareholders general meeting.

The Company’s number of employees at September 30, 2013 amounted to 1,191. At December 31, 2012 and September 30, 2012, the respective number of employees was 1,206 and 1,258 respectively.

The Company holds 100% interest in two companies: “DEVELOPING COMBINED TRANSPORT, PORT FACILITIES AND SERVICES S.A.” (trade name «LOGISTICS PPA") and “SHIP REPAIR SERVICES S.A.” (trade name "NAFSOLP SA"). See Note 5 for more information on these two subsidiaries. The Company together with its subsidiaries referred to thereafter as the "Group".

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS:

(a) Basis of Preparation of Financial Statements:

The accompanying interim condensed separate and consolidatedfinancial statements that refer to the period ended at September 30, 2013, have been prepared in accordance with the International Financial Reporting Standard (IFRS) 34 “Interim Financial Reporting”.

The accompanying financial statements do not include all the information required in the annual financial statements and therefore should be examined in combination with the published annual financial statements for the year ended 2012, which are available on the internet in the address www.olp.gr.

As indicated in Note 5, the two subsidiaries are not consolidated in the consolidated financial statements of the Company due to the immateriality of their financials. As the Company has no other subsidiaries, amounts in the financial statements of the Group are identical to those of the Company.

The preparation of financial statements according to the IFRS requires estimations and assumptions to be made by the management, influencing the assets and liabilities amounts, the disclosure of potential receivables and liabilities as at the financial statement’s date, as well as the revenue and expenditure amounts, during the financial period. The accounting policies adopted are consistent with those of the financial year ended December 31, 2012.Actual results may differ from these estimations.

Certain line items of the previous period’s financial statements were reclassified in order to conform to the current period’s presentation. More specifically:

- For the fiscal year2012 the amount of € 2,913,490.97 was reclassified from “Cash” to “Restricted Cash” (note 10).
- For fiscal year 2012 reclassified the amount of € 1,500,000.00 of the item "Provisions" in the item "Income taxes payable" which regards the provision for tax audit for the fiscal years 2009 and 2010.

(b) Approval of Financial Statements:

The Board of Directors of Piraeus Port Authority S.A. approved the interim condensed financial statements for the period ended at September 30, 2013, on November 28, 2013.

(c) Significant Accounting Judgments and Estimates:

The Company makes estimates and judgments concerning the future in order to select the most appropriate accounting policies in relation to the future development of events and transactions. Estimates and judgments adopted in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of the annual financial statements for the year ended December 31, 2012.

3. PRINCIPAL ACCOUNTING POLICIES:

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements, are consistent with those followed in the preparation of the annual financial statements of the Company for the year ended December 31, 2012, except for the adoption of new standards and interpretations applicable for fiscal periods beginning at January 1, 2013.

New standards, interpretation and amendments adopted by the Company

Several new standards and amendments apply for the first time in 2013. However, they do not have a significant impact on the annual financial statements or the interim condensed financial statements of the Company and the Group or they are not applicable for the Company.

- **IAS 1 Presentation of Financial Statements (amended)– Presentation of Items of Other Comprehensive Income**
- **IAS 19 Employee Benefits (revised)**
  Until 31 December 2012, the Company's policy for unrecognized actuarial gains and losses was to recognize them over the average remaining service - service period of active employees and included as a component of net pension cost for a year if, at the beginning of the exceed 10% of the projected benefit obligation. This option was permissible under IAS 19 (before revision). Under the revised IAS 19, the unvested past service costs are recognized in profit or loss in the earlier of the date such change and the date of recognition of the cost of the restructuring or termination. The Company had no unrecognized gains or losses at December 31, 2011 and 2012, therefore the change in policy had no impact on the financial statements of the Company and the Group.
- **IFRS 7 Financial Instruments: Disclosures (amended) - Offsetting Financial Assets and Financial Liabilities**
- **IFRS 13 Fair Value Measurement**
- **IFRIC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine**
- **Annual amendments of IFRS's 2009-2011**

No additional standards except for IFRIC 21, IAS 36 and IAS 39 listed below, interpretations and amendments have been issued but are not yet effective other than those disclosed in the financial statements for the year ended 31 December 2012. The Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

- **IFRIC Interpretation 21: Levies**
  Effective for annual periods beginning on or after 1 January 2014.The Interpretations Committee was asked to consider how an entity should account for liabilities to pay levies imposed by governments, other than income taxes, in its financial statements. This Interpretation is an interpretation of IAS 37 Provisions, Contingent Liabilities and Contingent Assets. IAS 37 sets out criteria for the recognition of a liability, one of which is the requirement for the entity to have a present obligation as a result of a past event (known as an obligating event). The Interpretation clarifies that the obligating event that gives rise to a liability to pay a levy is the activity described in the relevant legislation that triggers the payment of the levy. This amendment has not yet been adopted by the EU. The Company's management estimates that the affect on the financial statements of the Company and the Group's application of the amendment will not be significant.

- **IAS 36 Impairment of Assets – Recoverable Amount Disclosures for Non-Financial Assets:**
  This amendment is effective for annual periods beginning on or after 1 January 2014. In developing IFRS 13 the IASB decided to amend IAS 36 to require the disclosure of information about the recoverable amount of impaired assets, particularly if that amount is based on fair value less costs of disposal. In particular, instead of requiring an entity to disclose the recoverable amount of an asset (including goodwill) or a cash-generating unit for which a material impairment loss was recognised or reversed during the reporting period, the amendment made to IAS 36 required an entity to disclose the recoverable amount of each cash generating unit for which the carrying amount of goodwill or intangible assets with indefinite useful lives allocated to that unit is significant in comparison with the entity’s total carrying amount of goodwill or of intangible assets with indefinite useful lives. This amendment has not yet been endorsed by the EU. The Company’s management estimates that the affect on the financial statements of the Company and the Group's application of the amendment will not be significant.

- **IAS 39 Financial Instruments: Recognition and Measurement - Novation of Derivatives and Continuation of Hedge Accounting (amendment):**
  This amendment is effective for annual periods beginning on or after 1 January 2014. Under the amendment there would be no need to discontinue hedge accounting if a hedging derivative was novated, provided certain criteria are met. The IASB made a narrow-scope amendment to IAS 39 to permit the continuation of hedge accounting in certain circumstances in which the counterparty to a hedging instrument changes in order to achieve clearing for that instrument. . This amendment has not yet been endorsed by the EU. The Company’s management estimates that affect on the financial statements of the Company and the Group's application of the amendment will not be significant.

4. PROPERTY, PLANT AND EQUIPMENT:

During the period from January 1, 2013toSeptember 30, 2013, the total investments of the Company’s tangible assets amounted to € 3,139,148.42 and referred mainly to the improvement of port infrastructure (at September 30, 2012:€ 7,564,091.22).

There is no property, plant and equipment that has been pledged as security. The title of the capitalized leased assets has been retained by the lessor. The net book value of the Company’s capitalized leased assets at September 30, 2013 and December 31, 2012, amounted to € 5,650,551.81 and € 6,131,153.27 respectively. The balance concerns to € 5,323,010.63 and € 6,131,153.27 respectively which mainly consists of container stowage and transportation vehicles (CSTV), a port automotive crane (type HMK 300K 100T), 4 forklift trucks DCE90-45E7 and 10 terminal tractors PT122L HD as well as € 327,541.18 and € 0 respectively which concerns to 14 trucks type VAN.

5. SUBSIDIARIES:

Subsidiaries in which OLP SA is involved are as follows:

Subsidiary	Consolidation Method	Participation Relationship	Participation		Balance	
			30.09.2013	31.12.2012	30.09.2013	31.12.2012
NAFSOLP SA.	(1)	Direct	100%	100%	450,000.00	325,000.00
LOGISTIC OLP A.E.	(1)	Direct	100%	100%	370,000.00	245,000.00
					820,000.00	**570,000.00**

Both subsidiaries were incorporated in Greece.

The main activities of the subsidiary “DEVELOPMENT OF COMBINED TRANSPORTATIONS, PORT FACILITIES AND SERVICES S.A” (trade name “LOGISTICS PPA S.A.”) are:

- The development of combined transportation operations with the establishment, construction and operation of a freight hub in the Attica region in conjunction with the rail infrastructure to be created starting from the Piraeus port.
- Providing services to third parties, related to combined transportation, leasing and rental of space, machinery and transportation and to conduct any relative activity and
- The provision of business advice and studies related to the development and management of port infrastructure, port services – particularly cruise services- tourist boats resorts and marine tourism.

The main activities of the subsidiary “SHIP REPAIRING SERVICES S.A” (trade name "NAFSOLP S.A.") are:

- The organization, development, management and marketing of ship repair and related activities, particularly in the area of the Piraeus Port Authority S.A.
- Providing services for towing, salvage, salvage of ships and other vessels.
- The lease and exploitation of sites.
- The lease to third parties of any means or space owned by the company to run and complete, ship repair, dismantling, salvage towing, salvage of ships and other vessels and
- Providing support services to the established companies in the area in accordance with No. 3901/12.7.2010 Articles of Association of the Company.

On October 22, 2010 the Company paid part of the initial share capital amounted to € 60,000.00 of the subsidiary“SHIP REPAIRING SERVICES S.A” (trade name "NAFSOLP S.A.") and part of the initial share capital amounted to € 60,000.00 of the subsidiary “DEVELOPMENT OF COMBINED TRANSPORTATIONS, PORT FACILITIES AND SERVICES S.A” (trade name “LOGISTICS PPA S.A”). During 2011 the remaining amount of € 140,000.00 of the initial share capital of “NAFSOLP S.A.” as well as the amount of € 60,000.00 for the increase of “LOGISTIC OLP S.A.” share capital, were paid by the Company.

The Extraordinary General Meetings of the two subsidiaries decided to increase their share capital by the amount of € 250,000.00, paid in two equal installments of € 125,000.00 at April 19, 2012 and April 2, 2013 for “NAFSOLP S.A.” and at June 6, 2012 and April 2, 2013 for “LOGISTIC OLP S.A.” respectively.

The subsidiaries until the date of the financial statements did not start their business.

(1) The Company does not consolidate the two subsidiaries in the consolidated financial statements due to the immateriality of the financial figures of subsidiaries. Specifically, the net assets NAFSOLP SA and LOGISTICS PPA at 30 September 2013 amounted to € 174,768.07 and € 104,960.54, respectively, while net losses for the period ended at 30 September 2013 amounted to € 19,033.23 and € 73,773.84 respectively.

6. INCOME TAX (CURRENT AND DEFERRED):

According to the new Greek tax law 4110/2013, the tax rate for the Societies Anonymes in Greece has changed from 20% to 26%, for the fiscal years beginning January 1, 2013.

The amounts of income taxes which are reflected in the accompanying interim condensed statements of income are analyzed as follows:

	30/09/2013	30/09/2012
Current income tax	2,470,802.11	1,705,766.80
Deferred income tax	(1,069,489.44)	867,796.35
Provisions for period tax audit differences	-	100,000.00
Total	**1,401,312.67**	**2,673,563.15**

Deferred taxes are defined as timing differences that exist in assets and liabilities between the accounting and tax records (mainly from provisions and differences in fixed assets depreciation rates) and are calculated by applying the official tax rates.

The movement of deferred tax asset is analyzed as follows:

	30/09/2013	31/12/2012
Opening balance	12,559,115.39	12,080,903.67
Income taxes [credit/(debit)]	1,069,489.44	478,211.72
Closing balance	**13,628,604.83**	**12,559,115.39**

7. INVENTORIES:

This account is analysed in the accompanying interim condensed financial statements as follows:

	30/09/2013	31/12/2012
Consumables	1,007,244.11	1,051,204.62
Fixed assets spare parts	1,032,426.03	849,190.53
Total	**2,039,670.14**	**1,900,395.15**

The total consumption cost for the period from January 01, 2013 to September 30, 2013 amounted to € 2,049,791.60 while that of the respective period of January 01, 2012 to September 30, 2012 amounted to € 2,204,694.02.There was no inventory devaluation to their net realisable value.

8. TRADE RECEIVABLES:

This account is analysed in the accompanying interim condensed financial statements as follows:

	30/09/2013	31/12/2012
Trade debtors	54,612,873.49	54,478,449.94
Minus: Provision for doubtful debts	(23,628,382.27)	(22,811,339.42)
Total	**30,984,491.22**	**31,667,110.52**

The Company monitors these trade debtors' balances and makes provisions for doubtful debts on an individual basis if its recovery is considered unlikely. As a measure of recovery failure the Company is using the age of balance, of the insolvency of the trade debtor and its objective difficulty. Most of the amounts claimed by the legal department are also considered as doubtful debts, regardless of the likelihood of their recovery.

The maximum exposure to credit risk without taking account of guarantees and credit guarantees coincide with the trade receivable book value.

The Company receives payments (deposits) in advance for services rendered on an ordinary basis, which are then settled on a regular basis. Each sales ledger account is credited by those payments in advance and debited by invoices of the specific services rendered. These invoices correspond to a credit balance of the payments in advance as at September 30, 2013. Customer payments in advance of € 670,877.36 are stated at liabilities in the account "Accrued and other current liabilities"(December 31, 2012: € 792,733.20).

The movement in the allowance for doubtful accounts receivable is analyzed as follows:

	30/09/2013	30/09/2012
Beginning balance	22,811,339.42	20,944,814.80
Provision for the year (Note 22)	827,333.29	1,903,221.23
Doubtful debts written off	(10,290.44)	-
Ending balance	**23,628,382.27**	**22,848,036.03**

9. PREPAYMENTS AND OTHER RECEIVABLES:

This account is analysed in the accompanying interim condensed financial statements as follows:

	30/09/2013	31/12/2012
Personnel loans	604,700.89	582,082.04
Value Added Tax - Receivable	-	129,541.70
Receivable from Project Contractor of Pier I	6,848,257.80	8,253,184.83
Prepaid Expenses	300,401.86	520,323.80
Other receivable	3,050,337.53	2,346,944.18
Receivables from Grants	11,492,804.35	11,492,804.35
Total	**22,296,502.43**	**23,324,880.90**

Personnel loans: The Company provides interest-free loans to its personnel. The loan amount per employee does not exceed € 3,000.00 approximately and loan repayments are made by withholding monthly installments from the employee salaries.

VAT receivable: The amount refers to an initial tax return of € 7,500,000.00, which arose due to the increased investment expenditure, particularly concerning the construction of "Pier I". This amount was offset against other tax liabilities.

Other receivable: Other receivable includes prepayments to employees amounted to € 1,653,762.13, along with various third parties and Greek government receivables of € 1,396,575.40.
In the item "Employees' prepayments" is included the receivable from the decrease of employees payroll based on L.4024/2011.

Receivables from Grants: The grant amounts to € 11.492.804,35 and concerns the Operational Program "Improvement of accessibility" of the Ministry of Infrastructure and Transport Network and in particular two projects which have been completed and for which the grant is approved and is expected to be recovered.

Receivables from project contractor of Pier I: This claim (including V.A.T. and interest) represents the difference found in incorrect data application on some review rates of the Ministry (IPEXODE) and was recognized by the project contractor of Pier I. At March 9, 2012 the Company and the project contractor of Pier I cosigned an "extrajudicial agreement of debt acknowledgment", under which the requirement from the later will be paid in seven (7) installments up to December 31, 2012. Then, by an unanimous decision of the Board of Directors on the 24th of September, 2012, the request of the contractor of the project "Pier I" was partially approved and the debt settled in fourteen (14) monthly installments starting from September 30, 2012 onwards until October 31, 2013.
Due to non-compliance of settlement, the PPA held in October 2013 in forfeiture contractor's guarantee letters for accrued interest of € 1,5 million and is expected to debate the re-settlement agreement installments.

10. CASH, CASH EQUIVALENTS AND RESTRICTED CASH:

Cash and cash equivalents in the accompanying interim condensed financial statements are analyzed as follows:

	30/09/2013	31/12/2012
Cash in hand	1,104,057.66	731,092.86
Cash at banks and time deposits	21,787,593.09	13,931,379.23
Total	**22,891,650.75**	**14,662,472.09**
Restricted cash	2,913,490.97	2,913,490.97
Total	**25,805,141.72**	**17,575,963.06**

Cash at banks earns interest at floating rates based on monthly bank deposit rates. Interest earned on cash at banks and time deposits is accounted for on an accrual basis and for the period ended at September 30, 2013, amounted to € 525,014.68 (for the period ended at September 30, 2012, amounted to € 201,782.52) and are included in the financial income in the accompanying interim condensed financial statements of comprehensive income.

Restricted cash refers to forced seizures of the Company's deposits for Municipalities against which there are pending lawsuits.

11. SHARE CAPITAL:

The Company's share capital amounts to € 50,000,000.00, fully paid up and consists of 25,000,000 ordinary shares, of nominal value € 2.00 each. In the Company's share capital there are neither shares which do not represent Company's capital nor bond acquisition rights.

12. RESERVES:

Reserves are analyzed as follows:

	30/09/2013	31/12/2012
Statutory reserve	7,550,395.38	7,544,219.88
Special tax free reserve N 2881/2001	61,282,225.52	61,282,225.52
Untaxed income reserve	7,704,705.23	7,704,705.23
Specially taxed income reserve	728,128.36	728,128.36
Total	**77,265,454.49**	**77,259,278.99**

Statutory reserve: Under the provisions of Greek corporate Law, companies are obliged to transfer at least 5% of their annual net profit, as defined, to a statutory reserve, until the reserve equals the 1/3 of the issued share capital. The reserve is not available for distribution throughout the Company activity.

Special tax free reserve Law 2881/2001: This reserve was created during the PPA S.A. conversion to a Societé Anonyme. The total Company net shareholder funds (Equity) was valued, by the article 9 Committee of the Codified Law 2190/1920, at € 111,282,225.52, € 50,000,000.00 out of which was decided by Law 2881/2001 to form the Company share capital and the remaining € 61,282,225.52 to form this special reserve.

Untaxed or specially taxed income reserve: This is interest income which was either not taxed, or taxed by withholding of 15% source. In case these reserves are distributed, they are subject to tax on the general income tax provision basis.

13. SUBSIDIES:

The movement of the account in the accompanying interim condensed financial statements is analyzed as follows:

	30/09/2013	31/12/2012
Initial value	29,818,273.15	26,164,754.35
Government grants received during the period	-	3,653,518.80
Accumulated depreciation	(6,717,414.49)	(6,067,634.41)
Net Book Value	**23,100,858.66**	**23,750,638.74**

Grants which have been received up to December 31, 2011 refer to works that took place to meet specific requirements of the Olympic Games of 2004 (€ 11,400,000.00) on the one hand and to in the first two installments of a grant for the construction of infrastructure for the OSE SA port station of € 2,590,000.00 and € 681,950.00 respectively, on the other hand.

In the initial value of the current year’s grants, a grant of € 11,492,804.35 is included, which refers to the operational program “Support Accessibility” of the Ministry of Infrastructure, Transport and Network of the prior year and in particular to two projects that have been completed and for which the grant has been approved and the payment is expected (note 9).

The prior year’s grant of € 3,653,518.80 is split to a) € 2,536,168.80, which refers to the widening of the quay Port Alon and b) € 1,117,350.00, which refers to the construction of new dock at the area of Agios Nikolaos in the central port of Piraeus, under the operational program “Improvement of accessibility-energy” of the Attica region.

14. PROVISIONS:

Provisions in the accompanying interim condensed financial statements are analyzed as follows:

	30/09/2013	31/12/2012
Provisions for legal claims by third parties	17,779,800.00	17,779,800.00
Provision for voluntary retirement	21,851,340.02	21,851,340.02
Provision for contribution to TAPIT due to voluntary retirement(Note 22)		-
Total	**39,631,140.02**	**39,631,140.02**

The Company has made provisions for various pending court cases as at September 30, 2013 amounting to € 17,779,800.00 for lawsuits from personnel and other third parties. The Company's Management and legal department estimated the probability of negative outcome, as well as the probable settlement payments in order to account for this provision. Apart from the above, the Company is involved in (as plaintiff and defendant) various court cases that fall within the scope of its normal activity.

Based on Laws 3654/2008, 3755/2009 and 3816/2010 the voluntary retirement from service program was implemented. The number of employees who made use of the above program on 2009 was 107 persons. On December 31, 2009 the total provision amounted to € 17,910,844.12. During 2010, 17 additional employees and 6 workers made use of the above program and thus the additional provision amounted to € 3,940,495.90. Therefore, the total provision amounted to € 21,851,340.02.

As at September 30, 2013 and in accordance with Government's Gazette (FEK) 1480/19.06.2013, the Company proceeded to the calculation of provision concerning its surcharge for the "Fund of Providence for Private Sector Employees – T.A.P.I.T." due to the voluntary retirement specified by L.3654/2008.

15. RESERVE FOR STAFF RETIREMENT INDEMNITES:

The relevant provision movement for the period ended at September 30, 2013 and the financial year ended the 31st of December 2012 is as follows:

	30/09/2013	**31/12/2012**
Opening balance	**7,776,679.00**	**7,381,845.00**
Provision for the period (Note 26)	548,451.00	3,450,312.00
Provision utilized	(261,720.50)	(3,055,478.00)
Closingbalance	**8,063,409.50**	**7,776,679.00**

16. FINANCE LEASE OBLIGATIONS:

In 2005, the Company acquired through finance lease the following assets: One (1) new port automotive crane type HMK 300K 100T worth € 2,787,000.00. The finance lease duration is ten years and at the end PPA S.A. has the right to buy this asset at the price of € 100.00.

During the current year the PPA acquired through finance lease 14 commercial trucks VAN type value € 332,080.00. The lease duration is five years and at the end PPA has the right to purchase the assets at the price of € 23,800.00.

More specifically, the finance lease obligations are analyzed to the following table:

	30/09/2013	**31/12/2012**
Finance lease obligations	942,354.07	850,618.74
Minus:Short term	(380,031.67)	(313,750.95)
Long term	**562,322.40**	**536,867.79**

17. LONG-TERM LOANS:

The Long term loans as at September 30, 2013 and December 31, 2012 respectively, are as follows:

	30/09/2013	31/12/2012
Total of Long-term loans	90,000,000.00	90,000,000.00
Minus: Short term portion of long-term loans	(2,333,333.34)	(1,166,666.67)
Long term portion	**87,666,666.66**	**88,833,333.33**

The account balance of “Long term loans” concerns the following loans between the Company and the European Investment Bank:

1. Loan of € 35,000,000.00 for the construction of “Container Terminal Pier I” based at N. Ikonio, issued at 30/7/2008.

   The repayment of the loan will be in thirty (30) semi-annual installments, payable from December 15, 2013 up to and including June 15, 2028. The loan bears a floating interest rate, interest payable quarterly.

   From this contract there are obligations and restrictions for the company, the most important of which are summarized as follows: (i) required to make payments to the attorney's annual and half-yearly financial report within 1 month of publication, audited by a recognized firm of chartered accountants, accompanied each time by Certificate of Compliance for the years 2011 and 2012 and the annual financial report within 1 month of publication, for the rest of the fiscal years until the end of the contract, and (ii) to hold throughout the duration of the loan and until fully repaid the loan, the following economic indicators, calculated on annual, audited by certified auditors, the issuer's financial statements for each financial year for the duration of the loan.

   The agreement concerning the financial ratios has as follows:

   1. EBITDA [Profit / (loss) before interest, taxes depreciation and amortization] / Interest greater than or equal to 3.
   2. Total net bank debt / EBITDA [Profit / (loss) before interest, taxes depreciation and amortization] less than or equal to 4.25.
   3. Total shareholders' equity greater than or equal to 140 million

2. Loan of € 55,000,000.00 for the construction of “Container Terminal Pier I” based at N. Ikonio,issued at 10/02/2010.

   The repayment of the loan will be in thirty (30) semi-annual instalments, payable from 15 June 2015 up to and including 15 December 2029. The loan bears a floating interest rate, interest payable quarterly.

   From this contract there are obligations and restrictions for the company, the most important of which are summarized as follows: (i) required to make payments to the attorney's annual and half-yearly financial report within 1 month of publication, audited by a recognized firm of chartered accountants, accompanied each time by Certificate of Compliance for the years 2011 and 2012 and the annual financial report within 1 month of publication, for the rest of the fiscal years until the end of the contract, and (ii) to hold throughout the duration of the loan and until fully repaid the loan, the following economic indicators, calculated on annual, audited by certified auditors, the issuer's financial statements for each financial year for the duration of the loan.

The agreement concerning the financial ratios is as follows:

1. EBITDA [Profit / (loss) before interest, taxes depreciation and amortization] / Interest greater than or equal to 3.
2. Total net bank debt / EBITDA [Profit / (loss) before interest, taxes depreciation and amortization] less than or equal to 4.25.
3. Current assets/current liabilities greater than orequalto1.2.
4. Total shareholders' equity greater than or equal to 140 million

Total interest expenses on long-term loans for the periods ended at September 30, 2013 and 2012, amounted to € 386,378.35 and € 882,587.66 respectively and are included in financial expenses, in the accompanying interim condensed financial statements of comprehensive income.

18. DIVIDENDS:

According to the Greek Trade Law, the Companies are required to distribute every year dividends calculated at least as 35% of their net annual profit after taxes. This requirement does not apply if decided by the general meeting by holders of at least 70% of the paid up share capital.

Moreover, no dividend can be distributed to shareholders, if Company Equity reported in financial statements is, or will be after the distribution, less than the paid-up capital plus non distributable (retained) reserves.

Subject to Articles 43 and 44a of Codified Law 2190/1920 on public limited companies, in accordance with Article 30 "address issues of public revenue" of Law 2579/1998, provided that businesses and organizations whose sole or majority shareholder equity of over sixty percent (60%) is the State, directly or through another company, or organization whose sole shareholder is the State and operate in the form of S.A., are required to have the entire prescribed by statutes or provisions of laws dividend to shareholders.

Distribution of dividend for the year 2012: The Company's General Assembly of the Shareholders approved the proposal of the Board of Directors for a dividend distribution amounted to € 1,250,000.00 or € 0.0500 per share (2011: 250,000.00 or € 0.0100 per share). A tax will be calculated according to the relevant tax rate. The dividend of the fiscal year 2012 was paid on July 24, 2013.

19. ACCRUED INCOME:

On 27/4/2009 "SEP S.A." paid, as anone-off consideration, amount of € 50,000,000.00, initial, as part of the concession of the port facilities of Piers II and III of SEMPO of PPA (N.3755/2009). From the aforementioned amount, € 2,930,211.41 was offset with the cost of supplies and parts provided by SEP SA, while the remaining amount of € 47,069,788.59 is amortized over the concession period. The initial concession period is thirty (30) years, which may be increased to thirty five (35) years, provided that SEP SA completes the construction of the port infrastructure on the east side of Pier III. The item "deferred income" includes only the net unamortized balance of the consideration at the reporting date.

20. ACCRUED AND OTHER CURRENT LIABILITIES:

This account is analyzed in the accompanying financial statements as follows:

	30/09/2013	31/12/2012
Taxes payable (except Income taxes)	1,011,057.59	1,455,230.73
National insurance and other contribution	1,460,817.94	1,706,154.76
Other short term liabilities	4,855,061.03	8,332,851.45
Liability to "Loan and Consignment Fund"	110,500.00	4,687,998.96
Customer advance payments	670,877.36	792,733.20
Accrued expenses	3,382,827.47	49,866.86
Total	**11,491,141.39**	**17,024,835.96**

Taxes Payable: Current period amount consists of: a) Employee withheld income tax € 551,369.85 b) Value Added Tax € 305,480.70 and c) other third party taxes € 154,207.04.

Insurance and Other Contributions: This amount mainly consists of employer contribution to insurance funds and is analyzed as follows:

	30/09/2013	31/12/2012
National Insurance Contributions (IKA)	1,145,010.91	1,282,554.70
Insurance Contributions to Supplementary	153,023.19	174,430.70
Other Insurance Contributions	162,783.84	249,169.36
Total	**1,460,817.94**	**1,706,154.76**

Other short- term liabilities: The amounts are analyzed as follows:

	30/09/2013	31/12/2012
Salaries Payable	655,106.39	446,337.86
Concession Agreement Payment	-	2,199,690.00
Other contribution payable to (TAPIT, NAT etc.)	239,949.31	185,728.76
Other Third Party Short-term obligations	1,594,926.67	2,228,447.06
Beneficiaries of staff leaving grant	-	904,493.21
Beneficiaries of indemnification	1,561,078.66	1,564,154.56
Greek State committed dividends	804,000.00	804,000.00
Total	**4,855,061.03**	**8,332,851.45**

Liability to "Loan and Consignment Fund": The amount presented in prior year relates to the Company's liability to reimburse the proceeds from the sale of the inactive ships, which is derived after two tenders, in accordance with L.2881/2001 as well as the decision of the State Council.

The movement in the amount of the comparative periods is due to the implementation of the decision of Superior Court 63/2013 for the obligatory offsetting of the related amounts. With this decision defined the L.2881/2001 and the offsetting relates to the equal debts of shipping companies.

21. REVENUES:

Revenues are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Revenue from:		
Loading and Unloading	22,228,388.95	22,455,690.09
Storage	2,290,597.66	2,459,759.85
Various port services	32,156,752.16	33,016,682.10
Revenue from concession agreement "Pier II+III"	22,150,425.17	20,754,544.51
Other income from Concession agreement	3,049,700.98	3,005,734.61
Total	**81,875,864.92**	**81,692,411.16**

22. ANALYSIS OF EXPENSES:

Expenses (cost of sales and administrative expenses) in the accompanying interim condensed financial statements are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Payroll and related costs (Note 26)	42,743,353.24	45,296,120.19
Third party services	1,745,379.93	1,138,042.80
Third party fees	13,057,734.62	12,045,623.16
Depreciation- Amortisation (Note 25)	11,593,029.74	12,195,470.38
Taxes and duties	345,714.61	285,394.06
General expenses	5,248,506.59	5,415,085.67
Provision for doubtful receivables	827,333.29	1,903,221.23
Cost of sales of inventory and consumables	2,049,791.60	2,204,694.02
Total	**77,610,843.62**	**80,483,651.51**

The above expenses are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Cost of sales	64,138,170.75	65,083,913.79
Administrative expenses	13,472,672.87	15,399,737.72
Total	**77,610,843.62**	**80,483,651.51**

23. OTHER OPERATING INCOME / EXPENSES:

OTHER OPERATING INCOME:

The amounts are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Rental income	3,162,619.74	3,500,662.57
Gain on sale of fixed assets	-	41,883.10
Revenue from unused provisions	-	2,730,376.16
Various operating income	1,966,165.97	1,429,927.11
Total	**5,128,785.71**	**7,702,848.94**

Rental income concerns land and building rents.

Revenue from prior period unused provisions refer to the reversion of provision concerning the deepening of the port amounted to € 400,000.00 and the reversion of provision for TSAY amounting to € 652,011.85 which was settled, as well as from other pending lawsuits which finalized in favor of the Company.

OTHER OPERATING EXPENSES:

	01/01-30/09/2013	01/01-30/09/2012
Third parties compensation	213,282.29	90,620.82
Research and development cost	77,585.00	181,700.00
Losses on sale of fixed assets	8,840.29	192,608.76
Other expenses	421,040.47	68,295.69
TSAY Established debts from previous years	-	280,374.58
Total	**720,748.05**	**813,599.85**

24. FINANCIAL INCOME/ (EXPENSES):

The amounts are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Interest income and related financial income	525,014.68	223,670.03
Interest expense and related financial expenses	(774,546.12)	(1,287,900.61)
Total	**(249,531.44)**	**(1,064,230.58)**
Interest income from overdue balances	**1,079,557.55**	**2,442,704.15**
Total	**830,026.11**	**1,378,473.57**

In interest income and related financial income of the current period is included accrued interest receivable from the project contractor of "Pier I" amounting to € 399,354.75 (note 9).

25. DEPRECIATION- AMORTISATION:

The amounts are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Depreciation of property, plant and equipment	11,285,661.65	12,048,509.43
Software depreciation	957,148.17	951,536.46
Depreciation of fixed assets received under government grants	(649,780.08)	(804,575.51)
Total	**11,593,029.74**	**12,195,470.38**

26. PAYROLL AND RELATED COSTS:

The amounts are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Wages and salaries	30,987,001.67	33,378,576.74
Social security costs	10,207,130.31	8,896,919.21
Other staff costs	887,310.26	882,714.24
Staff retirement indemnities	113,460.00	1,632,801.00
Provision for staff leaving indemnities	548,451.00	505,109.00
Total	**42,743,353.24**	**45,296,120.19**

In the current period and in accordance with Government's Gazette (FEK) 1480/19.06.2013, in social security costs is included the amount of € 1,859,140.33 which concerns the surcharge for the "Fund of Providence for Private Sector Employees – T.A.P.I.T." due to the voluntary retirement specified by L.3654/2008.

27. EARNINGS PER SHARE:

The amounts are analyzed as follows:

	01/01-30/09/2013	01/01-30/09/2012
Profit for the period	8,101,772.40	6,802,919.16
Weighted number of shares(basic and diluted)	25,000,000	25,000,000
Earnings per share (basic and diluted)	**0.3241**	**0.2721**

28. COMITTMENTS AND CONTIGENCIES:

(α) Litigation and Claims: The Company is currently involved in a number of legal proceedings and has various claims pending arising in the ordinary course of business. Based on currently available information, management and its legal counsel believe that the outcome of these proceedings will not have a significant effect on the Company's and Group operating results or financial position.

(b) Financial Years not audited by the Tax Authorities: Financial years 2009 and 2010 have not been audited by the Tax Authorities. In a possible future tax audit, the Tax Authorities may disallow certain expenditure, thus increasing the Company taxable income and imposing additional taxes, penalties and surcharges. The provision for the tax audit differences for the financial years not audited by the Tax Authorities is assessed at € 1,500,000.00.The tax audit for the current year was held by the auditors of the company, in accordance with the provisions of § 5 of Article 82 of L.2238/1994. The tax audit did not reveal significant tax liabilities beyond those recognized and reported in the financial statements.

(c) Liabilities arising from letters of Guarantee: The Company has issued letters of guarantee amounting to € 13,119,295.91 (December 31, 2012: € 14,275,506.28), out of which € 10,754,783.91 (December 31, 2012: € 11,975,506.28) are in favor of the General Directorate of Customs (E 'and F' Customs Office) of the Ministry of Economy and Finance for the operation of all warehouses for temporary storage of goods PPA S.A.

(d) Rentals: The Group has entered into commercial operating lease agreements for the lease of a building, office space and offices used as points of presentation for dealers. These lease agreements have an average life of 3 to 5 years with renewal terms included in certain contracts. Future minimum rentals payable under non-cancellable operating leases as at September 30, 2013 and at December 31, 2012, are as follows:

	September 30, 2013	December 31, 2012
Within 1 year	42,837.00	161,030.00
2-5 years	137,697.27	137,952.00
Total	**180,534.27**	**298,982.00**

(e) ***Contractual commitments*****:** The outstanding balance of the contractual commitments with suppliers on significant infrastructure projects (construction, maintenance, improvements, etc.) at September 30, 2013 amounts to approximately € 3.3 million (December 31, 2012: approximately € 5.1million).

29. RELATED PARTIES:

The Company provides services to certain related parties in the normal course of business. The Company's transactions and account balances with related companies are as follows:

Related party	Relation with the Company	Year ended	Sales to related parties	Purchases from related parties
LOGISTICS P.P.A. S.A.	Subsidiary	30.09.2013	-	-
		30.09.2012	-	-
NAFSOLP S.A.	Subsidiary	30.09.2013	-	-
		30.09.2012	-	-
	Total	**30.09.2013**	**-**	**-**
	Total	**30.09.2012**	**-**	**-**

Related party	Relation with the Company	Year ended	Amounts due from related parties	Amounts due to related parties
LOGISTICS P.P.A. S.A.	Subsidiary	30.09.2013	1,909.68	-
		31.12.2012	1,909.68	-
NAFSOLP S.A.	Subsidiary	30.09.2013	3,449.68	-
		31.12.2012	3,449.68	-
	Total	**30.09.2013**	**5,359.36**	**-**
	Total	**31.12.2012**	**5,359.36**	**-**

The Company, as part of its business, has transactions with government owned entities (e.g. PPC, EYDAP etc.), which are performed on commercial terms.

Board of Directors Members Remuneration: For the period ended at September 30, 2013, remuneration and attendance costs amounting to € 163,363.04 (September 30, 2012: € 187,129.79) were paid to the members of the Board. Furthermore, during the period ended at September 30, 2013 emoluments of € 623,497.92 (September 30, 2012: € 638,787.52) were paid to Managers/Directors for services rendered.

30. FINANCIAL INSTRUMENTS

Fair Value: The carrying amounts reflected in the accompanying sheets of financial position for cash and cash equivalents, trade and other accounts receivable, prepayments, trade and other accounts payable and accrued and other current liabilities approximate their respective fair values due to the relatively short-term maturity of these financial instruments.

The fair value of variable rate loans and borrowings approximate the amounts appearing in the statements of financial position.

The Company categorized its financial instruments carried at fair value in three categories, defined as follows:

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

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly,

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

During the period ended at September 30, 2013 and the year ended December 31, 2012, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into and out of Level 3 fair value measurements.

During the period, the Company held the following financial instruments measured at fair value:

	Level 1	Level 2	Level 3	Total
Financial liabilities				
Interest bearing loans and borrowings (including short term portion)	-	90.000.000,00	-	**90.000.000,00**

31. SEASONALITY:

There is no significant seasonality to the Company’s activities.

32. SUBSEQUENT EVENTS:

1.Negotiations have been completed for the Draft Agreement B’ Modification of the Concession Agreement of 2008 between PPA SA and PCT SA, in which the two sides reached after the MoU and the practical of procedures, which were signed in June and August of 2013.

By resolution of the Board of PPA SA the Draft Agreement was sent to the Court of Auditors for pre-contractual audit and notified to DG Comp of the European Commission.

2. Piraeus Port Authority S.A. pursuant to the provisions of the Law 3556/2007, announces the notification received on 17.10.2013 from Lansdowne Partners International Limited, as following:
   -Corporate name of person subject to the notification obligation: Lansdowne Partners International Limited ("LPIL"), Lansdowne Partners Cyprus Limited ("LPC"), Lansdowne Partners Austria Gmbh ("LPA")
   - Corporate name of shareholders: Lansdowne Investment Company Limited, Lansdowne European Equity Master Fund Limited, Lansdowne European Long Only Master Fund Limited (together the "Lansdowne Funds")
   -Number of indirect voting rights: 1,747,748
   - Percentage of indirect voting rights: 6.99%

Lansdowne Partners International Limited owns 57% of Lansdowne Partners Cyprus Limited and "LPC" owns 100% of Lansdowne Partners Austria (Gmbh).
Pursuant to a restructure of certain funds managed by LPA, with effect from 14 October 2013, LPA, in its capacity as investment manager of Lansdowne Investment Company Limited, Lansdowne European Equity Master Fund Limited, Lansdowne European Long Only Master Fund Limited, has become entitled to exercise on a discretionary basis the voting rights attached to 1,747,748 ordinary registered shares ("Relevant Shares") issued by Piraeus Port Authority S.A., which are held by the Lansdowne Funds and represent approximately 6,99% of the total voting rights in the Company. It is noted that none of the Lansdowne funds holds individually Relevant Shares representing 5% or more of the voting rights in the company.
As a result, with effect from the above date, there is a significant change to the voting rights in the Company indirectly held by LPIL, LPC and LPA. Prior to that date, none of LPIL, LPC and LPA held 5% or more of the total voting rights in the Company.
It is also noted that Lansdowne Partners Limited Partnership ("LPLP"), in its capacity as co-investment manager of the Lansdowne Funds, may also exercise jointly with LPA 5.48% of these 6.99% voting rights in the company attached to the Relevant Shares. These 5.48% of the voting rights in the Company are included in the total voting rights in the Company which are indirectly held by LPLP and set out in the notification filed by LPLP with the Hellenic Capital Market Commission and the Company on 28 September 2007, pursuant to article 27, par.2 of Greek Law 3556/2007.

Piraeus, November 28, 2013

PRESIDENT OF THE BOARD OF DIRECTORS AND MANAGING DIRECTOR	DEPUTY OF MANAGING DIRECTOR	FINANCIAL DIRECTOR
GEORGIOS ANOMERITIS	PANAGIOTIS PETROULIS	EKATERINI VENARDOU
I.D AZ 553221	I.D. AE 089010	License No. O.E.E. 0003748 A' Class

FINANCIAL INFORMATION FOR THE PERIOD ENDED SEPTEMBER 30, 2013

PIRAEUS PORT AUTHORITY SOCIETE ANONYME
PPA S.A.
Company Registration Number 44259307000, Akti Miaouli 10 - Piraeus P.C. 185 38

FINANCIAL DATA AND INFORMATION FROM JANUARY 1, 2013 TO SEPTEMBER 30, 2013

In accordance with the Decision 4/507/28.04.2009 of the Board of Directors of the Capital Market Commission

The purpose of the following information and financial data is to provide users with general financial information about the financial position and the results of operations of PIRAEUS PORT AUTHORITY S.A. ("Company"). Therefore, we recommend the users of the financial data and information, before making any investment decision or proceeding to any transaction with the Company, to obtain the necessary information from the website, where the separate financial statements, prepared in accordance with International Financial Reporting Standards as adopted by the E.U., are available, together with the auditors' report, when required.

(Amounts in Euro)

Company's Web Site: www.olp.gr
Date of approval of interim financial statements from the Board of Directors: November 28, 2013

DATA FROM STATEMENT OF FINANCIAL POSITION (COMPANY AND GROUP)

	30.09.2013	31.12.2012
ASSETS		
Property, plant and equipment	291.583.995,94	299.740.275,41
Intangible assets	186.420,73	1.128.910,90
Other non current assets	14.786.802,58	13.471.313,14
Inventories	2.039.670,14	1.900.395,15
Trade receivables	30.984.491,22	31.667.110,52
Other current assets	48.101.644,15	40.900.843,96
TOTAL ASSETS	**387.683.024,76**	**388.808.849,08**
EQUITY AND LIABILITIES		
Share Capital (25.000.000 shares of € 2,00 each)	50.000.000,00	50.000.000,00
Other equity items	116.605.076,58	109.753.304,18
Equity attributable to shareholders of the parent (a)	**166.605.076,58**	**159.753.304,18**
Long term borrowings	87.666.666,66	88.833.333,33
Provisions/ Other long term liabilities	112.711.901,99	115.901.317,23
Short term borrowings	2.333.333,34	1.166.666,67
Other short term liabilities	18.366.046,19	23.154.227,67
Total liabilities (b)	**221.077.948,18**	**229.055.544,90**
TOTAL EQUITY AND LIABILITIES (a)+(b)	**387.683.024,76**	**388.808.849,08**

DATA FROM STATEMENT OF COMPREHENSIVE INCOME (COMPANY AND GROUP)

	01.01 - 30.09.2013	01.01 - 30.09.2012
Turnover	81.875.864,92	81.692.411,16
Gross profit	17.737.694,17	16.608.497,37
Profit before taxes, investment and financial activities	8.673.058,96	8.098.008,74
Profit before tax	9.503.085,07	9.476.482,31
Profit after tax (A)	**8.101.772,40**	**6.802.919,16**
Other comprehensive income after taxes (B)	-	
Total comprehensive income after taxes (A) + (B)	**8.101.772,40**	**6.802.919,16**
Earnings per share – basic and diluted (in €)	0,3241	0,2721
Profit before taxes, investment, financial activities and depreciation and amortisation	20.266.088,7000	20.293.479,1200

	01.07 - 30.09.2013	01.07 - 30.09.2012
Turnover	30.023.233,90	28.706.036,40
Gross profit	6.738.455,27	6.781.166,93
Profit before taxes, investment and financial activities	5.547.148,78	5.500.732,85
Profit before tax	5.773.143,67	7.539.295,68
Profit after tax (A)	**4.644.875,02**	**5.682.871,29**
Other comprehensive income after taxes (B)	-	-
Total comprehensive income after taxes (A) + (B)	**4.644.875,02**	**5.682.871,29**
Earnings per share – basic and diluted (in €)	0,1858	0,2273
Profit before taxes, investment, financial activities and depreciation and amortisation	9.436.283,6400	9.620.576,8500

DATA FROM STATEMENT OF CHANGES IN EQUITY (COMPANY AND GROUP)

	01.01 - 30.09.2013	01.01 - 30.09.2012
Total equity at the beginning of the period (01.01.2013 and 01.01.2012)	159.753.304,18	155.046.212,42
Total comprehensive income after tax	8.005.772,40	6.802.919,16
Dividends	(1.250.000,00)	(250.000,00)
Total equity at the end of the period (31.03.2013 and 31.03.2012)	**166.509.076,58**	**161.599.131,58**

DATA FROM STATEMENT OF CASH FLOWS (COMPANY AND GROUP)

	01.01 - 30.09.2013	01.01 - 30.09.2012
Operating activities		
Profit/ (Loss) before tax (continuing activities)	9.503.085,07	9.476.482,31
Adjustments for:		
Depreciation and amortisation	11.593.029,74	12.195.470,38
Losses /(Gains) on disposal of property, plant & equipment and intangible assets	(11.050,00)	(150.725,66)
Provisions	1.375.784,29	(322.045,93)
Results (revenue, expenses, profit and losses) from investing activity	(830.026,11)	(1.378.473,57)
Increase in inventories	(139.274,99)	(185.720,86)
Decrease/ (increase) in accounts receivable	887.664,48	445.403,40
Decrease in liabilities (except borrowings)	(9.455.218,09)	(7.048.264,31)
Minus:		
Interest and related expenses paid	(740.273,17)	(1.287.900,61)
Payments for staff leaving indemnities	(261.720,50)	(1.669.175,51)
Income tax paid	(652.116,04)	(747.019,86)
Net cash flows from operating activities (a)	**11.269.884,68**	**9.328.029,78**
Investing activities		
Increase of subsidiaries share capital	(250.000,00)	(250.000,00)
Grants received	-	1117350,00
Procceds from the sale of property, plant and equipment	(3.153.806,42)	(7.591.435,72)
Purchase of property, plant and equipment and intangible assets	11.050,00	152.200,00
Interest received	1.510.315,07	414.786,93
Net cash flows used in investing activities (b)	**(1.882.441,35)**	**(6.157.098,79)**
Financing activities		
Net change in short-term borrowings	-	(3.300.000,00)
Settelment of obligation from finance leases	91.735,33	(415.719,35)
Dividends paid	(1.250.000,00)	(250.000,00)
Net cash flows used in financing activities (c)	**(1.158.264,67)**	**(3.965.719,35)**
Net increase/ (decrease) in cash and cash equivalents (a) + (b) + (c)	**8.229.178,66**	**(794.788,36)**
Cash and cash equivalents at the beginning of the period	**14.662.472,09**	**12.733.457,72**
Cash and cash equivalents at end of the period	**22.891.650,75**	**11.938.669,36**

ADDITIONAL DATA AND INFORMATION

1. The Company has not been audited by the Tax Authorities for the years 2009 and 2010, (Note 28b).The provision for unaudited years by the Tax Authorities amounted to € 1,500,000.00.
2. The Company's permanent and seasonal personnel as at 30.09.2013 amounted to 1,183 and 8 employees respectively (1,198 and 8 as at 31.12.2012)
3. At the end of the current period there are no treasury shares held by the Company.
4. For pending lawsuits or cases submitted in arbitration, the Company has made relevant provisions of € 17,779,800.00. A provision was also made for personnel voluntary retirement of € 21,851,340.02 (Note 14).
5. There is no property, plant and equipment that has been pledged as security.
6. During the year 2010 the Company establisted two subsiadiaries named NAFSOLP S.A. and LOGISTICS OLP S.A.
The subsiadiaries untill the preparation of these financial statements has not yet commenced its operations. The Company does not include its subsidiaries to its consolidated financial statements due to imaterial net assets and operational results of its subsidiaries as at September 30, 2013 (note 5).
7. There are no other comprehensive income / (loss) of the Company that recorded directly to the Shareholders' Equity as at September 30, 2013.
8. The Company's capital expenditure for the period ending at September 30, 2013 is disclosed to the note 4 of the financial statements.
9. The subsequent events after the September 30, 2013 are disclosed to the note 32 of the financial statements.
10. The accumulated income and expenses since the beginning of the current fiscal year as well as the Company' s trade accounts receivable and payable balances at the end of the current fiscal year that have resulted from the transactions with their related parties, according to IAS 24, are as follows:

	(Amounts in Euro)
a) Income	0
b) Expense	0
c) Receivables	5.359,36
d) Liabilities	0
e) Fees of Managers and members of the Board of Directors	786.860,96
f) Amounts owed by Managers and members of the Board of Directors	0
g) Amounts due to Managers and members of the Board of Directors	0

Piraeus, November 28, 2013

THE CHAIRMAN OF THE BoD AND MANAGING DIRECTOR	DEPUTY MANAGING DIRECTOR	FINANCIAL DIRECTOR
GEORGIOS ANOMERITIS	PANAGIOTIS PETROULIS	EKATERINI VENARDOU
I.D AZ 553221	ID Number: AE 089010	License No. O.E.E. 0003748