



LAMDA
DEVELOPMENT

ANNUAL REPORT 2000





Panoramic view of the "Pallas Athina" and "Olympia" estates

TABLE OF CONTENTS

MESSAGE TO OUR SHAREHOLDERS	4
MAJOR EVENTS FOR THE YEAR 2000	6
SUMMARY FINANCIAL REVIEW OF THE GROUP	8
PROGRESS IN THE YEAR 2000 AND PROSPECTS FOR 2001	13
THE MARKET POSITION OF OUR COMPANY	14
FIELDS OF ACTIVITY	17
1. LAMDA DEVELOPMENT S.A.	18
2. DIMIOURGIA S.A.	22
3. OLYMPIA S.A.	26
4. IFAISTOS S.A.	28
5. SWISSPORT LAMDA HELLAS S.A.	30
6. EFG EUROBANK PROPERTIES S.A.	32
INFORMATION TECHNOLOGY / MIS	34
FINANCIAL REPORT	35
INVESTMENTS	36
SHARE PERFORMANCE	37
BALANCE SHEET ANALYSIS	38
Consolidated Results / Balance Sheet	
Non-consolidated Balance Sheet, Changes in Assets / Liabilities	
Financial Indices / Funding / Liquidity	
Sources and uses of Capital	
PROFIT AND LOSS ANALYSIS	43
Financial Results	
Profit Distribution	
PERSPECTIVES	46
YEAR 2000 ACCOUNTS	49
1. LAMDA DEVELOPMENT CONSOLIDATED	50
2. LAMDA DEVELOPMENT S.A.	52
3. DIMIOURGIA S.A.	54
4. OLYMPIA S.A.	56
5. IFAISTOS S.A.	58
6. SWISSPORT LAMDA HELLAS S.A.	60
7. EFG EUROBANK PROPERTIES S.A.	62
BOARD OF DIRECTORS	

A MESSAGE TO THE SHAREHOLDERS

Dear Shareholders,

LAMDA DEVELOPMENT is a new company that in record time of only one year, has managed to overcome its teething problems and grow into the mature enterprise it is today. The challenge being faced by all of us in the company is to achieve even further growth and expansion, with the aim of maximising value for you, our shareholders. In addition to developing our main activities, we aim to enter the field of the “New Economy”, which will improve our prospects and allow us to develop into a more advanced company, taking full advantage of the benefits of Computers, Networks and the Internet. We look forward to a long and lasting relationship with you and we thank you for trusting and supporting our company. We will make every effort to live up to your expectations.

Professor Spyros Makridakis
President of the Board of Directors

Dear Shareholders,

The year 2000 signalled the beginning of a new era for our company, filled with important events including:

- A change in our registered name
- A change in the company's objective
- The sale of the construction sector
- An increase in share capital
- The buyout of subsidiaries and the establishment of the LAMDA Group

During the first half of 2000, the company purchased or acquired a participation in five strategically selected companies, in accordance with its business plan. Through its fully owned subsidiaries Dimiourgia SA, Olympia SA, as well as through EFG Eurobank Properties, in which it has a participation together with EFG Eurobank Ergasias and Deutsche Bank, LAMDA DEVELOPMENT SA now covers the whole spectrum of the real estate market, from Development (Dimiourgia) to Investment (EFG Eurobank Properties) and allied services.

Through Ifaistos, the company offers services to luxury yachts and other vessels, while the establishment of Swissport Lamda Hellas; enabled the company to provide ground handling services at Greek airports.

During the second half of 2000, the company concentrated on creating a suitable infrastructure for supporting and maintaining a high rate of growth. Dimiourgia SA invested in the purchase of two plots of land on which office buildings covering a floor space area of 20,000 sq. m. are currently being developed. In addition it was awarded the renovation and management of a third building in the centre of Athens as part of a JV. It also completed the acquisition of an extensive piece of land at Spata, an area with substantial development prospects resulting from the relocation to the area of the Athens International Airport. Finally, it also entered the tourism property market by purchasing a beachfront plot of land at Xylokastro where a complex of summer homes is to be developed adjacent to a recently developed municipal marina and sports ground.

EFG Eurobank Properties completed the largest investment in yielding real estate in Greece over the last year, when, in November it purchased a portfolio of 6 buildings, including the Interamerican Plaza buildings, covering a total floor space area of 16,000 sq. m., an investment expected to return a significant rental yield as of the beginning of 2001.

During the same period, Ifaistos embarked on an intensive programme of upgrading its infrastructures and launched a marketing campaign, which towards the end of the year began to bear fruit, producing a significant increase in the number of clients and company turnover, that will considerably affect financial results in 2001.

Swissport Lamda Hellas commenced operations at the Hellenikon Airport in June, in preparation for its transfer to Spata and Herakleio, Crete, where it began operating on 28 March and 4 April 2001 respectively. Thus Swissport Lamda Hellas, which at the end of 2000 had four clients, 100 personnel and a turnover of 700 million drachmas (€ 2.3 mil), today includes over 20 large airlines among its clientele and employs over 700 personnel, while in 2001 its turnover is expected to more than quadruple.

Following the resolution of the Shareholders' Annual General Meeting on 30 June 2000, the company applied for transfer of its shares to the Main Market of the Athens Stock Exchange in September 2000. This application was approved on 7th June 2001.

In regard to financial data, the Group's net profit before tax for the financial year 2000 was 1,556 million drachmas (€ 4.6 mil). As expected, given the radical changes in the company during 2000, a large percentage of this profit was nonoperational and came from the sale of the company's construction sector and the interest on the funds raised through the capital increase. For 2001, the Board of Directors has set the target not only to increase profits, but also for the profits to be mostly generated from operational activities of its subsidiaries.

Lambros G. Anagnostopoulos
Managing Director

MAJOR CHANGES DURING THE YEAR 2000

(Acquisition of Konstantinidis, change of registered name and objective)

The company LAMDA DEVELOPMENT SA is a holding company which originated from the acquisition and renaming of the company "CHRISTOFOROS D. KONSTANTINIDIS TECHNICAL COMPANY SA" listed on the Parallel Market of the Athens Stock Exchange, the secession and sale of the construction sector, and the acquisition and participation in the share capital of companies engaged in real estate investment and development and the provision of services. The company's progress up to today is presented briefly here below:

I. ACQUISITION AND RENAMING OF THE LISTED COMPANY "CHRISTOFOROS D. KONSTANTINIDIS TECHNICAL COMPANY SA" (in abbreviation "C. KONSTANTINIDIS SA")

- C. Konstantinidis SA was founded in 1977 and operated mainly as a general contractor of public works (7th class degree). Its activities included marine works, drinking water, urban/industrial waste, hydraulic networks, and providing project management services to large contractors.
- In 1995 C. Konstantinidis SA shares were listed on the Parallel Market of the Athens Stock Exchange.
- The Extraordinary General Meeting of Shareholders of C. Konstantinidis SA held on 18-11-1999 decided on an increase in the share capital of the company to be effected via capitalization of reserves of 120,750,000 GRD (€ 0.3 mil) and via cash payment of 241,500,000 GRD (€ 0.7mil).
- Following the events of December 1999, referred to below, the resolution of the General Meeting of 18-11-1999, was amended by a later resolution of the General Meeting on 20-01-2000, deciding on a considerably larger increase in the share capital of the company. The controlling majority (68.46%) in C. Konstantinidis SA belonged up to the beginning of December 1999 to Christoforos Konstantinidis (34.36%), Dimitris Konstantinidis (22.18%) and Ioanna Konstantinidis (11.92%).
- These shareholders accepted the proposal made by Consolidated Lamda Holdings SA, a Luxembourg based corporation to act jointly in modifying the company strategy in view of market conditions and to the benefit both of the company itself and its shareholders. With a 99.9% share, Consolidated Ventures Foundation is the main shareholder in Consolidated Lamda Holdings SA, and members of the Latsis family are its beneficiaries.
- The new strategic investor, representing a group of companies with a considerable expertise in large projects' development, aimed to change the activity of the company to a holding company. The companies in which it would hold participations, would be active in real estate investment, property development, property management, provision of design, construction, and operation services to large infrastructure projects as well as providing a variety of complementary services to organizations and enterprises.
- On 3 December 1999 Consolidated Lamda Holdings SA acquired 57.06%, EFG Eurobank Ergasias SA acquired 4.97% and EFG Eurobank Securities acquired 4.97% of the C. Konstantinidis SA shares. Details of the aforementioned financial transactions were published in the Daily Value Bulletin of the Athens Stock Exchange on the same day.
- On 20 January 2000, an Extraordinary General Meeting of shareholders of the company convened to decide on the proposals of the Board of Directors concerning the company's change of strategy and the corresponding steps involved. This General Meeting resolved the following:
 - a) it confirmed the replacement of members of the Board of Directors.
 - b) it cancelled the General Meeting's resolution of 18-11-1999 on the increase in share capital, so as to make a new decision on the amount and conditions of increase to correspond to the new prospects opening up for the company.
 - c) an increase in share capital involving: A/ capitalization of reserves amounting to 483,000,000 GRD (€ 1.4 mil) (1:1 split), and B/ cash payment amounting to 725,125,000 GRD (€ 2.1 mil) by the issue of 7,251,250 registered

shares of 100 GRD (€ 0.29) nominal value each and at a price of 5,500 GRD (€ 16,14) per share, resulting in total proceeds of 39.881.875.000 GRD (€ 117 mil).

- d) a change in the company's headquarters from Halandri to the Municipality of Athens.
- e) a change in the registered company name to "LAMDA DEVELOPMENT SA".
- f) a change in the objective of the company so that it will be able to exercise its new activity which is primarily the acquisition of participations in companies engaged in:
 - 1) the development, utilization and management of real estate including shopping malls, theme parks and hotel complexes, etc. and
 - 2) provision of services in selected sectors.
- g) the secession of its construction sector and its contribution to the Ergotechniki Technical SA, of the Konstantinidis family interests, on the basis of accounts audited by a chartered accountant in accordance with the provisions of Law 2166/1993 and against shares corresponding to approximately 67% of the share capital of the company to which the construction sector will be contributed.
- h) it decided to grant the authorization required by law so that the afore-mentioned shares that would come to the company due to the contribution of the construction sector, will be sold for 3,000 million drachmas (€ 8.8 mil) (exceeding by approximately 45%, the book value of the construction sector) to Christoforos Konstantinidis, Dimitris Konstantinidis and Ioanna Konstantinidis.

- Amendments to the statutes, taking on board the afore-mentioned modifications, were approved by the Ministry of Development (10-2-2000) and the company, under its new name (below abbreviated to "LAMDA DEVELOPMENT" or "Company") and under new administration, proceeded to gradually implement its new strategic plan.

II. THE CHANGE IN ACTIVITY - ACQUISITION OF THE COMPANIES IFAISTOS, DIMIOURGIA, OLYMPIA, SWISSPORT AND PARTICIPATION IN EFG PROPERTIES - SECESSION OF CONSTRUCTION SECTOR.

- The first step towards the transformation of the company was taken with the purchase by LAMDA Development SA of 75% of IFAISTOS HELLAS SA on 9-2-2000.

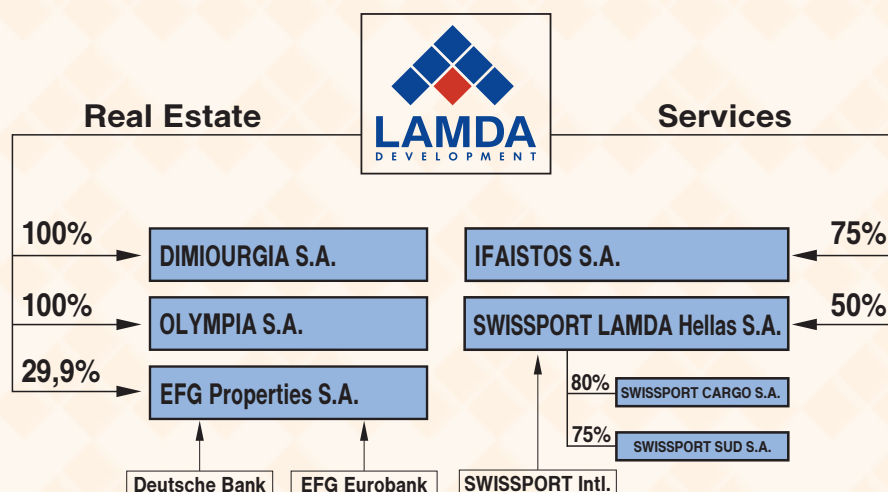
- On 24-2-2000 the contract was signed on the contribution of the construction sector to the Konstantinidis family interests Ergotechniki Technical SA. Consequent upon the contribution of the construction sector (Prefecture approval 29-2-2000), 2,077,650 shares in the Ergotechniki Technical SA were granted to the company, approximately 67% of the share capital of the latter. This participation was sold on 26-4-2000 (see below).
- On 4-4-2000 100% of the company DIMIOURGIA SA was acquired, a company mainly engaged in property development and project management.
- On 4-4-2000 100% of the company OLYMPIA SA was acquired. This particular company owns real estate in the up market Athens suburb of Kifissia
- Following completion of the secession of the construction sector as above, on 26-4-2000 LAMDA DEVELOPMENT SA transferred its shares in Ergotechniki Technical SA to Christoforos Konstantinidis, Dimitris Konstantinidis and Ioanna Konstantinidis, in accordance with the resolution of the Extraordinary General Meeting, for the price of 3,000 million (€ 8.8 mil) GRD. Through this transaction, the company materialized a net profit of 922 million GRD (€ 2.7 mil).
- On 15-6-2000 LAMDA DEVELOPMENT SA bought 50.0% of the company SWISSPORT LAMDA HELLAS SA. The company SWISSPORT LAMDA HELLAS SA is engaged in providing ground handling services at Greek airports.
- On 7-8-2000 LAMDA DEVELOPMENT SA took part in the share capital increase of EFG EUROBANK PROPERTIES SA investing 4,296 million GRD for 29,9% of the company. This particular company is engaged in real estate investment, real estate management, management of distressed portfolios, real estate valuation and brokerage.

SUMMARY FINANCIAL REVIEW OF THE GROUP

Basic Economic Indicators for the financial year 2000

(millions of GRD)	TURNOVER	PROFIT BEFORE TAXES	TOTAL ASSETS	SHARE CAPITAL	SHAREHOLDERS' EQUITY
IFAISTOS HELLAS S.A.	1.905	102	1.310	2.250	926
DIMIOURGIA S.A.	1.037	355	7.439	6.800	7.017
OLYMPIA S.A.	0	(45)	3.790	1.225	920
EFG EUROBANK PROPERTIES S.A.	1.295	660	18.976	4.801	12.385
SWISSPORT HELLAS S.A. ¹	844	(223)	498	300	77

¹ The company SWISSPORT LAMDA HELLAS S.A. published its first results for an over12-month accounting period on 31.12.2000.



SUMMARY FINANCIAL REVIEW OF THE COMPANY

It should be noted that the data pertaining to the financial years 1997-1999 refer to the era before the sale of the construction sector and the transformation

into a holding company. They are quoted here purely for historical reasons and do not reflect our current image, as expressed by the data for the financial year 2000.

FINANCIAL RESULTS (millions of GRD)	1997	1998	1999	2000
Company Turnover	742	398	1.223	0
Joint Ventures' Turnover	715	1.133	1.474	0
Company and Joint Ventures' Turnover	1.457	1.531	2.697	0
Gross Profit from Turnover only ⁽¹⁾	54	-5	436	0
Other Operating Income	16	2	22	0
Operating Results ⁽¹⁾	177	245	486	0
Income from Participations and Sales of Securities	196	329	552	922
Profit before Interest, Depreciation and Accounting Period Tax	185	239	769	1.579
Profit before Depreciation and Taxes	161	180	732	1.406
Profit before Taxes	161	161	610	1.346
Profit after Taxes and BoD Salaries	108	54	567	913
Profit after Taxes and BoD Salaries and Fiscal Audit Taxes	108	54	567	913
Total Net Dividend	96	91	174	725
Number of Shares at End of Financial Year	2.415.000	2.415.000	2.415.000	14.496.250
Weighted No. of Shares ⁽²⁾	2.415.000	2.415.000	2.415.000	9.887.213
Earnings per Share⁽³⁾ (in GRD)				
Profit before Taxes	67	67	84	117
Profit after Taxes and BoD Salaries	45	23	79	78
Dividend (after Taxes) ⁽⁴⁾	40	40	24	50
BALANCE SHEET (in millions of GRD)	1997	1998	1999	2000
Non-depreciated Formation Expenses	99	80	67	219
Non-depreciated Intangible Assets	0	0	0	219
Tangible Assets	1.002	1.072	1.137	36
Less: Accumulated Depreciation	141	132	230	4
Non-depreciated Tangible Assets	861	940	907	32
Participations and Long-term Receivables	43	43	43	25.059
Inventories	426	106	10	0
Total Receivables	630	674	1.381	388
Current Assets	1.083	1.077	1.391	18.251
Transitional Asset Accounts	5	0	0	2
Total Assets	2.091	2.140	2.547	43.563
Shareholders' Equity	1.655	1.698	2.007	42.196
Long-term Liabilities	58	52	0	0
Short-term Liabilities	378	390	540	1.367
Total Liabilities to third parties	436	442	540	1.367
Transitional Liability Accounts	0	0	0	0
Total Liabilities	2.091	2.140	2.547	43.563

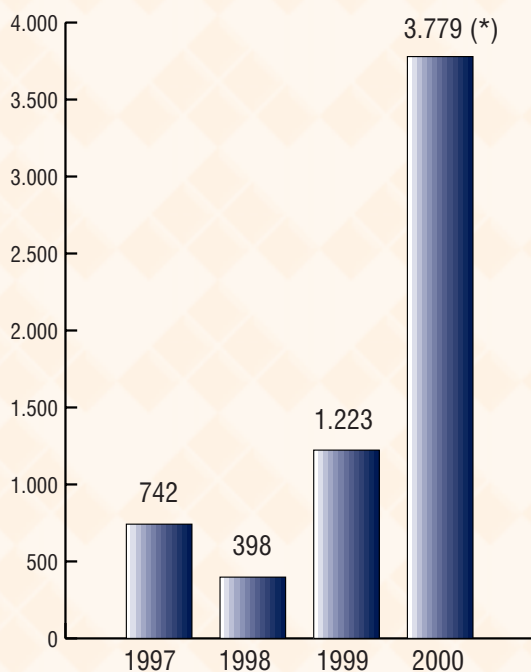
(1) Prior to depreciation. Total depreciation is included in operating costs.

(2) The calculation of the weighted no. of shares takes into account the increases in share capital including the capitalization of reserves and cash.

(3) On the basis of the weighted no. of shares.

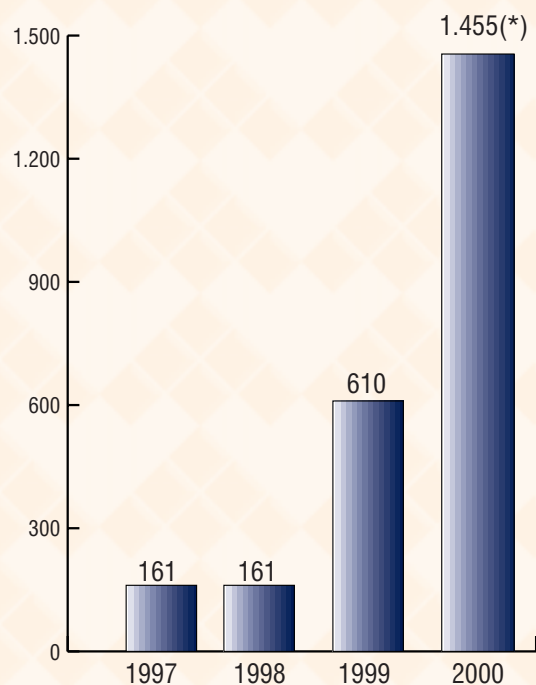
(4) On the basis of the no. of shares at the end of the financial year.

TURNOVER



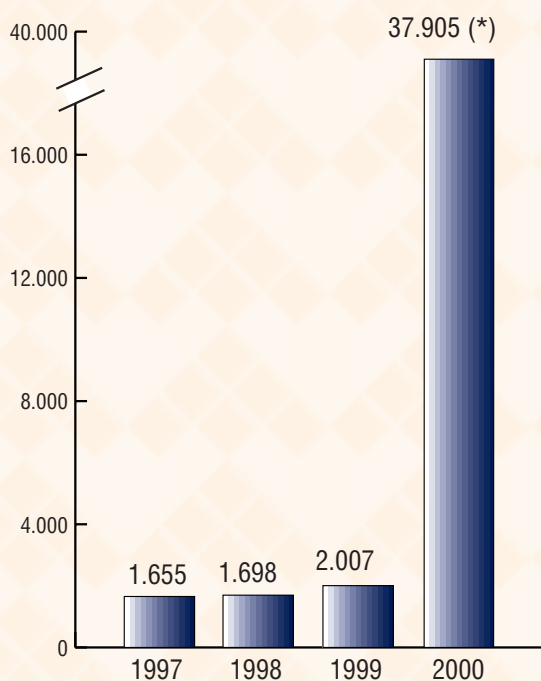
(*) LAMDA S.A. consolidated

PROFIT BEFORE TAXES



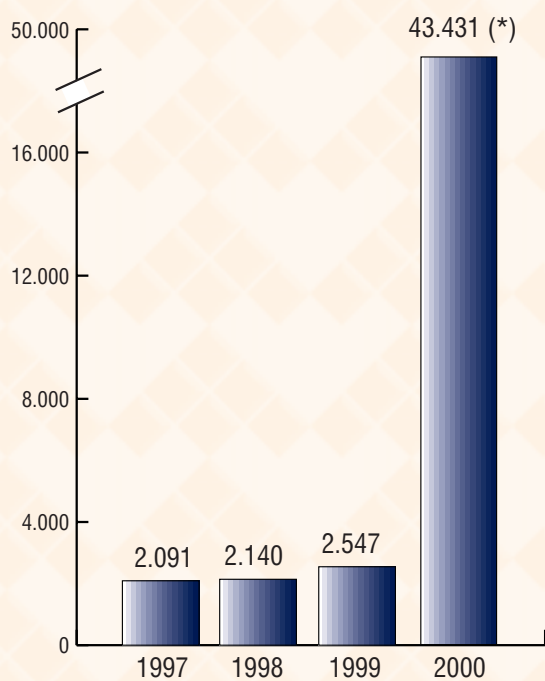
(*) LAMDA S.A. consolidated

SHAREHOLDERS' EQUITY



(*) LAMDA S.A. consolidated

TOTAL ASSETS



(*) LAMDA S.A. consolidated

CONSOLIDATED FINANCIAL FIGURES – YEAR 2000

FINANCIAL RESULTS (in millions of GRD)	2000
Turnover	3.779
Gross profit (1)	509
Other Operating income	472
Operating Results	1.618
Income from Participations and Sales of Securities	1.056
Profit before Interest, Depreciation and Taxes	2.158
Profit before Depreciation and Taxes	1.978
Profit before Taxes	1.455
Group Profit before Taxes	1.556
Profit after Taxes and BoD Salaries	836
Profit after Taxes, BoD Salaries and Fiscal Audit Taxes	803
Profit after Taxes, BoD Salaries, Fiscal Audit Taxes and Minority Rights	904
BALANCE SHEET (in millions of GRD)	2000
Non-depreciated Formation Expenses	815
Non-depreciated Intangible Assets	815
Tangible Assets	18.047
Less: Accumulated Depreciation	1.859
Non-depreciated Tangible Assets	16.188
Participations and Long-term Receivables	4.420
Inventories	2.201
Total Receivables	1.740
Current Assets	21.985
Transitional Asset Accounts	23
Total Assets	43.431
Shareholders' Equity	37.905
Provisions	45
Long-term Liabilities	2.232
Short-term Liabilities	3.025
Total Liabilities to third parties	5.257
Transitional Liability Accounts	224
Total Liabilities	43.431



South elevation of the renovated office building "Olympia" in Kifissia.

PROGRESS IN THE YEAR 2000

PROSPECTS FOR 2001

The Company this year completed its first year of operation under new ownership and management, driven by its new prospects and vision. Beyond the essential administrative and procedural changes (change in name and objective, secession of construction sector, increase in share capital, staffing and organization), the company has already demonstrated a fast pace in implementing its investment programme. In the year 2000, the structure of the LAMDA Group started to take shape through the acquisition of or participation in its first five companies (DIMIOURGIA, OLYMPIA, IFAISTOS, SWISSPORT, EFG PROPERTIES), while new investment moves are scheduled for 2001.

DIMIOURGIA is already developing five large new real estate projects ("Sissini", "Interamerican", "Xylokastro", "Hatzikyriakeio", "Halandri"), while it is also expanding its other activities.

OLYMPIA completed the total renovation of its office building "OLYMPIA" in Kifissia (the historic Cecil Hotel) and expects an annual rental yield of 700 million GRD.

IFAISTOS took on new projects in large yachts' modification/maintenance, and given the investments scheduled for the year 2001 (dock upgrade, etc) it seems set to become one of the leaders in the field in the Eastern Mediterranean.

SWISSPORT, a new company that originated from joint action with the SWISSAIR Group in airport ground handling services, is expected to have a bright future that will be there for all to see from as early as 2001.

Finally, **EFG EUROBANK PROPERTIES** continues its activities without a hitch, with considerable investments in real estate.

THE COMPANY'S POSITION IN THE MARKET

The markets in which LAMDA is engaged are characterized by a considerable increase in the demand for integrated projects and services (Consultancy - Studies - Supply of equipment - Construction - Management - Service during operational period, Project management) always requiring strict Quality Standards.

The demand for and provision of these services is evolving in a dynamic environment of markets growing more global in nature with every passing day. An environment in which firms are continually merging to form larger and larger conglomerates in order to meet the ever-increasing scale and ever more rigorous demands of contemporary projects. LAMDA DEVELOPMENT focuses in holding/participating in companies active in selected markets it has identified as being of key interest.

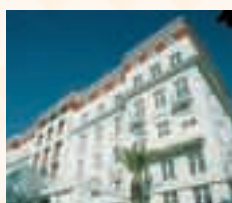
At the present time, the Company is active in the following sectors:

A. Real Estate (DIMIOURGIA SA, OLYMPIA SA, EFG EUROBANK PROPERTIES SA)

B. Service Provision (IFAISTOS SA, SWISSPORT LAMDA SA).

A. REAL ESTATE SECTOR

The real estate market is divided into two main sectors: Development and Investment. The Company is actively engaged in both of these, through its holdings in other companies. Namely:



A1. REAL ESTATE DEVELOPMENT

The property development sector both in Greece and abroad is characterized by the existence of a wide range of businesses offering highly differentiated and specialized services and activities. Depending on the nature of the services they provide, the companies in the development sector fall into the following categories:

- Property development. Land development through the construction and sale, leasing and/or operation of building facilities).
- Project Consultancy. The provision of consultancy services and technical project management.

The types of real estate of potential interest are as follows:

Office Buildings
Shopping Malls
Leisure Centres

Industrial Parks

Logistics Centres

Hotel and Tourist facilities

Residential buildings

Public Sector (infrastructure projects, ports, airports, community projects, sports facilities, specialized hospital units, etc).

In Greece Real Estate development is a relatively new sector, since up until recently, buildings' construction was executed by construction companies through the part-exchange system, the original owner surrendering the property to a contractor in exchange for a share in the new building. Recently, however, a number of construction groups have set up specialist subsidiaries, usually in association with international companies, while other independent firms have established a powerful presence in the market. Among the later, DIMIOURGIA, with its extensive experience in the field, both in Greece and abroad, can look forward to playing a leading role in the Greek and European markets.



A2. REAL ESTATE INVESTMENT

Investment in real estate aims firstly at the rental yield, and secondly at the capital gains accruing from the time linked increased value of the property. The companies EFG EUROBANK PROPERTIES SA and OLYMPIA SA are both active in the real estate investment field, anticipating substantial rental yield and future capital gains. EFG EUROBANK PROPERTIES SA also offers a full range of consultancy and valuation services.

- Real Estate Consultants and Real Estate Agents. With a few exceptions the companies working in this sector are small local firms with a purely local sphere of influence.
- Property Evaluations. Real estate valuation services mainly driven by bank lending needs.
- Real Estate Investment and Property Management. A relatively new business activity in Greece, seeking holdings in viable investment schemes or purchases of already developed property with high added value.

B. SERVICE PROVISION

The Company's Service Provision Sector can be divided into two basic sectors; Ship Repair and Airport Ground Handling Services. The Company is active in both sectors via its subsidiaries. Namely:



B1. SHIP REPAIR

IFAISTOS HELLAS SA, having already developed adequate infrastructure so as to address the need for repairs to commercial tourist vessels, aims at filling the gap existing in the sector of

private yachts maintenance and at providing vertical services in this particular field. The company stands out due to the degree of expertise it has developed in the sector of luxury pleasure yachts, where absolutely precise delivery times must be coupled with quality of work of exceptionally high standards.

With its 3,000 islands and rocky islets, a 16,000 km coastline, excellent weather conditions, and a European market place of 350 million people, Greece is one of the most ideal places for developing marine tourism on pleasure yachts.

The location of IFAISTOS HELLAS SA provides the opportunity to vessels sailing in the Aegean and Eastern Mediterranean to undergo repairs without having to cover large distances. Weather conditions are a natural advantage, allowing for repairs / alterations / maintenance throughout the year. Another great advantage is the extensive experience of its personnel and their familiarization with high-quality specifications. The main advantages in brief are as follows:

- size which facilitates the provision of vertical services
- sophisticated know-how and high standards of personnel, in combination with competitive prices.
- its geographical location (close to a motorway intersection, in Elefsina, just west of Athens) in combination with extensive port facilities



B2. PROVISION OF HANDLING SERVICES AT AIRPORTS

As a result of the liberalization of airport ground handling services in the EU the companies involved were given the opportunity to

provide services to third parties and for the first time, to operate in many European airports. There is a tremendous opportunity for further growth given that 75% of the market is still controlled by airports and airlines.

The trends of the ground handling services market can be summed up as follows:

- Increase in number of flights and passengers and in volume of goods carried.
- Increased demand for a high standard of ground handling services.
- Demand for integrated ground handling services by companies in more than one international airport, so that airlines can negotiate better prices.
- Alliances yield economies of scale.

The Greek Market of Ground Handling Services for Third Parties

Greece recently liberalized the ground handling services market at airports handling more than 3,000,000 passengers or 75,000 tons of goods per annum. As of 1-1-2001, the relevant provisions are valid for every Greek commercial airport handling at least 2,000,000 passengers or 50,000 tons of goods per annum. On the basis of the above, the provision of ground handling services was opened up to third parties at the following airports:

- Hellenikon (Athens International Airport) and at the new Athens International Airport – Eleftherios Venizelos as of the start of its operation in March 2001.
- Herakleio – Nikos Kazantzakis

It is expected that relevant licences will be granted at the Thessaloniki, Rhodes and Corfu airports, regarding baggage and aircraft handling services, as well as ramp handling. SWISSPORT LAMDA HELLAS is already active at the above airports, and will take part in the new tenders.

The operation of the new "Eleftherios Venizelos" airport at Spata is expected to considerably intensify the activity of companies providing ground handling services, while an even greater increase is expected in 2004 due to Athens hosting the Olympic Games and the consequent increase in tourism.



IIK building, with floor space of 17,000 sq. m. in Luxembourg



FIELDS OF ACTIVITY

1. LAMDA DEVELOPMENT SA
2. DIMIOURGIA SA
3. OLYMPIA SA
4. IFAISTOS SA
5. SWISSPORT LAMDA HELLAS SA
6. EFG EUROBANK PROPERTIES SA

LAMDA DEVELOPMENT SA (HOLDING)

LAMDA DEVELOPMENT SA previously called “Christoforos D. Konstantinidis Technical Company SA”, was founded in 1977 and its headquarters are on 16 Laodikeias St., Athens 115 28.

After the take-over of the company and the amendment to its statutes (articles 1 & 2), by decision of the Extraordinary General Meeting on 20-01-2000, the objective of the company was modified as follows: "Its object of activity is the participation in the share capital of other companies. On the basis of its new activity, it falls within the sector “Holdings”, with code no. 741 (under the National Statistics STAKOD 91)". In line with LAMDA's investment programme, the activity sectors of the companies in whose share capital it has a participation, include:

- Property Development, mainly of large private projects, including shopping malls, hotel complexes, office buildings, leisure centres, both in Greece and in the rest of Europe.
- Design and project management, a sector in which Lamda Development SA's subsidiary companies have considerable experience and a high standard of know-how. Such projects include, for example, Build – Operate & Transfer (BOT) Projects, as well as projects related to the Olympic Games of 2004.
- Provision of a wide range of services related to property management.
- Provision of comprehensive services to large luxury yachts.
- Provision of ground handling services at airports.

Following the sale of the construction sector, the Company is no longer active in construction. Real estate development and provision of services are activities carried out via its subsidiaries.

Thus, the Company is not expected to have any considerable income from its own turnover; its income will come from its subsidiaries' dividends.

The target set by the Company management is for the subsidiaries to grow and be counted among the leading and most efficient companies in their field of activity. LAMDA does not own real estate or other fixed assets of significant value. Fixed assets are owned by its subsidiaries.

Today, Lamda employs nine (9) members of staff, engaged in implementing its investment programme, monitoring companies it has bought, providing financial and investment advisory services to its subsidiaries, and surveying the real estate market with the aim of further investment.

The aim of the Company is to grow via its subsidiaries, and consequently, its mainly executive staff will remain small in number. In the immediate future, in order for the investment programme of its subsidiaries to be implemented more efficiently, two new divisions will be created, the Real Estate Division and the Service Division, which will take on the afore-mentioned responsibilities.



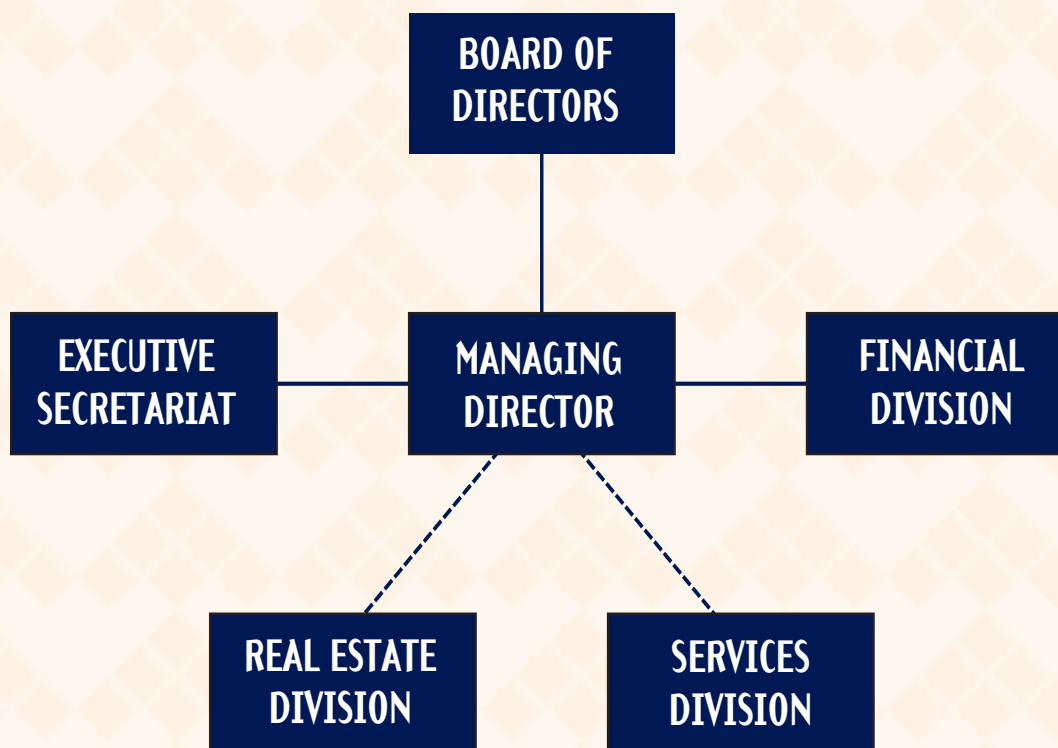
Real Estate

Services



Model of "Latseio Burns Centre" (6,500 sq. m.), Elefsina, completion date 2003

Company Personnel & Organizational Structure



Share Capital (31-12-2000)

SHARE CAPITAL (millions of GRD)	
Number of shares	14.496.250
Nominal value of shares (in GRD)	100
Shareholders' Equity	1.449,6
Share premium reserve	39.213,2
Reserve	1.398,7
Results carried forward	134
Shareholders' Equity, total	42.196
Share price (GRD)	2.910,8



IFAISTOS: yacht repairs



Swissport operates at the new airport "Eleftherios Venizelos"



Model of the "Xylokastro" beachfront residential project (14,300 sq. m.)

DIMIOURGIA S.A.

Dimiourgia SA was founded in 1961 and its headquarters are in the Municipality of Athens, with offices at 16 Laodikeias St, Athens 115 28. It employs 25 personnel (31-12-2000).

Operations

DIMIOURGIA SA is a real estate development company active in the following sectors:

- **Property Development and Management**
- **Provision of Services**
- **Project Management and Construction Management**
- **Project Development**

Real Estate Management

The Company receives rents from its property, which in 2000 amounted to 167 million GRD.

Provision of Services

- **Building Maintenance**
Specialized technical personnel (Civil Engineers, Mechanical Engineers, Electrical Engineers, Architects, Technical Assistants, etc) carry out the maintenance of the buildings it manages.
- **Building Management**
The company has become specialized in integrated building management and undertakes this responsibility both for its own properties and for third parties. During the year 2000, the company:
 - managed the property at 10 Othonos St. Syntagma, Athens.
 - managed the Pallas Athena Building, in Kifissia, Athens.
 - managed the IIK office building in Luxembourg.

Project Management and Construction Management

The company undertakes to carry out complex real estate development projects. The following are examples, some of which were completed in the year 2000:

- **Project Management** from the study and design phase to completion. Such a project is the renovation of the Olympia building (Cecil Hotel) in Kifissia. Budget estimate: 2.8 billion GRD.

• Construction Management

- study and supervision of the construction of the Burns Hospital, Elefsina.
- provision of Consultancy and Construction Management for the facilities of Swissport Cargo at the new Athens International Airport.
- construction of the IT centre of EFG Eurobank Ergasias SA. Budget estimate: 2 billion GRD.
- refurbishment of six (6) branches of EFG EUROBANK ERGASIAS SA: Petroupolis, Melissia, Nea Makri, Hellenikon, Pallini, Solonos St.
- refurbishment of offices in the EFG Eurobank Ergasias headquarters building in Thessaloniki.
- refurbishment of an office building at the corner of Kallirois St. and Vouliagmenis Ave.
- complete fit out of ground floor in Olympia building on behalf of Trade Link corporation.
- refurbishment of EURO 24H branches of EFG Eurobank Ergasias in Ilion, Masoutis, Sofokleous, and Kifissias Ave.
- refurbishment of offices on 1st floor of 20 Voukourestiou St.

In addition, the company takes part in tenders or joint ventures with the aim of undertaking new major projects.

Project Development

Project Development consists of investing man hours, knowledge and capital in real estate (land or buildings) with the aim of considerably increasing their added value. Project Development is one of the main priorities of DIMIOURGIA's management, which intends to intensify activities in this particular sector both in Greece and in other countries. A series of large projects are already being evaluated either on behalf of the State, or private projects. Projects under implementation include:

- Renovation and management of a listed building owned by a public welfare institution in the centre of Athens.
- Construction on a Company owned plot of an office building, covering 2,800 sq. m. and basement areas of 2,300 sq. m. in the centre of Athens.
- Construction on a Company owned plot of an office building / shops and three underground car parking levels. Total construction area 16,000 sq.m. in Maroussi, Attica.



IIK building, Luxembourg (17,000 sq. m.)



"Sissini" office block & underground car parks (5,000 sq. m.)



"Interamerican" office block and underground car parks (16,000 sq. m.)



"Hatzikyriakeio". Renovation of an office building (3,600 sq. m.)

Basic Economic Figures 1997 – 2000 (millions of drachmas)

	1997	1998	1999	2000
Turnover	348	808	878	1.037
Gross profit	328	247	238	417
Other operating income	14	2	4	414
Operating result	342	249	241	831
Operating expenses	271	193	180	524
Profit before taxes, interests, depreciation	72	85	174	543
Profit before taxes and depreciation	72	85	174	543
Profit before taxes	32	41	130	355

- Development of a complex of 200 apartments in Xylokastro, Korinthia (14,500 sq. m., with a budget of 4,000 million GRD). At the end of 2000, the company undertook to develop an area of 2¹/₅ acres in Xylokastro, thus making its entry into real estate development in the tourist market. A major advantage of the project is its location, as it borders on Municipal land on which a sports centre and marina for pleasure yachts have recently been developed. On completion of the Patras-Athens-Thessaloniki-Evzoni (PATHE) motorway, the time needed to reach the area from Athens will be significantly reduced to around one hour.

At the beginning of 2001, the company bought a plot of land (4,200 sq. m.) that includes a listed building in Athens suburb of Halandri. Plans are proceeding for the construction of a new office block, with the simultaneous renovation and integration of the already existing listed building. Total construction area 4,500 sq. m. plus 70 underground parking spaces.

It must be pointed out that the Company owns a considerable amount of property, with substantial

possibilities for future development. Examples are: 1. An area of approximately 37 acres in Spata, close to the new Athens International Airport 2. Land plots with total surface area 9,000 sq. m. in strategic positions in Athens, 3. A shop at 40 Patriarhou Ioakeim St. in Kolonaki, 4. Storeys and basement levels in office buildings at 8 Othonos St. and 10 Othonos St. on the Central Athens square of Syntagma.

Outlook

The basic aims of DIMIOURGIA SA include intensifying activities in project development and focussing on projects of high added value by developing real estate of high commercial value.

LAMDA DEVELOPMENT SA has earmarked a total amount in the range of 10 – 15 billion GRD for a capital increase in DIMIOURGIA SA with the aim of investing in various property projects of high potential return. The new prospects opening up for this sector in Greece are expected to provide opportunities for the company to respond to the increased demand for new top quality and standards commercial and exhibition buildings.



Listed building in Halandri



"Halandri" Listed building/restoration & addition of new office building (4,500 sq. m.)



IT Centre



Refurbishment/construction Eurobank branch, Syngrou Avenue.

OLYMPIA S.A.

OLYMPIA SA was founded in 1930 and its headquarters are at 16 Laodikeias St, Athens 115 28.

The real estate belonging to the company is managed by the company DIMIOURGIA SA. The company's only source of income up to the present day was the rent received for the Olympia building (former Cecil Hotel) in Kifissia. During 1998, the full reconstruction and restoration of the building was initiated to turn it into a modern office block. This is expected to be completed during the first quarter of 2001, when it will be offered for lease to third parties.

Due to the ongoing renovation of the building of the former Cecil Hotel, the company had no income during the financial years 1999 and 2000, apart from small amounts from the sale of old material. The operating results showed a loss of 45 million GRD as against 59 million GRD in the previous financial year.

The company owns the following properties:

1. Olympia building (Cecil Hotel), Kifissia.
2. Land plot on Xenias Street, Kefalari (opposite the Cecil Hotel), covering a total area of approximately 4,000sq.m.

OLYMPIA SA employs 30 personnel, mostly technicians working on the renovation of the OLYMPIA building (Cecil Hotel). Taking into consideration as previously mentioned, that the management of the particular project has been undertaken by DIMIOURGIA SA, executives of the latter have undertaken the supervision of the technicians. Given also that the company is presently engaged in no other activity, it employs no other workforce.

Outlook

The total renovation and restoration of the former Cecil Hotel, owned by the company, and its transformation into offices, expected to be completed by the beginning of 2001, will bring to the company an annual income from rents amounting to approximately 700 million GRD. At the same time, planning is in progress to develop the land plot opposite the building which will increase the company's income in the medium-term.



"Olympia" renovated estate



Eastern elevation of "Olympia" estate



Hotel "Cecil", 1930



Architectural façade perspective



Renovation stage

IFAISTOS HELLAS S.A.

“IFAISTOS HELLAS SHIPYARDS” was founded in 1968. Its headquarters are in the Municipality of Elefsina in the Prefecture of Attica, and are situated at the 27th kilometre of the Old Athens-Corinth Highway.

This ship repair unit includes coastal land with port facilities of considerable value, significant infrastructure and equipment. It also has considerable experience in repairing and maintaining ships of various types of up to 150,000 DWT. The unit also has the experience and know-how in repairing and maintaining special purpose ships (dredgers, floating cranes, etc.), for which there are no specialized units in Greece. Its personnel on 31-12-2000 numbered 57 people.

The company owns real estate of approximately 17 acres, which are located about 1 km. west of Elefsina, close to the intersection of the new ATTICA and PATHE motorways. It also owns buildings (Machine-works, Pipe-works, Sheet metal works, timber works, various buildings/Storehouses) covering a total area of 6,800 sq. m., as well as eight (8) tanks with a capacity of 52,700 cubic metres, and a wharf 200 metres in length.

IFAISTOS HELLAS SA today provides the following services:

- **Maintenance of ships of sizes up to handysize**
Ship maintenance – e.g. painting, machinery repairs, sheet metal work, pipe work, electrical work, washing and painting holds, ballast tank maintenance, etc..
- **Maintenance and painting of yachts**
This category includes large private pleasure craft (mega-yachts). This particular market will develop even further in Greece as there are no significant units to provide the service and support such vessels. The time a vessel uses the shipyard facilities is on average approximately six months, which includes dry-docking the ship, annual maintenance (internal and external cleaning, cleaning the hull of the ship, anti-fouling painting, etc.), shelter during winter and relaunching.
- **Repair / maintenance of specialized vessels**
The shipyard has gained experience in repairing floating structures used for special work, such as, floating desalination units, dredgers, barges, floating cranes, etc.



IFAISTOS, lengthening of a mega yacht

- **Industrial maintenance work**
Due to its proximity to large industrial plants, the company carries out maintenance work as well as repairs on their mechanical equipment.
- **Storage / shelter for pleasure yachts**
Private pleasure yachts either undergoing various types of work or simply being stored. There is room to store more than 30 vessels, each of 20 metres in length.

The size of the main wharf enables it to accommodate on its eastern side, either a ship up to 150,000 DWT, or up to three small ships of up to 6,000 DWT. The western side can take a ship up to 6,000 DWT. The existing bridge can accommodate on each of its two sides, from a ship of Handymax size up to 3 small ships of capacity up to 1,500 DWT.



Basic Financial Figures

Operating results summary (in millions of drachmas)	1997	1998	1999	2000
Sales	629,0	1.298,9	1.800,4	1.905,2
Cost of Sales	480,0	1.046,5	1.689,0	1.660,7
Gross Operating profit	149,0	252,5	111,4	244,5
Total operating & administration expenses	35,5	102,3	135,6	176,5
Net operating profit	137,0	176,3	31,5	125,9
Income from Interest and Participations	0,1	4,8	4,9	2,1
Interest and related expenses	0,0	0,3	0	1,0
Total net results	137,1	180,8	36,4	127,0
Extraordinary results	(6,0)	21,1	(0,7)	4,1
Operating & extraordinary results	131,1	202,0	35,7	131,1
Depreciation	24,6	26,7	25,2	28,9
Profit before taxes	106,5	175,3	10,4	102,2

Outlook

The basic objective of the company is to further develop activities concerning dry-docking, maintenance, storage and launching of pleasure yachts, and further developing the repair and maintenance of floating and special constructions, due to the lack of substantial competition in this sector.

At the same time, the considerable investments being planned by the neighbouring PETROLA HELLAS refinery constitute a notable opportunity for developing the activities of IFAISTOS in the maintenance of industrial plants and metallic constructions.

Making the most of the experience gained by the shipyard in the maintenance of medium-sized metallic vessels (for both domestic and international navigation), the company is expected to grow further in this sector.

The company's investment in extending its floating dry dock during the present year will allow for larger ships to be accommodated and for a wider range of repairs to be carried out. The afore-mentioned factors, in combination with the company's intensive marketing plan is expected to increase both turnover and operating results for the year 2001.

SWISSPORT LAMDA HELLAS S.A.

The company under the full name “**SWISSPORT LAMDA HELLAS, Aircraft Ground Handling SA**” was founded in January 1999 with the objective of providing ground handling services. The company’s headquarters are at Spata, Attica.

Swissport Lamda Hellas SA benefits from the technology and support of Swissport International. Swissport International is a member of the Swissair Group and, under ISO 9002 certification, provides ground handling services at more than 130 airports all over the world. Swissport International has an active role in organizing the infrastructure of Swissport Lamda Hellas.

Swissport Lamda Hellas SA is licensed to provide aircraft ground handling services (passenger and baggage) at the new Athens Eleftherios Venizelos International Airport, namely:

1. Ramp Handling and Baggage Handling
2. Open Access Ground Handling

With respect to Cargo and Postal services, the Company is active through its subsidiary **Swissport Hellas Cargo SA**, which

is licensed to provide Cargo and Postal services at the new airport and in which it has an 80% participation. The remaining 20% belongs to the local logistics company Freight Plus.

The company is also active in ground handling services at the Nikos Kazantzakis Airport in Herakleio, Krete through its subsidiary **Swissport Hellas Sud SA** of which it owns 75% with the remaining 25% being owned by the locally based tourism operator AVIAREPS. Swissport Hellas Sud has been granted in early 2001 one of the three licenses for Ramp, Baggage and Open Access Ground Handling at the Herakleio airport.

Officers, management and personnel at Swissport Lamda Hellas originate mainly from Swissair, Sabena, Virgin, KLM, companies that had their own relevant services at the Hellenikon Airport and have many years of experience in ground handling services all over the world. It should be noted that Swissport International has an annual turnover of more than USD 600 million and handles around one million flights per year worldwide.

Since its recent acquisition of Dynair, the second largest ground handling company in the US, it has become the biggest ground handling company in the world. It serves 322 airlines at 130 airports, and employs 14,000 personnel in 16 countries of the world.



Swissport Lamda Hellas SA



Swissport Lamda Hellas SA, new "El. Venizelos" airport

Basic Financial Figures

Operating results (in millions of GRD)	2000*
Turnover	844
Cost of service provision	924
Gross results	(80)
Operating and administration expenses	112
Operating results	(192)
Income expenses	4
Extraordinary income / expenses	1
Depreciation	36
Profit before taxes	(223)

* First over 12 month. Accounting period 12-2-1999 – 31-12-2000

Outlook

The operation of the new "Eleftherios Venizelos" airport at Spata is expected to bring about a considerable business increase in airport ground handling services,

while an increase is also expected in the year 2004, due to Athens hosting the Olympic Games and the increase in tourism involved.

EFG EUROBANK PROPERTIES

(formerly EBO S.A.)

EBO S.A. was founded in 1952 by the Bank of Crete S.A. and after the bank was bought by EFG Eurobank Ergasias S.A., it became a 100% subsidiary of the latter. It was renamed EFG EUROBANK PROPERTIES S.A. and its headquarters are in the Municipality of Athens, 16 Laodikias Str, Athens 115 28.

In April 2000, a binding shareholders' agreement was signed on the basis of which LAMDA DEVELOPMENT and Deutsche Bank would buy a 29.9% and 20% share respectively in the share capital of EFG EUROBANK PROPERTIES. The two new shareholders committed to increase the company capital to 100 million US\$. The participation of LAMDA DEVELOPMENT and Deutsche Bank was to be carried out with two increases in capital, of which the first took place in August 2000. LAMDA DEVELOPMENT invested 4,300 million GRD (29.9%) and Deutsche Bank invested 2,900 million GRD (20%). The share purchase price was fixed by a study carried out by third party real estate valuers and chartered accountants on behalf of Deutsche Bank, and the value of the company was put then at 7,200 million GRD. The second phase of the capital increase is due to take place during the second half of 2001, and on the basis of the afore-mentioned binding agreement between the three shareholders, all three will fully exercise their rights, with the aim of maintaining their parts. The amount corresponding to LAMDA DEVELOPMENT is 6,000 million GRD.

Activities:

The company owns a considerable number of properties, from which it receives rents. It employs 21 persons. Its activities can briefly be described as follows:

- **Investments in real estate:** (commercial buildings, car parks, leisure centres). An important part of this business will involve acquiring a large portfolio of real estate from government or other organizations.
- **Real Estate Management:**

Portfolio management and provision of real estate management services to third parties. EFG Eurobank Ergasias is expected to be an important client in this sector of activity.

- **Management of distressed portfolios:** Operation / management of real estate which comes into the Bank's ownership following an auction sale. The company is expected to play a leading role in this field when the sector is fully developed.
- **Real Estate valuation:** a) Real estate valuation on behalf of EFG Eurobank Ergasias SA – cases in which loans are granted with real estate as collateral, b) Real estate valuation on behalf of third parties.
- **Brokerage:** A service for locating premises and facilities in general to meet the needs of EFG Eurobank Ergasias SA; brokerage services are also provided to and surveys are carried out on behalf of third parties, mainly large multinational and Greek companies.

The company turnover showed a particular increase during the year 2000, its first operating period under the new shareholders structure and management, mainly due to growth in rental yield and valuation income.



IT centre, EFG Eurobank (6,000 sq.m)

Basic Financial Figures 1997-2000

Profit & loss account (<i>millions GRD</i>)	1997	1998	1999	2000
Turnover	108	120	163	1.295
Cost of service provision	0	16	14	918
Gross results	108	104	149	377
Operating and administration expenses	31	18	26	115
Operating results	77	86	123	262
Interest expenses	36	37	82	103
Extraordinary income / expenses	3	0	102	492
Depreciation	83	79	145	367
Profit before taxes	(39)	(30)	1	651

Outlook

The company's business plan provides for additional investments in real estate totalling 78,4 billion GRD (€230 million) during the two-year period 2000-2001. 30% of the investment programme will be financed by own funds, and 70% by loans or leasing. A number of properties are to be purchased in the Prefecture of Attica, which are expected to bring in a considerable amount of income. The company has already purchased a six-storey building in Kallithea

(end of 1999), which will yield an annual rent of approximately 300 million GRD.

In December 2000, a portfolio of six office buildings totalling an area of 21,000 sq. m. was bought. The buildings are rented to companies in the Interamerican and Eurobank Groups. As previously mentioned, the company's turnover comes mainly from rent, which due to the recent and impending purchase of new properties, is expected to show a considerable increase during the financial year 2001.



Interamerican Plaza

INFORMATION TECHNOLOGY / MIS

During the year 2000, LAMDA invested considerable sums in organizing a new IT and MIS systems linking the companies in the Group.

The companies in the Group are linked by state-of-the-art equipment via the Internet. The company's internal network has a speed of 100 Mbits, with the latest type of cabling. It has installed and is further developing an integrated flexible Enterprise Resource Planning (E.R.P.) System, while at the same time, the software development section has created, and is constantly supporting and developing applications for synchronous or a-synchronous communication on an international collaborative environment. The company is linked to the Internet via a 64K leased line to an Internet provider, and has a Web Server which accommodates the web pages of the LAMDA Group companies, providing Internet access and e-mail to its personnel. The company places particular importance on the security of networks and data, abiding by strict procedures for safe access and user service.

At the same time, the company has at its disposal a number of specialized programmes to meet certain needs, including:

- Computer Aided Design & Manufacturing (C.A.D. / C.A.M.)
- Time Scheduling and Project Monitoring.
- Real Estate & Finance.
- Design programmes (Architectural, Electrical engineering studies).

Finally, it must be pointed out that the company aims to make full use of the opportunities provided by the Internet to improve services offered to third parties as well as its internal operations. Specifically in the property development and management sector, and in the service provision sector, the Internet will be used as a means of expanding the company's client base, creating new products (brokerage services, e-commerce, supply of materials etc.) and minimizing overheads. One of the company's aims is to lead the way in introducing Internet technology to the markets in which it is active.





FINANCIAL REPORT

From the point of view of financial management, the highlights of the financial year 2000 are the following:

- The increase in share capital in June by 39.9 billion GRD
- An investment of a total amount of 25.3 billion GRD in accordance to the company's investment programme, as described in the chart showing the usage of funds raised.

The consolidated turnover in 2000 amounted to 3.8 billion GRD as compared to 1.2 billion GRD in 1999.

Correspondingly, consolidated profit before tax amounted to 1.6 billion GRD as compared to 610 million GRD in 1999.

The consolidated turnover for the financial year 2001 is expected to increase considerably as a result of the considerable increase in turnover in every single subsidiary. The Group's consolidated profit is expected to amount to approximately 2,000 million GRD.

note: The official fixed €/GRD exchange rate is 340,75

INVESTMENT

USE OF CAPITAL RAISED IN SHARE CAPITAL INCREASE

The net capital raised from the last share capital increase, in accordance with the resolutions of the Extraordinary General Meeting of 20-01-2000, amounted to 39,757 million GRD. The capital was raised in June 2000.

Its use up 31/12/2000 to present can be analyzed as follows:

Amount in million GRD

Allocation of raised capital	Prospectus schedule					Amounts allocated	
	2000		2001		TOTAL	1/10 to 31/12/2000	Total to 31/12/2000
	A' semester	B' semester	A' semester	B' semester			
1. Acquisition of 75% of Ifaistos Hellas SA	3.673				3.673		3.673
2. Acquisition of 100% of Dimiourgia SA	6.946				6.946		6.946
3. Acquisition of 100% of Olympia SA	4.200				4.200		4.200
4. Acquisition of 50% of Swissport Lamda Hellas SA		400			400		400
5. Participation in capital increase of EFG Eurobank Properties SA		4.300		6.000	10.300		4.296
6. Real Estate Development		3.000	3.000	2.000	8.000		
7. Purchase of land and Real Estate Development		5.000			5.000		4.389
8. Working capital		400	500	380	1.280		50
9. Purchase of land and Real Estate Development						700	700
10. Purchase of land and Real Estate Development						695	695
11. Issue expenses					80	45	125
12. Balance available for investment							14.406
TOTAL	14.819	13.100	3.500	8.380	39.880	1.440	39.880

On 31-12-2000, the balance available for investment amounting to 14.406 million GRD, was placed in short-term deposits and securities. The afore-mentioned investment items no. 6, 7, 9, and 19 were carried out by the 100% subsidiary DIMIOURGIA.

Notes: 6. The amount of 3,000 million GRD ear marked for the development of a building complex during the year 2000 was not made available, as issues relating to the land plot and the area in which development was to take place were delayed. Instead, an amount of 1,395 million GRD was invested in the purchase of two land plots within the Prefecture of Attica, on which office blocks covering an area of 20,000 sq. m. are being built (see 9 and 10 above). 7. The invested amount for the purchase of a land plot in the Prefecture of Attica falls short of that anticipated by 611 million GRD, due to the purchase of less acres and a purchase price of less than that expected. 8. a) in relation to the amount of 1,280 million GRD cited in the Prospectus for working capital; an amount of 45 million GRD more than anticipated was spent on the issue expenses, and b) the total allocated amount by 31-12-2000 falls short of that expected by 350 million GRD due to the postponed take up of funds by the subsidiaries, as well as to the sufficiency of cash flow during this period. It is believed that the afore-mentioned variations will not affect the company's expected profitability. The company is continuing the implementation of its investment programme, as described in the Prospectus and as an indication of this, it could be mentioned that up to 30-04-2001, the following investments had been made through the subsidiary DIMIOURGIA SA, beyond those previously referred to.

- 1,800 million GRD for the purchase of a land plot with the aim of building an office block of a total area of 7,000 sq. m.
- 1,000 million GRD for the purchase of 51% of the newly-founded société anonyme Land & Construction SA, whose only property is land, with the aim of constructing a complex of holiday homes of a total area of 14,400 sq. m.

THE SHARE PERFORMANCE

The company's shares were listed on the Parallel Market of the Athens Stock Exchange on 22-09-95. On 30-06-2000, the day of the shareholders' Annual General Meeting, the share price was 5,830 GRD, while the Company's market capitalization amounted to 42.2 billion GRD.

Statistics relating to share performance are shown below:

(GRD)	1997	1998	1999	2000
At the end of year	835	667	46.200	3.100
Annual average price	948	727	8.881	5.159
Annual highest	1.440	840	54.380	12.740
Annual lowest	680	611	650	2.940
Average daily transactions (number of shares)	7.220	817	28.248	66.000
% of weighted number of shares*	0,30%	0,03%	1,17%	0,67%

*Readjusted for changes of the company's share capital

The company has applied for listing on the Main Market of the Athens Stock Exchange, and its application is expected to be approved soon.



BALANCE SHEET ANALYSIS

CONSOLIDATED PROFIT AND LOSS ACCOUNT 31-12-2000 -LAMDA DEVELOPMENT S.A.

The results of the company's first Consolidated Balance Sheet will be stated first, as they carry the greatest importance owing to the company's new objective as a holding company. The non-Consolidated Balance Sheet will be presented and analyzed in subsequent pages.

PROFIT AND LOSS ACCOUNT FIGURES <i>(in millions GRD)</i>	2000
Turnover	3.779
Less: Cost of Sales	2.945
Gross profit	834
<i>(% of turnover)</i>	22,0%
Plus: Other operating income	472
Total	1.306
Less: Operating expenses	1.126
Less: Distribution expenses	21
Total expenses	1.147
<i>(% of turnover)</i>	30,3%
Operating result (before depreciation)	159
<i>(% of turnover)</i>	4,2%
Plus: Income from participations and securities	1.058
Plus: Extraordinary income	60
Less: Extraordinary expenses	25
Profit before taxes, interest & depreciation	1.252
<i>(% of turnover)</i>	33,1%
Interest income	907
Interest expense	180
Profit before taxes & depreciation	1.979
<i>(% of turnover)</i>	52,3%
Less: Depreciation	523
Profit before income tax	1.456
<i>(% of turnover)</i>	38,5%
Less: Income and other taxes	610
Profit after income tax and Board of Director's remuneration	846
<i>(% of turnover)</i>	22,4%

The accounts of the companies DIMIOURGIA SA, OLYMPIA SA, IFAISTOS HELLAS SA, SWISSPORT LAMDA HELLAS SA have been consolidated using the purchase method (global consolidation) and the accounts of the company EFG EUROBANK PROPERTIES SA using the net equity method.

CONSOLIDATED BALANCE SHEET 31.12.2000-LAMDA DEVELOPMENT SA

BALANCE SHEETS (<i>millions GRD</i>)	2000
ASSETS	
Formation & organization expenses	46
Depreciation	26
Other organization expenses	1.135
Depreciation	340
Formation expenses (non depreciated)	815
Tangible assets	18.047
Accumulated depreciation	1.859
Non depreciated tangible assets	16.188
Participations	4.420
Inventories	2.201
Receivables	1.740
Securities	30
Cash & cash equivalents	18.014
Transitional accounts	23
Total assets	43.431
LIABILITIES	
Share Capital	1.450
Share premium reserve	39.213
Profits carried forward	412
Reserves	1.425
Consolidation differences	(4.853)
Minority intrests	258
Total own capital	37.905
Provisions	45
Long-term liabilities	2.232
Short-term loans	496
Other short-term liabilities	2.529
Total liabilities to third parties	5.257
Transitional accounts	224
Total liabilities	43.431

BALANCE SHEET ANALYSIS LAMDA DEVELOPMENT S.A. 31.12.2000 (non-consolidated) & KONSTANTINIDIS S.A. (1977-1999)

This chapter includes an analysis of data from the Technical Company Christoforos D. Konstantinidis SA for the financial years 1997 – 1999 before the sale of the construction sector. It should be noted that this data is commented on purely for historical reasons and in no way reflects the company's present activity as a holding company, as it emerges following the modification of its objective and the sale of the construction sector. The company's present activity can be seen for the first time in the financial accounts of the financial year 2000.

CHANGES IN ASSETS / LIABILITIES

BALANCE SHEETS (million GRD)	1997	1998	1999	2000
ASSETS				
Formation expenses	120	121	132	275
Depreciation	21	41	65	56
Formation expenses (non depreciated)	99	80	67	219
Tangible assets	1.002	1.072	1.137	36
Accumulated depreciation	140	132	230	4
Non depreciated tangible assets	862	940	907	32
Participations	41	41	42	25.057
Long-term receivables	1	1	2	1
Inventories	426	106	10	0
Receivables	630	566	1.379	388
Securities	0	107	0	0
Cash & cash equivalents	27	297	101	17.864
Transitional accounts	5	0	0	2
Total assets	2.091	2.140	2.508	43.563
LIABILITIES				
Share Capital	241	241	241	1.450
Share premium reserve	540	540	540	39.213
Revaluation reserves	0	0	0	0
Investment subsidies	0	0	0	0
Profits carried forward	28	5	134	134
Reserves	847	912	1.167	1.399
Total shareholders' equity	1.656	1.697	2.083	42.196
Provisions	0	0	0	0
Long-term liabilities	58	52	0	0
Short-term loans	0	0	0	0
Other short-term liabilities	378	390	425	1.367
Total short-term liabilities	378	390	425	1.367
Total liabilities	436	443	425	1.367
Transitional accounts	0	0	0	0
Total liabilities	2.091	2.140	2.508	43.563

Assets:

Following the sale of the construction sector, the company does not own real estate property or other assets of substantial value. Property assets are owned by those companies in which Lamda Development has holdings.

Receivables:

The largest part of the company's receivables on 31-12-2000 consisted of income tax advances and VAT receivable.

FINANCIAL RATIOS

	1997	1998	1999	2000
ANNUAL GROWTH RATE				
Turnover (company and J/V)	8,0%	5,0%	76,1%	-
Profit before taxes	5,6%	0,0%	278,9%	121,0%
Profit after taxes and Board of Directors' remuneration	-6,4%	49,5%	950,0%	57,1%
Tangible assets	13,7%	7,0%	6,0%	0,0%
Assets	-0,5%	2,3%	19,0%	1.637,0%
RATE OF RETURN (%) *				
Return on equity	9,5%	9,6%	30,4%	6,1%
Return on assets	7,7%	7,5%	23,9%	5,8%
TURNOVER RATIO (days) *				
Receivables	158	135	192	-
Suppliers	94	163	68	-
Inventories	226	96	1	-
GEARING RATIO				
Borrowed funds / own capital	0,3	0,3	0,0	0,0
Bank loans / Own capital	0,0	0,0	0,0	0,0
LIQUIDITY RATIO (:1)				
Overall liquidity	2,9	2,8	2,8	12,7
Cash available	1,7	2,5	2,8	12,7
FINANCIAL BURDEN (%)				
Financial expenses / Gross profit	0,5	-10,7	8,5	-
Financial expenses / Profit before taxes and depreciation	0,1	0,3	4,8	0,3

Note: * Calculated on the annual average value of the corresponding item of the Balance Sheet

Growth rates

The growth rate of the company's total turnover during the period 1997 – 1999 indicates its steady progress. The growth rate of fixed assets indicates the gradual increase in the company's equipment and reflects its overall strategy of participating in new projects.

Gearing ratios

The Funds from Financing / Own Capital ratio remains at exceptionally low levels owing to the negligible long-term and short-term bank loans.

Acquisition Liquidity ratios

The overall liquidity and cash available ratios remained at satisfactory levels during the three-year period in question due to the increase in accounts receivable and other receivables and the containment of short-term liabilities.

Long-term liabilities

There are no long-term liabilities.

Short-term liabilities

The company has no short-term liabilities. It must also be pointed out that it is current with its obligations towards social security contributions, the state and banks.

SOURCES AND USE OF CAPITAL (1997-2000)

<i>(millions GRD)</i>	1997	1998	1999	2000
Sources				
Profit before taxes	161	161	610	1.346
Depreciation of formation expenses and assets	0	20	122	60
Long-term loans and liabilities	58	(5)	(52)	0
Short-term loans and liabilities	0	12	150	1.010
Transitional liability accounts	0	0	0	0
Capital increase with cash	0	0	0	39.882
TOTAL	218	187	829	42.298
Use of capital				
Investments	127	71	76	(876)
Participations	6	0	1	25.015
Changes in inventories	(164)	320	96	(9)
Changes in receivables	20	(64)	854	990
Reduction in short-term liabilities	(6)	12	150	0
Changes in working capital	61	(326)	(647)	16.985
Taxes and Board of Directors' remuneration	89	89	126	455
Dividends	96	91	174	726
Transitional asset accounts	(10)	(5)	0	2
TOTAL	218	187	829	42.298

ANALYSIS OF FINANCIAL RESULTS FOR THE YEAR 2000 & SUGGESTED DISTRIBUTION OF PROFITS

I. FINANCIAL RESULTS

<i>(millions GDR)</i>	1997	1998	1999	2000
Turnover from own projects	742	398	1.223	0
Less: construction costs	688	403	787	0
Gross profit	54	(5)	436	0
<i>(% of turnover)</i>	7,3%	(1,4%)	35,7%	0,0%
Plus: Other operating income	16	2	22	0
Total	70	(3)	458	0
Less: Operating expenses	90	80	82	238
Total expenses	90	80	82	238
<i>(% of turnover)</i>	12,1%	20,2%	6,7%	-
Operating result (before depreciation)	(20)	(83)	376	(238)
<i>(% of turnover)</i>	(2,7%)	(20,8%)	30,7%	-
Plus: Income from holdings	196	329	110	922
Plus: Extraordinary income	25	0	442	0
Less: Extraordinary expenses	17	7	159	5
Profit before taxes, interests and depreciation	185	239	769	680
<i>(% of turnover)</i>	24,9%	60,0%	62,8%	-
Interest and related expenses / income	(24)	(58)	(37)	726
Profit before taxes & depreciation	161	180	732	1.406
<i>(% of turnover)</i>	21,7%	45,2%	59,8%	-
Less: depreciation	0	20	122	60
Profit before income tax	161	161	610	1.346
<i>(% of turnover)</i>	21,7%	40,4%	49,8%	-
Less: Income tax and other taxes	53	89	43	390
Profit after income tax and Board of Directors' remuneration	108	54	567	956
<i>(% of turnover)</i>	14,5%	13,6%	46,3%	-

Comments on the key account items

Turnover

During the two years 1997 – 1998, the company's economic growth remained stagnant, due to extraordinary events owing to extraneous factors. During 1999, a certain number of projects showed progress and new projects were undertaken, mainly carried out by the company itself, resulting in noticeable improvements in its profit and loss account in comparison with the past. During the financial year 2000, there is no turnover from its own activity, as the company changed objectives and became a holding company.

Income from holdings and securities

This item mainly includes profit after taxes from the joint ventures in which the company participated during the financial years 1997 – 1999. During the financial year 2000, the income from participations amounting to 922 million GRD derived from the sale of the construction sector to the company's former major shareholders.

Analysis of operating/ distribution expenses

Operating expenses remained stagnant during the three-year period 1997-1999, due to operating restraints. In 2000, there was an increase due to the restructuring of personnel.

Allocation of depreciation in operating expenses

The total amount of depreciation is included in the operating expenses.

Analysis of extraordinary results

Extraordinary results mainly include credit exchange differences, auction expenses and debit exchange differences.

Financial expenses

The increase shown in the company's financial expenses during 1998, was due to a long-term loan the company obtained in November 1997 from the National Bank of Greece. During the financial year 2000, the company had interest income from the management of part of the capital raised during the recent increase in the company's share capital.

Profit before taxes

Profit before taxes in the financial year 2000 amounted to 1,346 million GRD.

II. Profit Distribution (before depreciation)

<i>(million GRD)</i>	1997	1998	1999	2000
Profit before depreciation and taxes	161	181	732	1.406
Undistributed profits from previous financial years	25	28	4	134
Reserves for distribution	0	279	0	0
Difference on calculation of dividends	0	4	0	0
TOTAL	186	492	736	1.540
Distributed as follows:				
Depreciation	0	20	122	60
Income tax	28	48	126	390
Other taxes	25	40	0	0
Board of Directors' remuneration	0	18	0	0
Dividends	96	91	174	725
Reserves	9	270	310	231
Undistributed profits carried forward	28	5	5	134
TOTAL	186	492	736	1.540

The management of the company proposes a dividend to be distributed for the financial year 2000 amounting to 726 million GRD, or, 50 GRD per share.



IFAISTOS, panoramic view of central wharf

PROSPECTS

The year 2000 was a starting-point for Lamda Development, under new ownership and management, and with new vision and objectives. As previously emphasized, the company's main objective is to participate in the share capital of other companies active in the Real Estate and Services sectors, by offering integrated solutions and products of international standards. At the same time, via its subsidiaries and their highly experienced personnel, it is set to make the most of opportunities existing for new business projects. Large infrastructure projects, such as the Spata Airport, the Attica ring road, the Athens Metro, the 2004 Olympic Games, and naturally Greece's entry into the Euro zone, create a fertile basis for growth, and offer extensive and unique opportunities for developing business activities, which LAMDA is ready to utilize to the greatest possible degree.

A. REAL ESTATE DEVELOPMENT, INVESTMENT AND MANAGEMENT

The property development sector is the most promising and rapidly developing sector in the real estate market in Greece today. LAMDA Development is already making a name for itself, and plans to expand via its subsidiary DIMIOURGIA SA, a company with extensive expertise in the sector, originating both from its executives' experience (who have an accumulated experience of work in more than 20 countries world wide), as well as from the close collaboration with affiliate companies in the Latsis Group, which are today active in Great Britain, France, Switzerland and Luxembourg.

1. High yield property development

The company intends to put to full use the know-how of its subsidiary DIMIOURGIA SA in designing, evaluating, supervising, constructing and managing private commercial projects. Its main aim is to develop and manage properties, and, in particular, shopping malls, theme parks, office blocks and tourist complexes, as well as other project management services. The company aims to seek collaboration in this sector with other companies, both Greek and foreign, which are able to offer services of high added value in these projects.

• Olympia Building – Kifissia

The complete renovation of this listed building, owned by Olympia SA, and covering a total area of 6,000 sq. m., was completed during the first quarter of 2001. The building was constructed during the 1920's based on a design by Swiss architects, and is a reference point for the surrounding area. It was in operation as a hotel until 1986, and was then used as offices. The renovation budget was estimated at 2.8 billion GRD. Dimiourgia SA undertook the Project & Construction Management of the building. The building is expected to yield an annual income from rent in the region of 700,000,000 GRD.

• Burns Hospital, Elefsina

The Burns Hospital, covering a total area of 6,500 sq. m., will be one of the leading hospitals of its kind in the world, possessing highly specialized state-of-the-art medical equipment. The project is estimated at 3.5 billion GRD and DIMIOURGIA SA has undertaken construction management. The project is under way with the implementation design approaching completion. Work on the site began in October 2000.

• Development of land plots in Athens

In June 2000, DIMIOURGIA SA bought a land plot covering approximately 760 sq. m. on Iridanou and Sissini Streets, near the Hilton Hotel in the centre of Athens. A five-storey office block with three underground car parks covering 5,000 sq. m. are already under construction on this plot. In December 2000, Dimiourgia also bought a 1-acre land plot in Maroussi, Attica, near Kifissias Avenue, where an office block and underground car park covering an area of 16,000 sq. m. are already under construction.

• Development of land plot at Xylokastro, Corinthia

Dimiourgia SA, in JV with other companies, purchased a plot at Xylokastro, Corinthia, where an organized complex of holiday homes (200 apartments) is already under construction, marking the company's entry into the tourism market.

• Building renovation in Athens commercial centre

Dimiourgia SA, in collaboration with EFG Properties and two more companies, was the lowest bidder in a tender and was awarded the complete renovation and 25-year-operation of a listed building owned by the Hatzikyriakeio Foundation in Athens CBD (Korai

and Stadiou Streets). The interior of the building, covering an area of 3,600 sq. m., is to be completely reconstructed to create areas for commercial activity, as well as high standard offices.

2. Investment in Real Estate

LAMDA DEVELOPMENT SA will be active in this sector through EFG Eurobank Properties, a company in which it participates together with EFG Eurobank Ergasias and Deutsche Bank. EFG Properties intends to expand rapidly by purchasing selected high-yield properties, and by putting together an extensive portfolio of professional real estate, with the aim both of receiving high rental yields, as well as of achieving capital gains from future value increases.

3. Property management, agency and facility services

LAMDA DEVELOPMENT SA is to develop high-standard real estate management services to meet the operational needs of properties belonging to its subsidiary companies.

Dimiourgia SA will be active in offering services to properties it develops. The company has considerable experience and expertise in the sector acquired during several years of managing office buildings of considerable size and high specifications. EFG Eurobank Properties will also be engaged in the sector, intending to expand rapidly in real estate management, with EFG Eurobank Ergasias as its leading client.

B. PROVISION OF SERVICES TO PLEASURE YACHTS

Lamda Development SA, through IFAISTOS HELLAS SA, aims to provide integrated services to ships, floating vessels, pleasure craft and luxury yachts. The company owns coastal land and extensive port facilities in a significant and strategic location, as well as infrastructure and equipment. The facilities of IFAISTOS HELLAS SA are situated in an exceptionally advantageous position, very near the interchange of the National Motorway with the Attica Motorway, and are easily accessible both from the sea, as well as from the Old Athens-Corinth Highway.

Services provided by the company include mainly:

a. Overhauling: Ifaistos Hellas SA provides all services for external and internal restoration, maintenance, mechanical and electrical work, woodwork, etc. With the company's plans to upgrade its floating dock, its services in this sector will be greatly improved.

b. Storage / Shelter: Ifaistos Hellas SA is to considerably extend its facilities for storing yachts, using its privately owned wharf.

c. Maintenance: the maintenance of pleasure yachts is an essential annual service. It includes dry-docking, internal and external cleaning, repainting the hull, etc. It must be noted that in Greece there are few specialized units capable of providing all the aforementioned services.

Ifaistos Hellas SA has many years of experience in repairing and maintaining pleasure yachts. More than 15 of the largest yachts in the world, from 45 – 140 m. in length, are serviced here. The company aims to considerably increase its activities in this sector by extending its services to include smaller yachts. The quality of services provided in the Greek market allows the company to be confident of rapidly acquiring a substantial market share.

C. AIRPORT GROUND HANDLING SERVICES

The recent liberalization of ground handling services at Greek airports in accordance with European Union directives, has given the opportunity to specialized third parties to enter a market with considerable development prospects in Greece.

The operation of the new "Eleftherios Venizelos" International Airport at Spata is expected to significantly increase the activities of companies providing airport ground handling services, while a particularly large increase is expected in 2004 due to the Olympic Games being held in Athens and the corresponding increase in tourism. Swissport Lamda Hellas SA, a company already active in this particular market, is expected to benefit from the development opportunities arising.

On the basis of the afore-mentioned and future company participations, LAMDA Development's presence is expected to be particularly noticeable in mainly real estate sector, which is for that matter expected to be its chief source of income in the future. Its strong capital basis will allow the Company to make the best of a large number of opportunities expected to arise in the sectors in which its subsidiaries are active.



Model of "Xylokastro" project (14,300 sq. m.)



BALANCE SHEETS

1. LAMDA DEVELOPMENT CONSOLIDATED 2000.
2. LAMDA DEVELOPMENT S.A. 2000.
3. DIMIOURGIA S.A. 2000.
4. OLYMPIA S.A. 2000.
5. IFAISTOS S.A. 2000.
6. EFG EUROBANK PROPERTIES S.A. 2000.
7. SWISSPORT LAMDA HELLAS S.A. 2000.

PROFIT AND LOSS ACCOUNT ON 31 DECEMBER 2000 (1 JANUARY 2000 - 31 DECEMBER 2000)

	Current financial year 2000
I Operating Results	
Turnover (sales)	3.778.804.207
Less: Cost of sales	3.270.150.603
Gross operating results (profit)	508.653.604
Plus: Other operating income	472.356.128
Total	981.009.732
Less : 1. Operating expenses,	1.125.918.489
3. Distribution expenses	20.654.985
Partial operating results (losses)	-165.563.742
PLUS: 1. Income from participations	118.129.429
2. Income from securities,	16.294.721
3. Income from sales of participations and securities	922.350.000
4. Interest and related income	906.822.913
	1.963.597.063
Less :	
3. Interest and related expenses	179.743.590
Total operating results (profit)	1.783.853.473
PLUS: Extraordinary results	1.618.289.731
II	
1. Extraordinary income	9.422.701
2. Extraordinary profit	9.000.000
3. Income from previous periods	20.104.100
4. Income from unused provisions	21.209.718
Less :	
1. Extraordinary expenses	13.854.478
3. Expenses from previous periods	10.687.895
Operating and extraordinary results (profit)	24.542.173
LESS: Total fixed assets depreciations	1.653.484.077
Less: depreciation included in cost of sales	522.773.529
NET RESULTS (PROFIT) OF ACCOUNTING PERIOD before taxes	324.773.529
Plus: Minority interests	1.455.484.077
NET GROUP RESULTS (profits) before tax	100.927.164
Less : Income tax	1.556.411.241
Other taxes not included in operating cost	576.060.449
Differences from tax audit of previous fin. years	20.369.236
CONSOLIDATED NET PROFIT AFTER TAX	13.236.886
	609.666.571
	946.744.670

AUDITOR'S REPORT
To the Shareholders of 'LAMDA DEVELOPMENT HOLDINGS AND REAL ESTATE MANAGEMENT SA' (formly TECHNICAL COMPANY CHRISTOFOROS D. KONSTANTINIDIS SA)

We have completed the audit in accordance with the provisions of article 108 of Law 2190/1920, of the first consolidated Balance Sheet and the consolidated Profit and Loss Accounts, as well as the relative Notes, of 'LAMDA DEVELOPMENT HOLDINGS AND REAL ESTATE MANAGEMENT SA' (formly TECHNICAL COMPANY CHRISTOFOROS D. KONSTANTINIDIS SA) and of its subsidiaries DIMOURGIA SA, OLYMPIA SA, HEPHAESTUS HELLAS SA, SWISSPORT LAMDA HELLAS SA and SWISSPORT LAMDA HELLAS SUD for the financial year ending on 31st December 2000. We implemented procedures we considered appropriate for the purpose of our audit, which are in conformity with the auditing principles and regulations adhered to by the Institute of Certified Auditors in Greece, and we verified the agreement of the contents of the consolidated Directors' Report with the above consolidated financial statements. We did not conduct the audit of the financial statements of the companies SWISSPORT LAMDA HELLAS SA (subsidiary) and EFG EUROBANK PROPERTIES SA (affiliated) that are included in the consolidation and represent 11% and 22% of the consolidated total assets and turnover. These financial statements were audited by other authorized auditors, on whose report we relied in order to express our opinion below, to the extent that this is related to the funds of the aforementioned companies included in the consolidation. In our opinion, after our observations are taken into account, the above consolidated financial statements were drawn up in accordance with the provisions of Law 2190/1920 and provide a true and fair view of the assets structure, the financial position and the results of all the companies included in the consolidation on 31st December 2000.

Athens, 20 April 2001
THE CERTIFIED AUDITOR
Christos Pelenitidis
REG. NO. 17831

ARTHUR ANDERSEN, CHARTERED ACCOUNTANTS SA

**ARTHUR
ANDERSEN**

NOTES:

- The consolidated financial statements were drawn up using the purchase method (global consolidation) for the balance sheets of the company and its subsidiaries: DIMOURGIA SA, OLYMPIA SA, IFAISTOS HELLAS SA, SWISSPORT LAMDA HELLAS SA, SWISSPORT HELLAS SUD and by using the net equity method for the company EFG EUROBANK PROPERTIES LTD.
- The company's real estate property is subject to liens and mortgages amounting to 3.900.000.000 GRD in order to secure bank loans, the balance of which on 31/12/2000 was 2.712.105.386 GRD.
- The group employed a total of 303 persons on 31/12/2000.
- The parent company has been subject to tax audit up to and including the financial year 1999.
- The Group's investments in 2000 amounted to 25.3 billion drachmas
- The most recent revaluation of real estate assets was carried out on 31/12/2000 according to the provisions of law no. 2065/92.

Athens, April 9 2001

The Chairman of the Board of Directors
SPYRIDON G. MAKRYDAKIS
I.D.CARD No. A.711644

The Managing Director
LAMBROS G. ANAGNOSTOPOULOS
PASSPORT No. N 627134

ASSISTANT FINANCE MANAGER
CHRISTOS A. BAIRAKTARIS
I.D.CARD No. P. 700290

CHIEF FINANCIAL OFFICER
ANTONIOS K. KAFFAS
I.D.CARD No. S272217

LAMDA DEVELOPMENT

HOLDINGS AND REAL ESTATE DEVELOPMENT SA
 BALANCE SHEET AS AT 31 DECEMBER 2000 - 23RD COMPANY ACCOUNTING PERIOD (1.1.2000 - 31.12.2000) COMPANY REGISTRATION NO. 3039/06/BI/86/28

	AMOUNTS IN GRD				LIABILITIES	
	Current Financial Year 2000		Prior Financial Year 1999		Current Financial year 2000	Current Financial year 1999
	Acquisition Value	Depreciation	Net Book Value	Acquisition Value	Depreciation	Net Book Value
B FORMATION EXPENSES						
1. Formation and organization expenses	6.468.845	539.070	5.929.775	0	0	0
4. Other formation expenses	268.766.873	55.205.474	213.561.399	132.244.811	65.412.975	66.831.836
	275.235.718	55.744.544	219.491.174	132.244.811	65.412.975	66.831.836
C FIXED ASSETS						
<i>I Tangible assets</i>						
1. Land	0	0	0	37.680.000	0	37.680.000
3. Buildings	0	0	0	176.818.713	16.739.084	160.079.629
4. Machinery - technical facilities - other mechanical equipment	0	0	0	259.460.868	67.766.426	191.694.442
5. Means of Transportation	0	0	0	579.838.604	100.820.459	479.018.145
6. Furniture and equipment	35.636.341	4.086.752	31.549.589	77.188.210	44.794.652	32.393.658
7. Advance payments and construction in progress	0	0	0	5.750.697	0	5.750.697
Total assets (CII)	35.636.341	4.086.752	31.549.589	1.136.737.092	230.120.521	906.616.571
<i>II Participations and other long-term receivables</i>						
1. Shares in associated companies	25.350.022.819		25.057.569.319		41.770.000	41.770.000
Less: participation installments payable		-292.453.500	804.200			1.503.860
7. Other long-term receivables						43.273.860
			25.069.923.108			949.850.431
Total fixed assets (CII + CIII)			8.940.091			8.940.091
D CURRENT ASSETS						
<i>I Inventories</i>						
5. Advance payments for purchase of stock	0	0	0	0	0	0
<i>II Receivables</i>						
1. Accounts receivable	337.801.218		337.801.218			29.540.673
5. Short-term receivables from associated companies	49.806.701		49.806.701			702.150.220
11. Other receivables						1.381.399.667
12. Sundry advances						108.531
<i>III Cash and cash equivalents</i>						
1. Cash in hand			108.531			44.953.089
3. Current and term deposits	17.863.620.300		17.863.620.300			56.069.695
	17.863.728.831		17.863.728.831			101.022.784
Total Current Assets (DII + DIII + DIV)	18.251.336.750		18.251.336.750			1.491.362.542
E TRANSITIONAL ASSET ACCOUNTS						
2. Income receivable	2.233.716		2.233.716			0
	2.233.716		2,233,716			0
TOTAL ASSETS (B + C + D + E)	43.562.994.748		2,508,084,809			2,508,084,809
CONTINGENT ASSETS						
2. Debit guarantee and collateral security amounts	0		0			2,519,255,555
3. Debit memorandum accounts	0		0			7,988,926,533
4. Other contingent assets	0		0			129,275,083
	0		0			10,637,457,171
TOTAL LIABILITIES (A+C)	43,562,994,748		2,508,084,809			2,508,084,809
CONTINGENT LIABILITIES						
2. Credit guarantee and collateral security amounts	0		0			2,519,255,555
3. Credit memorandum accounts	0		0			7,988,926,533
4. Other contingent liabilities	0		0			129,275,083
	0		0			10,637,457,171

NOTES:

- The company's construction sector was sold on 29/2/2000 further to approval by the Extraordinary General Meeting and was completed on 26/4/2000.
- At 31/12/2000 the company employed 6 persons.
- The company's assets are not subject to any liens or mortgages.
- Account CII - Participations and other long-term receivables" under Assets, includes acquisition cost of three companies active in the field of real estate development of approximately 25,1 billion GRD. The corresponding internal book value of these participations, according to their most recent balance sheets, is approximately 12,8 billion GRD less than the acquisition value. Of this amount, approximately 6,0 billion GRD represents the difference between the acquisition value and the current market value (according to valuations by independent experts) of the real estate owned by the affiliated companies, while the remaining amount of 4,8 billion GRD represents, according to the company, the goodwill from the acquisition of these participations. The aforementioned participations were valued at their acquisition cost, according to the provisions of paragraph 3 of article 42a of law no. 2190/1920, governing the presentation of the true picture of the company's financial position.
- The company was subject to tax audit up to and including the financial year 1999.

PROFIT AND LOSS ACCOUNT ON 31 DECEMBER 2000 (1 JANUARY 2000 - 31 DECEMBER 2000)		TABLE SHOWING PROFIT DISTRIBUTION	
	Current financial year 2000	Prior financial year 1999	
I Operating Results			
Turnover (sales)	0	1.223.340.745	
Less: Cost of sales	0	787.036.154	
Gross operating results (profit)	0	436.304.591	
Plus: Other operating income	0	21.708.546	
Total	0	458.013.137	
Less: 1. Operating expenses	296.657.133	203.834.961	
Partial operating results (loss)	-296.657.133	254.178.176	
PLUS: 1. Income from participations	0	109.982.238	
3. Income from sales of participations and securities	0	136.220.113	
4. Interest and related income	922.350.000	441.026.810	
	896.521.573	203.599	
	1.820.871.573	551.222.647	
Less: 2. Expenses and losses from participations and securities	0	173.351.063	
3. Interest and related expenses	173.351.063	1.647.520.510	
Total operating results (profit)	0	37.456.700	
II PLUS: Extraordinary results	0	1.350.863.377	
1. Extraordinary income	244.444	915.692	
Less:			
1. Extraordinary expenses	4.955.186	0	
2. Extraordinary losses	0	4.710.742	
Organic and extraordinary results (profit)	0	21.094.697	
LESS: Total fixed assets depreciation	59.831.296	122.228.389	
Less: depreciation included in cost of sales	59.831.296	122.228.389	
NET RESULTS (PROFIT) OF ACCOUNTING PERIOD before taxes	0	609.545.005	

CHAIRMAN OF THE BOARD OF DIRECTORS
SPYRIDON G. MAKRYDAKIS
 I.D. CARD No. A 711644

MANAGING DIRECTOR
LAMBROS G. ANAGNOSTOPOULOS
 PASSPORT No. N627134

Athens, 9 April 2001

AUDITOR'S REPORT

To the Shareholders of "LAMBDA DEVELOPMENT HOLDINGS AND REAL ESTATE MANAGEMENT SA" (formerly TECHNICAL COMPANY CHRISTOFOROS D. KONSTANTINIDIS SA)

CHIEF FINANCIAL OFFICER
ANTONIOS K.KARFAS
 I.D. CARD No. S 272217

ASSISTANT FINANCE MANAGER
CHRISTOS A. BAIRAKTARIS
 I.D. CARD No. P700290

We have audited the above Financial Statements, as well as the notes of "LAMBDA DEVELOPMENT SA" HOLDINGS AND REAL ESTATE DEVELOPMENT SA (formerly TECHNICAL COMPANY CHRISTOFOROS D. KONSTANTINIDIS SA) for the financial year ending on 31st December 2000. We conducted our audit in accordance with the provisions of article 37 of Law 2190/1920 "on Societies Anonymes" and the auditing procedures we judged appropriate, on the basis of the auditing principles and regulations adhered to by the Institute of Certified Auditors in Greece. The books and records kept by the company were placed at our disposal and any essential information and explanations we required were provided. The company has legally complied with the financial reporting requirements. The method of inventory valuation was not modified in relation to the previous financial year. We verified the agreement of the contents of the Directors' Report to the Annual General Meeting of Shareholders with the relevant financial statements. The notes include information provided for in paragraph 1 of article 43a of Law 2190/1920. In our opinion, the above Financial Statements, resulting from the company books and records, together with the Notes, after taking into account the company's note no. 4 referring to the accounting method for the valuation of its participations, give a true and fair view of the assets structure and financial position of the company at 31st December 2000, as well as of the results of the financial year ending on the same day, on the basis of relevant valid provisions and generally accepted accounting principles, which do not differ from those implemented by the company during the previous financial year.

**ARTHUR
 ANDERSEN**

Athens, 20 April 2001
 THE CERTIFIED AUDITOR
 Christos Polemidis
 REG. NO. 17831
 ARTHUR ANDERSEN, CHARTERED ACCOUNTANTS SA

DIMIOURGIA SA

REAL ESTATE, CONSTRUCTION, SERVICES AND REPRESENTATION
BALANCE SHEET AS AT 31 DECEMBER 2000 - 38TH COMPANY ACCOUNTING PERIOD (1.1.2000 - 31.12.2000) COMPANY REGISTRATION NO. 643010/08637(01)

ASSETS	AMOUNTS IN GRD				LIABILITIES	
	Current Financial Year 2000		Prior Financial Year 1999		Current Financial Year 2000	Current Financial Year 1999
	Acquisition Value	Depreciation	Net Book Value	Acquisition Value	Depreciation	Net Book Value
B FORMATION EXPENSES						
4. Other formation expenses	617,879,731	187,116,827	430,763,104	63,064,936	25,370,444	37,694,492
C FIXED ASSETS						
## Tangible assets						
1. Land	3,764,624,920	0	3,764,624,920	168,872,275	0	168,872,275
3. Buildings	639,977,749	464,144,112	175,833,637	723,296,447	485,204,207	238,092,240
4. Machines - technical facilities and other mechanical equipment	158,198,600	152,513,171	5,685,429	158,198,600	140,961,112	17,237,488
6. Machinery and equipment	58,312,926	34,898,468	23,414,458	46,507,266	25,466,800	21,040,466
Total assets (CII)	4,621,114,195	651,555,751	3,969,558,444	1,096,874,588	651,632,119	445,242,469
## Participations and other long-term receivables						
7. Other long-term receivables	387,000		387,000			287,000
Total participations and other financial receivables (CIII)	387,000		387,000			287,000
Total fixed assets (CII + CIII)	3,969,945,444		4,455,229,469			445,529,469
D CURRENT ASSETS						
I Inventories						
2. Buildings under construction for sale	175,792,594		175,792,594			0
4. Land and building materials for sale	1,967,512,572		1,967,512,572			0
Total inventories	2,143,305,156		2,143,305,156			0
## Receivables						
1. Accounts receivable	363,347,218		363,347,218			563,338,795
11. Sundry receivables	462,089,992		462,089,992			78,962,131
12. Sundry advances	401,803		401,803			0
Total receivables	815,839,013		815,839,013			642,300,926
IV Cash and cash equivalents						
1. Cash in hand	584,107		584,107			299,563
3. Current and term deposits	78,498,298		78,498,298			151,964,603
Total cash and cash equivalents	79,082,405		79,082,405			152,264,166
Total Current Assets (DI + DII + DIV)	3,038,226,574		3,038,226,574			794,565,092
E TRANSITIONAL ASSET ACCOUNTS						
1. Deferred expenses	450,147		450,147			277,959
	450,147		450,147			277,959
TOTAL ASSETS (B + C + D + E)			7,439,385,269			1,278,057,012
CONTINGENT ASSETS						
2. Debit guarantee and collateral security amounts			59,995,923			1,726,795
			59,995,923			1,726,795
LIABILITIES						
A SHAREHOLDERS' EQUITY						
I Share Capital						
(68,000,000 shares at 100 GRD each)						
1. Paid-in capital			6,800,000,000			1,015,500,000
IV Reserve						
1. Regular Reserve			17,420,098			11,929,032
Less: Loss from sale or devaluation of participations and securities to be set off			0			-4,930,000
5. Untaxed reserves as per particular legal provisions			17,420,098			6,995,032
particular legal provisions			19,984,800			3,668,350
			37,404,898			10,867,382
V Results carried forward						
Profits carried forward			179,657,362			20,731,827
Losses carried forward			0			-64,499,161
			179,657,362			-43,767,334
Total shareholders' equity (AI + AIV + AV)			7,017,062,260			962,400,048
B PROVISIONS						
1. Personnel termination indemnities			44,791,701			66,001,419
2. Other provisions			0			34,042,120
Total provisions			44,791,701			100,043,539
C LIABILITIES						
I Long-term Liabilities						
8. Other long-term liabilities			0			34,711
Total long-term liabilities			0			34,711
## Short-term liabilities						
1. Suppliers			135,139,804			36,603,753
5. Taxes and duties payable			191,314,728			98,811,253
6. Social security contributions			13,985,265			19,476,492
11. Sundry creditors			37,091,511			40,887,216
Total short-term liabilities			377,531,308			195,578,714
Total Liabilities (CI + CII)			377,531,308			195,613,425
TOTAL LIABILITIES (A+B+C)			7,439,385,269			1,278,057,012
CONTINGENT LIABILITIES						
Credit guarantee and collateral security amounts			59,995,923			1,726,795
			59,995,923			1,726,795

OLYMPIA SA

REAL ESTATE COMPANY

BALANCE SHEET AS AT 31 DECEMBER 2000 - 12TH COMPANY ACCOUNTING PERIOD (1.1.200 - 31.12.2000) COMPANY REGISTRATION NO. 13078/01/b/86/138(01)

ASSETS

	AMOUNTS IN GRD			
	Current Financial Year 2000		Prior Financial Year 1999	
	Acquisition Value	Depreciation	Net Book Value	Net Book Value
B FORMATION EXPENSES				
4. Other formation expenses	45.969.108	27.581.463	18.387.645	18.387.642
C FIXED ASSETS				
II Tangible assets				
1. Land				27.581.466
3. Buildings	788.756.529	0	788.756.529	605.540.378
	282.939.726	152.823.460	130.116.266	217.645.943
				117.556.508
4. Machinery, technical facilities and other mechanical equipment	179.882.979	65.913.957	113.979.022	170.462.419
6. Furniture and equipment	3.986.829	2.713.073	1.273.756	3.986.829
7. Advance payments and construction in progress	2.735.001.348	0	2.735.001.348	737.425.639
Total assets (CII)	3.990.577.411	221.450.490	3.769.126.921	1.735.061.208
III Participations and other long-term receivables				
7. Other long-term receivables			650.000	650.000
Total participations & other financial receivables (CIII)			650.000	650.000
Total fixed assets (CII + CIII)	3.769.776.921			1.532.141.794

D CURRENT ASSETS

II Receivables				
1. Accounts receivable			0	990.000
12. Sundry advances			108.325	100.000
Total receivables			108.325	1.090.000
IV Cash and cash equivalents				
1. Cash in hand			14.545	293.079
3. Current and term deposits			1.977.994	230.373
Total cash and cash equivalents			1.992.539	523.452
Total Current Assets (DII + DIV)			2.100.864	1.613.452

E TRANSITIONAL ASSET ACCOUNTS

1. Deferred expenses			112.640	0
Total Transitional Asset Accounts			112.640	0
TOTAL ASSETS (B + C + D + E)			3.790.378.070	1.581.336.712

CONTINGENT ASSETS

2. Debt guarantee and collateral security amounts			3.966.644.180	3.900.000.000
			3.966.644.180	3.900.000.000

LIABILITIES

A SHAREHOLDERS' EQUITY

I Share Capital				
(71.737 shares at 17,072 GRD each)				
1. Paid-in capital			1.224.694.064	1.224.694.064

III Revaluation reserve - investment subsidies

1. Capital gain from land sold			38.798.699	38.798.699
2. Revaluation of other assets E 266584/88			641.138	641.138
3. Revaluation of other assets E 20655/92			50.136	50.136
			39.489.973	39.489.973

IV Reserve

1. Regular Reserve			233.503	233.503
			233.503	233.503

V Results carried forward

Losses carried forward			-56.211.718	-70.525.168
Losses from previous fin. years			-287.671.841	-428.579.813
			-343.883.559	-499.104.981
Total shareholders' equity (A) + AIII + AV + AV)			920.533.981	765.312.559

C LIABILITIES

I Long-term Liabilities

2. Bank loans			2.172.105.386	620.791.174
8. Other long-term liabilities			60.000.000	60.000.000
Total long-term liabilities			2.232.105.386	680.791.174

II Short-term liabilities

1. Suppliers			74.056.833	22.384.027
3. Short-term bank loans			496.444.244	94.311.046
4. Advance payments			39.900.000	0
5. Taxes and duties payable			5.249.054	4.035.497
6. Social security contributions			16.131.737	12.487.122
11. Sundry creditors			5.956.835	2.005.287
Total short-term liabilities			637.736.703	135.232.979
Total Liabilities (CI + CII)			2.869.844.089	816.024.153

TOTAL LIABILITIES (A+C)

			3.790.378.070	1.581.336.712
--	--	--	----------------------	----------------------

CONTINGENT LIABILITIES,

2. Credit guarantee and collateral security amounts			3.966.644.180	3.900.000.000
			3.966.644.180	3.900.000.000

IFAISTOS HELLAS SHIPYARDS

INDUSTRIAL AND SHIPPING SA

BALANCE SHEET AS AT 31 DECEMBER 2000 - 32ND COMPANY ACCOUNTING PERIOD (1 JANUARY 2000 - 31 DECEMBER 2000)

Co. Registration No. 7814/03/B/8695

ASSETS	AMOUNTS IN GRD						LIABILITIES	
	Current Financial Year 2000		Prior Financial Year 1999		Current Financial Year 2000	Prior Financial Year 1999		
	Acquisition Value	Depreciation	Net Book Value	Acquisition Value	Depreciation	Net Book Value		
B FORMATION EXPENSES								
1. Formation and organization expenses	22,428,454	22,428,453	1	22,428,454	22,428,453	1		
4. Other formation expenses	59,891,119	41,733,437	18,157,682	43,751,119	33,082,048	10,669,071		
	82,319,573	64,161,890	18,157,683	66,179,573	55,510,501	10,669,072		
C FIXED ASSETS								
<i>II Tangible assets</i>								
1. Land	474,581,856	0	474,581,856	396,749,856	0	396,749,856		
3. Buildings	236,143,865	213,934,219	22,209,646	218,150,385	212,504,047	5,646,338		
4. Machinery - technical facilities and other mechanical equipment	551,847,422	507,351,739	44,495,683	546,307,378	502,862,589	43,444,789		
5. Means of transportation	108,718,773	41,651,571	67,067,202	80,137,066	33,548,148	46,588,918		
6. Furniture and equipment	19,961,629	15,856,006	4,105,623	18,043,119	13,491,791	4,551,328		
Total assets (CII)	1,391,253,545	778,793,535	612,460,010	1,259,387,804	762,406,575	496,981,229		
<i>III Participations and other long-term receivables</i>								
7. Other long-term receivables	3,607,400		3,607,400			3,607,400		
Total fixed assets (CII + CIII)	616,067,410		500,588,629			500,588,629		
D CURRENT ASSETS								
<i>I Inventories</i>								
4. Raw and auxiliary materials - consumables spare parts and packaging materials	58,164,792		58,164,792			50,776,943		
<i>II Receivables</i>								
1. Accounts receivable	563,621,613		563,621,613			317,725,174		
3a. Cheques receivable (dated later than day of issue)	10,267,608		10,267,608			0		
10. Doubtful receivables	2,673,800		2,673,800			2,673,800		
11. Sundry advances	42,405,255		42,405,255			46,731,273		
	618,968,276		618,968,276			367,130,247		
<i>IV Cash and cash equivalents</i>								
1. Cash in hand	196,893		196,893			230,778		
3. Current and term deposits	18,035,362		18,035,362			85,106,956		
Total Current Assets (DII + DIII + DIV)	18,234,255		18,234,255			85,337,734		
	695,367,323		503,244,924			503,244,924		
E TRANSITIONAL ASSET ACCOUNTS								
1. Future expenses	3,989,865		3,989,865			520,104		
Total Transitional Asset Accounts	3,989,865		3,989,865			520,104		
TOTAL ASSETS (B + C + D + E)			1,333,582,281			1,015,022,729		
CONTINGENT ASSETS								
2. Debt guarantee and collateral security amounts	99,279,200		99,279,200			16,270,000		
	99,279,200		99,279,200			16,270,000		
A SHAREHOLDERS' EQUITY								
<i>I Share Capital</i>								
(750,000 shares at 3,000 GRD each)								
1. Paid-in capital	2,250,000,000		2,250,000,000			2,250,000,000		
<i>IV Reserve</i>								
1. Regular Reserve	4,183,577		4,183,577			4,183,577		
	4,183,577		4,183,577			4,183,577		
<i>V Results carried forward</i>								
Profits carried forward	42,547,335		42,547,335			8,793,782		
Losses carried forward	-1,417,793,559		-1,417,793,559			-1,504,419,341		
	878,937,353		796,558,018			796,558,018		
Total shareholders' equity (AI + AIV + AV)								
	0		0			0		
B RISK AND PROVISION								
2. Other provisions	0		0			1,929,248		
	0		0			1,929,248		
C LIABILITIES								
<i>II Short-term liabilities</i>								
1. Suppliers	192,297,387		192,297,387			126,964,173		
4. Advance payments from customers	6,172,590		6,172,590			4,300,000		
5. Taxes and duties payable	147,860,369		147,860,369			18,823,307		
6. Social security contributions	47,649,757		47,649,757			41,612,078		
11. Sundry creditors	60,664,825		60,664,825			59,663,458		
Total Liabilities (CII)	454,644,928		454,644,928			251,363,016		
D TRANSITIONAL LIABILITY ACCOUNTS								
2. Accrued expenses	0		0			3,172,447		
	0		0			3,172,447		
TOTAL LIABILITIES (A+B+C+D)			1,333,582,281			1,015,022,729		
CONTINGENT LIABILITIES								
2. Credit guarantee and collateral security amounts	99,279,200		99,279,200			16,270,000		
	99,279,200		99,279,200			16,270,000		

NOTES:

1. In the course of the financial year 2000 a revaluation of company assets was carried out according to the provisions of law no. 2065/1992 and a readjustment of land acquisition value of 77.832.000 GRD was also carried out, which was off-set against the balance of losses from prior financial years.
2. No company property is subject to lienor mortgages of any kind.

	PROFIT AND LOSS ACCOUNT ON 31 DECEMBER 2000 (1 JANUARY 2000 - 31 DECEMBER 2000)		PROFIT DISTRIBUTION TABLE	
	Current financial year 2000	Prior financial year 1999	Current financial year 2000	Prior financial year 1999
I Operating Results				
Turnover (sales of services)	1.905.167.352	1.800.445.090		
Less: Sales costs	1.689.576.381	1.714.202.310		
Gross operating results (profit)	215.588.971	86.242.780	102.103.937	10.449.200
Plus: Other operating income	57.904.977	55.716.460	-1.417.793.559	-1.504.419.341
Total	273.493.948	141.959.240	-11.427.044	0
Less: 1. Operating expenses	155.881.311	135.604.799		
3. Distribution expenses	20.654.985	0		
Partial operating results (profit)	1.376.512	4.690.176		
PLUS: 2. Income from securities	760.492	186.870		
4. Interest and related income	2.137.004	4.877.046		
Less :				
3. Interest and related expenses	1.074.749	0		
Total operating results (profit)	1.062.255	4.877.046		
II PLUS: Extraordinary results	98.019.907	11.231.487		
1. Extraordinary income	27.141	385.972		
2. Extraordinary profit	9.000.000	0		
	9.027.141	385.972		
Less:				
1. Extraordinary expenses	4.943.111	93.488		
3. Expenses from previous periods	0	1.074.771		
Corporate and extraordinary results (profit)	4.943.111	1.168.259		
LESS: Total fixed assets depreciation	102.103.937	-782.287		
Less: depreciation included in cost of sales	28.928.209	25.158.221		
	28.928.209	25.158.221		
NET RESULTS (PROFIT) OF ACCOUNTING PERIOD before taxes	102.103.937	10.449.200		

Erlisina, 31 March 2001

CHAIRMAN OF THE BOARD OF DIRECTORS
MILTADIS I. ZANNOS
I.D.CARD No. P309230

CEO AND MANAGING DIRECTOR
THEMISTOCLES G. TYPALDOS
I.D.CARD No. S150578

FINANCE MANAGER AND HEAD OF ACCOUNTING DEPT.
APOSTOLOS K. IDOUNAS
I.D.CARD No. M334566

TO THE SHAREHOLDERS OF IFAISTOS HELLAS,
SHIPYARDS INDUSTRIAL & SHIPPING SA

AUDITOR'S REPORT

We have audited the Financial Statements, as well as the notes of 'HEPHAESTUS HELLAS SHIPYARDS INDUSTRIAL & SHIPPING SA' for the financial year ending on 31st December 2000, as included in this report. We have conducted our audit in accordance with the provisions of article 37 of Law 2190/1920 'on Sociétés Anonymes' and the auditing procedures we judged appropriate, on the basis of the auditing principles and regulations adhered to by the Institute of Certified Auditors in Greece. The books and records kept by the company were placed at our disposal and any essential information and explanations we required were provided. The company has legally complied with the financial reporting requirements. The method of inventory valuation was not modified in relation to the previous financial year, and the production cost was calculated in accordance with the accepted costing principles. We verified the agreement of the contents of the Board of Directors' Report to the Annual General Meeting of Shareholders with the relevant financial statements. The notes include information provided for in paragraph 1 of article 43a of Law 2190/1920. From the aforementioned audit, it resulted that: 1. The assets account D.I. 4. 'Raw and auxiliary materials - Consumables - Spare parts and packaging materials' mainly concerns slowly moving and depleted stock of spare parts for which the liquidation procedure is in progress. The company has not made a provision for losses that may arise from their sale. 2. The company has a policy of not making any provisions for personnel termination indemnities. If the company had made such provision, the total amount accumulated by 31st December 2000 would have reached approximately 48,000,000 GRD, of which approximately 7,000,000 GRD would burden the current financial year. 3. During the year 2000 the tax audit of the financial years 1993 - 1999 was completed resulting in additional taxes of approximately 11,400,000 GRD which burden the current financial year. The company has not undergone a tax audit for the financial year 2000, therefore its tax liabilities have not been finally determined. 4. As the company's total own capital is less than 50% of its share capital, there is scope for applying article 47 of Law 2190/1920. In our opinion, the above Financial Statements, resulting from the company's books and records, together with the Notes, after taking into account our previous observations, give a true and fair view of the assets structure and financial position of the company on 31st December 2000, as well as of the financial results of the financial year ending on the same day, on the basis of relevant valid provisions and generally accepted accounting principles, which do not differ from those implemented by the company during the previous financial year.

Athens, 18 April 2001-06-14
THE CERTIFIED AUDITOR
DIMITRIOS KONSTANTINOU
REG. NO. 16201

ARTHUR ANDERSEN
ARTHUR ANDERSEN, CHARTERED ACCOUNTANTS SA

NOTES:

1. Real estate property is not subject to any liens or mortgages of any kind.
2. In the closing financial year, real estate values were readjusted according to the provisions of law no. 2065/92. The readjustment led to a difference in acquisition values for land and buildings of GRD 191.127.443, and an accumulated depreciation difference on buildings of GRD 96.577.840. The capital gain generated was GRD 94.549.803, shown as own capital under liabilities. Owing to readjustments, additional depreciations of GRD 4.351.002 was changed in the current financial year.
3. During the financial year 2000, the company increased its capital twice. On 20/01/2000 a decision was made for an increase of GRD 1.250.000.050, the value above par being GRD 2.150.000.086. On 16/06/2000 a decision was made for a capital increase of GRD 2.395.594.150, the value above par being GRD 4.774.647.030. Both of the aforementioned increases were fully subscribed.
4. The total number of salaried employees on 31/12/2000 was 23 persons.

PROFIT AND LOSS ACCOUNT ON 31 DECEMBER 2000 (1 JANUARY 2000 - 31 DECEMBER 2000)		PROFITS DISTRIBUTION TABLE	
	Current financial year 2000	Prior financial year 1999	
I Operating Results			
Turnover	1.294.844.360	162.624.793	Current Financial Year 2000
Less: Cost of sales	918.276.401	158.324.122	Financial Year 1999
Gross operating results (profit)	376.567.959	4.300.671	
Plus: Other operating income	1.000.000	1.911.629	Net results (profits/losses) of accounting period
Total	377.567.959	6.212.300	(+) Balance of results (losses) from previous accounting periods
Less: 1. Operating expenses	107.977.736	25.704.951	Total
3. Operating and research expenses	7.440.493	0	Less: 1. Income tax
Partial operating results (profit & loss)	262.149.730	(19.492.651)	2. Other taxes not included in operating cost
PLUS: 4. Interest and related income	3.358.532	0	Profits to be distributed or losses carried forward
LESS: 3. Interest and related expenses	106.721.005	81.618.001	Profits are distributed as follows:
Total operating results (profit and loss)	(103.362.473)	(101.110.652)	1. Regular reserve
II Plus: Extraordinary results	158.787.257		2. First dividend
1. Extraordinary income	253.175.303	10.800.000	5. Reserves from revenue
2. Extraordinary profit	238.776.384	100.722.875	taxed as per particular legal provisions
3. Income from previous periods	0	151.278	7. Executive salaries
	491.951.687	111.674.153	8. Balance of profits carried forward.
Minus:			
1. Extraordinary expenses	20.000		
3. Expenses from previous periods	122.130		
4. Provision for extraordinary risks	0		
Operating and extraordinary results (profit)	142.130	9.267.847	
LESS: Total fixed assets depreciation	366.708.932	144.734.308	
Less: depreciation included in the operating costs	366.708.932	144.734.308	
NET RESULTS (PROFIT) OF ACCOUNTING PERIOD before taxes	650.596.814	1.295.654	

Athens, 17 April 2001

The President of the Board of Directors
Haralambos Kyrtos
I.D. CARD No. M 123371

CEO
Aristotelis Karytinios
I.D. CARD No. S199654

Head of the Accounting Dept.
Ilias Papalioopoulos
I.D. CARD No. K 015219

TO THE SHAREHOLDERS OF EFG EUROBANK PROPERTIES SA

We have audited the above Financial Statements, as well as the relevant notes of EFG EUROBANK PROPERTIES SA for the financial year ending on 31st December 2000. We conducted our audit in accordance with the provisions of article 37 of Law 2190/1920 on Societies Anonymes and the auditing procedures we judged appropriate, on the basis of the auditing principles and regulations adhered to by the Institute of Certified Auditors in Greece. The books and records kept by the company were placed at our disposal and any essential information and explanations we required were provided. The company has legally complied with the financial reporting requirements. The method of inventory valuation was not modified in relation to the previous financial year, apart from the case referred to in company's note 2 below the balance sheet. We verified the agreement of the contents of the Directors' Report to the Annual General Meeting of Shareholders with the relevant financial statements. The notes include information provided for in paragraph 1 of article 43a of Law 2190/1920. Our audit revealed the fact that the company has not undergone a tax audit since the financial year 1987, therefore its tax liabilities have not been finally determined. In our opinion, the above Financial Statements, resulting from the company books and records, together with the Notes, after taking into account our observations, give a true and fair view of the assets structure and financial position of the company on 31st December 2000, as well as of the results of the financial year ending on the same day, on the basis of relevant valid provisions and generally accepted accounting principles, which do not differ from those implemented by the company during the previous financial year.

PRICEWATERHOUSECOOPERS
Παράσημοι: Κωνσταντίνος, Λορέντζος, Σκαραμάνγκας, Λορέντζος, Σκαραμάνγκας
Αθηνών, Ελευθερίου Βενιζέλου 100

Athens, 20 April 2001
THE CERTIFIED AUDITOR
LORRAINE SKARAMANGA
REG. NO. 12221

SWISSPORT LAMDA HELLAS

AIRCRAFT GROUND HANDLING SA.

BALANCE SHEET AS AT 31 DECEMBER 2000 - 1ST COMPANY ACCOUNTING PERIOD (12 FEBRUARY 1999 - 31 DECEMBER 2000)

C. Registration No. 4219901/NT/1999/296(00)

ASSETS		LIABILITIES	
AMOUNTS IN GRD.			
	Current financial year 2000	Current financial year 2000	Current financial year 2000
	Acquisition Value	Depreciation	Net Book Value
B FORMATION EXPENSES			
1. Formation and organization expenses	13.762.672	2.766.534	11.026.138
4. Other formation expenses	142.781.209	28.460.451	114.330.758
	156.563.881	31.206.985	125.356.896
C FIXED ASSETS			
II Intangible assets			
4. Machinery - technical facilities and other machine equipment	14.573.840	3.920.680	10.653.160
5. Means of transportation	2.950.000	183.333	2.766.667
6. Furniture and equipment	5.621.836	1.172.687	4.449.149
Total assets (CII)	23.145.676	5.276.700	17.868.976
III Participations and other long-term receivables			
1. Participation in associated companies, minus: installments payable	155.000.000		155.000.000
7. Other long-term receivables	80.000.000		80.000.000
Total fixed assets (CII+CIII)	75.070.500		75.000.000
	75.070.500		92.939.476
D CURRENT ASSETS			
II Receivables			
1. Accounts receivable	117.261.590		117.261.590
5. Short-term receivables from associated companies	5.216.827		5.216.827
11. Sundry receivables	77.715.615		77.715.615
12. Sundry advances	2.000.000		2.000.000
Total	202.194.032		202.194.032
III Securities			
3. Other securities	30.000.000		30.000.000
Total	30.000.000		30.000.000
IV Cash and cash equivalents			
1. Cash in hand	294.513		294.513
3. Current and term deposits	31.501.812		31.501.812
Total	31.796.325		31.796.325
Total Current Assets (DII+DIII+DIV)	263.990.357		263.990.357
E TRANSITIONAL ASSET ACCOUNTS			
1. Deferred expenses	15.465.969		15.465.969
2. Income receivable	548.391		548.391
Total transitional asset accounts	16.034.360		16.034.360
TOTAL ASSETS (B+C+D+E)	498.321.089		498.321.089
CONTINGENT ASSETS			
1. Third-party assets	1.214.679.096		1.214.679.096
2. Debt guarantee and collateral security amounts	259.075.930		259.075.930
Total	1.473.755.026		1.473.755.026
A SHAREHOLDERS' EQUITY			
I Share capital			
(300.000 shares at 1.000 GRD)			
1. Paid-in capital	300.000.000		300.000.000
Total	300.000.000		300.000.000
V Results carried forward			
Losses carried forward	223.127.996		223.127.996
Total shareholders equity (AII+AV)	76.872.004		76.872.004
B PROVISIONS			
2. Sundry provisions	149.814		149.814
Total	149.814		149.814
C LIABILITIES			
II Short-term liabilities			
1. Suppliers	135.031.386		135.031.386
5. Taxes and duties payable	14.400.546		14.400.546
6. Social security contributions	46.012.482		46.012.482
11. Sundry creditors	1.871.383		1.871.383
Total liabilities (CII)	197.315.797		197.315.797
D TRANSITIONAL LIABILITY ACCOUNTS			
2. Accrued expenses	223.983.474		223.983.474
Total	223.983.474		223.983.474
TOTAL LIABILITIES (A+B+C+D)	498.321.089		498.321.089
CONTINGENT LIABILITIES			
1. Beneficiaries of third-party assets	1.214.679.096		1.214.679.096
2. Debt guarantee and collateral security amounts	259.075.930		259.075.930
Total	1.473.755.026		1.473.755.026

DISTRIBUTION OF RESULTS

PROFIT AND LOSS ACCOUNTS AS AT 31 DECEMBER 2000 (12 FEBRUARY 1999 - 31 DECEMBER 2000)

	Current financial year 2000	current financial year 2000
I Operating results		
Turnover	843,916,728	
Less: cost of sales	960,715,717	
Gross operating results (losses)	-116,798,989	
Less: 1. operating expenses	111,655,336	
Partial operating results (losses)	-228,454,325	
PLUS: 4. Interest and related income		
	7,262,564	
Less: 3. Interest and related expenses		
	3,330,016	
Total operating results (losses)	-224,521,777	
II PLUS: extraordinary results,		
1. Extraordinary and non-corporate income		
Less:		
1. Extraordinary and non-organic expenses	1,528,985	
Corporate and extraordinary results (losses)	135,214	1,383,781
LESS: total depreciation of fixed items	-223,127,996	
Less: depreciation items included in cost of sales	36,483,685	
	36,483,685	
NET RESULTS (LOSSES)	-223,127,996	-223,127,996

Net results (losses)
Losses carried forward

Hellenikon, 14 February 2001

Chairman of Board of Directors
Josef In-Albon
Passport No. 9767833/21.4.1998

Vice-Chairman of Board of Directors
Lambros Anagnostopoulos
Passport No. 627134/23.4.1999

General Manager
Bernard Karrer
Passport No. 9318610/12.5.97

Financial Manager
Grigoria Georgiou
I.D. CARD No. L163933/20.5.1980

AUDITOR'S REPORT
To the Shareholders of 'SWISSPORT LAMDA HELLAS, Airport Ground Handling Services SA'

We have audited the above Financial Statements, as well as the notes of 'SWISSPORT LAMDA HELLAS Airport Ground Handling Services SA' for the financial year ending on 31st December 2000. We conducted our audit in accordance with the provisions of article 37 of Law 2190/1920 'on Sociétés Anonymes' and the auditing procedures we judged appropriate, on the basis of the auditing principles and regulations adhered to by the Institute of Certified Auditors in Greece. The books and records kept by the company were placed at our disposal and any essential information and explanations we required were provided. The method of inventory valuation was not modified in relation to the previous financial year. The company has legally complied with the Greek financial reporting requirements. We verified the agreement of the contents of the Directors' Report to the Annual General Meeting of Shareholders with the relevant financial statements. The notes include information provided for in paragraph 1 of article 43a of Law 2190/1920. From the aforementioned audit, it resulted that: 1. The company has not been audited by tax authorities since its establishment (12.02.1999), therefore its tax liabilities for the audited period that exceeds twelve months, have not been finally determined. 2. The company based on Decision no. 205/1988 of the Plenary Session of the Administration Legal Service has not made provisions for personnel termination indemnities. If such a provision had been made on the basis of the provisions of article 42a of Law 2190/1920, the relevant amount would have reached approximately 26 million GRD. 3. The company's total own capital is less than half the share capital and therefore there is scope for application of article 47 of Law 2190/1920. An Extraordinary General Meeting of the company shareholders (19-01-01) has already decided on an increase in share capital by 100 million GRD. In our opinion, the above Financial Statements, resulting from the company books and records, together with the Notes, after taking into account our observations, give a true and fair view of the assets structure and financial position of the company on 31st December 2000, as well as of the results of the financial year ending on the same day, on the basis of relevant valid provisions and generally accepted accounting principles, which do not differ from those implemented by the company during the previous financial year.

Athens, 10 April 2001
THE CERTIFIED AUDITOR
IOANNIS PHILIPPOS CHRISTODOULIDIS
REG. NO. 12541
ERNST & YOUNG (HELLAS), CHARTERED ACCOUNTANTS S.A.

BOARD OF DIRECTORS

Spyros Makridakis, Chairman

Evangelos Chronis, Vice Chairman

Lambros G. Anagnostopoulos, Chief Executive Officer

Georgios Kallimopoulos, Member

Nikolaos Karamouzis, Member



16 Laodikias Str.
115 28 Athens - Greece
Tel.: +301 7450-600
Fax : +301 7450-645
email: lamda@attglobal.net
www.lamda-development.net

