## LAMDA DEVELOPMENT S.A.

## HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A.



## Company's number in the General Electronic Commercial Registry: 3379701000 Registered offices: 37A Kifissias Ave., 151 23 Maroussi FINANCIAL DATA AND INFORMATION for the period 1 Janaury 2016 - 30 September 2016 In accordance with 4/507/28.04.2009 resolution of the Greek Capital Market Committee.

The financial information listed below is aiming to provide a general awareness about the financial position and the financial results of LAMDA DEVELOPMENT S.A. Consequently, it is recommended to the reader, before any investment decision or transaction performed with the Company, to visit the website of the Company where the financial

Supervising authority: Company's web site: Date of approval of the financial statements by the Board of Directors: STATEMENT OF FINANCIAL POSITION (Amm	Ministry of Econ www.lamdadev. 24 November 2 24 November 2	. <u>com</u> 016	cture, Marine ar	nd Tourism	Board of Directors Chairman of the Board: Anastasios K. Giannitsis Vice Chairman: Evangelos I. Chronis Chief Executive Officer: Odyssefs E. Athanasiou Members: Photios S. Antonatos Evgenia G. Paizi Dimitrios Ch. Politis	Georgios K. G Odyssefs P. K ATEMENT OF CON	yriacopoulos	INCOME (Amoun	ats in €thousands	5)			
	GRO	1	COM	PANY		GROU		COMP		GRO	UP	СОМРА	ANY
	30/09/2016		30/09/2016		(Continuing operations)	01/01-30/09/2016 0	1/01-30/09/2015	01/01-30/09/2016		01/07-30/09/2016	01/07-30/09/2015	01/07-30/09/2016 0	
ASSETS	000 001	070 000			Revenues from investment property	31.361	30.255	-		10.316	9.956		
Investment property	380.684 3.749	379.362 4.010	1.840 388	1.840 399	Revenues from services and other revenues	2.619	2.284	1.017	958	705	809	339	319
Owner occupied property, plant and equipment Investments in subsidiaries, joint ventures and associates	3.749 109.275	4.010	237.482	230.012	Fair value gains / (losses) of investment property and other assets	662	(13.432)	(2.054)	-		-		
Other non-current assets	18.696	19.294	92.369	96.140	Gain/(Loss) from sale of investment property	-	- (10.102)	(2.001)	-			-	
Inventories	59.585	61.419	-	-	Minus: Operating expenses	(7.551)	(9.050)	-	-	(2.540)	(2.937)	-	
Trade and other receivables	30.789	29.932	29.777	27.755		27.091	10.057	(1.037)	958	8.481	7.828	339	319
Financial instruments held at fair value through profit or loss Cash and cash equivalents	13.469 96.470	23.642 107.173	13.469 69.989	23.642 76.388	Profit / (loss) before interest and taxes Profit / (loss) before income tax	16.913 6.548	719 (16.421)	(7.882) (9.224)	(5.961) (8.901)	5.292 2.313	4.754 (1.235)	(1.844) (4.121)	(1.992 (3.777
TOTAL ASSETS	712.716	731.404	445.314	456.177		80	(19.152)	(9.446)	(7.016)	(1.394)	(4.805)	(5.725)	(3.043
EQUITY AND LIABILITIES Share capital	23.917	23.917	23.917	23.917	Profit / (loss) attributable to:								
Share premium	360.110	360.110	360.110	360.110	- Owners of the parent	100	(19.132)	(9.446)	(7.016)	(1.391)	(4.802)	(5.725)	(3.043
Treasury shares	(9.163)	(6.737)	(9.163)	(6.737)	- Non-controlling interests	(20)	(20)	-		(3)	(3)	(0.1.20)	(0.0.0
Other equity components	(16.360)	(16.516)	(97.364)	(87.918)	Other comprehensive income / (loss) after tax (B)	56	58	-	-	92	12	-	
Total share capital and reserves (a)	358.504	360.773	277.500	289.371	Total other comprehensive income / (loss) after tax (A)+(B)	137	(19.093)	(9.446)	(7.016)	(1.302)	(4.793)	(5.725)	(3.043
Non-controlling interests (b) Total equity (c) = (a) + (b)	(188) 358.316	(168) 360.605	277.500	- 289.371	Profit / (loss) attributable to: - Owners of the parent	156	(19.073)	(9.446)	(7.016)	(1.298)	(4.790)	(5 705)	(3.043
Long-term borrowings	253.459	269.186	126.354	129.293	- Owners of the parent - Non-controlling interests	(20)	(19.073) (20)	(9.440)	(7.016)	(1.298) (3)	(4.790) (3)	(5.725)	(3.043
Deferred tax liabilities	33.517	31.572			Earnings per share after taxes (expressed in € per share)	(20)	(20)			(0)	(0)		
Other non-current liabilities	17.507	17.394	19.556	19.537	- Basic	0,0013	(0,2429)	(0,1218)	(0,0891)	(0,0179)	(0,0612)	(0,0739)	(0,0388
Short-term borrowings	20.032	20.419	6.015	2.666	- Diluted	0,0013	(0,2427)	(0,1218)	(0,0890)	(0,0179)	(0,0612)	(0,0739)	(0,0388)
Other short-term liabilities Total liabilities (d)	29.885 354.401	32.227 370.798	15.890 167.814	15.310 166.806	Profit / (loss) before interest, taxes, depreciation and amortisation	17.539	1.422	(7.764)	(5.847)	5.526	4.997	(1.780)	(1.924)
TOTAL EQUITY AND LIABILITIES (c) + (d)	712.716	731.404	445.314	456.177		17.559	1.422	(7.704)	(5.647)	5.520	4.557	(1.760)	(1.524
							-						
STATEMENT OF CHANGES IN EQUITY (Amo	ounts in € thousan GRO		COM				-	AND INFORMATIO	-	- I. T A	- (	000	
	30/09/2016		30/09/2016	30/09/2015	<ol> <li>The Company has been audited by tax authorities until the fiscal further information regarding the Company's and Group's unaud</li> </ol>						,	009 and 2010. For	
Equity at the beginning of the period (1/1/2016 and 1/1/2015 respectively)	360.605	387.522	289.371	321.491	2. The accounting principles adopted in the preparation and preser							accounting principle	les
Total comprehensive income after tax	137	(19.093)	(9.446)	(7.016)	adopted for the annual financial report of the Company and the								
Change in deferred tax rate Purchase of treasury shares	- (2.426)	94 (3.917)	-	90 (3.917)	3. The company Consolidated Lamda Holdings SA, registered in Lu					September 30, 20	016 and therefore	e the Group's finance	cial
Equity at the end of the period (30/09/2016 and 30/09/2015 respectively)	358.316	364.606	(2.426)	<u>(3.917)</u> 310.647	statements are included in Consolidated Lamda Holdings SA's c 4. Companies included in the consolidated financial statements tog					ctly and indirectly.	. and method of	consolidation are	
					presented in note 7 of the interim financial statements for the pe	riod ended 30/09/20	16.						
CASH FLOW STATEMENT - Indirect Method (A	mounts in € thous GRO		СОМ		5. The Company proceeded to share capital increase in its subsidia		Development S	SA, LAMDA Erga A		Property Develop	pment DOO by €	€4.4m. €1.8m and	
					60.2Em respectively. In January 2016 acquired 669/ of the char	a conital of ECE I AM		A the property m	onegor of the she	nning contors "T	"he Mell Athene"	and "Coldon Holl"	
	30/09/2016	30/09/2015	30/09/2016		€0.25m respectively. In January 2016 acquired 66% of the share Given that the Company already held 34% of the share capital of								inv.
Cash flows from (to) operating activities		30/09/2015	30/09/2016	30/09/2015	Given that the Company already held 34% of the share capital of which is renamed to "Malls Management Services SA". For deta	of ECE-LAMDA HEL	LAS SA, the Co Group's particip	ompany becomes ations, see note 7	the holder of 100% of the interim fina	% of the share ca ancial statements	apital of the afore s for the period en	ementioned comparent of the second se	iny,
Profit (loss) before taxes from continuing operations	<b>30/09/2016</b> 6.548				Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta 6. The Group at 17/2/2016 acquired the 80% of joint ownership in	of ECE-LAMDA HEL ils in relation to the 0 86 premises located	LAS SA, the Co Group's particip in the office bu	ompany becomes ations, see note 7 iilding Kronos Bus	the holder of 100% of the interim fina iness Center in Ma	% of the share ca ancial statements aroussi, by its 10	apital of the afore s for the period en 00% subsidiary L	ementioned comparent nded 30/09/2016. AMDA Estate	
	6.548	<b>30/09/2015</b> (16.421)	<b>30/09/2016</b> (9.224)	30/09/2015	Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta 6. The Group at 17/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optic	of ECE-LAMDA HEL ils in relation to the 0 86 premises located on upon the expiration	LAS SA, the Co Group's particip in the office bu on of the financ	ompany becomes i ations, see note 7 ilding Kronos Bus ial lease paying th	the holder of 100% of the interim fina iness Center in Ma e residual value o	% of the share ca ancial statements aroussi, by its 10 of €4.3m. Also, the	apital of the afore s for the period en 00% subsidiary L ne Group increase	ementioned compainded 30/09/2016. AMDA Estate ed its participation i	in
Profit (loss) before taxes from continuing operations Adjustments for:		30/09/2015	30/09/2016	30/09/2015	Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta 6. The Group at 17/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optic the joint-venture Singidunum Buildings DOO from 50% to 55.2% agreement.	of ECE-LAMDA HEL ils in relation to the 0 86 premises located on upon the expiratio 6, however the contr	LAS SA, the Co Group's particip in the office bu on of the financ ol remains 50%	ompany becomes ations, see note 7 iilding Kronos Bus ial lease paying th -50% between th	the holder of 100% of the interim fina iness Center in Ma e residual value o	% of the share ca ancial statements aroussi, by its 10 of €4.3m. Also, the	apital of the afore s for the period en 00% subsidiary L ne Group increase	ementioned compainded 30/09/2016. AMDA Estate ed its participation i	in
Profit (loss) before taxes from continuing operations Adjustments for: Net profits (losses) from fair value adjustment on investment property and other assets Depreciation Provisions	6.548 (662) 626	<b>30/09/2015</b> (16.421) 13.432 703	<b>30/09/2016</b> (9.224) 2.054 118	<b>30/09/2015</b> (8.901) - 114	Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta 6. The Group at 17/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optic the joint-venture Singidunum Buildings DOO from 50% to 55.2% agreement. 7. Real estate liens and pre-notices over assets, amount to €12m of	of ECE-LAMDA HEL ills in relation to the 0 86 premises located on upon the expiration 6, however the contr concerning guarante	LAS SA, the Co Group's particip in the office bu on of the financ ol remains 50% es for bank loa	ompany becomes ations, see note 7 ations, see note 7 iilding Kronos Bus ial lease paying th o-50% between th ns.	the holder of 100% of the interim fina iness Center in Ma residual value o two shareholder	% of the share ca ancial statements laroussi, by its 10 of €4.3m. Also, the rs according to the	apital of the afore s for the period en 20% subsidiary L ne Group increase he terms of the co	ementioned compar nded 30/09/2016. AMDA Estate ed its participation i urrent shareholders	in
Profit (loss) before taxes from continuing operations Adjustments for: Net profits (losses) from fair value adjustment on investment property and other assets Depreciation Provisions Results (income, expenses, gains and losses) of investment operations	6.548 (662) 626 - (1.494)	<b>30/09/2015</b> (16.421) 13.432 703 6.951	<b>30/09/2016</b> (9.224) 2.054 118 - (5.314)	<b>30/09/2015</b> (8.901) - 114 - (2.377)	<ul> <li>Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta</li> <li>6. The Group at 17/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optit the joint-venture Singidunum Buildings DOO from 50% to 52.% agreement.</li> <li>7. Real estate liens and pre-notices over assets, amount to €12m of 8. The number of employees at the end of the period was: Group 2</li> </ul>	of ECE-LAMDA HEL ills in relation to the 0 86 premises located on upon the expiration 6, however the contr concerning guarante	LAS SA, the Co Group's particip in the office bu on of the financ ol remains 50% es for bank loa	ompany becomes ations, see note 7 ations, see note 7 iilding Kronos Bus ial lease paying th o-50% between th ns.	the holder of 100% of the interim fina iness Center in Ma residual value o two shareholder	% of the share ca ancial statements laroussi, by its 10 of €4.3m. Also, the rs according to the	apital of the afore s for the period en 20% subsidiary L ne Group increase he terms of the co	ementioned compar nded 30/09/2016. AMDA Estate ed its participation i urrent shareholders	in
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Profit (loss) before taxes from continuing operations Adjustments for: Net profits (losses) from fair value adjustment on investment property and other assets Depreciation Provisions Results (income, expenses, gains and losses) of investment operations Finance costs - net Other non-cash flow items Changes in working capital :	6.548 (662) 626 (1.494) 11.858 (69)	<b>30/09/2015</b> (16.421) 13.432 703 6.951 10.223	<b>30/09/2016</b> (9.224) 2.054 118 - (5.314)	<b>30/09/2015</b> (8.901) - 114 - (2.377)	<ul> <li>Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta</li> <li>6. The Group at 171/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optic the joint-venture Singiduum Buildings DOO from 50% to 55.2% agreement.</li> <li>7. Real estate liens and pre-notices over assets, amount to €12m of (30/09/2015: Group 0, Company 0).</li> <li>9. As at the end of the period, the Company acquires 2.366.007 trevalue of €9.2m.</li> </ul>	of ECE-LAMDA HELL ils in relation to the 6 86 premises located on upon the expiration 6, however the contr concerning guarante 209, Company 67 (3) easury shares at an i	LAS SA, the Co Group's particip in the office bu on of the financ ol remains 50% es for bank loa 0/09/2015: Gro average price (i	ompany becomes l ations, see note 7 iilding Kronos Bus ial lease paying th -50% between th ns. up 141, Company after expenses an	the holder of 100% of the interim fina iness Center in M. ie residual value o e two shareholder 66). There are no d 6other commiss	% of the share ca ancial statements laroussi, by its 10 of €4.3m. Also, th rs according to th p seasonal emplo sions) of €3,87 pe	apital of the afore s for the period er 20% subsidiary L ne Group increase he terms of the cr 20yees at the end er share, at an ag	ementioned compainded 30/09/2016. AMDA Estate ed its participation i urrent shareholders of the period ggregate total	in
Profit (loss) before taxes from continuing operations Adjustments for: Net profits (losses) from fair value adjustment on investment property and other assets Depreciation Provisions Results (income, expenses, gains and losses) of investment operations Finance costs - net Other non-cash flow items <b>Changes in working capital :</b> (Increase) decrease in inventories	6.548 (662) 626 (1.494) 11.858 (69) 1.294	<b>30/09/2015</b> (16.421) 13.432 703 - 6.951 10.223 - (60)	<b>30/09/2016</b> (9.224) 2.054 118 - (5.314) 6.656	<b>30/09/2015</b> (8.901) - (2.377) 5.319 -	<ul> <li>Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta</li> <li>6. The Group at 17/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optit the joint-venture Singidunum Buildings DOO from 50% to 55.2% agreement.</li> <li>7. Real estate liens and pre-notices over assets, amount to €12m of 8. The number of employees at the end of the period was: Group 2 (30/09/2015: Group 0, Company 0).</li> <li>9. As at the end of the period, the Company acquires 2.366.007 the value of €9.2m.</li> <li>10. Other comprehensive income/(loss) after tax includes: a) Cash</li> </ul>	of ECE-LAMDA HELI ils in relation to the 6 86 premises located on upon the expiration of the expiratio	LAS SA, the Co Group's particip in the office bu on of the financ ol remains 50% es for bank loa 0/09/2015: Gro average price (i	ompany becomes l ations, see note 7 iilding Kronos Bus ial lease paying th -50% between th ns. up 141, Company after expenses an	the holder of 100% of the interim fina iness Center in M. ie residual value o e two shareholder 66). There are no d 6other commiss	% of the share ca ancial statements laroussi, by its 10 of €4.3m. Also, th rs according to th p seasonal emplo sions) of €3,87 pe	apital of the afore s for the period er 20% subsidiary L ne Group increase he terms of the cr 20yees at the end er share, at an ag	ementioned compainded 30/09/2016. AMDA Estate ed its participation i urrent shareholders of the period ggregate total	in
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Intercompany transactions for the period ended September 30, (Amounts in € tho a) Revenues b) Expenses c) Dividend incom d) Receivables e) Payables f) Transactions am g) Raceivables to Bo h) Payables to Bo	of ECE-LAMDA HELI lis in relation to the 6 86 premises located on upon the expiration 5, however the contre- concerning guarante 209, Company 67 (3) easury shares at an a flow hedges profit, a p level. amount to €1.1m ar omers' impairment. , 2016 and intercomp <u>xusands</u> ) ne d gross salaries of B om BoD members ar	LAS SA, the Co Group's particip in the office bu on of the finance ol remains 50% es for bank loa 0/09/2015: Gro average price ( after tax €57k (3 isions that are I litigation, arbitra d €0.7m respe bany balances of 0D members a nd key manage	Interpretation of the second s	the holder of 100% of the interim fina iness Center in M reresidual value o e two shareholder 66). 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Profit (loss) before taxes from continuing operations Adjustments for: Net profits (losses) from fair value adjustment on investment property and other assets Depreciation Provisions Results (income, expenses, gains and losses) of investment operations Finance costs - net Other non-cash flow items <b>Changes in working capital :</b> (Increase) decrease in inventories (Increase) decrease in receivables Increase) decrease in receivables Increase (decrease) in payables Minus: Interest paid Income tax paid <b>Cash flows from (to) operating activities - net</b> <b>Cash flows from (to) operating activities</b> Purchase of property, plant and equipment and investment properties (Purchase) sale of financial instruments held at fair value through profit or loss Dividends received Interest received Proceeds from loan repayments from related parties Purchase of share in participations Increase in share capital of participations Increase in share capital of participations Cash flows from (to) investing activities - net <b>Cash flows from (to) investing activities - net</b> <b>Cash flows from financing activities - net</b> <b>Cash flows from financing activities - net</b> <b>Cash flows from financing activities - net</b> <b>Cash flows form financing activities - net</b> <b>Cash flows to financing activities - net</b> <b>Metorease</b> in stancing activities - net <b>Metorease</b> in cash and cash equivalents Capital repayments of finance leases <b>Cash flows to financing activities - net</b> <b>Metorease</b> in cash and cash equivalents Cash and cash equivalents at the end of the period <b>Cash and cash equivalents at the end of the period</b>	6.548 (662) 626 - (1.494) 11.858 11.858 (69) 1.294 (854) (1.634) (1.634) (1.025) (3.985) <b>603</b> (120) 10.084 - (2.437) 948 (704) <b>7.965</b> (2.426) (102) (12.399) (4.346) (19.272) (10.704)	<b>30/09/2015</b> (16.421) 13.432 703 - 6.951 10.223 (6.949) (9.777) (1.011) <b>1.078</b> (1.055) (34.998) (35.991) (35.9	30/09/2016 (9.224) 2.054 118 - (5.314) 6.656 (269) 97 (6.631) (107) 10.084 6.329 (107) 10.084 6.329 131 1.307 (3.600) 948 (6.450) 948 (6.450) 8.642 (2.426) (102) - - - - - - - - - - - - - - - - - - -	30/09/2015 (8.901) (8.901) (2.377) 5.319 (2.377) 5.319 (892) (5.762) (5.762) (5.762) (310) (34.998) 5.124 974 5.124 974 - - - (30.0750) (3.917) (30.750) - (34.667) (153.732) 157.191	Given that the Company already held 34% of the share capital c which is renamed to "Malls Management Services SA". For deta 6. The Group at 17/2/2016 acquired the 80% of joint ownership in Development S.A., following the exercise of the repurchase optit the joint-venture Singidunum Buildings DOO from 50% to 55.2% agreement. 7. Real estate liens and pre-notices over assets, amount to €12m of 8. The number of employees at the end of the period was: Group 2 (30/09/2015: Group 0, Company 0). 9. As at the end of the period, the Company acquires 2.366.007 trevalue of €9.2m. 10. Other comprehensive income/(loss) after tax includes: a) Cash b) Foreign exchange difference €-1k (30/09/2015 €4k) at Group 11. i) There are neither cases under dispute, litigation, or arbitration ended 30/09/2016 a) No provision has been made regarding c Group's and Company's unaudited by the tax authorities years the Company amount to €8, 6m and include provisions for custs 12. Intercompany transactions for the period ended September 30, (Amounts in € tho a) Revenues b) Expenses c) Dividend incom d) Receivables e) Payables f) Transactions am g) Raceivables to Bo h) Payables to Bo	of ECE-LAMDA HELI lis in relation to the 6 86 premises located on upon the expiration 5, however the contre- concerning guarante 209, Company 67 (3) easury shares at an a flow hedges profit, a p level. amount to €1.1m ar omers' impairment. , 2016 and intercomp <u>xusands</u> ) ne d gross salaries of B om BoD members ar	LAS SA, the Co Group's particip in the office bu on of the finance ol remains 50% es for bank loa 0/09/2015: Gro average price ( after tax €57k (3 isions that are I litigation, arbitra d €0.7m respe bany balances of 0D members a nd key manage	Interpretation of the second s	the holder of 100% of the interim fina iness Center in M reresidual value o e two shareholder (66). There are no d 6other commiss at Group level and unificant impact on isions b) The tota ar provisions that H 30, 2016 according <u>GROU</u> 1 1 7 ent	% of the share ca ancial statements laroussi, by its 10 of $\epsilon$ 4.3m. Also, th p seasonal emplo sions) of $\epsilon$ 3,87 pe d $\epsilon$ 0 (30/09/2015 h the Company's 1 il amount of the a nave been made g to IAS 24 are a 263 (1 - 8.0 1.764 92.27 7.910 21.8 424 -	apital of the afore for the period er 00% subsidiary L e Group increase he terms of the cr oyees at the end er share, at an age 5 €0) at Company financial stateme accumulative pro- accumulative pro- accumulativ	ementioned compain nded 30/09/2016. .AMDA Estate ed its participation i urrent shareholders of the period ggregate total y level and ents ii) During perio vision made for the	in s