



Annual Report 2002



land



air



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Athens 2004 Olympic Games Media Village project

LAMDA Olympia Village has undertaken the largest private real estate development project in Greece, namely the development of the Athens 2004 Olympic Media Village in Maroussi that includes a residential complex and a regional commercial and leisure centre. **Page 17**

Strategic alliance in Pylea

LAMDA Development joined forces with the internationally renowned Sonae Imobiliaria Group, to develop a modern regional commercial and leisure centre in the Municipality of Pylea, located near Thessaloniki in northern Greece. **Page 18**

The Flisvos Marina upgrade project

LAMDA TechnOL Flisvos Marina has undertaken the redevelopment, upgrade and management of the Flisvos Marina, located in Faliro, Athens. **Page 19**

Residential excellence award for Lake View Condominium

LAMDA OLYMPIC Srl was accredited with the excellence award for the "Most Important Residential Project" in Bucharest, Romania, for the Lake View Condominium complex, under construction on company-owned land. **Page 15**

Collaboration with the Hellenic Ministry of National Defence

LAMDA Shipyards and Marine Services has undertaken the reactivation of the torpedo fast attack vessels "Tournas" and "Sakipis" for the Hellenic Navy. **Page 43**

October: **Cecil office building inauguration**

November: **Uniformity of the corporate identity**

November: **Collaboration with the Hellenic Ministry of National Defence**



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November: **Participation in the MAPIC exhibition**

December: **The Flisvos Marina upgrade project**

Uniformity of the corporate identity

The LAMDA Development Group established a uniform corporate identity, marking the beginning of a dynamic period of vigorous business development in land, sea and air infrastructure. **Page 14**

Cecil office building inauguration

With the blessings of His All Holiness Ecumenical Patriarch Bartholomew, the Cecil office building, formerly a historic hotel in Kifissia, was inaugurated as a newly transformed ultra-modern luxury office building created by LAMDA Estate Development. **Page 38**

New executives

In 2002 the LAMDA Development Group strengthened its management team. The enlisting of top executives from the marketplace in crucial management and strategic planning positions constitutes a top priority. **Page 52**

"Retail Biz" sponsorship

LAMDA Development was the sole sponsor of the annual "Retail Biz", an index of the Greek retail industry growth over the last three decades and anticipated market trends. **Page 54**

Participation in the MAPIC exhibition

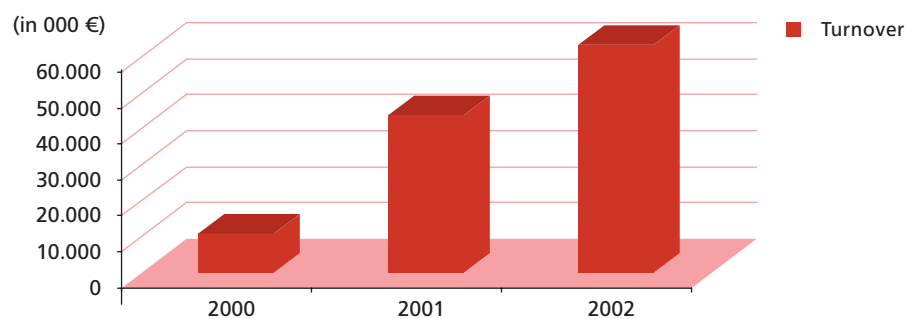
For the second consecutive year, LAMDA Estate Development was represented successfully at MAPIC 2002, the international retail real estate industry exhibition in Cannes, France. **Page 55**

Key financial data

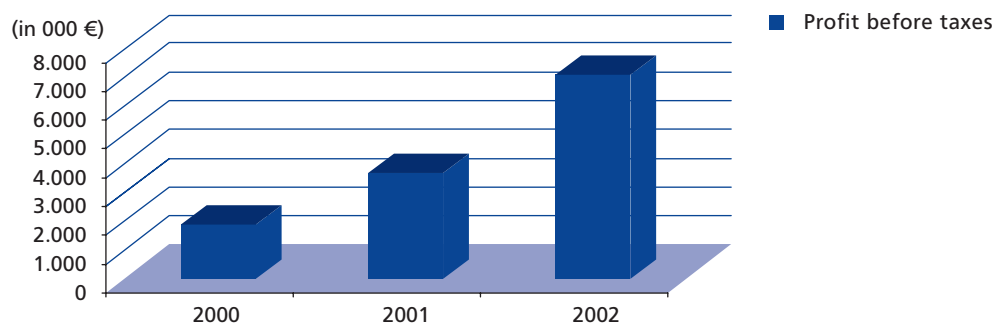
(in 000 €)

	SHAREHOLDERS EQUITY		TOTAL ASSETS	
	2002	2001	2002	2001
LAMDA Development S.A.	240.112	123.535	307.155	125.239
LAMDA Development Group	246.317	118.783	366.408	153.446

Consolidated turnover

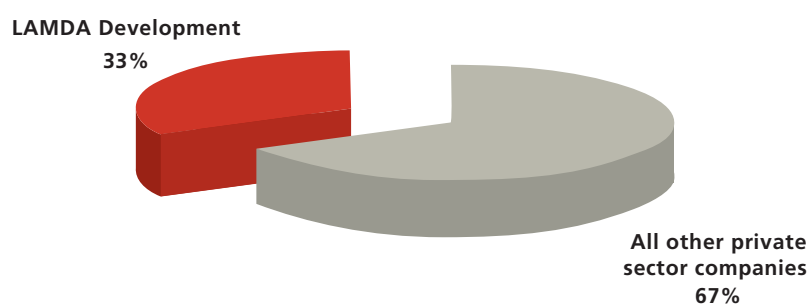


Profit before taxes




PER SHARE FINANCIAL DATA	2002	2001
TOTAL NUMBER OF SHARES OUTSTANDING AT YEAR'S END	43.488.750	14.496.250
WEIGHTED NUMBER OF SHARES	20.850.771	14.496.250
PER SHARE		
PROFIT BEFORE TAXES	€ 0,34	€ 0,25
PROFIT AFTER TAXES AND BoD FEES	€ 0,15	€ 0,12
BOOK VALUE	€ 5,52	€ 8,52

Equity capital raised in the Athens Stock Exchange in 2002



Total equity capital raised by private sector companies in 2002: € 350.200.082

In October 2002, LAMDA Development successfully completed a € 115.970.000 share capital rights issue via the Athens Stock Exchange.



To our
shareholders



Dear shareholders,

It is with great pleasure that we take this opportunity to review the company's performance over the past year. Although international markets suffered uncertainty and difficult times, during 2002 the LAMDA Development group of companies laid the foundations for increased profitability by vigorously pursuing a series of investment opportunities involving land, sea and air infrastructure.

Our company has steadily increased its activity in land infrastructure projects through a € 700 million investment programme, which includes a sizeable portfolio of real estate development projects amounting to 500,000 m² of buildable surface area both in Greece and abroad. We would also like to draw your attention to the rapid growth rate of our marine infrastructure projects, including the entry of the LAMDA Development Group into the marina market.

Objectives

Committed to maintaining a leading role in the markets in which we operate, we remain focused on executing our investment plan while at the same time maintaining the steady growth of our earnings.

A common corporate identity

Following the decision by our Board of Directors, the LAMDA Development group of companies has unified its corporate identity under the umbrella of the parent company. The need for a single, common corporate identity emerged during a period of rapid expansion of all our companies' business operations, and has the goal of increasing public awareness of our operations and projects, while emphasising the complementary nature of each company in achieving overall common objectives.

Investment plan for infrastructure development

The LAMDA Development Group has made steady progress in realising its vision of shaping markets and promoting business development, and is committed to pursuing the entire spectrum of infrastructure development opportunities, including high-profile projects such as the Athens 2004 Olympic Games Media Village in Maroussi; the Commercial and Leisure Centre in Pylea, near Thessaloniki; the renovation and leasing of the Cecil office building in Kefalari-Kifissia; the contract awarded to LAMDA Shipyards and Marine Services by the Hellenic Ministry of National Defence for the reactivation of two torpedo fast attack vessels; the development of a major residential project in Romania; the contract between LAMDA TechnOL Flisvos Marina and Hellenic Tourist Properties ("ETA"), regarding the upgrade and management of the Flisvos Marina in Athens.

Increased profitability

2002 consolidated earnings before tax amounted to € 7 million, a significant increase of 90% compared to 2001. This increase reflects the company's strict focus on delivering against its business objectives. Moreover, the 300% increase in the consolidated turnover over the past two years further supports our investment plans indicating excellent prospects for future profitability. We consider it our obligation to continue our effort toward better results and we are optimistic about the future of our company.



Share Capital Increase

In addition to the strong performance of our subsidiary companies, LAMDA Development successfully completed a share capital increase in October 2002 through the Athens Stock Exchange. The increase yielded approx. € 116 million, which will be allocated toward the company's investment plans and, more specifically, toward the Athens 2004 Olympic Games Media Village in Maroussi. The capital increase, which was fully covered, represented more than one-third of the total funds raised by private companies on the Athens Stock Exchange in 2002, clearly demonstrating the dedication and support we enjoy from our shareholders.

On behalf of the management of LAMDA Development, we would like to thank you for your confidence and commit ourselves to continuing our efforts to reach even higher goals.

Spyros Makridakis
Chairman of the Board of Directors

Lambros G. Anagnostopoulos
Chief Executive Officer,
Member of the Board



Milestones 2002



Share Capital Increase: Stronger for the benefit of all

During 2002 the LAMDA Development group of companies grew bigger and stronger at all levels on the strength of a successful share capital increase.

Added value for our shareholders

After two years of operation and with substantial increase of our financial performance we enjoy the undiminished support of our shareholders. In October, a rights issue amounting to € 115.970.000 was fully and successfully covered underscoring the trust of our shareholders.

The new shares were issued at € 4 per share, at the rate of 2 to 1. The rights were exercised between September 24th and October 8th 2002.

The means for advancement

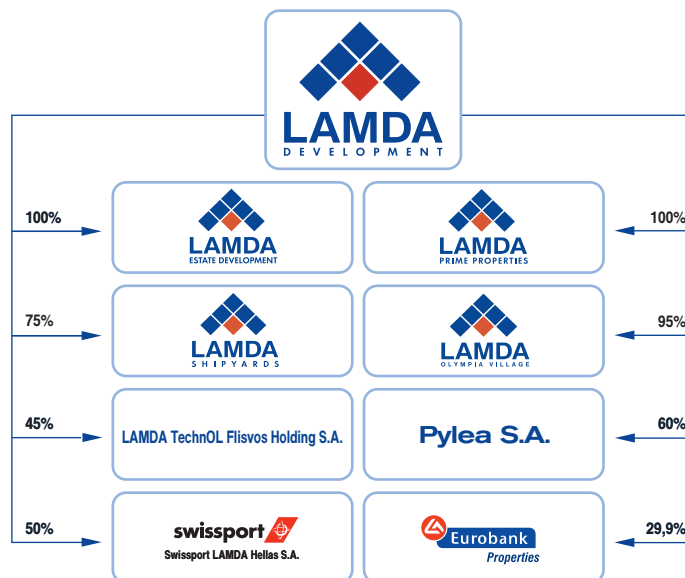
The amount of approx. € 116 million raised by the share capital increase represents more than 1/3 of the total raised by all non-public entities through the Athens Stock Exchange during 2002. This marks the faith of the investing community in the LAMDA Development Group and its importance as a development force in the Greek stock market and the economy at large.

A leader in the modernization of national infrastructure

The capital raised will be utilized for the materialization of one of the most important infrastructure projects ever envisioned by the private sector in Greece. This is the Athens 2004 Olympic Games Maroussi Media Village, one of the largest private real estate developments in Southeastern Europe. The Olympic and post-Olympic use of the project will contribute enormously to the improvement of the image of the country and will mark the beginning of an era of large, high calibre private projects.

One Group, one clear corporate identity

In 2002, in order to reflect its dynamic performance within its corporate image, the LAMDA Development Group adopted a uniform corporate identity and branding strategy.



Recognition

In previous years, DIMIOURGIA S.A., HEPHAESTUS HELLAS SHIPBUILDING S.A., and OLYMPIA S.A. were each pursuing their own separate and successful course in their respective sectors, while comprising a strong overall group.

The common identity of the companies as a whole was not always visible to the public and, on occasion, created confusion about the relationship between LAMDA Development and its subsidiaries.

The significance of a common corporate identity

The new corporate identity offers significant advantages to the LAMDA Development group of companies:

- It creates a common corporate image
- It signposts its development
- It increases public knowledge about the company's activities and investments
- It underscores the value of the companies complementing one another as they move toward one single direction

Each company is an integral part of a harmonious whole. The strength of LAMDA Development lies in the synergies between its constituent parts. This change signals the beginning of a period of vigorous growth in land, sea and air infrastructure investments.

Company name changes

The companies of the LAMDA Development Group were renamed as follows:
 DIMIOURGIA S.A. ➔ LAMDA Estate Development S.A.
 HEPHAESTUS HELLAS SHIPBUILDING S.A. ➔ LAMDA Shipyards & Marine Services S.A.
 OLYMPIA S.A. ➔ LAMDA Prime Properties S.A.



International expansion and recognition for the LAMDA Development Group



Romania was the first country in Southeastern Europe where the LAMDA Development Group chose to expand its activities and resulted in the first international recognition for the high quality of its products.

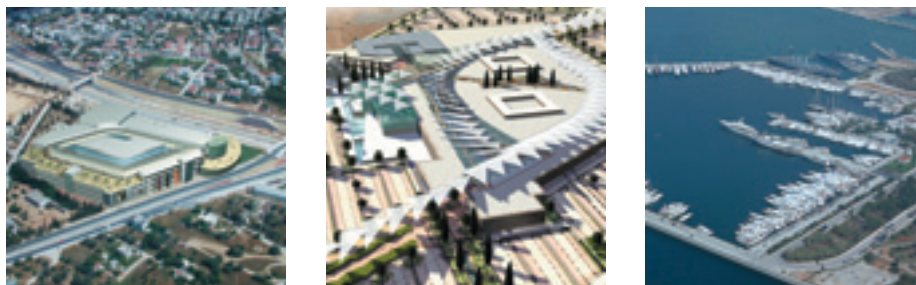
In Bucharest, beside the Herastrau lake and park, LAMDA OLYMPIC Srl (50/50 participation by LAMDA Development and Technical Olympic) is developing the Lake View Condominium into a 30,000 m² residential complex that will include 93 luxury apartments on a 9,000 m² plot of land.

The impressive high quality of the project was recognized with the "Most Important Residential Project" award in Bucharest during the conference "Home & Office – Building Success" and "Awards Gala for Excellence," organized by the Romanian newspaper "Bucharest Business Week." This award proves that the Bucharest residential complex is a model infrastructure project for the Romanian market.

Investment in Romania

LAMDA Development chose to invest in Romania, as the country is one of the most significant markets in Southeastern Europe. The Romanian economy is growing steadily, due to the political stability already achieved in the country. Romania is participating in NATO and will soon be admitted into the European Union, factors which create favourable prospects for the country's further development.

**Modern infrastructure projects:
High returns for our shareholders,
multiple benefits for Greece**



Among all business ventures undertaken by the companies of the LAMDA Development Group this past year, the development of model infrastructure projects holds a central position.

The Athens 2004 Olympic Games Media Village in Maroussi, the Commercial and Leisure Centre in Pylea and the Flisvos Marina are major investment initiatives creating considerable added value for our shareholders. At the same time, these initiatives pave the way for Greece to become truly competitive in a new complex global environment.



Athens 2004 Olympic Games Media Village

The Media Village for the Athens 2004 Olympic Games in Maroussi is the most important private real estate development project in Greece and one of the biggest in Southeastern Europe, with a budget of more than € 350 million. LAMDA Olympia Village S.A. is designing and implementing the development on 210,000 m² of land. The residential complex was designed with a relatively low residential density, many open spaces and residential units arranged so as to create a friendly neighbourhood atmosphere. In addition to the residences, the development will include an office building, large areas of greenery and a regional commercial and leisure centre.

During the Athens 2004 Olympic Games, the area will host media representatives. However, the project's post-Olympic use is of equal importance. A new upscale, spacious residential area will be created while, at the same time, it will also become a major commercial and leisure destination for residents of the surrounding region.

In May 2002, following an international bid, LAMDA Development undertook this investment by acquiring from the Municipality of Maroussi a 95% stake in the Municipal Corporation. Construction work has already been assigned to subcontractors and the complex is scheduled to be delivered to the ATHENS 2004 Organizing Committee in April 2004.





Commercial and Leisure Centre in Pylea

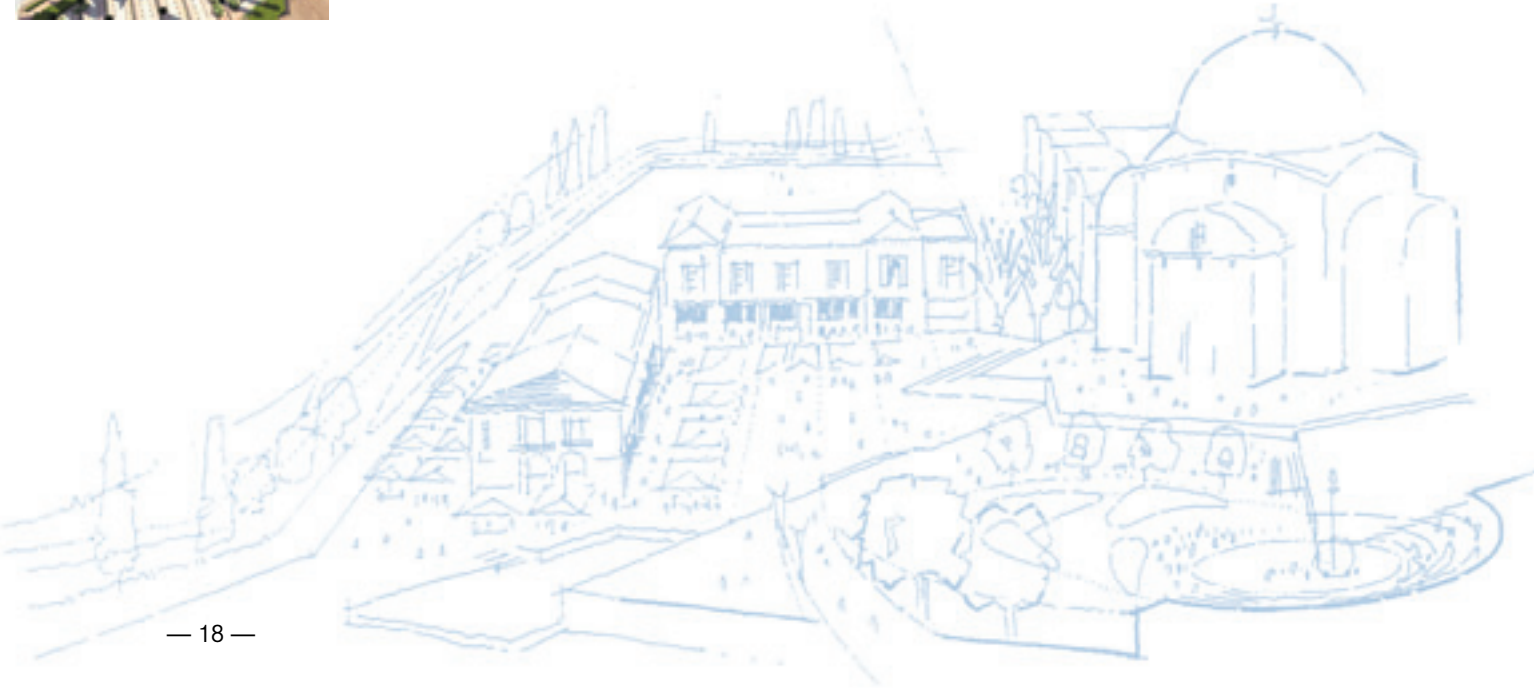
The most advanced commercial and leisure complex in Thessaloniki, with retail outlets and leisure facilities, is being created by PYLEA S.A. on a 250,000 m² site belonging to the Ecumenical Patriarchate.

The Commercial and Leisure Centre is situated in a strategic location with easy access from Thessaloniki, the regional capital of northern Greece. The realistic goal is to become an international destination that will attract visitors and shoppers from all of northern Greece, but also from the neighbouring Balkan countries.

The design includes a supermarket, many major retail stores and several smaller outlets covering different shopping needs; restaurants, cinemas and other entertainment facilities, parking, sports facilities and green areas. The site design assures that most areas will have ample view of the sea.

The development will also include a thematic Greek Village featuring traditional Greek architecture, popular art and traditional music, highlighting the cultural traditions of the country.

For the development of the project, an agreement has been signed with Sonae Imobiliaria, an international leader in the field of commercial centre development. With a budget of approx. € 100 million, the project is scheduled to be completed in 2004.





Flisvos Marina

LAMDA TechnOL Flisvos Marina submitted a winning bid in the international tender organised by Hellenic Tourist Properties S.A. and was awarded the redevelopment and management of the Flisvos Marina for 40 years.

This ambitious project involves the creation of the first marina capable of accommodating mega yachts in Greece. This is an infrastructure project necessary to make Greece more attractive to international visitors and able to meet strong global competition. Moreover, the marina has been designed with special consideration for the protection of the area's natural marine and land environment.

The marina is expected to serve the mooring needs of VIP yachts visiting Greece during the Athens 2004 Olympic Games. Development costs are expected to reach approx. € 44 million.



Corporate Strategy





A driving force in the market

All the activity of the LAMDA Development group of companies is founded on the belief that **this is the crucial decade for infrastructure development in Greece.**

The mature macroeconomic context, the steady growth rates of development in Greece, the European Economic and Monetary Union and the Euro, in combination with the 3rd Community Support Framework and the preparation for the Athens 2004 Olympic Games, all create the right combination of need and capability to develop Greek infrastructure during this particular decade. Recognizing this unique opportunity, LAMDA Development will contribute to the development that will shape the image of Greece and simultaneously secure significant investment returns for its shareholders.

The Athens 2004 Olympic Games are only the beginning

The Athens 2004 Olympics are the major milestone ahead. An even greater challenge, however, is the environment in which we will continue to live after the Olympic Games, when European unification will have progressed even further and globalisation will have created new standards. Greek companies will be expected to choose their place in the new market: whether they will become leading or lagging players in a new business reality. For LAMDA Development, the goal is clear: **to become a driving force in the development of a competitive Greece in the years to come.**

The stakes are high

The vision of Greece as a country with an infrastructure comparable to that of Europe is simple, attractive and realistic. Above all, it will direct Greece toward economic growth. New and high calibre infrastructure will attract visitors to Greece, make them stay longer and consume more. It will bring higher revenues that will benefit the national economy and those who have invested in these infrastructure projects.

Comprehensive network of services

At LAMDA Development, we rely on a well-rounded strategic investment plan. Our investments in land, sea and air create a comprehensive network of services. Our choices are neither circumstantial nor opportunistic.

Our vision has three main objectives:



By accomplishing our goals we generate profits for our shareholders and strengthen our country. By strengthening our country, we fulfil our civil duties and simultaneously create favourable conditions for even more growth and higher returns on our investment capital.

It is not enough for us to simply offer better services and improved products. Our goal is to change the shape of the market; to develop new markets that will yield the surplus value of tomorrow.



Transforming our vision into action



The core element of the LAMDA Development group of companies' strategy towards realizing its vision is the investment in land, sea and air infrastructure development. During the current decade, Greek infrastructure will be upgraded with the goal of reaching the level of its fellow European Union members. Within this structural framework, a number of novel business ideas will drive the Greek market into a new age.

1. Innovative Commercial & Leisure Centres

Two multi-use regional commercial and leisure centres are being created, one at the Athens 2004 Olympic Media Village in Maroussi, Athens and one in Pylea, near Thessaloniki. These centres have already proven their success in many countries around the world and offer a completely new and highly significant business product to the Greek market.

What is a regional Commercial and Leisure Centre?

It is an aesthetically designed area, which offers retail stores and recreation facilities set in an enclosed, safe and comfortable environment. It is an area that will serve as a destination for families, where they will have the opportunity to spend a few pleasant hours or even an entire day.

How will such an ambitious plan achieve success?

The determining factor for success is the right combination of tenants / retail stores that will satisfy all categories of income brackets and preferences and offer a variety of consumer goods and brands. The anchor tenants, who are of key significance, will provide the stimulus for increased customer interest and footfall, while attracting other major retailers. The relationship between the centre's owner-manager and the tenants is another critical success factor. This relationship is founded upon a solid understanding of their common goal: the establishment of the centre as a key destination and the achievement of maximum sales.

What does this type of centre offer?

- It improves the quality of daily life for the local residents, as well as for the country's visitors
- It offers a shopping and leisure destination for Athenians and people from Thessaloniki, as well as for those who visit the cities
- It adds value to the country's tourist infrastructure
- It attracts visitors and investors





2. Innovative residential projects

After the Athens 2004 Olympic Games, the Media Village in Maroussi will be converted into an innovative residential area. A new neighbourhood will be created with modern, high-quality specifications, large expanses of green areas and an architectural design harmoniously aligned with the physical environment. At the same time, the project will provide a viable alternative in an already developed area of the capital.

With the creation of prime real estate, a dual goal is once again accomplished. First, the everyday life for many Greeks is improved. Second, yet another incentive for foreign investments is created, while simultaneously facilitating European residents to move to Greece. Hence, pressing needs are satisfied and new prospects are created.



3. VIP Marina

For the first time in Greece, an upscale marina will be redesigned, rebuilt and operated according to top international specifications, accommodating the needs of mega yachts and other large private vessels.

The Greek economy strongly depends on tourism, with the country's competitive advantage being its fascinating coastlines and islands.

Lack of the necessary infrastructure prohibits Greece from attracting upscale tourism and, therefore, disadvantages the country in competing with its Mediterranean neighbours.

The redesign and operation of the Flisvos Marina, undertaken by LAMDA Development in partnership with Technical Olympic and other Greek and foreign partners, will satisfy an important need and create new directions for the Greek market, making the country an even more attractive destination for tourism.

Infrastructure for growth

Three seemingly different actions actually comprise a whole, serving the same goal: to truly modernize Greece, increase its competitiveness and establish the country as a strong centre for international investment. These goals can be realized only if the necessary infrastructure is developed and access to, and living conditions in the country improve and become easier.

The LAMDA Development Group is determined to play a leading role in that effort, as the only group of companies in Greece that offers such a comprehensive network of services and adds value by investing in growth.

Armed with specialized knowledge, innovative ideas, strategic alliances and the international experience of the Latsis Group, LAMDA Development is a rapidly growing force that is shaping markets, while paving the way for further business growth and development.





Prospects and goals for 2003

2003 stands as a landmark for the LAMDA Development group of companies. The large infrastructure projects already under way will shape the image of the company in relation to its competition, as well as its markets.

During 2002, the company's strategic direction in physical infrastructure investments began to materialize into a tangible reality. The company invested capital in land infrastructure, including the development of real estate projects, while it further expanded its international alliances. In marine infrastructure, the undertaking of the Flisvos Marina investment combined yachting services traditionally offered by LAMDA Shipyards and Marine Services to luxury vessels and yachts with their mooring, as well as seafront real estate development.

Our goal to shape markets and participate in the development of infrastructure in Greece is validated by the progress of our investment projects.

Along with the implementation of major projects, the LAMDA Development Group will sustain its accelerating growth in infrastructure investments, which will offer significant returns. The markets of Southeastern Europe remain among our primary targets and with the successful completion of our first development project in Romania, it is anticipated that our presence in other countries in the region will increase.

One of the pillars of our business development efforts is our commitment to strategic alliances. These allow us to generate added value based on the complementary capabilities and the unique specialization provided by two or more investors / shareholders.

The experience we inherited from the Latsis Group and from similar investments in other countries facilitates our adaptability to varying cultures and business practices and will further contribute to the growth of our subsidiary companies in 2003.

The LAMDA Development group of companies is engaged in the rapidly developing business sectors of land, sea and air infrastructure. Each company's activity is formed within a clear group development strategy that capitalizes on the resulting synergies to create added value for the entire LAMDA Development Group.



LAMDA Estate Development S.A.

Activity

LAMDA Estate Development S.A. is the main vehicle of the LAMDA Development Group for land infrastructure development. The principal activity of LAMDA Estate Development is property development. The company's specialization is in:

- Project Development
- Project Management
- Construction Management

LAMDA Estate Development undertakes the development of all properties owned by LAMDA Development itself, or through one of its special purpose vehicle (s.p.v.) subsidiaries, established for the development of a specific property. Furthermore, LAMDA Estate Development provides project and construction management services to third-party companies, either within or outside the LAMDA Development group of companies.

Profile

LAMDA Estate Development was founded in 1961 as a property investment company and became involved in property development in 1998. Its first major project was the renovation and reconstruction of the Pallas Athena office building (10,000 m²) in Kifissia. The company was acquired by LAMDA Development in April 2000 and since then, has achieved growth rates among the highest in the market.

In the summer of 2001, the company had only one project under development, the Cecil office building (6,000 m²). By December 2002, the company had expanded its domestic and foreign development projects to include:

- five office buildings with a total constructed area of 42,000 m²
- three commercial centres with a total constructed area of 115,000 m²
- four innovative residential complexes with a total constructed area of 90,000 m²

thus becoming the company with the largest and broadest range of property development operations and services in Greece. In December 2002, the company employed 69 people (including 31 engineers), with extensive knowledge and expertise in property development, having worked in similar projects in more than 15 countries around the world.



LAMDA Prime Properties S.A.

Activity

LAMDA Prime Properties S.A. is a real estate company that specialises in the investment of upmarket properties.

Profile

LAMDA Prime Properties S.A. was established in 1930 under the name A.X.E. DIMAS S.A and operated as a hotel management company engaged primarily in the management of the Cecil Hotel in Kifissia, a northern suburb of Athens.

Today, LAMDA Prime Properties operates the Cecil office building (formerly the Cecil Hotel), which was renovated by LAMDA Estate Development between 1999 and 2001. The company does not have any personnel, since its various services (financial, legal and managerial) are provided by the parent company, LAMDA Development. Additionally, LAMDA Prime Properties owns a plot of land of 3,600 m² near the centre of Kefalari in Kifissia.



EFG Eurobank Properties S.A.

Activity

EFG Eurobank Properties S.A. is jointly owned by LAMDA Development (29.9%), EFG Eurobank Ergasias (50.1%) and Deutsche Bank (20.0%). EFG Eurobank Properties is active mainly in property investments and represents LAMDA Development's core investment vehicle for the income-yielding property sector. Moreover, the company is also active in the provision of a number of property services: property investment consulting, property evaluation, brokerage, property and project finance consulting, and the organisation and creation of real estate mutual funds and investment companies.

Profile

EFG Eurobank Properties was established in 1952 as a subsidiary of the Bank of Crete. In the spring of 2000, and after EFG Eurobank acquired the Bank of Crete, EFG Eurobank, Deutsche Bank and LAMDA Development jointly decided to change the name, scope and shareholding structure of the company. It should be noted that, in accordance with the shareholders' agreement, all property investment decisions must be unanimous by all three shareholders.

EFG Eurobank Properties made significant investments in income-yielding properties during the period 2000-2002. In December 2002, the company's property portfolio was valued at € 205 million.



LAMDA Shipyards and Marine Services S.A.

Activity

LAMDA Shipyards and Marine Services S.A. is a modern shipyard and yacht maintenance and refurbishment company, active in the provision of specialized and integrated ship maintenance and repair services for luxury yachts and other specialized vessels. The company has serviced some of the largest and most luxurious yachts worldwide, including the first and fourth largest mega-yachts in the world.

Its extensive premises in Elefsina, on the old national highway from Athens to Corinth, cover a total area of 90,000 m². LAMDA Shipyards and Marine Services also offers engineering and construction project services at refineries and other industrial facilities.

Profile

The company was established in 1968 as HEPHAESTUS HELLAS SHIPBUILDING S.A. During the 1990s, the company focused on the maintenance, repair and conversion of yachts, an area in which it acquired significant experience. LAMDA Development acquired the company in March 2000.

LAMDA Shipyards and Marine Services employs specially trained personnel with extensive experience in working with a variety of different kinds of engines. This experience enables it to offer all its clients a full range of maintenance and repair services. In 2002, the company began the implementation of a programme to upgrade its own infrastructure. In December 2002, the company had 105 employees.

LAMDA TechnOL Flisvos Marina S.A.

LAMDA TechnOL Flisvos Marina S.A. was established in 2002 for the purpose of developing, upgrading and managing the facilities of the Flisvos Marina. The company is jointly owned by LAMDA TechnOL Flisvos Holding S.A. (75%) and Hellenic Tourist Properties S.A. (25%). The principal shareholders of LAMDA TechnOL Flisvos Holding are LAMDA Development S.A. (45%) and Technical Olympic S.A. (30%). Today, LAMDA TechnOL Flisvos Marina provides safe mooring for approximately 180 leisure boats on either a permanent or temporary basis.

According to the terms of the contract signed on December 31st 2002 with Hellenic Tourist Properties, LAMDA TechnOL Flisvos Marina will manage and operate the marina for the next 40 years and gradually establish it as a high-end internationally competitive marina for yachts and mega-yachts. In this context, the marina will also serve the corresponding needs during the Athens 2004 Olympic Games.



Swissport LAMDA Hellas S.A.

Activity

Swissport LAMDA Hellas S.A. is jointly owned by LAMDA Development and Swissport International and provides airport ground-handling services at the new "Eleftherios Venizelos" Athens International Airport in Spata, the "Kazantzakis" Heraklion International Airport in Crete and the "Macedonia" Thessaloniki International Airport in northern Greece.

Swissport LAMDA Hellas adheres to the highest quality specifications established by the LAMDA Development Group and Swissport International, a company present in more than 160 airports across the globe. Swissport LAMDA Hellas is the first airport ground-handler in Greece to secure ISO 9002 quality certification.

Ground support services include: ramp handling, handling of passengers, cargo and mail between airport buildings and aircraft, baggage transport and handling, administrative ground and supervisory services, passenger service, aircraft cleaning and maintenance services, as well as flight and crew management services.

Profile

Swissport LAMDA Hellas was established in 1999 to provide ground-handling services to aircrafts at Greek airports, as deregulation was introduced gradually that same year.

In December 1999, the company obtained a license to operate and provide ground-handling services at the Hellinikon Athens Airport. In 2001, the company was awarded one of the three licenses granted to provide such services at the new "Eleftherios Venizelos" airport. In 2002, following a tender, Swissport LAMDA Hellas was also awarded one of the three licenses granted to the "Macedonia" airport in Thessaloniki. In December 2002, the company and its subsidiaries employed 621 people.

Subsidiaries

- Swissport Hellas SuD S.A. (75% participation by Swissport LAMDA Hellas S.A.) was founded in 2000 to provide services to the airports of Crete.
- Swissport Hellas Cargo S.A. (80% participation by Swissport LAMDA Hellas S.A.) was founded in 2000 to provide cargo and mail transportation services to Greek airports.
- WSW Skycab Services S.A. (42.5% participation by Swissport LAMDA Hellas S.A.) was founded in January 2001 to provide trolley and porter services.



Investments:
land infrastructure



The land infrastructure sector covers a broad range of projects, including real estate, highways, etc. The real estate market, in particular, can be divided into three distinct and separate activities: property development, property investment and real estate services.

Property development ties up large sums of capital and is relatively high risk, and aims at rapidly generating a correspondingly high added value, which is created in the phases of project implementation. Property development involves a series of different, yet closely linked operations:

- Identifying and securing land property
- Architectural concept and draft project design
- Market research and concept confirmation
- Development of finance structure
- Design / urban planning applications
- Construction
- (Pre) sales – concession – leases
- Management

The main strategic goal of LAMDA Estate Development is the development of high quality real estate properties.

Property investment targets the value added over the course of time and simultaneously seeks a return from leasing arrangements. The investment objective is to maximize returns, while assuming a smaller risk in comparison to that of property development, as property investments do not entail any risk related to construction, incorrect market research and concepts. Thus, the expected return from property investment is lower in comparison to that of property development.

LAMDA Development is active in the real estate market through its 29.9% investment in EFG Eurobank Properties, as well as through its subsidiary LAMDA Prime Properties.

The provision of **real estate services** consists mainly of project management and property management, as well as of other services closely associated with real estate investment, such as appraisals, brokerage and consulting services. The provision of these services does not commit capital, carries very low risk and, therefore, offers lower return expectations in comparison to that of property development and property investment.

Athens 2004 Olympic Games Media Village

With a budget in excess of € 350 million, the Athens 2004 Olympic Games Media Village in Maroussi is the most important privately owned property development project in Greece and one of the largest in Southeastern Europe. The project is owned and managed by LAMDA Olympia Village, a subsidiary of LAMDA Development (95% participation), and entails the redevelopment of an area of 210,000 m² that will accommodate a significant number of international journalists visiting Greece during the Olympic Games.

The project includes a 45,000 m² model residential development with an additional 20,000 m² underground area, featuring advanced design and providing a functional and protected environment, with landscaped areas, parks and other public outdoor spaces. The development will also include a unique commercial and leisure centre comprising 60,000 m² of prime space and 90,000 m² of underground areas, designed to be one of the major shopping and entertainment destinations in the Athens region. The centre will also offer large and small retail stores, a multiplex cinema, restaurants, cafés, department stores and a super-market. In addition, the development will include a 13,000 m² office building and 125,000 m² of landscaped areas. The Media Village is located on the new Athens ring road (the Attiki Odos highway connecting to the "Eleftherios Venizelos" Athens International Airport) and is accessible by mass transportation, including the underground and commuter rail networks, which both have stations within 100 metres of the Media Village.





Pylea Commercial and Leisure Centre

LAMDA Development is creating the first large-scale commercial and leisure centre in Thessaloniki, in the municipality of Pylea. The centre will offer consumers a fascinating combination of retail, entertainment and cultural activities. The project is being developed on a 250,000 m² site that belongs to the Ecumenical Patriarchate. The site is strategically located southeast of the city, providing easy access to the centre of Thessaloniki, the surrounding areas and the "Macedonia" Thessaloniki International Airport.

LAMDA Development will develop and operate the centre for 30 years. To that end, the company has signed an agreement with Sonae Imobiliaria, a powerful international player in the commercial centre sector. In June 2002, the Greek subsidiary of Sonae Imobiliaria acquired a 39.9% stake in LAMDA Pylea, the subsidiary of LAMDA Development that owns the project. The development has a budget in excess of € 100 million, while its completion is scheduled for 2004. Presently, the building permit procedures are nearing completion and construction is scheduled to begin.





Lake View Condominium

The Lake View Condominium residential complex is under construction on a 9,200 m² plot in the Herastrau district of Bucharest, Romania. The development, which totals 23,300 m², includes seven buildings with 93 luxury residential units and 6,550 m² of underground space.

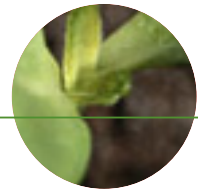
The project is being developed by LAMDA Olympic Srl (50/50 participation by LAMDA Development and Technical Olympic) and development costs are expected to reach € 20 million.

Construction of the residential complex is currently under way, while presale of the units began in 2002.



Sisini Office Building

The building at 18 Sisini Street near the Athens Hilton offers 5,000 m² of office space. The building comprises six floors above ground and three underground parking levels. LAMDA Estate Development sold the building in February 2002 to the United Press Organization of Supplementary Insurance and Medicare ("EDOEAP") and is currently completing the necessary modifications specified by the new owner. Work is nearing completion and the building is scheduled to be delivered in the first half of 2003.



KRONOS Business Centre

The KRONOS Business Centre is an ultra-modern independent building in Maroussi that includes 4,000 m² of office / retail space and 12,000 m² of underground parking space. The complex, with its large surface areas on each floor (floor plates), its spacious offices and more than adequate parking facilities, is expected to serve as a model business centre upon its completion in 2003.



APOLLO Business Centre

The APOLLO Business Centre involves the restoration of a listed building that will be linked to a new office building complex, offering a total of 4,500 m² prime office space and 70 underground parking spaces. The building's favourable location in Halandri, north of the centre of Athens, offers easy access through Kifissias Avenue and the new Athens ring road, and is located near the commercial districts of both Halandri and Maroussi. The building is scheduled for completion in 2003.

Hatzikyriakeio

LAMDA Estate Development participates in the project to restore and operate the Hatzikyriakeio listed building in downtown Athens, located on the corner of Stadiou and Korai streets. The project has been undertaken by the 4K Company, in which LAMDA Estate Development holds a 25% stake.

The project involves the restoration and conversion of the attractive former hotel into a 4,000 m² modern office and retail building. Construction is scheduled to commence in the first half of 2003 and completion is expected within 2004.

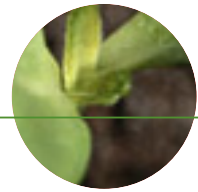




The Cecil Office Building

LAMDA Estate Development has converted the historic Cecil Hotel in Kifissia, owned by LAMDA Prime Properties, into a luxurious, aesthetically-designed and functional 6,000 m² office building. Construction was completed in 2002 and all spaces have been rented to first rate tenants. The building was formally inaugurated in October 2002, during a ceremony officiated by His All Holiness Ecumenical Patriarch Bartholomew.





Xylocastro

Built on a 14,000 m² seafront property, in the town of Xylocastro near Corinth, this unique holiday residential complex comprises 200 luxury apartments.

The complex offers security services, ample parking space, vast expanses of green areas, a large swimming pool and impressive sea views from all apartments. The site is adjacent to a 15,000 m² municipal park and sports complex, near an attractive marina and a short distance from the town's commercial and entertainment districts.

Since the complex is located only 120 km from Athens and each unit offers central heating, the apartments can be used year-round. The first project phase consists of 120 apartments and is expected to be completed within 2004.

Kato Kifissia Property

LAMDA Estate Development will be developing a 30,000 m² area in Kato Kifissia, owned by LAMDA AKINITA (50% participation by LAMDA Development). Project completion is scheduled for the end of 2004.

Latseio Burns Unit

LAMDA Estate Development is providing construction management services for the Latseio Burns Unit in Elefsina, near Athens.

The facility will constitute a model burn treatment unit and will be a pioneering project in Southeastern Europe, comparable to units in the USA and Western Europe. The unit itself has been donated by the Latsis family to the Greek State and will be incorporated in the Regional Hospital of Elefsina.

The unit includes independent intensive care areas, specialized and regular care beds, two operating rooms, external office areas and a lecture hall fully equipped for direct connection with the operating rooms. The total surface area of the project exceeds 7,000 m². The project is scheduled for completion within 2003.





**Investments:
marine infrastructure**



Marine infrastructure is critical for Greece, a country mostly surrounded by sea and offering well-developed shipping navigation services. The combination of excellent climatic conditions and an archipelago of more than 3,000 islands has established Greece as an ideal location for the development of leisure boat marine tourism.

The LAMDA Development group of companies, focusing in areas where the Latsis Group has developed competitive advantages through many years of involvement and experience, has invested in shipyards and mega yacht refurbishment, maintenance and other services, through LAMDA Shipyards and Marine Services, and in marina services, through LAMDA TechnOL Flisvos Marina.

Flisvos Marina



Following an international competition held by the Greek Government, in December 2002 LAMDA TechnOL Flisvos Marina was awarded the 40-year concession of the Flisvos Marina. The concession agreement, signed between the company (a partnership between LAMDA Development, Technical Olympic and others) and Hellenic Tourist Properties (a government agency), allows for the development and management of the Flisvos Marina, which is located in Palaio Faliro, only 9 km from the centre of Athens.

The new company intends to complete a series of construction activities necessary for upgrading the capacity and facilities of the marina, so that it can fully accommodate the needs of an increased number of luxury yachts. The development project is expected to be completed in time for the Olympic Games in August 2004, when it will serve as the VIP marina accommodating the guests of the Athens 2004 Olympic Games.



LAMDA Shipyards and Marine Services



The objective of LAMDA Shipyards and Marine Services is to establish itself as a leading shipyard in the Southeastern Mediterranean, specializing in the repair, conversion and construction of luxury yachts and specialized vessels, such as navy speed boats.

The shipyard's competitiveness is driven by its highly competent staff, its established relationships with a select group of subcontractors and the effectiveness of its business management structure.

Currently, LAMDA Shipyards and Marine Services is proceeding with an initial € 10 million investment to upgrade its facilities. This investment is expected to facilitate an increase in sales and earnings. In 2002, the company's revenue and earnings increased by 136% and 262% respectively over 2001.

2002 was a very good year for one additional reason: in November, following a tender, the company was awarded its first contract by the Hellenic Ministry of National Defence. The project falls under the jurisdiction of the General Directorate of Defence Investments and involves the implementation of the programme for reactivating two torpedo fast attack vessels, the "Tournas" and the "Sakipis." This new contract is expected to reach € 4.4 million and to be completed within an 18-month period following the effective start date of the contract. This first project marks the company's dynamic entry in the defence industry.



**Investments:
air infrastructure**



The LAMDA Development Group's interest in the field of air infrastructure is founded upon the international experience that the Latsis Group has attained in specialized air transport, as well as LAMDA Development's broader expertise in the field of infrastructure development and management.

Through its 50% partnership in Swissport LAMDA Hellas, the LAMDA Development Group is active in the provision of airport ground handling services aiming to satisfy the demand for high quality services, following the liberalisation of the Greek airport sector. This service offering strongly contributes to the overall operation of international airports, which now compete on the basis of service quality and effective management.

Swissport LAMDA Hellas provides services at the new "Eleftherios Venizelos" Athens International Airport, the "Macedonia" Thessaloniki International Airport and the "Kazantzakis" Heraklion International Airport in Crete. Swissport International owns 50% of the company's share capital and offers its expertise, having secured a leading presence in 160 airports worldwide.

The negative repercussions of the September 11th 2001 tragedy affected air travel and, in consequence, the financial results of Swissport LAMDA Hellas, as with many other companies in the air transport sector.

During 2002, the company focused on reducing operating costs and expenses and on securing new clientele. These actions, which are continuing throughout this year, resulted in minimizing 2002 losses. In an effort to further minimize the effects of 9/11, Swissport LAMDA Hellas is moving toward a potential sale of its shares in Swissport Hellas SUD S.A. in 2003, so as to concentrate operations in the country's two major international airports, located in Athens and Thessaloniki.





Corporate Governance



The LAMDA Development group of companies believes that the principles of corporate governance are not only essential for guiding the management team, but also for monitoring its decisions and actions in order to protect the vested interests of shareholders.

The LAMDA Development Group applied the principles and processes of corporate governance since its inception, long before these were introduced to Greece through law 3016 that comprises the internationally recognized criteria and regulatory framework implemented by other stock exchanges.

Board of Directors

The Board of Directors is responsible for the company's management and strategic direction. The majority of the Board is comprised of independent non-executive members. Of its five members, four are non-executive, two of which are fully independent.

Additionally, the responsibilities of the Chairman of the Board and the Chief Executive Officer are not held by the same Individual.

Audit Committee

The Audit Committee was formed immediately after the founding of the company and before any investments had been undertaken. It is composed of three members, one of which is a non-executive member of the Board of Directors, while the other two maintain full independence from the company, eliminating chances for potential conflicts of interest.

Internal Audit Department

Internal Audit at the LAMDA Development Group is an independent and objective assurance and consulting activity, which adds value and improves the company's operations. It helps the organization accomplish its objectives by applying a systematic and disciplined approach to evaluate and improve the effectiveness of risk management control and the governance process.

In accordance with the principle of independence, the Internal Audit Department reports to the Audit Committee.

The internal audit function is handled jointly by the company's Internal Auditor and Deloitte & Touche, an internationally acknowledged independent accounting and auditing firm. The presence of this external consultant further ensures full transparency and impartiality.

Our internal audit strategy is based on auditing all major LAMDA Development Group companies at least once annually, and reviewing specific projects whose progress could impact the company's financial performance.

Shareholder Services, Corporate Communication, Investor Relations

The department is responsible for providing shareholders with accurate information, as well as other shareholder services as stipulated by the law and the company's articles of association.

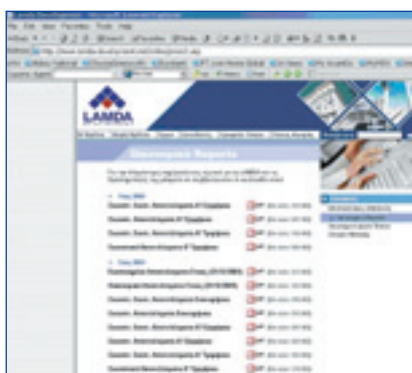
The department is responsible for all levels of investor relations and ensures that institutional investors, securities companies, brokers and the media receive all necessary information in a timely manner. Furthermore, the department is responsible for all communication with the relevant authorities.

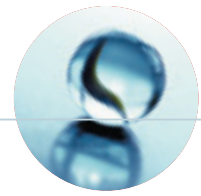
The department is structured based on the following services:

- Shareholder services
- Institutional investor and investment advisor relations
- Corporate communications
- Media relations and communication with authorities

The LAMDA Development Group's investor relations activities also include participation in informational and networking events organized by reputable financial institutions.

Moreover, the department maintains a Web site for promptly informing shareholders about company news and developments (www.lamda-development.net).





The LAMDA Development Board of Directors

Spyros Makridakis, Chairman of the Board, 62

He holds a Ph.D. in Economics and has taught and conducted research at European and American Universities (IIM Berlin, Stanford, MIT, and Harvard). He is a professor / researcher at the INSEAD post-graduate school of Management in France and has written and/or contributed to 20 books and published more than 120 articles.

Evangelos Chronis, Vice-Chairman, 56

He studied shipping in London and worked closely with Ioannis S. Latsis for 25 years. Today, he serves as Chairman and BoD member for a number of the Latsis Group companies, as well as for philanthropic institutions.

Lambros G. Anagnostopoulos, Chief Executive Officer, 40

A naval architecture marine and mechanical engineering graduate from the National Technical University of Athens, he received post-graduate degrees in shipping at MIT and in management at the MIT Sloan School of Management. Between 1988 and 1992, he worked as management consultant in the USA and Great Britain. Since 1992, he has been an executive of the Latsis Group, based in Geneva, where, among others, he directed the Group's project planning and development department.

Anastasios Livieratos, Member, 59

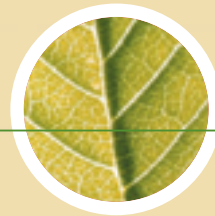
With a degree in Economics from the School of Economic and Commercial Studies (ASOEE), he was Deputy Chairman and Deputy C.E.O. of ERMIS S.A. from 1974 to 1982 and Deputy Chairman and C.E.O. of the same company from 1982 to 1999. He was also C.E.O. of KEKROPS S.A. from 1995 to 1999.

Dimitris Papalexopoulos, Member, 41

A graduate in electrical engineering from the Federal Polytechnic of Zurich and holding an MBA from Harvard, USA, he worked as a business consultant with McKinsey & Company Inc. from 1987 to 1989 in the USA and Germany. He has served as C.E.O. of TITAN Cement S.A. since 1996 and has been working for the company since 1991.



Sustainable Development



Financial and community goals can exist in harmony

The LAMDA Development group of companies takes the economic, social and environmental impact of its operations very seriously and fully accepts responsibility for contributing towards the creation of the appropriate conditions for a sustainable society.

In all our areas of activity, we consider it our obligation to align financial objectives with conscious and responsible behaviour with regard to the environment and local communities.

Furthermore, we accept the responsibilities that arise from our role in society and align our actions in a manner that meets the expectations of the people with whom we interact.

Investing in our people

Our people are the single most significant resource for meeting our objectives and account for the company's greatest competitive advantage.

Human resources management

In 2002, the LAMDA Development Group put in place a human resources planning policy, which was endorsed by the Board of Directors and placed particular emphasis on employee recruitment and selection.

Training

Under this policy, the LAMDA Development Group provides professional development and training programmes aimed at increasing productivity, securing rapid adaptation to technological developments, improving the quality of service, further meeting client needs and maximizing client satisfaction.

Benefits

LAMDA Development has implemented a broad range of benefit programmes, including a specialized health insurance plan, a pension plan, a retirement compensation and bonus plan, as well as a stock option plan for management executives. The company is in full legal compliance with all health and safety requirements.

New executives

The company filled new positions through hiring new executives (Financial Director, IT Director, Internal Auditor) in order to respond more effectively to market demands. In addition, a Chief Executive Officer was hired for LAMDA Estate Development, a position previously held by the C.E.O. of LAMDA Development.

Company activities

With the aim of strengthening ties between senior and recently recruited staff, cultivating a team spirit and promoting cooperation, in 2002 the company organized two three-day leisure and educational events at Dimitsana and Hermionida, as well as its traditional Christmas dinner.



Group Personnel as on 31-12-2002

Company	Personnel
LAMDA Development	28
LAMDA Estate Development	69
Swissport LAMDA Hellas & subsidiaries	621
EFG Eurobank Properties	38
LAMDA Shipyards and Marine Services	105
TOTAL	861

LAMDA TechnOL Flisvos Marina was acquired in January 2003.

On December 31st 2002 the company employed 13 people as permanent staff.



Contributing to the growth of local communities

One of our basic objectives is for our investments to create conditions for growth and prosperity, not only for our clients and shareholders, but also for the regions in which we operate.

We are always mindful to employ as many people as possible from local communities during the implementation of our investments. Moreover, we strive to develop local vendor networks that, in turn, will contribute to further economic growth in the region. Finally, we coordinate our efforts to ensure that part of our revenues are returned to the local communities, through various philanthropic activities, including sponsorships and other community initiatives.

Environmentally aware activities

We, at the LAMDA Development Group, are particularly sensitive to environmental protection issues. An essential prerequisite for the implementation of an investment is to follow existing standards and to create new models relating to the environment and quality of living.

Our investments are developed utilizing construction methods and materials that ensure the maximum conservation of energy. All our buildings are developed only after a bio climatic study has been conducted to determine the best use of natural energy resources.

We avoid environmental violations and endeavour to upgrade the natural environment of all our projects. A characteristic example of our commitment to the environment is the replanting of existing and new trees at the Athens 2004 Olympic Media Village in an effort to enrich the area with 60,000 m² of greenery and upgrade the surrounding environment. Using the same environment-friendly logic, we strive to provide natural sound insulation for our buildings by creating vast expanses of landscaped green areas and by carrying out well-researched tree planting.

Additional examples of our respect toward environmental protection include restorations that maintain the original architectural character of listed buildings and renew their life cycle, as well as the creation of expansive gardens, where it is feasible, such as in the Apollo business centre and the Cecil office building investments.



Targeted efforts for cultivating our values

The LAMDA Development group of companies' involvement in the area of sponsorship can be characterized as modest, yet strategic, with the intention of reflecting and promoting the company's social awareness, human interest and development.



Highlighting business activities

As part of its sponsorship programme, the LAMDA Development group of companies actively supports efforts that facilitate new business development in Greece.

Specifically, LAMDA Development sponsored the 6th annual "Capital Link Forum on Investing in Greece" that took place in New York City in November 2002.

This was the largest annual forum in the USA, dedicated exclusively to Greece's economy and business activities. The aim of the forum was to represent a reliable source of information regarding the strengths of the Greek economy and its business community, as well as the investment prospects in Greece. More than 500 senior executives from the US financial and media communities attended the event.



Furthermore, in 2002, the company was the exclusive sponsor of the "Retail Biz" guide, an influential publication that recorded the evolution and growth trends of the retail sector in Greece over the past three decades. 3,000 copies of the publication were distributed in Greece and at MAPIC, the international retail real estate exhibition that took place in Cannes, France.

Supporting local initiatives

LAMDA Development sponsored the finals of the 5th round of the Pan-European beach soccer championship, "European Golden League," as well as the "1st Beach Volleyball World Championship – Under 18." Both events took place last summer in Xylocastro, Corinth and were organized by the local authorities.

Considering its active business operations in the area and its interest in athletics, LAMDA Development acknowledges that sports events of such calibre are significant for the local communities, and supports the Municipality of Xylocastro in its noteworthy efforts to make the town one of the most attractive tourist and holiday destinations in Greece.

Finally, the LAMDA Development Group sponsored the "Mesogeia – Growth and Investment" conference organized by the Municipality of Spata.

Participation in exhibitions and trade fairs

MAPIC, France

LAMDA Estate Development participated in the 8th international exhibition MAPIC "Marché International de l' Implantation Commerciale et de la Distribution", which took place in November 2002, with its own exhibition stand.

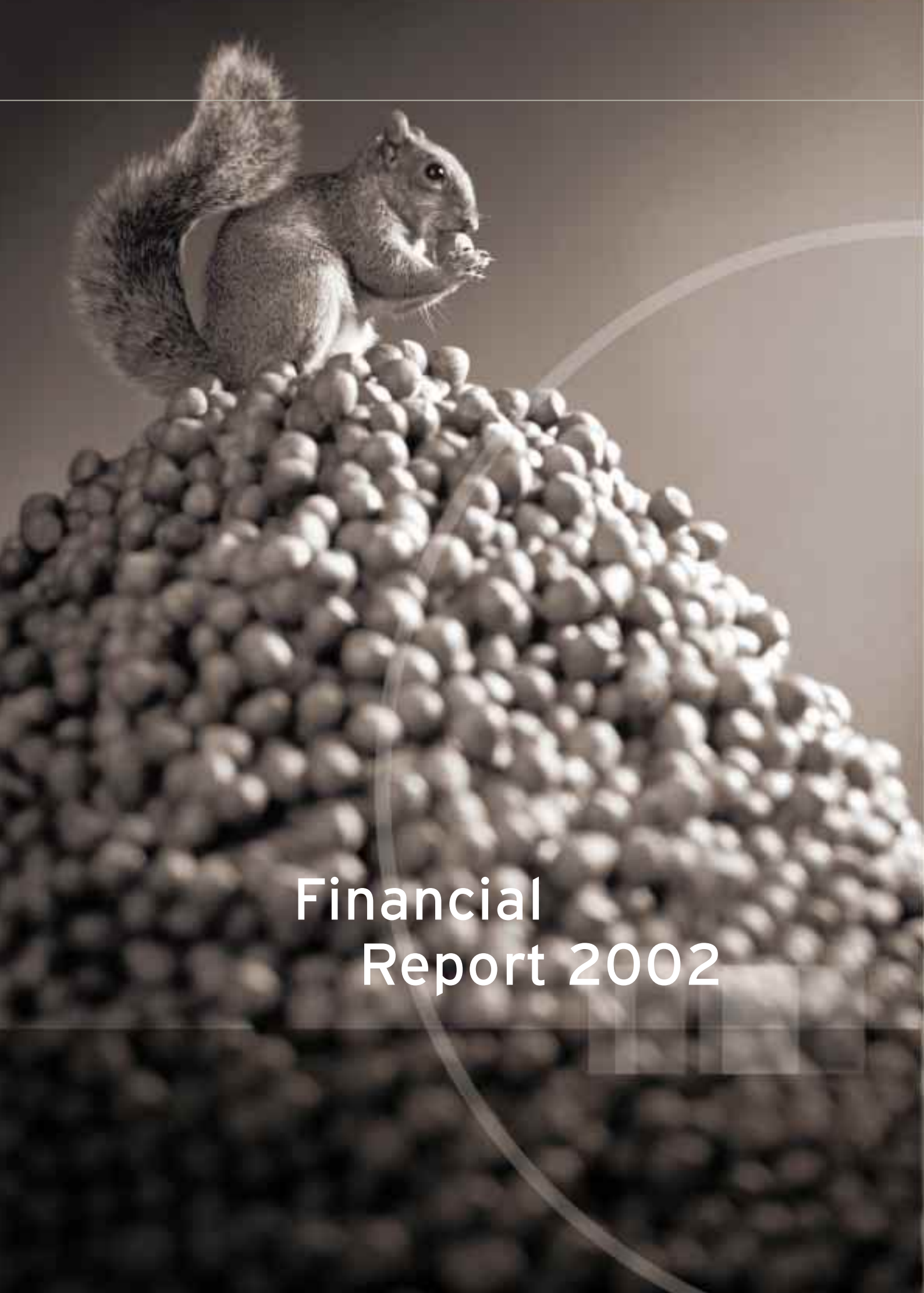
The MAPIC exhibition is the most significant meeting of retail real estate professionals globally, with 6,000 participants from 70 countries. Its venue was the Palais des Festivals in Cannes, France.



Real Estate Show

The LAMDA Development Group participated with its own stand and special exhibition area in the "Real Estate 3rd International Property & Development Exhibition and Conference," which took place in October 2002 in Athens.

LAMDA Estate Development had the opportunity to promote its property development projects at the exhibition, which was attended by a significant number of executives from the real estate sector.



Financial
Report 2002



The LAMDA Development group of companies completed its third year of operations, during which it succeeded in establishing itself as a leader in its respective markets.

The dynamic growth of the LAMDA Development Group is reflected in its investment programme, which has exceeded € 700 million and is growing rapidly.

The company's operations in land infrastructure, especially in real estate, with an emphasis on innovative concepts, services and strategic alliances, have established LAMDA Development and its specialized subsidiaries as one of the industry's leading forces.

New marine infrastructure activities (Flisvos Marina) and the continuing success of LAMDA Shipyards and Marine Services brought the LAMDA Development Group at the forefront of the industry.

The improved financial results of the LAMDA Development group of companies demonstrate its sound and effective strategic direction. Turnover increased by 45% in 2002, while consolidated pre-tax profits increased by 92%. The table below outlines the company's steadily improving financial results during the last three years.

Consolidated Results - LAMDA Development Group			
	2002	2001	2000
Turnover (000 €)	63.514	43.966	11.090
Earnings before tax (000 €)	7.052	3.675	1.860

LAMDA Estate Development made a significant contribution of € 8,382,000 to consolidated earnings, marking a 100% increase.

LAMDA Shipyards and Marine Services also posted substantial gains, with a € 858,000 contribution to the company's consolidated earnings, a 245% increase from the previous year.

It should be noted that the LAMDA Development Group was burdened with losses of € 1,415,000 incurred by Swissport LAMDA Hellas S.A. after the removal of minority rights.

Prospects

Prospects for 2003 are positive, despite unfavourable economic conditions in Greece and abroad.

The company's management is confident that investments in infrastructure will yield satisfactory short- and medium-term returns for its shareholders. This optimistic outlook is based on the company's progress to date, the need for improved infrastructure in Greece and the Southeastern Mediterranean region and the company's strategic planning and corporate structure, which is strongly supported by its extensive expertise, selective strategies innovative ideas and prudent cost management.

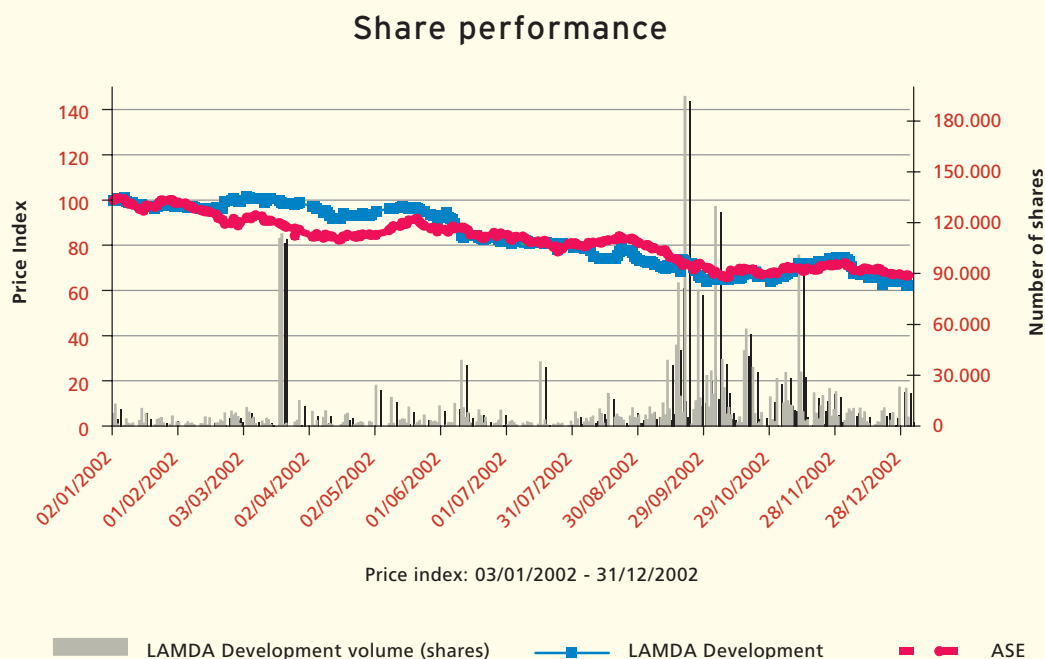
Share price performance

2002 was a very difficult year for international financial markets worldwide, including the Athens Stock Exchange. Despite unfavourable conditions, LAMDA Development shareholders, supporting the consistent growth of the company, voted to increase the company's share capital by € 115,970,000 at the Annual General Meeting in June 2002. This endeavour was rewarded with complete success (fully subscribed) in October.

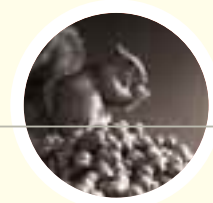
Statistics relating to share price performance are shown below:

	2002	2001
Closing price at year-end	€ 4.06	€ 11.44*
Annual average price	€ 5.42	€ 6.08
Annual high	€ 6.87	€ 7.66
Annual low	€ 3.90	€ 4.77
Average daily transactions (shares)	8.592	18.620
% of time weighted average number of shares	0,04%	0,13%

Adjusted for changes in the company's share capital.



* The closing price is unadjusted



Share Capital Increase

On June 7th 2002, the shareholders' general assembly voted to increase the company's share capital by issuing 28,992,500 new shares at a par value of € 0.30 and an issue price of € 4.00 each. Pre-emptive rights could be exercised from September 24th to October 8th 2002, payment certifications were issued on October 15th 2002, and the negotiation of new shares started on October 29th 2002. The offering was fully covered and raised a total of €115,970,000, minus € 490,350 in expenses, bringing the net amount of € 115,479,649, which, as indicated in the Offering Memorandum, was allocated until December 31st 2002 as follows:

(in 000 €)

	Offering Memorandum				Amounts Disbursed
	2002	2003			
Disbursement of funds raised	2nd Half	1st Half	2nd Half	Total	Total 31.12.2002
1. Settlement of short-term loan used as advance payment in the acquisition of DIMEPA S.A.	35.215			35.215	35.215
2. 1st instalment	6.000			6.000	1.692
3. 2nd instalment	6.000			6.000	1.692
4. 3rd instalment		8.000		8.000	8.805
5. 4th instalment			8.000	8.000	0
6. 5th instalment			8.000	8.000	0
7. Participation in share capital increase of DIMEPA S.A.	5.000	20.000	19.055	44.055	14.675
8. Share capital increase expenses	700			700	490
9. Available balance					53.400*
TOTAL	52.915	28.000	35.055	115.970	115.970

*On December 31st 2002 the available balance (€ 53,400,000) was invested in repos and time deposits.

FINANCIAL STATEMENT
RESULTS OF THE FISCAL YEAR 2002

LAMDA Development S.A. - CONSOLIDATED BALANCE SHEET

(Amount in 000 €)		
CONSOLIDATED BALANCE SHEET	2002	2001
ASSETS		
ESTABLISHMENT EXPENSES	1.691	475
DEPRECIATION	523	132
OTHER CAPITALISED EXPENSES	3.542	3.478
DEPRECIATION	1.948	1.332
CAPITALISED EXPENSES (NON-DEPRECIATED)	2.762	2.489
TANGIBLE ASSETS	107.179	52.835
ACCUMULATED DEPRECIATION	7.991	6.158
NON-DEPRECIATED TANGIBLE ASSETS	99.188	46.677
EQUITY PARTICIPATIONS	18.702	13.740
INVENTORIES	108.702	38.459
RECEIVABLES	47.851	20.875
SECURITIES	306	22.087
CASH - (AVAILABLE MEANS)	88.697	9.054
TRANSITORY ACCOUNTS	200	65
TOTAL ASSETS	366.408	153.446
LIABILITIES		
SHARE CAPITAL	13.047	4.349
PAID UP SHARE PREMIUM	222.820	115.548
PROFIT/LOSSES CARRIED FORWARD	-750	1.323
CAPITAL RESERVES	6.064	5.724
CONSOLIDATION DIFFERENCES	-16.335	-16.335
MINORITY RIGHTS	21.471	8.174
TOTAL SHAREHOLDERS' EQUITY	246.317	118.783
PROVISIONS	344	188
LONG TERM LOANS	22.192	11.208
OTHER LONG TERM LIABILITIES	542	443
SHORT TERM LOANS	9.697	3.894
OTHER SHORT TERM LIABILITIES	79.112	12.901
TOTAL LIABILITIES	111.543	28.446
TRANSITORY LIABILITIES ACCOUNT	8.204	6.029
TOTAL LIABILITIES	366.408	153.446



(Amount in 000 €)

CONSOLIDATED INCOME STATEMENT	2002	2001
TURNOVER	63.514	43.965
LESS: COST OF GOODS SOLD	48.723	37.379
GROSS OPERATING RESULTS (PROFIT)	14.791	6.586
(% OF TURNOVER)	23,29%	14,98%
PLUS: OTHER OPERATING INCOME	4.524	1.288
TOTAL	19.315	7.874
LESS: ADMINISTRATION EXPENSES	11.028	6.632
LESS: SALES AND DISTRIBUTION EXPENSES	258	59
TOTAL EXPENSES	11.286	6.691
(% OF TURNOVER)	17,77%	15,22%
OPERATING RESULT (BEFORE DEPRECIATION)	8.029	2.888
(% OF TURNOVER)	12,64%	6,57%
PLUS: INCOME FROM EQUITY PARTICIPATIONS AND SECURITIES	2.263	563
PLUS: NON OPERATING INCOME	84	426
LESS: NON OPERATING EXPENSES	446	158
INCOME BEFORE TAXES, INTEREST, DEPRECIATION AND MINORITY RIGHTS	9.930	2.014
(% OF TURNOVER)	15,63%	4,58%
INTEREST INCOME	1.593	1.764
INTEREST EXPENSE	2.799	619
INCOME BEFORE TAXES, DEPRECIATION AND MINORITY RIGHTS	8.724	3.159
(% OF TURNOVER)	13,74%	7,19%
LESS: DEPRECIATION	2.904	1.259
INCOME BEFORE TAXES AND MINORITY RIGHTS	5.820	1.896
(% OF TURNOVER)	9,16%	4,31%
INCOME BEFORE INCOME TAXES	7.052	3.674
LESS: INCOME AND OTHER TAXES	3.997	1.937
NET INCOME AFTER TAXES AND BOARD OF DIRECTORS FEES	3.055	1.740
(% OF TURNOVER)	4,81%	3,96%

LAMDA Development S.A. - BALANCE SHEET

	(Amount in 000 €)	
BALANCE SHEET	2002	2001
ASSETS		
CAPITALISED EXPENSES	1.728	1.147
DEPRECIATION	735	376
CAPITALISED EXPENSES (NON-DEPRECIATED)	993	773
TANGIBLE ASSETS	1.539	1.503
ACCUMULATED DEPRECIATION	185	94
NON-DEPRECIATED TANGIBLE ASSETS	1.354	1.409
EQUITY PARTICIPATIONS	225.003	98.409
LONG TERM RECEIVABLES	8	6
INVENTORIES	0	0
RECEIVABLES	4.031	1.479
SECURITIES	0	19.727
CASH - (AVAILABLE MEANS)	75.667	3.430
TRANSITORY ACCOUNTS	99	6
TOTAL ASSETS	307.155	125.239
LIABILITIES		
SHARE CAPITAL	13.047	4.349
PAID UP SHARE PREMIUM	222.257	114.985
REVALUATIONS	0	0
SUBSIDY RESERVES	0	0
PROFIT CARRIED FORWARD	337	0
CAPITAL RESERVES	4.471	4.201
TOTAL SHAREHOLDERS' EQUITY	240.112	123.535
PROVISIONS	92	55
LONG TERM LOANS	0	0
OTHER LONG TERM LIABILITIES	0	0
SHORT TERM LOANS	5.000	0
OTHER SHORT TERM LIABILITIES	61.058	1.649
TOTAL SHORT TERM LIABILITIES	66.058	1.649
TOTAL LIABILITIES	66.058	1.649
TRANSITORY LIABILITIES ACCOUNT	893	0
TOTAL LIABILITIES	307.155	125.239



(Amount in 000 €)

INCOME STATEMENT	2002	2001
TURNOVER	117	91
LESS: COST OF GOODS SOLD	0	0
GROSS OPERATING RESULTS (PROFIT)	117	91
PLUS: OTHER OPERATING INCOME	2.695	714
TOTAL	2.812	805
LESS: ADMINISTRATION EXPENSES	2.823	1.456
TOTAL EXPENSES	2.823	1.456
OPERATING RESULT (BEFORE DEPRECIATION)	-11	-651
PLUS: INCOME FROM SECURITIES	6.708	185
PLUS: NON OPERATING INCOME	0	88
LESS: NON OPERATING EXPENSES	1	0
INCOME BEFORE TAXES, INTEREST AND DEPRECIATION	6.696	-378
INTEREST INCOME AND RELATED REVENUE	-426	1.726
INCOME BEFORE TAXES AND DEPRECIATION	6.270	1.348
LESS: DEPRECIATION	451	293
INCOME BEFORE TAXES	5.819	1.055

(Amount in 000 €)

SUGGESTED PROFIT DISTRIBUTION TABLE (BEFORE DEPRECIATION)		
	2002	2001
PROFIT BEFORE DEPRECIATION AND TAXES	6.270	1.350
PROFITS CARRIED FORWARD	0	393
DISTRIBUTION RESERVES	0	0
DIVIDEND CALCULATION DIFFERENCES	0	0
TOTAL	6.270	1.743
DISTRIBUTED TO:		
DEPRECIATION	451	293
INCOME TAXES	420	338
OTHER TAXES	9	0
BOARD OF DIRECTORS FEES	0	0
DIVIDENDS	4.784	1.015
CAPITAL RESERVES	269	97
PROFIT CARRIED FORWARD	337	0
TOTAL	6.270	1.743

ASSETS	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	LIABILITIES	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
	Acquisition Value	Net Book Value	Acquisition Value	Net Book Value	Net Book Value
B. CAPITALISED EXPENSES			A. SHAREHOLDER EQUITY		
1. Establishment expenses	1.690.983,64	1.168.293,67	I. Share capital (43.488.750 shares of 0.30 € each)	344.429,50	4.548.875,00
4. Other capitalised expenses	3.542.539,04	1.948.376,01	1. Paid in	13.046.625,00	11.554.324,16
Total capitalised expenses	5.233.522,68	2.716.669,68	II. Paid up share premium	222.819.574,16	
C. FIXED ASSETS			III. Revaluation and subsidy reserves		
II. Tangible assets			3. Fixed asset investment subsidy reserves	1.278.591,34	1.278.591,34
1. Land	59.633.119,21	59.633.119,21	IV. Capital reserves		
3. Buildings	23.060.774,92	18.418.982,15	1. Legal reserve	1.109.480,57	563.500,52
4. Machinery, installations and equipment	5.408.266,51	2.877.151,57	4. Other reserves	74.834,92	74.834,92
5. Motor vehicles	1.241.685,40	1.047.697,57	5. Tax exempt reserves	3.828.446,46	3.806.329,21
6. Furniture and fixtures	1.581.022,96	957.367,66	5.012.761,95	5.012.761,95	4.444.684,65
7. Assets under construction	16.254.042,55	16.254.042,55	V. Retained earnings		
Total tangible assets (CII)	107.178.911,55	99.188.360,71	Losses carried forward	-750.460,95	1.324.031,11
III. Equity participations and long term receivables			VII. Currency exchange differences	-226.721,76	0,00
1. Participation in affiliated companies			VIII. Consolidation differences	-16.334.480,13	-16.334.480,13
2. Participation in other companies			IX. Minority rights	21.471.059,51	8.174.252,42
Less: Instalments payable			Total shareholder equity	246.316.949,12	118.789.258,55
7. Other long term receivables			B. PROVISIONS		
Total fixed assets (CII+CIII)	117.889.411,42	117.889.411,42	1. Staff leaving indemnities	309.112,05	188.812,72
D. CURRENT ASSETS			2. Other provisions	34.876,81	0,00
I. Inventories			343.988,86	343.988,86	188.812,72
2. Buildings under construction for sale	1.114.315,65	1.114.315,65	C. LIABILITIES		
2a. Land and building materials for sale	107.238.581,56	107.238.581,56	I. Long term liabilities		
3. Raw and consumable materials - packaging materials	52.529,55	52.529,55	1. Bank loan	22.192.021,33	11.207.328,67
5. Advance payments for stock purchases	296.303,54	296.303,54	2. Other long term liabilities	541.692,67	442.359,50
Total current assets (CII+CIII+DII)	108.701.730,30	108.701.730,30	22.733.714,00	22.733.714,00	11.649.688,17
II. Receivables			II. Current liabilities		
1. Customers	25.413.403,79	25.413.403,79	1. Suppliers	7.546.611,83	6.927.143,78
3a. Cheques receivable	386.759,97	386.759,97	3. Short term bank loans	9.697.212,48	3.894.279,21
10. Doubtful receivables	7.846,81	7.846,81	4. Customer advances	2.964.359,43	36.435,10
11. Sundry debts	21.961.759,89	4.294.074,14	5. Taxes payable	5.991.453,60	2.867.285,53
12. Advances on account	81.080,19	34.018,72	6. Social security funds	980.588,36	873.489,37
III. Securities			7. Current portion of long term debt	1.065.131,29	0,00
3. Other securities	306.196,01	306.196,01	10. Dividends payable	3.750.817,74	1.489.582,56
IV. Cash - (Available means)			11. Sundry creditors	56.833.133,84	707.379,20
1. Cash in hand	49.401,69	49.401,69	88.809.308,57	88.809.308,57	16.795.594,75
3. Cash at banks and time deposits	88.647.503,66	88.647.503,66	111.543.022,57	111.543.022,57	28.445.282,92
Total current assets (CII+DII+DIII+DVI)	88.696.905,35	88.696.905,35	E. TRANSITORY ACCOUNTS		
Total assets (CII+DII+DIII+DVI)	245.555.662,31	245.555.662,31	1. Prepaid expenses	5.450.048,42	0,00
II. Transitory accounts			2. Accrued income	2.227.905,80	1.412.236,77
1. Prepaid expenses	91.736,85	91.736,85	3. Sundry transitory accounts	4.616.440,21	4.616.440,21
2. Accrued income	106.660,05	106.660,05	8.203.834,09	8.203.834,09	6.028.676,98
3. Sundry transitory accounts	1.847,31	1.847,31	366.407.794,64	366.407.794,64	153.446.031,17
Total assets	366.407.794,64	366.407.794,64	F. TRANSITORY LIABILITIES ACCOUNTS		
MEMO DEBIT ACCOUNTS			1. Deferred income	5.450.048,42	0,00
1. Third party asset	10.156.535,05	9.621.375,97	2. Accrued expenses	2.227.905,80	1.412.236,77
2. Quarantees and collateral security debit accounts	99.321.481,47	19.262.408,43	3. Sundry transitory accounts	525.879,87	4.616.440,21
3. Sundry memo accounts	2.201.027,15	0,00	8.203.834,09	8.203.834,09	6.028.676,98
Total assets	111.679.043,67	111.679.043,67	G. TRANSITORY LIABILITIES ACCOUNTS		
MEMO CREDIT ACCOUNTS			1. Third party assets	10.156.535,05	9.621.375,97
1. Third party asset	9.621.375,97	19.262.408,43	2. Quarantees and collateral security credit accounts	99.321.481,47	19.262.408,43
2. Quarantees and collateral security credit accounts	19.262.408,43	2.201.027,15	3. Sundry memo accounts	2.201.027,15	0,00
3. Sundry memo accounts	2.201.027,15	0,00	111.679.043,67	111.679.043,67	28.883.784,40

Income Statement for the year ended December 31st, 2002 (JANUARY 1st, 2002 - DECEMBER 31st 2002)

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
I. OPERATING RESULTS		
Turnover (sales)	63.513.864,82	43.966.065,07
Less : Cost of goods sold	51.067.551,55	38.535.966,07
Gross operating results (profit)	12.446.313,27	5.430.099,00
Plus : 1. Other operating income	4.524.265,47	1.287.290,08
Total	16.970.578,74	6.717.389,08
Less :		
1. Administration expenses	11.028.359,42	6.633.190,01
3. Sales and distribution expenses	257.604,57	58.866,25
Total operating result	5.684.614,75	25.332,82
Plus :		
1. Income from equity participations	0,00	182.304,40
1a. Participation profit of related companies	1.287.415,99	374.714,56
2. Income from securities	28.596,19	25.664,35
3. Profits from sale of participation and securities	1.065.345,72	0,00
4. Interest income and related revenue	1.593.097,81	1.762.723,18
1. Participation loss of related companies	117.873,43	18.035,91
3. Interest expense and participation cost	2.799.039,55	620.610,78
Total operating results	1.057.542,73	638.646,69
II. PLUS: Non operating results		
1. Non operating income	42.024,41	100.252,10
2. Non operating gains	14.713,38	0,00
3. Prior year income	27.462,37	385,03
4. Income from prior year provision	84.200,16	425.242,74
Less:		
1. Non operating expenses	218.243,84	63.056,46
2. Non operating losses	132.114,62	64.190,70
3. Prior year expenses	95.395,27	31.740,63
Total operating and non operating results	445.753,73	158.987,79
Less :		
Total depreciation of fixed assets	2.903.600,34	1.259.954,04
Less: Depreciation included in operating cost	2.343.732,40	1.157.239,44
NET INCOME (profit) BEFORE TAX	559.867,94	102.714,60
Plus: Minority interest	5.820.735,97	1.895.632,97
NET GROUP INCOME (profit) BEFORE TAX	1.231.617,51	1.779.500,03
Less: Income tax	7.052.353,48	3.675.133,00
Other taxes not included in operating cost	3.829.247,01	1.832.295,82
CONSOLIDATED NET INCOME after TAX	168.316,14	102.434,73
	<u>1.740.420,45</u>	<u>1.740.420,45</u>

AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT

To the shareholders of the Societe Anonyme "LAMBDA DEVELOPMENT HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A." and its subsidiaries of the fiscal year ended on 31st December 2002. We have audited according to the provisions of article 106 of Code of Commerce (L. 2190/1920), the consolidated balance sheet and the consolidated income statement, as well as the respective Appendix of the Societe Anonyme "LAMBDA DEVELOPMENT HOLDING AND REAL ESTATE DEVELOPMENT COMPANY S.A." and its subsidiaries of the fiscal year ended on 31st December 2002. We have applied the procedures which we have considered appropriate, on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors A.ccountants and we have verified the content of the consolidated Administration Report with the relevant Consolidated Financial Statements. We have not expanded on the audit of the financial statements of the companies included in the consolidation and representing 41,3% and 66% of the consolidated total of Asset and Turnover. Those Statements have been audited by other recognized auditors and we relied on their audit reports to express our opinion that follows, concerning the inclusion in the consolidation accounts of the above companies. In the consolidation are also included financial statements that have not been audited and represent 6% and 21,7% of the consolidated total of Assets and turnover before taxes. A subsidiary of the group has made no provision for doubtful receivables amounting to € 430 thousand. In our opinion, after taking into consideration our note and the company's note number 3 which concern the audit of fiscal years and number 6 that concerns the provision of staff leaving indemnities, the above Consolidated Financial Statements have been prepared according to the provisions of Code of Commerce (L. 2190/1920) and present on the basis of the relevant provisions which are in effect and of the generally accepted accounting principles and do not differ from those which the parent company applied in the previous fiscal year, except from the cases of our above notes, the assets and the financial position, as well as the results of the total of the consolidated companies included in the consolidation of 31st December 2002.

Athens, February 24th, 2003
THE SWORN AUDITOR ACCOUNTANT

Christos Peletridis
AM SOEL 17681

ERNST & YOUNG (HELLAS) – CERTIFIED AUDITORS – PUBLIC ACCOUNTANTS

Notes:

- The consolidated financial statements have been prepared: a) By the full consolidation of the company and its subsidiaries LAMBDA ESTATE DEVELOPMENT S.A., GI AND KATASKEVI S.A., CITYPARK S.A., LAMBDA PRIME PROPERTIES S.A., LAMBDA SHIPYARDS & MARINE SERVICES S.A., PYLEA S.A., LAMBDA AKINITA S.A., LAMBDA TECHNOL FLISVOS HOLDING S.A., LAMBDA TECHNOL FLISVOS MARINA S.A., LAMBDA HELIX S.A., SWISSPORT LANDA HELIX S.A., SWISSPORT HELIX CARGO S.A., HSW SKYCAP SERVICES S.A., LAMBDA DOMIL S.A., LAMBDA ERGA ANATHTIS S.A., LAMBDA PROPERTY MANAGEMENT S.A. and LAMBDA OLIMPIA VILLAGE S.A. b) By the consolidation using the net equity method of the companies EFG EUROBANK PROPERTIES S.A., LAMBDA OLIMPIA VILLAGE SWISSPORT HELIX SUD S.A. and AK-REAL ESTATE DEVELOPMENT S.A.
- On the company's fixed assets, are not any incidences and provisions amounting to € 11.445.341,16 to ensure bank loans, which amount 8.092.387,99 on 31.12.2002.
- The parent company has been audited by tax authorities until the fiscal year 1999 whereas the subsidiary companies have not been audited for the fiscal years 1999-2002. The EFG EUROBANK PROPERTIES (related company) has not been audited since the fiscal year 1992. In consequence, the tax obligations of the Group have not been made definite.
- The investments of the Group for the year 2002 were about 129,7 million.
- The revaluation on the fixed assets of the companies was carried out on 31.12.2002 according to the cod. L. 2065/1992.
- Certain subsidiaries are, based on the State Legal Council's note (205/1988) made no provision for staff leaving indemnities as provided by art. 42e of C.L. 2190/1920. Had such provision been made, it would have amounted to about 708 thousand.
- The analysis of the turnover by code of activity (STAKOD 91) is :

	AMOUNT
Cod. 285.2 General mechanical works	2.968.626,48
Cod. 351.1 Shipping repairs	6.704.376,12
Cod. 351.2 Yacht repairs	14.397.352,71
Cod. 452.1 Construction of buildings and civil engineer works	16.916.303,82
Cod. 515.7 Wholesale of waste materials	23.826,68
Cod. 622.0 Non-scheduled air transport	3.622.666,62
Cod. 631.1 Cargo distribution	1.384.637,75
Cod. 632.3 Other auxiliary air transportation services.	12.835.376,42
Cod. 702.0 Leasing of real estate	2.046.885,82
Cod. 703.2 Real estate management	240.938,00
Cod. 742.0 Architect - Engineer services	2.372.852,40
	<u>63.513.864,82</u>

Athens, February 21st, 2003

THE CHAIRMAN OF THE BOARD	THE MANAGING DIRECTOR
SPRIDON G. MAKRIDAKIS	LAMBROS G. ANAGNOSTOPOULOS
ID. C. A 711644	PASS. N 627134
THE FINANCIAL CHIEF OFFICER	THE DEPUTY CFO
ANTONIOS K. KAFFAS	FANOURIOS E. ALIFRAGIS
ID. C. Σ 272217	ID. C. Σ 646146

ASSETS	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	Amount of previous fiscal year 2000
	Acquisition Value	Depreciation	Net Book Value
B. CAPITALISED EXPENSES			
1. Establishment expenses	18.984,14	9.175,67	15.187,31
4. Other capitalised expenses	1.709.340,32	726.020,39	983.319,93
Total capitalised expenses	1.728.324,46	735.196,06	983.128,40
C. FIXED ASSETS			
<i>II. Tangible assets</i>			
1. Land	471.195,89	0,00	471.195,89
3. Buildings	849.420,40	81.402,79	768.017,61
6. Furniture and fixtures	218.517,37	103.603,81	114.913,56
Total tangible assets (CII)	1.539.133,66	185.006,60	1.354.127,06
<i>III. Equity participations and long term receivables</i>			
1. Participation in affiliated companies	263.771.190,70		263.771.190,70
Less: Installments payable	38.768.078,19		38.768.078,19
7. Other long term receivables	8.394,97		8.394,97
Total of fixed assets (CII+ CIII)	225.011.507,48	225.003.112,51	225.011.507,48
D. CURRENT ASSETS	226.365.634,54	99.822.862,63	98.413.599,37
<i>II. Receivable</i>			
1. Customers	135.275,57		690.460,83
5. Receivable from related companies	3.299.815,36		31.414,04
11. Sundry debts	580.543,69		745.617,88
12. Advances on account	152.44,16		11.709,46
Total of current assets (CII+ CIII)	4.030.878,78	1.479.202,21	1.479.202,21
<i>III. Securities</i>			
3. Other securities	0,00		19.727.637,17
Total of fixed assets (CII+ CIII+ CIII)	0,00	19.727.637,17	19.727.637,17
<i>IV. Cash - (Available means)</i>			
1. Cash in hand	546,55		161,78
3. Cash at banks and time deposits	75.666.611,63		3.429.782,44
Total current assets (CII+ CIII+ CIII+ CIII)	75.667.158,18	3.429.944,22	3.429.944,22
E. TRANSITORY ACCOUNTS	79.698.036,96	24.636.783,60	24.636.783,60
2. Accrued income	98.672,36		6.841,82
TOTAL ASSETS	307.155.472,26	125.238.993,93	125.238.993,93
MEMO DEBIT ACCOUNTS			
2. Guarantees and collateral security debit accounts	78.884.075,57		4.402,05
Total MEMO DEBIT ACCOUNTS	78.884.075,57	4.402,05	4.402,05
LIABILITIES			
A. SHAREHOLDER EQUITY			
<i>I. Share Capital</i> (43.488.750 shares of 0,30 € each)			
1. Paid in	13.046.625,00		4.348.875,00
Total Share Capital	13.046.625,00	13.046.625,00	4.348.875,00
<i>II. Paid up share premium</i>			
Total Paid up share premium	222.256.830,61	222.256.830,61	114.984.580,61
<i>IV. Capital reserves</i>			
1. Legal reserves	674.834,79		405.297,53
4. Other reserves	74.834,92		74.834,92
5. Tax exempt reserves	3.721.313,41		3.721.313,40
Total Capital Reserves	4.470.983,12	4.470.983,12	4.201.445,85
<i>V. Retained earnings</i>			
Profit carried forward	337.445,48		0,00
Total shareholders equity (AII+ AIII+ AIV+ AV)	240.111.884,21	240.111.884,21	123.534.901,46
B. PROVISIONS	92.503,09	92.503,09	54.866,03
1. Staff leaving indemnities	92.503,09		54.866,03
C. LIABILITIES			
<i>II. Current liabilities</i>			
1. Suppliers	23.175,01		83.877,73
3. Short term bank loans	5.000.000,00		0,00
5. Taxes payable	560.436,20		42.154,49
6. Social security funds	30.346,81		19.193,33
10. Dividends payable	3.750.817,74		1.489.582,56
11. Sundry creditors	56.693.218,31		14.188,71
Total liabilities (CII)	66.057.994,07	66.057.994,07	1.648.996,82
D. TRANSITORY LIABILITIES ACCOUNTS			
2. Accrued expenses	893.090,89		229,62
Total Transitory Liabilities Accounts	893.090,89	893.090,89	229,62
TOTAL LIABILITIES	307.155.472,26	307.155.472,26	125.238.993,93
MEMO CREDIT ACCOUNTS			
2. Guarantees and collateral security credit accounts	78.884.075,57		4.402,05
Total MEMO CREDIT ACCOUNTS	78.884.075,57	4.402,05	4.402,05

Notes:

- There are no inaccuracies on the company's fixed assets.
- The entire turnover of the company is classified whole code (702.0 "Leasing of private real estate") - STAKOD - 91
- Account CII "Equity participations and long term receivables" includes the cost of acquiring shares in companies engaged in Real Estate Development amounting to approx. € 225 million. The book value of the participation, based on the last available balance sheets, is lower than the acquisition cost by approx. € 63,2 million. Out of this amount, approx. € 263,2 represents the difference between the cost and the market value (based on third party valuations) of the Real Estate owned by these companies. The participation is carried at cost in accordance with provision of par. 3, article 424 of C.L. 2190/92U, relating to the "representation of the fair value of the assets of the company".
- The company has been audited by the tax authorities until the fiscal year 1999. In consequence, the tax obligations for the fiscal years 2000 to 2002 are not definite.



LAMDA ESTATE DEVELOPMENT S.A.

Real Estate, Construction, Services and Representation

CO REG. NO 643/01/B/86/37 (01)

BALANCE SHEET OF DECEMBER 31st, 2002 - (40th FISCAL YEAR JANUARY 1st, 2002 - DECEMBER 31st, 2002)

ASSETS	Amount of closing fiscal year 2002 Acquisition Value	Net Book Value	Amount of previous fiscal year 2001 Acquisition Value	Net Book Value	LIABILITIES	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
B. CAPITALISED EXPENSES					A. SHAREHOLDER EQUITY		
1. Establishment expenses	125,280.07	93,325.62	0.00	0.00	<i>I. Share capital</i>	35,250,000.00	35,216,434.34
4. Other capitalised expenses	572,392.39	542,235.06	30,157.33	99,925.37	1. Paid in	0.00	33,565.66
Total capitalised expenses	697,672.46	573,989.51	604,421.37	99,925.37	2. Due	35,250,000.00	35,250,000.00
C. FIXED ASSETS					<i>IV. Capital reserves</i>		
<i>II. Tangible assets</i>					1. Legal reserves	448,412.56	181,741.64
1. Land	618,087.07	618,087.07	618,087.07	618,087.07	5. Tax exempt reserves	511,068.06	62,655.49
3. Buildings	1,878,144.53	423,986.14	1,878,144.53	470,002.81	<i>V. Retained earnings</i>		
4. Machinery, installations and equipment	561,549.33	482,158.97	554,828.08	84,453.59	Profit carried forward	131,747.41	0.00
6. Furniture and fixtures	413,228.15	190,769.90	243,428.34	103,202.83	Total shareholders equity (A+IV+V)	95,892,815.47	35,494,397.19
Total tangible assets (CII)	3,471,009.08	2,127,087.26	3,294,488.02	1,275,746.30	B. PROVISIONS		
<i>III. Equity participations and long term receivables</i>					1. Staff leaving indemnities	202,926.76	133,946.69
1. Participation in affiliated companies		6,355,776.36	5,594,216.36	4,578,327.57		202,926.76	133,946.69
2. Participation in other companies		0.00	41,085.84	17,011.32	C. LIABILITIES		
Less: Installments payable					<i>I. Long term liabilities</i>		
7. Other long term receivables		55,196.54	-1,056,974.63	4,595,338.89	1. Bank loan	11,738,801.62	2,641,232.58
Total fixed assets (CII+CIII)					8. Other long term liabilities	18,781.82	113,966.25
D. CURRENT ASSETS						11,757,583.44	2,755,198.83
<i>I. Inventories</i>					<i>II. Current liabilities</i>		
2. Buildings under construction for sale		1,114,315.65		11,715,574.22	1. Suppliers	1,662,212.71	503,840.78
3. Land and building materials for sale		24,252,861.72		14,280,384.69	3. Short term bank loans	0.00	13,924.64
4. Raw and consumable materials - Packaging materials		229.84		0.00	5. Taxes payable	4,386,164.47	2,089,476.72
					6. Social security funds	112,708.19	67,924.04
Total current assets (CII+CIII+DII+DIII)					10. Dividends payable	2,435,000.00	3,140,000.00
E. TRANSITORY ACCOUNTS					11. Sundry creditors	63,119.47	92,942.60
<i>IV. Cash - (Available means)</i>					Total liabilities (C+CI)	8,649,204.64	5,908,108.78
1. Cash in hand		2,436.88		10,541,861.19		20,406,788.28	8,665,307.61
3. Cash at banks and time deposits		2,778,097.66		33,565.66	D. TRANSITORY LIABILITIES ACCOUNTS		
Total current assets (DI+DII+DIII+DVI)					1. Income	5,450,048.42	0.00
F. TRANSITORY ACCOUNTS					2. Accrued expenses	197,781.25	28,806.22
2. Accrued income		282.34		909.86	3. Sundry transitory accounts	0.00	4,616,440.21
TOTAL ASSETS (B+C+D+E)					TOTAL LIABILITIES (A+B+C+D)	62,150,360.18	48,936,897.86
					MEMO CREDIT ACCOUNTS		
					2. Guarantees and collateral security credit accounts	1,308,220.96	966,431.51
						1,308,220.96	966,431.51
					MEMO DEBIT ACCOUNT		
					2. Guarantees and collateral security debit accounts		

Income Statement
for the year ended December 31st, 2002 (JANUARY 1st, 2002 - DECEMBER 31st 2002)

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
OPERATING RESULTS				
Turnover (sales)	23,918,592.50	13,655,713.10	8,437,855.39	4,179,802.56
Less : Cost of goods sold	13,595,549.29	8,002,467.43	0.00	527,240.96
Gross operating results (profit)	10,323,043.21	5,653,245.67		4,707,043.52
Less :				1,383,598.02
1. Administration expenses	1,661,057.76	1,722,616.67		48,820.63
3. Sales and distribution expenses	37,786.89	0.00		<u>3,274,824.87</u>
Total operating results (profit)	8,624,198.56	3,930,629.00		
Plus :				
2. Income from securities	10,317.18	6,160.09		130,618.83
4. Interest income and related revenue	35,108.66	0.00		3,140,000.00
Less :				
3. Interest expense and related cost	45,425.84	6,160.09		33.56
Total operating results (profit)	254,023.86	-208,598.02		2.09
II. PLUS: Non operating results	292,458.53	53,369.00		3,970.39
1. Non operating income	23,624.05	5,843.71		0.00
3. Prior year income	2,769.67	292,458.53		<u>3,274,824.87</u>
Less :				
1. Non operating expenses	2,723.33	1,406.49		
3. Prior year expenses	1,415.54	513.28		
Total operating and non operating results (profit)	4,138.87	1,919.77		
Less:				
Total depreciation of fixed assets	177,836.24	354,422.16		
Less: Depreciation included in operating cost	177,836.24	354,422.16		
NET INCOME (profit) BEFORE TAX	<u>8,437,855.39</u>	<u>4,179,802.56</u>		

Athens, April 16th 2003

THE CHAIRMAN OF THE BOARD
EVAGGELOS I. CHRONIS
ID. C. Σ 281286

A MEMBER
ANTONIOS K. KAFFAS
ID. C. Σ 272217

THE FINANCIAL MANAGER
FANOURIOS E. ALIFRAGIS
ID. C. Σ 646146

THE CHIEF ACCOUNTANT
PAVLOS N. KORNIAROS
ID. C. Σ 282210

AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT
To the shareholders of the Societe Anonyme

"LAMDA ESTATE DEVELOPMENT S.A. REAL ESTATE, CONSTRUCTION, SERVICES AND REPRESENTATION"

We have audited the financial statements as well as the respective Appendix of the Societe Anonyme "LAMDA ESTATE DEVELOPMENT S.A. REAL ESTATE, CONSTRUCTION, SERVICES AND REPRESENTATION" of the fiscal year ended on 31st December 2002. Our auditing during which we were informed of the complete accounting review of operations of the company's branch was completed according to the provisions of article 37 of C.L. 2190/1920 with regard to Societe Anonymes and the auditing procedures which we have considered as appropriate on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants. The books and records kept by the company were placed in our disposal and all the necessary information and explanations required for auditing have been provided. The company has correctly applied the General Accounting Plan. We have verified the content of the Administration Report of the Board of Directors towards the Shareholders together with the relevant Financial Statements. The Appendix includes the information provided by paragraph 1 of the article 43a of C.L. 2190/1920. Based on our audit, the following can be stated: 1) The company has not been tax audited for the fiscal years 1999-2002. As a result, tax obligations for these fiscal years have not been finalized and 2) the Asset Account CII "Equity Participations and Long-Term Receivables" includes the value of acquiring a percentage of a company which is active in the real estate development sector amounting to 3,260,776.36. The book value of this participation based on the last available balance sheets is lower than the acquisitions cost by 2,132,365.40 which represents according to the company the difference between the cost and the market value of the real estate owned by this company. This participation is carried at cost in accordance with provisions of paragraph 3 article 43a of C.L. 2190/1920 relating to "the presentation of the fair value assets of the company". In our opinion, the above financial statements which arise from the books and records of the company, as well as the Appendix, present, after taking into consideration our above note, the assets, the financial position, as well as the results of the fiscal year ended on 31st December 2002 on the basis of the provisions which are in effect and of the generally accepted accounting principles and do not differ from those which the company applied in the previous fiscal year.

Athens, April 21st, 2003
THE SWORN AUDITOR ACCOUNTANT

Christos Pelenitridis
AM SOEL 17831

ERNST & YOUNG (HELLAS) – CERTIFIED AUDITORS - PUBLIC ACCOUNTANTS

ASSETS	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	LIABILITIES	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
B. CAPITALISED EXPENSES			A. SHAREHOLDER EQUITY		
4. Other capitalised expenses	135.360,21	135.042,03	<i>I. Share capital</i>	3.600.000,00	3.594.113,17
Total capitalised expenses	<u>135.360,21</u>	<u>135.042,03</u>	(360.000 shares of 10 € each)	0,00	5.886,83
C. FIXED ASSETS			1. Paid in	3.600.000,00	3.600.000,00
<i>II. Tangible assets</i>			2. Due		
1. Land	2.314.766,04	0,00	<i>III. Revaluation and subsidy reserves</i>	115.891,33	115.891,33
3. Buildings	8.691.771,73	1.023.417,98	2. Revaluation reserve	115.891,33	115.891,33
4. Machinery, installations and equipment	2.364.212,97	372.515,39	<i>IV. Capital reserves</i>	685,26	685,26
6. Furniture and fixtures	15.427,98	3.681,46	1. Legal reserves	685,26	685,26
Total tangible assets (CII)	<u>13.386.176,72</u>	<u>1.399.614,83</u>	<i>V. Retained earnings</i>	-364.021,35	-336.069,95
<i>III. Equity participations and long term receivables</i>			Current year losses	-1.345.266,01	-1.009.196,06
7. Other long term receivables	10.711,67	10.711,67	Losses carried forward	-1.709.287,36	-1.345.266,01
Total fixed assets (CII+CIII)	<u>11.997.275,56</u>	<u>12.479.865,70</u>	Total shareholder equity (AII+AIII+AV+AV)	2.007.289,23	2.371.310,58
D. CURRENT ASSETS			C. LIABILITIES		
<i>II. Receivables</i>			<i>I. Long term liabilities</i>		
4. Capital receivables in the next fiscal year	0,00	5.886,83	1. Suppliers	8.092.397,99	8.566.096,09
11. Sundry debts	55.822,18	172.373,74	2. Bank loan	378.172,96	328.393,25
<i>III. Cash - (Available means)</i>			8. Other long term liabilities	8.470.570,95	8.894.489,34
1. Cash in hand	1,27	178,89	<i>II. Current liabilities</i>		
3. Cash at banks and time deposits	7.058,08	1.171,25	3. Short term bank loans	62.640,79	38.426,58
Total current assets (DII+DIV)	<u>7.069,35</u>	<u>1.350,14</u>	5. Taxes payable	1.424.131,88	1.351.521,17
	62.881,53	179.610,71	11. Sundry creditors	38.933,18	17.783,37
			Total current liabilities (CI)	1.532.395,19	1.420.657,62
			Total liabilities (CI+CII)	10.002.966,14	10.315.146,96
			D. TRANSITORY LIABILITIES ACCOUNTS		
			2. Accrued expenses	50.219,90	0,00
			TOTAL LIABILITIES (A+C+D)	50.219,90	0,00
			TOTAL ASSETS (B+C+D)	12.060.475,27	12.686.457,54
			MEMO DEBIT ACCOUNTS		
			2. Quarantees and collateral security debit accounts	11.722.904,76	11.610.000,44
			MEMO CREDIT ACCOUNTS	12.060.475,27	12.686.457,54
			2. Quarantees and collateral security credit accounts	11.722.904,76	11.610.000,44
			TOTAL LIABILITIES AND MEMO ACCOUNTS	11.722.904,76	11.610.000,44

NOTES:

1. On the company's fixed assets are attachments and provisions at the rate of 11.445.341,16 to ensure bank loans, which had 8.092.397,99 remainings on 31.12.2002.

APPROPRIATION ACCOUNT

**Income Statement
for the year ended December 31st, 2002 (JANUARY 1st, 2002 - DECEMBER 31st 2002)**

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	Amount of previous fiscal year 2001
I. OPERATING RESULTS			
Turnover	1,250,181.20	485,986.79	485,986.79
Less : Cost of goods sold	795,247.26	95,689.91	95,689.91
Gross operating results (profit)	454,933.94	390,296.88	390,296.88
Less :			
1. Administration expenses	-184,340.39	-319,989.95	-319,989.95
Total operating results (profit)	270,593.55	70,306.93	70,306.93
Plus :			
4. Interest income and related revenue	437.38	1,244.58	1,244.58
3. Interest expenses and participation cost	-572,561.86	-309,305.01	-308,060.43
Total operating results (losses)	-301,530.93	-237,753.50	-237,753.50
II. PLUS: Non operating results			
1. Non operating income	0.77	874.38	874.38
Less :			
1. Non operating expenses	-2.81	0.00	0.00
2. Non operating losses	0.00	-64,186.29	-64,186.29
3. Prepaid expenses	-4,168.49	-4,171.30	-29.35
Total operating and non operating results (losses)	-4,171.30	-64,215.64	-63,341.26
Less:			
Total depreciation of fixed assets	663,434.43	238,232.49	238,232.49
Less: Depreciation included in operating cost	-663,434.43	-238,232.49	0.00
NET INCOME (losses) BEFORE TAX	-305,701.46	-301,094.76	-301,094.76

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
Net results (losses) before tax	-305,701.46	-301,094.76
Losses brought forward	-1,345,266.01	-1,009,196.06
Total	-1,650,967.47	-1,310,290.82
LESS 2. Other taxes not included in operating cost	58,319.89	34,975.19
Losses carried forward	-1,709,287.36	-1,345,266.01

	Athens, April 18th, 2003	
THE CHAIRMAN OF THE BOARD	THE MANAGING DIRECTOR	A MEMBER
EVAGGELOS I. CHRONIS ID. C. Σ 281286	VASILIOS VEKOS ID. C. X 066973	ANTONIOS K. KAFFAS ID. C. Σ 272217
THE HEAD OF ACCOUNTANTS	PAVLOS N. KORNAROS ID. C. Σ 282210	

AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT
To the shareholders of the Societe Anonyme
"LAMDA PRIME PROPERTIES S.A. REAL ESTATE COMPANY"

We have audited the financial statements as well as the respective Appendix of the Societe Anonyme "LAMDA PRIME PROPERTIES S.A. REAL ESTATE COMPANY" of the fiscal year ended on 31st December 2002. Our auditing has been carried out in accordance with the provisions of article 37 of C.L. 2190/1920 with regard to Societe Anonymes and the auditing procedures which we have considered as appropriate on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants. The books and records kept by the company were placed in our disposal and all the necessary information and explanation required for auditing have been provided. The company has correctly applied the General Accounting Plan. We have verified the content of the Administration Report of the Board of Directors towards the Annual General Meeting of the Shareholders together with the relevant Financial Statements. The Appendix includes the information provided by paragraph 1 of the article 43a of C.L. 2190/1920. From our above auditing resulted that the company has not been tax audited for the fiscal years 1999-2002. As a result, tax obligations for these fiscal years have not been finalized. In our opinion, the above Financial Statements, which arise from the books and records of the company as well as the Appendix, present after taking into consideration the above, note the assets, the financial position, as well as the results of the fiscal year ended on 31st December 2002 on the basis of the provisions which are in effect and of the generally accepted accounting principles and do not differ from those which the company applied in the previous fiscal year.

Athens, April 21st, 2003
THE SWORN AUDITOR ACCOUNTANT

Christos Peletridis
AM SOEL 17831
ERNST & YOUNG (HELLAS) – CERTIFIED AUDITORS - PUBLIC ACCOUNTANTS



EFG EUROBANK PROPERTIES

REAL ESTATE MANAGEMENT S.A.

CO REG. NO 365/01/B/86/365

BALANCE SHEET OF DECEMBER 31st, 2002 - 50th FISCAL YEAR (JANUARY 1st, 2002 - DECEMBER 31st, 2002)

ASSETS	Acquisition Value	Amount of closing fiscal year 2002 Depreciation	Net Book Value	Acquisition Value	Amount of previous fiscal year 2001 Depreciation	Net Book Value	LIABILITIES	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
B. CAPITALISED EXPENSES							A. SHAREHOLDER EQUITY		
3. Construction loan interest	450,247.70	139,342.27	310,905.43	248,057.12	92,894.85	155,162.27	I. Share capital	14,991,114.66	14,105,680.62
4. Other capitalised expenses	10,075,920.97	4,374,332.51	5,701,588.46	9,958,764.65	2,443,563.65	7,515,201.00	(7,038,082 shares of 2,13 € each)	0.00	587,234.04
Total capitalised expenses	10,526,168.67	4,513,674.78	6,012,493.69	10,206,821.77	2,536,458.50	7,670,363.27	2. Paid in	14,991,114.66	14,692,914.66
C. FIXED ASSETS							2. Due	20,305,637.26	20,305,637.26
II. Tangible assets							II. Paid up share premium	2,000.67	300,200.87
1. Land	20,211,187.48	0.00	20,211,187.48	20,266,514.64	0.00	20,266,514.64	III. Revaluation and subsidiary reserves		
3. Buildings	49,962,088.01	6,644,747.69	43,317,340.32	50,123,231.18	4,605,887.64	45,517,343.54	2. Offer asset revaluation reserve		
6. Furniture and fixtures	245,051.57	72,754.57	172,297.00	217,222.02	32,412.75	184,809.27	IV. Capital reserves		
7. Assets under construction	60,402,132.79	0.00	60,402,132.79	1,888,556.72	0.00	1,888,556.72	1. Legal reserves	260,142.93	125,466.18
Total tangible assets (CII)	130,820,459.85	6,717,502.26	124,102,957.59	72,495,524.56	4,638,300.39	67,857,224.17	4. Other reserves	11,387.22	11,387.22
III. Equity participations and long term receivable							5. Tax exempt reserves	2,555,044.92	176,393.51
1. Participation in affiliated companies	5,914,453.41		5,914,453.41	4,114,463.41		4,114,463.41	V. Retained earnings		
2. Participation in other companies	876,196.84		876,196.84	704,168.88		704,168.88	Profits carried forward	1,806,260.67	1,179,469.02
4. Long term receivables from affiliated companies	6,904,761.32		6,904,761.32	1,446,079.31		1,446,079.31	Total shareholder equity (AII+AIII+AV+AV)	39,660,058.38	36,648,615.32
6. Marketable securities	714,439.34		714,439.34	665,355.48		665,355.48	B. PROVISIONS		
7. Other long term receivables	22,990.85		22,990.85	2,802.93		2,802.93	1. Staff leaving intermitents	36,295.44	24,446.07
Total fixed assets (CII+CIII)	14,432,841.76		14,432,841.76	6,932,860.01		6,932,860.01	C. LIABILITIES		
D. CURRENT ASSETS							I. Long term liabilities		
I. Inventories							1. Loans	45,000,000.00	45,000,000.00
1. Merchandise	1,640,564.10		1,640,564.10	1,640,564.10		1,640,564.10	2. Bank loan	3,300,000.00	3,815,113.72
II. Receivables							II. Current liabilities		
1. Customers	2,541,806.28		2,541,806.28	1,216,828.39		1,216,828.39	1. Suppliers	902,122.69	799,934.15
4. Capital receivables in the next fiscal year	0.00		0.00	587,234.05		587,234.05	2. Notes payable	6,104,000.00	0.00
11. Sundry debts	942,752.54		942,752.54	597,943.61		597,943.61	3. Short term bank loans	53,521,601.72	4,896,000.00
12. Advances on account	77,588.78		77,588.78	6,250.92		6,250.92	5. Taxes payable	2,097,856.44	1,612,603.44
III. Securities							6. Social security funds	40,469.35	34,790.14
1. Shares	562,237.07		562,237.07	3,809,161.57		3,809,161.57	9. Liabilities to affiliated companies	0.00	410,860.00
IV. Cash - (Available funds)							10. Dividends payable	120.88	120,604.67
1. Cash in hand	809.85		809.85	103.22		103.22	11. Sundry creditors	344,854.45	223,423.34
3. Cash at banks and time deposits	860,021.21		860,021.21	3,110,382.75		3,110,382.75	Total liabilities (CII+CIII)	68,011,025.53	7,898,215.74
Total current assets (DII+DIII+DIII+DNV)	6,625,779.83		6,625,779.83	10,968,468.61		10,968,468.61	D. TRANSITORY LIABILITIES ACCOUNTS		
E. TRANSITORY ACCOUNTS							2. Accrued expenses	273,137.32	54,745.66
1. Prepaid expense	347.00		347.00	12,220.45		12,220.45	TOTAL LIABILITIES (A+B+C+D)	151,280,516.67	93,441,136.51
2. Income	106,443.60		106,443.60	12,220.45		12,220.45	MEMO CREDIT ACCOUNTS		
TOTAL ASSETS (B+C+D+E)	151,280,516.67		151,280,516.67	93,441,136.51		93,441,136.51	1. Beneficiaries of third party assets	15,016,973.73	15,016,973.73
MEMO DEBIT ACCOUNTS							2. Quantees and collateral security credit accounts	107,105,438.28	45,000,000.00
1. Third party asset	15,016,973.73		15,016,973.73	15,016,973.73		15,016,973.73	3. Sundry memo accounts	64,240,104.60	22,450,952.32
2. Quantees and collateral security debit accounts	107,105,438.28		107,105,438.28	45,000,000.00		45,000,000.00	186,362,516.61	82,467,926.05	
3. Sundry memo accounts	64,240,104.60		64,240,104.60	22,450,952.32		22,450,952.32			
	186,362,516.61		186,362,516.61	82,467,926.05		82,467,926.05			

NOTES: 1) The fixed assets are not subject to any attachments. 2) The last readjustment on the value of the fixed assets of the company took place in the fiscal year 2000 according to the provisions of Cod. L. 2065/92. 3) In the fiscal year 2002, the Ordinary General Meeting adopted the resolution to have the company's share capital increased by 298,200.00 euro, through capitalizing part of the difference that came from the readjustment on the value of other assets Cod. L. 2065/92, and publishing 140,000 new shares of 2,13 euro nominal value. 4) The appearing values at the reserve funds are about incorporative fixed assets that were marked out for sale. 5) The value known as "Participation in other companies" are appraised at the acquisition cost because these companies are smaller than the cost by almost 495 thousand euro, but according to the latest evaluations, the company considers that today's real value of the companies' net position is more than the logistic value. 7) There has not been provision for the underestimation of participation and shares that are at the total amount of 592,614.00. If there was such provision, it would come down on the result of the fiscal year. 8) Some accounts of the previous fiscal year were returned in order to become similar to other accounts of the closing fiscal year. 9) The company has not been checked by the revenue office for the fiscal years 1999 to 2002.

**Income Statement
for the year ended December 31st 2002 (JANUARY 1st, 2002 - DECEMBER 31st, 2002)**

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
I. OPERATING RESULTS		
Turnover	13,782,077.76	9,762,250.37
Less : Cost of goods sold	8,415,677.03	6,901,211.04
Gross operating results (profit)	5,366,400.73	2,861,039.33
Plus : Other operating income	718,522.17	1,673,332.95
Total	6,084,922.90	4,534,372.28
Less :		
1. Administration expenses	803,106.28	529,908.84
Total operating result (profit)	5,281,816.62	4,004,463.44
Plus :		
3. Profits from sales of participation and securities	2,196,178.08	0.00
4. Interest income and related revenue	240,636.97	218,919.90
Less :		
2.436,815.05	218,919.90	1,956,491.60
3. Interest expense and participation cost	-550,446.62	-1,737,571.70
Total operating results (profit)	4,731,370.00	2,266,891.74
II. PLUS Non operating results		
1. Non operating income	519.09	103,381.62
3. Prior year income	0.00	5,094.93
4. Income from prior years provision	0.00	11,331.62
Less :		
1. Non operating expenses	478.29	433.78
2. Non operating losses	0.00	55,292.23
3. Prior year expenses	4,801.26	24,674.41
Total operating and non operating results (profit)	5,279.55	80,400.42
Less :		
Total depreciation of fixed assets	4,181,556.91	3,976,524.20
Less : Depreciation included in operating cost	4,181,556.91	3,976,524.20
NET INCOME (profits) BEFORE TAXES	4,726,609.54	2,306,299.49

THE CHAIRMAN OF THE BOARD

CHARALAMPOS KIRKOS
ID. C. X 052022

Athens, April 30th, 2003

THE MANAGING DIRECTOR

ARISTOTELIS KARTINOS
ID. C. Σ 199654

APPROPRIATION ACCOUNT

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
Net results (profit) before taxes	4,726,609.54	2,306,299.49
Profits carried forward	1,173,469.02	111,253.11
Less: Tax audit differences carried forward	(103,899.00)	0.00
Total	5,796,179.56	2,417,552.60
LESS		
1. Income tax	(1,132,457.60)	883,765.14
2. Other taxes not included in operating cost	(478,809.88)	280,561.51
Net income (profit) to be distributed	4,184,912.08	1,253,225.95

Net income (profit) distribution :

1. Legal reserve	134,676.75	72,071.86
6b. Tax exempt reserves	47,796.58	0.00
6c. Specially taxed reserves	2,196,178.08	7,686.07
8. Profit carried forward	1,806,260.67	1,173,469.02
	4,184,912.08	1,253,225.95

We have audited the financial statements as well as the respective Appendix of the Societe Anonyme "EFG EUROBANK PROPERTIES REAL ESTATE MANAGEMENT S.A." of the fiscal year ended on 31st December 2002. Our auditing has been carried out in accordance with the provisions of article 37 of C.L. 2190/1920 with regard to Societe Anonyme and the auditing procedures which we have considered as appropriate on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants. The books and records kept by the company were placed in our disposal and all the necessary information and explanation required for auditing have been provided. The company has correctly applied the General Accounting Plan. The inventory recording method was not modified in relation to the previous fiscal year. We have verified the content of the Administration Report of the Board of Directors towards the Annual General Meeting of the Shareholders together with the relevant Financial Statements. The Appendix includes the information provided by paragraph 1 of the article 43a of C.L. 2190/1920. In our opinion, the above financial statements which arise from the books and records of the company, as well as the Appendix, present after taking into consideration the effect of the financial statements of company's note number 7 and 9 under the Balance Sheet on the Financial Statements, that concerns the appraisal of its participation and shares and the non-audited fiscal years, respectively the assets, the financial position, as well as the results of the fiscal year ended on 31st December 2002 on the basis of the provisions which are in effect and of the generally accepted accounting principles and do not differ from those which the company applied in the previous fiscal year, except from the cases of our above notes.

Athens, May 7th, 2003
THE SWORN AUDITOR ACCOUNTANT


Certified Auditors - Public Accountants

Lorain Skarannaga
AM SOEL 12201

ILIAS PAPALIOPOULOS
LICENCE NUMBER A' CLASS 18013

THE MANAGER OF ACCOUNTING SERVICES



LAMDA OLYMPIA VILLAGE S.A.

SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT

CO REG. NO 48192/01/B/01/516/02

BALANCE SHEET OF DECEMBER 31st, 2002 - 1st FISCAL YEAR (FEBRUARY 7th, 2001 - DECEMBER 31st, 2002)

ASSETS	Amount of closing fiscal year 2002		Amount of closing fiscal year 2002
	ACQUISITION VALUE	DEPRECIATION	
B. CAPITALISED EXPENSES			
1. Establishment expenses	282.578,73	52.515,75	210.062,98
4. Other capitalised expenses	50.002,93	10.000,58	40.002,35
Total capitalised expenses	312.581,66	62.516,33	250.065,33
C. FIXED ASSETS			
II. Tangible assets			
6. Furniture and fixtures	70.816,89	0,00	70.816,89
7. Assets under construction	9.504.304,22	0,00	9.504.304,22
Total tangible assets (CII)	9.575.121,11	0,00	9.575.121,11
III. Equity participations and long term receivables			
7. Other long term receivables	1.760,00		1.760,00
Total fixed assets (CII+CIII)	9.576.881,11		9.576.881,11
D. CURRENT ASSETS			
I. Inventories			
1. Land and buildings material for sale	67.226.852,84		67.226.852,84
II. Receivables			
4. Equity capital receivables	35.304.998,78		35.304.998,78
11. Sundry debtors	8.847.506,50		8.847.506,50
Total current assets (DII+DIH+DIV)	44.152.505,28		44.152.505,28
IV. Cash -(Available funds)			
1. Cash in hand	266,77		266,77
3. Cash at banks and time deposits	2.258.067,91		2.258.067,91
Total current assets (DI+DII+DIV)	2.258.334,68		2.258.334,68
TOTAL ASSETS (B+C+D)	113.637.692,80		113.637.692,80
			123.464.639,24
LIABILITIES			
A. SHAREHOLDER EQUITY			
I. Share capital			
(25.085.846 shares of 2,93 € each)			
1. Paid in	38.196.530,00		38.196.530,00
2. Due	35.304.998,78		35.304.998,78
Total share capital (AI +AII+AIH+AV)	73.501.528,78		73.501.528,78
II. Capital reserves			
1. Ordinary reserves	1.394,00		1.394,00
3. Special reserves	37.716,95		37.716,95
Total capital reserves (AIII+AIIV+AVI)	39.110,95		39.110,95
V. Retained earnings			
Profits carried forward	26.469,43		26.469,43
Total shareholder equity (AI +AII+AIH+AV)	117.564.179,16		117.564.179,16
C. LIABILITIES			
II. Short term liabilities			
1. Suppliers	3.643.399,73		3.643.399,73
4. Customers advances	2.191.658,00		2.191.658,00
5. Taxes payable	62.957,74		62.957,74
11. Sundry creditors	2.444,61		2.444,61
Total liabilities (CII)	5.900.460,08		5.900.460,08
TOTAL LIABILITIES (A+C)	123.464.639,24		123.464.639,24

NOTE: On 22/10/2002, the Annual General Meeting of the Shareholders of the company voted for a share capital increase from 23.501.530,00 euro to 73.501.528,78 euro.

Income Statement
for the year ended December 31st, 2002 (February 7th, 2001 - December 31st, 2002)

APPROPRIATION ACCOUNT

	Amount of closing fiscal year 2002	Amount of closing fiscal year 2002
I. OPERATION RESULTS		
Turnover (sales)	0,00	42.866,82
Less : Cost of goods sold	0,00	15.003,39
Gross operating results	0,00	<u>27.863,43</u>
Less :		
1. Administration expenses	174.198,93	1.394,00
Total operating results (losses)	-174.198,93	26.469,43
Plus :		
4. Interest income and related revenue	217.225,34	<u>27.863,43</u>
Total operating results (profit)	43.026,41	
II. LESS: Non operating results		
1. Non operating income	1,00	
Less :		
1. Non operating expenses	160,59	159,59
Total operating and non operating results (profit)	42.866,82	
Less :		
Total depreciation of fixed assets	62.516,33	
Less : Depreciation included in the operating cost	62.516,33	0,00
NET INCOME (profit) BEFORE TAX	<u>42.866,82</u>	<u>42.866,82</u>

Athens, February 17th, 2003

THE CHAIRMAN OF THE BOARD	THE FINANCIAL CHIEF OFFICER	THE CHIEF ACCOUNTANT
VASILIOS S. VEKIOS ID. C. X 066973	FANOURIOS E. ALIFRAGIS LICENCE NUMBER A' CLASS 0019143	MARIA TH. MALIAPPI LICENCE NUMBER A' CLASS 0016087
ANTONIOS K. KAFFAS ID. C. Σ 272217	A MEMBER	

AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT
To the shareholders of the Societe Anonyme

"LAMDA OLYMPIA VILLAGE SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT"

We have audited the financial statements as well as the respective Appendix of the Societe Anonyme "LAMDA OLYMPIA VILLAGE SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT" of the first fiscal year ended on 31st December 2002. Our auditing has been carried out in accordance with the provisions of article 37 of C.L. 2190/1920 with regard to Societe Anonyme and the auditing procedures which we have considered as appropriate on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants according to the provisions of the International Auditing Principles. The books and records kept by the company were placed in our disposal and all the necessary information and explanation required for auditing have been provided. We have verified the content of the Administration Report of the Board of Directors towards the Annual General Meeting of the Shareholders together with the relevant Financial Statements. The Appendix includes the information provided by paragraph 1 of the article 43a of C.L. 2190/1920. In our opinion, the above financial statements which arise from the books and records of the company, as well as the Appendix, present the assets, the financial position, as well as the results of the fiscal year ended on 31st December 2002 on the basis of the provisions which are in effect and of the generally accepted accounting principles.

Athens, February 21st, 2003
 THE SWORN AUDITOR ACCOUNTANT

Ioanna D. Florou
 AM SOEL 15061
 SOL-ae0e

PYLEA S.A.

SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT

CO REG. NO 50043/01/B/01/600

BALANCE SHEET OF DECEMBER 31st, 2002 - 1st FISCAL YEAR (OCTOBER 17th, 2001 - DECEMBER 31st, 2002)

	Amount of closing fiscal year 2002		Amount of closing fiscal year 2002
ASSETS	ACQUISITION VALUE	DEPRECIATION	
B. CAPITALISED EXPENSES			
1. Establishment expenses	736.145,36	147.229,07	588.916,29
4. Other capitalised expenses	40.095,21	8.019,04	32.076,17
Total capitalised expenses	776.240,57	155.248,11	620.992,46
C. FIXED ASSETS			
<i>II. Tangible assets</i>			
6. Furniture and fixtures	1.077,10	0,00	1.077,10
7. Assets under construction	3.015.444,35	0,00	3.015.444,35
Total tangible assets (CII)	3.016.521,45	0,00	3.016.521,45
Total of fixed assets (CII)			3.016.521,45
D. CURRENT ASSETS			
<i>II. Receivables</i>			
4. Equity capital receivables			8.480.300,00
11. Sundry debtors			444.506,13
Total current assets (DII+DIV)			8.924.806,13
<i>IV. Cash - (Available funds)</i>			
1. Cash in hand			55,63
3. Cash at banks and time deposits			451.316,63
Total current assets (DII+DIV)			451.372,26
Total current assets (DII+DIV)			9.376.178,39
E. TRANSITORY ACCOUNTS			
2. Accrued income			144,71
TOTAL ASSETS (B+C+D+E)			144,71
TOTAL ASSETS (B+C+D+E)			13.013.837,01
MEMO DEBIT ACCOUNTS			
2. Quantees and collateral security debit accounts			51.700,00
3. Sundry memo accounts			2.201.027,15
Total MEMO DEBIT ACCOUNTS			2.252.727,15
TOTAL ASSETS (B+C+D+E)			13.013.837,01
MEMO CREDIT ACCOUNT			
2. Quantees and collateral security credit accounts			51.700,00
3. Sundry memo accounts			2.201.027,15
Total MEMO CREDIT ACCOUNT			2.252.727,15
TOTAL LIABILITIES (A+C)			13.013.837,01
A. SHAREHOLDER EQUITY			
<i>I. Share Capital</i>			
(12.701.232 shares of 1 € each)			4.220.992,00
1. Paid in			8.480.300,00
2. Due			12.701.232,00
V. Retained earnings			
Losses carried forward			-206.387,27
Total shareholders equity (A+AV)			12.494.844,73
C. LIABILITIES			
<i>II. Current liabilities</i>			
1. Suppliers			499.331,91
5. Taxes payable			19.485,00
11. Sundry creditors			175,37
Total liabilities (CII)			518.992,28

APPROPRIATION ACCOUNT

**Income Statement
for the year ended December 31st, 2002 (October 17th, 2001 - December 31st, 2002)**

	<u>Amount of closing fiscal year 2002</u>	<u>Amount of closing fiscal year 2002</u>
I. OPERATING RESULTS		
Turnover (sales)	0,00	
Less : Cost of goods sold	0,00	
Gross operating results (profit)	0,00	
Less: 1. Administration expenses	210.272,28	
Total operating result (losses)	-210.272,28	
Plus: 2. Income from securities	420,88	
4. Interest income and related revenue	4.706,82	
Less: 3. Interest expenses and participation cost	821,80	
Total operating results (losses)	-206.387,26	
II. LESS: NON OPERATIN RESULTS		
Less : 1. Non operating income	0,01	
Total operating and non operating results (losses)	-206.387,27	
Less : Total depreciation of fixed assets	155.248,11	
Less: Depreciation included in operating cost	155.248,11	
NET RESULTS (losses)	<u><u>-206.387,27</u></u>	
	<u><u>Net results (losses)</u></u>	<u><u>206.387,27</u></u>
	Losses carried forward	<u><u>206.387,27</u></u>

Athens, April 18th, 2003

<p>ANTONIOS K. KAFFAS ID. C. Σ 272217</p> <p>THE VICE PRESIDENT</p>	<p>PANAGIOTIS M. NIKOLAOU ID. C. Σ 244877</p> <p>THE MANAGER DIRECTOR</p>	<p>MARIA TH. MALIAPPI LICENCE NUMBER A' CLASS 0016087</p> <p>FANOURIOS E. ALIFRAGIS LICENCE NUMBER A' CLASS 0019143</p> <p>THE FINANCIAL MANAGER</p> <p>THE CHIEF ACCOUNTANT</p>
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AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT

To the shareholders of the Societe Anonyme

"PYLEA SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT"

"PYLEA SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT"

We have audited the financial statements as well as the respective Appendix of the Societe Anonyme "PYLEA SOCIETE ANONYME OF REAL ESTATE DEVELOPMENT" of the first fiscal year ended on 31st December 2002. Our auditing has been carried out in accordance with the provisions of article 37 of C.L. 2190/1920 with regard to Societe Anonyme and the auditing procedures which we have considered as appropriate on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants. The books and records kept by the company were placed in our disposal and all the necessary information and explanation required for auditing have been provided. The company has correctly applied the General Accounting Plan. We have verified the content of the Administration Report of the Board of Directors towards the Annual General Meeting of the Shareholders together with the relevant Financial Statements. The Appendix includes the information provided by paragraph 1 of the article 43a of C.L. 2190/1920. In our opinion, the above financial statements which arise from the books and records of the company, as well as the Appendix, present the assets, the financial position, as well as the results of the first fiscal year ended on 31st December 2002 on the basis of the provisions which are in effect and of the generally accepted accounting principles.

Athens, April 21st, 2003

THE SWORN AUDITOR ACCOUNTANT

Christos Palemtridis
AM SOEL 17831
ERNST & YOUNG (HELLAS) – CERTIFIED AUDITORS - PUBLIC ACCOUNTANTS

APPROPRIATION ACCOUNT

Income Statement for the year ended December 31st, 2002 (JANUARY 1st, 2002 - DECEMBER 31st 2002)

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
I. OPERATING RESULTS		
Turnover (sales)	24,094,181.99	12,521,145.90
Less : Cost of goods sold	<u>21,519,405.38</u>	<u>11,768,410.06</u>
Gross operating results (profit)	2,574,776.61	752,735.84
Plus : 1. Other operating income	338,942.93	194,940.16
Total	<u>2,913,719.54</u>	<u>947,676.00</u>
Less : 1. Administration expenses	1,461,689.99	645,453.62
3. Sales and distribution expenses	<u>219,817.68</u>	<u>58,866.25</u>
Total operating result (profit)	1,232,211.87	243,356.13
Plus : 2. Income from securities	11,436.46	13,769.58
4. Interest income and related revenue	<u>51,317.44</u>	<u>8,590.74</u>
Total operating results (profit)	1,294,965.77	265,716.45
Less : 3. Interest expensed and participation cost	223.26	2,202.41
Total operating results (profit)	<u>1,232,435.13</u>	<u>245,558.54</u>
II. PLUS: Non operating results		
1. Non operating income	4,779.59	3,848.21
2. Non operating gains	<u>11,728.77</u>	<u>31,931.45</u>
3. Prior year income	16,508.36	35,779.66
Less :		
1. Non operating expenses	170,393.29	1,120.55
2. Non operating losses	<u>132,110.22</u>	<u>31,711.27</u>
3. Prior year expenses	88,062.76	2,947.84
Total operating and non operating results (profit)	<u>858,377.22</u>	<u>248,506.38</u>
Less :		
Total depreciation of fixed assets	178,745.99	110,654.43
Less : Depreciation included in operating cost	<u>178,745.99</u>	<u>110,654.43</u>
NET INCOME (profit) BEFORE TAX	<u>680,631.23</u>	<u>137,851.95</u>

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
Net results (profits) before tax	858,377.22	248,506.38
(+) Profit brought forward	80,248.54	-8,053.35
(+) Tax audit differences brought forward	<u>938,625.76</u>	<u>240,447.03</u>
Total	1,937,251.50	111,433.43
LESS: 1. Income tax	381,643.77	111,433.43
2. Other tax not included in operation	<u>6,979.13</u>	<u>18,639.91</u>
Net income (profit) to be distributed	<u>550,002.86</u>	<u>110,374.69</u>
Net income (profit) distribution :		
1. Legal reserves	27,897.26	7,765.83
6b. Specially taxed legal reserves	<u>16,270.85</u>	<u>22,360.32</u>
8. Profit carried forward	505,834.75	80,248.54
	<u>550,002.86</u>	<u>110,374.69</u>

THE CHAIRMAN OF THE BOARD
MILTADIS I. ZANNOS
ID. C. Π. 309230

Elefsina, March 15th, 2003
THE MANAGING DIRECTOR & GENERAL DIRECTOR
MARIOS A. STERGIU
ID. C. Θ. 409007

THE FINANCIAL MANAGER
AND CHIEF ACCOUNTANT
ΑΠΟΣΤΟΛΟΣ Κ. ΙΝΤΟΥΝΑΣ
ID. C. Μ. 334566
LICENCE NUMBER 4666

AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT To the shareholders of the Societe Anonyme

"LAMDA SHIPYARDS AND MARINE SERVICES INDUSTRIAL AND SHIPPING S.A."

We have audited the financial statements as well as the respective Appendix of the Societe Anonyme "LAMDA SHIPYARDS AND MARINE SERVICES INDUSTRIAL AND SHIPPING S.A." of the fiscal year ended on 31st December 2002. Our auditing has been carried out in accordance with the provisions of article 37 of C.L. 2190/1920 with regard to Societe Anonyme and the auditing procedures which we have considered as appropriate on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants. The books and records kept by the company were placed in our disposal and all the necessary information and explanation required for auditing have been provided. The company has correctly applied the General Accounting Plan. The inventory recording method was not modified in relation to the previous fiscal year. We have verified the content of the Administration Report of the Board of Directors towards the Annual General Meeting of the Shareholders together with the relevant Financial Statements. The Appendix includes the information provided by paragraph 1 of the article 43a of C.L. 2190/1920. Based on our audit, the following can be stated: 1) On the basis of the 205/1988 consultative response of the Administrators Legal Advisor under which the provisions of articles 42e paragraph 14 C.L. 2190/1920 are explained, the company has made no provisions for staff leaving indemnities amounting to 261,748 of which 167,278 should have encumbered the results of previous fiscal years and the amount of 94,470 the results of the closing year. 2) The company's books and declaration of income have noted until the fiscal year 1999. As a result, the financial results and the taxes payable have not been finalized. In our opinion, the above financial statements which arise from the books and records of the company, as well as the Appendix, present, after taking into consideration the previous notes, the assets, the financial position, as well as the results of the fiscal year ended on 31st December 2002, on the basis of the provisions which are in effect and of the generally accepted accounting principles and do not differ from those which the company applied in the previous fiscal year.

Piraeus, April 15th, 2003
THE SWORN AUDITOR ACCOUNTANT

Ninos Michalatos
AM SOEA 17701

ASSETS	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	LIABILITIES	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001	
	Acquisition Value	Depreciation	Net book Value	Acquisition Value	Depreciation	Net book Value
B. CAPITALISED EXPENSES						
1. Establishment expenses	279.025,48	172.698,79	106.326,69	287.923,62	55.464,52	232.463,98
4. Other capitalised expenses	601.603,53	317.914,84	283.688,69	541.065,43	192.833,31	348.232,12
Total capitalised expenses	880.629,01	490.613,63	390.015,38	828.989,05	248.297,83	580.696,10
C. FIXED ASSETS						
<i>II. Tangible assets</i>						
1. Land	806.452,97	169.270,89	637.182,08	685.458,00	76.081,00	609.377,00
4. Machinery, installations and equipment	797.309,13	117.051,93	680.257,20	243.341,01	37.575,89	205.765,12
5. Motor vehicles	49.690,99	12.844,81	36.846,18	53.880,22	6.382,00	47.498,22
6. Furniture and fixtures	699.310,31	231.609,59	467.700,72	665.448,39	108.051,99	557.396,40
7. Assets under construction and advances	0,00	0,00	0,00	0,00	0,00	0,00
	2.352.763,40	530.777,22	1.821.985,18	1.648.127,63	228.091,13	1.420.036,70
<i>III. Equity participations and long term receivables</i>						
1. Participation in affiliated companies	0,00	0,00	0,00	0,00	0,00	0,00
Less: Instalments payable	246.824,28		246.824,28	234.754,70		234.754,70
7. Other long term receivables	2.068.810,46		2.068.810,46	1.654.791,39		1.654.791,39
Total fixed assets (CII+CIII)						
D. CURRENT ASSETS						
<i>I. Inventories</i>						
4. Packaging	4.718,37	0,00	4.718,37	0,00	0,00	4.718,37
	4.718,37		4.718,37	0,00		4.718,37
<i>II. Receivables</i>						
1. Accounts receivables	2.838.441,37		2.838.441,37	2.637.033,64		2.637.033,64
3a. Cheques receivable	371.185,15		371.185,15	391.873,89		391.873,89
4. Capital receivable in the next fiscal year	0,00		0,00	0,00		0,00
5. Receivable related companies	283.138,01		283.138,01	381.107,48		381.107,48
11. Sundry debts	7.965,73		7.965,73	0,00		7.965,73
12. Advances on account	3.500.730,26		3.500.730,26	3.410.015,01		3.410.015,01
<i>III. Securities</i>						
3. Other securities	0,00		0,00	1.004.081,04		1.004.081,04
	0,00		0,00	1.004.081,04		1.004.081,04
<i>IV. Cash - (Available funds)</i>						
1. Cash in hand	43.493,00		43.493,00	241.070,44		241.070,44
3. Cash at banks and time deposits	931.199,20		931.199,20	774.152,00		774.152,00
	974.692,20		974.692,20	1.015.222,52		1.015.222,52
Total current assets (DI+DII+DIII+DIV)	4.480.140,83		4.480.140,83	5.429.318,57		5.429.318,57
E. TRANSITORY ACCOUNTS						
1. Prepaid expense	56.747,80		56.747,80	26.051,28		26.051,28
2. Income	5.137,80		5.137,80	3.201,59		3.201,59
3. Sundry transitory accounts	1.847,31		1.847,31	2.198,76		2.198,76
	63.732,91		63.732,91	31.451,64		31.451,64
TOTAL ASSETS (B+C+D+E)	7.002.699,59		7.002.699,59	7.002.699,59		7.002.699,59
MEMO DEBIT ACCOUNTS						
1. Third party asset	10.156.535,05		10.156.535,05	10.156.535,05		10.156.535,05
2. Quarantees and collateral security debit accounts	5.706.118,13		5.706.118,13	5.706.118,13		5.706.118,13
	15.862.653,18		15.862.653,18	15.862.653,18		15.862.653,18
MEMO CREDIT ACCOUNTS						
1. Beneficiaries of third party assets	9.621.375,97		9.621.375,97	9.621.375,97		9.621.375,97
2. Quarantees and collateral security credit accounts	5.795.688,00		5.795.688,00	5.795.688,00		5.795.688,00
	15.417.063,97		15.417.063,97	15.417.063,97		15.417.063,97

Income Statement for the year ended December 31st, 2002 (JANUARY 1st, 2002 - DECEMBER 31st, 2002)

	Amount of closing fiscal year 2002	Amount of previous fiscal year 2001
I. OPERATING RESULTS		
Turnover (sales)	17.842.702,79	17.217.160,35
Less : Cost of goods sold	17.780.093,05	18.630.825,06
Gross operating results (profit-losses)	<u>62.609,74</u>	<u>-1.413.664,71</u>
Plus : 1. Other operating income	2.120.717,32	747.669,07
Less : 1. Administration expenses	<u>2.183.327,06</u>	<u>-665.995,64</u>
Total operating results (losses)	4.501.411,30	2.516.327,81
Plus :	-2.318.048,24	-3.182.323,45
Less :	15.352,54	17.649,06
1a. Share of losses of related companies	65.935,43	0,00
3. Interest expense and participation cost	<u>238.748,43</u>	<u>231.949,26</u>
Total operating results	<u>-2.607.415,56</u>	<u>-3.396.623,66</u>
II. PLUS Non operating results		
1. Non operating income	13.281,61	2.769,67
2. Non operating gains	2.984,61	0,00
3. Prior year income	24.692,70	728,91
Less :		
1. Non operating expenses	44.252,68	61.475,87
3. Prior year expenses	<u>517,49</u>	<u>0,00</u>
Total operating and non operating results (losses)	<u>-2.611.226,81</u>	<u>-3.454.600,95</u>
Less :		
Total depreciation of fixed assets	607.524,33	369.047,17
Less : Depreciation included in operating cost	<u>607.524,33</u>	<u>369.047,17</u>
NET RESULTS (losses)	<u>-2.611.226,81</u>	<u>-3.454.600,95</u>
Less: Minority interests	219.408,60	-173.088,92
CONSOLIDATED NET RESULTS	<u>-2.830.635,41</u>	<u>-3.281.512,03</u>

Sparta, February 20th, 2003

THE CHAIRMAN OF THE BOARD

JUSHEF IN-ALBON
PASS: 9767833/21.4.1998

THE VICE PRESIDENT OF THE BOARD

LAMBROS G. ANAGNOSTOPOULOS
PASS: 627134/23.4.1999

THE GENERAL MANAGER

SIMON LEEMAN
PASS: 1025152/21.6.2001

THE FINANCIAL MANAGER

GRIGORIA GEORGIU
ID. C. A 163933/20.5.1980 - LICENCE NUMBER 022888 A CLASS

AUDITING CERTIFICATE OF SWORN AUDITOR ACCOUNTANT To the shareholders of the Societe Anonyme "SWISSPORT LAMDA HELLAS AIRCRAFT GROUND HANDLING SA"

We have audited according to the provisions of article 108 of Coe. L. 2190/1920, with regard to the Societe Anonyme, the consolidated balance sheet and the consolidated income statement, as well as the respective appendix of the Societe Anonyme "SWISSPORT LAMDA HELLAS AIRCRAFT GROUND HANDLING SA" and its subsidiaries of the fiscal year ended on 31st December 2002. We have applied the procedures which we have considered as appropriate, on the basis of the principles and auditing regulations followed by the Body of Sworn Auditors Accountants and we have verified the content of the consolidated administration report with the relevant Consolidated Financial Statements. We have not expanded on the audit of the financial statements of the companies included in the consolidated total of Asset and Turnover. Those Statements, except from those consolidated under the net position method, have been audited by other recognized auditors and we relied on their audit reports to express our opinion that follows, concerning the inclusion in the consolidation accounts of the above companies. Based on our audit, the following can be stated: 1) Because of the accumulated losses which made the company's and its subsidiary's "SWISSPORT FREIGHT PLUS HELLAS Freight and Postal Services S.A." net position negative, there is a case of applying the art. 47 of C.L. 2190/1920. 2) The company based on the number 205/1988 consultative response of the Administration's Legal Advisor has not made provision for staff leaving indemnities. If the companies that participate in the consolidated financial statements have made provision according to the article 42e of C.L. 2190/1920 for possible obligations for total staff indemnities, that provision would come up to the amount of euro 448 thousand approximately, of which euro 135 thousand approximately, should encumber the results of this fiscal year. 3) In the Asset's Account "DII Accounts Receivable" are also included doubtful receivables amounting to euro 433 thousand approximately. The company has not made provision for the above amount which should encumber the result of the previous fiscal year. Because of that the account "DII Accounts Receivable" and the total of shareholders equity appears increased per that amount. In our opinion, after taking into consideration our note the Consolidated Financial Statements have been prepared according to the provisions of C.L. 2190/1920 and present on the basis of the relevant provisions which are in effect and of the generally accepted accounting principles and do not differ from those which the parent company used in the previous fiscal year, except from the cases of our above notes, the assets and the financial position, as well as the results of the total of the consolidated companies, included in the consolidation of 31st December 2002.

Athens, February 21st, 2003

THE SWORN AUDITOR ACCOUNTANT

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