

REAL ESTATE DEVELOPMENT & SERVICES S.A.

Public Companies (S.A.) Reg. Nr. 13564/06/B/86/123

BALANCE SHEET AS AT DECEMBER 31, 2003 - 85th YEAR (01.01.2003 - 31.12.2003)

ASSETS	2003 - €			2002 - €			LIABILITIES	
	Acquisition value	Accumulated Depreciation	Net Book value	Acquisition value	Accumulated Depreciation	Net Book value	2003 - €	2002 - €
B. FORMATION EXPENSES							A. SHAREHOLDERS' EQUITY	
1. Incorporation and Formation Expenses	1,274,346.27	902,379.19	371,967.08	972,682.61	371,967.02	600,715.59	I. Share Capital	
3. Interest of bank loans	525,462.73	315,277.65	210,185.08	525,462.73	210,185.10	315,277.63	(31,688.212 Shares of € 1.70 each)	
4. Other formation expenses	2,597,344.57	1,916,912.96	680,431.61	2,544,432.79	1,549,385.68	995,047.11	1. Paid-up capital	
	4,397,153.57	3,134,569.80	1,262,583.77	4,042,578.13	2,131,537.80	1,911,040.33	53,869,960.40	53,869,960.40
							II. Share premium account	
							12,415,440.26	12,415,440.26
C. FIXED ASSETS							III. Revaluation Reserves-Investment Grants	
I. Intangible Assets							2. Reserves from value adjustments of other assets	
5. Other intangible Assets	608,609.66	608,609.66	0.00	608,609.66	608,609.66	0.00	6,693,459.86	0.00
II. Tangible Assets							IV. Reserves	
1. Land	4,804,111.95	0.00	4,804,111.95	3,513,183.70	0.00	3,513,183.70	1. Legal reserve	98,657.95
2. Fields	8,285,737.16	0.00	8,285,737.16	4,634,286.69	0.00	4,634,286.69	4. Extraordinary reserves	232,061.63
3. Buildings and technical works	32,006,324.62	3,502,087.71	28,504,236.91	19,757,654.83	2,465,508.00	17,292,146.83	5. Tax-free reserves under special laws	453,539.65
4. Machinery, technical installations and other mechanical equipment	102.71	102.70	0.01	102.71	102.70	0.01		784,259.23
5. Transportation equipment	2,465.15	831.98	1,633.17	2,465.15	462.21	2,002.94	V. Retained Earnings	
6. Furniture and fixtures	374,321.00	165,993.66	208,327.34	332,513.37	94,196.33	238,317.04	Loss carried forward	
7. Payments on account and tang. assets under construction	45,473,062.59	3,669,016.05	41,804,046.54	28,990,614.47	2,560,269.24	26,430,345.23	Loss brought forward	
Total Tangible Assets (CI+II)	46,081,672.25	4,277,625.71	41,804,046.54	29,599,224.13	3,168,878.90	26,430,345.23	-439,816.79	-79,617.58
							-13,547,255.72	-14,956,821.89
							-13,987,072.51	-15,036,439.47
							59,776,047.24	52,033,220.42
III. Financial Assets							B. PROVISIONS FOR LIABILITIES AND CHARGES	
1. Participating interests in affiliated undertakings			28,473,352.64			28,537,916.04	1. Provisions for staff retirement benefits	
7. Other long-term receivables			130,514.48			128,916.28	76,244.00	56,235.72
			28,603,867.12			28,666,832.32	C. LIABILITIES	
Total Fixed Assets (CI+II+III)			70,407,913.66			55,097,177.55	I. Long-term liabilities	
							8. Other long term liabilities	
D. CURRENT ASSETS							13,937,603.44	9,010,940.97
II. Receivables							II. Current Liabilities	
1. Trade debtors			2,057,581.32			5,034,686.68	1. Suppliers	
3a. Cheques receivable (postdated)			48,886.73			233,378.53	2a. Cheques payable	
10. Doubtful contested trade & other debtors		2,673,379.19			2,622,279.04		3. Banks	
Minus : Allowances		2,673,379.19	0.00		2,622,279.04	0.00	4. Advances from trade debtors	
11. Sundry debtors			2,988,065.78			2,590,665.00	5. Taxes-duties payable	
12. Advances and credits to account for			27,265.65			613.63	6. Social security	
			5,121,799.48			7,859,343.84	11. Other accounts payable	
III. Investments							15,125,431.80	14,241,291.54
1. Shares			24.65			24.65	Total Liabilities (CI+II)	
			24.65			24.65	15,560,703.27	14,654,036.25
IV. Cash at bank and in hand							D. ACCRUALS AND DEFERRED INCOME	
1. Cash on hand			4,201.02			4,184.19	1. Accrued income	
3. Sight and time deposits			955,373.54			2,410,945.46	2. Accrued expenses	
			959,574.56			2,415,129.65	2,537,708.91	532,097.04
Total Current Assets (DII+DIII+DIV)			6,081,398.69			10,274,498.14	15,166.60	9,830.77
E. PREPAYMENTS AND ACCRUED INCOME							2,552,875.51	541,927.81
1. Prepaid expenses			213,973.90			2,704.18	GRAND TOTAL SHAREHOLDERS' EQUITY & LIABILITIES (A+B+C+D)	
			77,965,870.02			67,285,420.20	77,965,870.02	67,285,420.20
MEMO ACCOUNTS							MEMO ACCOUNTS	
2. Guarantees and real securities			24,227,027.56			22,688,273.38	24,227,027.56	22,688,273.38

Notes: 1. The last value adjustment of fixed assets was performed in accounting period 2000, in accordance with the provisions of Law 2065/92. 2. According to the provisions of article 15 of L. 3229/2004, a value adjustment was computed in the year 2003 on the land and buildings at their fair value, following an estimation made by professional appraisers. The surplus value amount that occurred of EURO K 6,693 is disclosed in the Shareholders' Equity account A.III. "Revaluation Reserves". 3. The company's properties are free from encumbrances. 4. The company participates by 100% in the share capital of the companies "KANTZAS TRADE S.A.", "GYALOU TRADE & TOURIST S.A.", "P.M.S. PARKING SYSTEMS S.A." and by 67% in the share capital of the company "LOFOS PALLINI S.A.". The company at December 9th 2003 proceeded in the sale of its by 100% participation in the company "MANTINIAKI TOURIST S.A.". The company disclosed the above participations EURO 28,473,35 at their acquisition costs, according to the provisions of the P.D. 186/92. Had the value measurement of the participations been made according to the options in par. 6 of article 43 of c.L. 2190/1920, a valuation difference would have occurred of EURO K 436, which should have been covered by a relative provision. Out of this difference, the amount of EURO K 281 corresponds to the current year. 5. The Company has been through tax authorities fiscal control up to the year 1998, inclusive. 6. The depreciation for the year 2003 was computed with the lowest rates of the P.D. 299/2003 -information in the Notes on the Accounts. 7. Certain balance sheet items of the previous period have been reformed so as to become comparable to the respective items of the current period.

INCOME STATEMENT			APPROPRIATION ACCOUNT		
31st DECEMBER 2003 (1st JANUARY 2003 - 31st DECEMBER 2003)					
2003 - EURO			2002 - EURO		
I. OPERATING RESULTS					
Net Turnover (sales)		22,566,099.62			9,974,588.88
Minus : Cost of Sales		20,341,979.85			8,977,971.05
Gross operating results (profit)		2,224,119.77			996,617.83
Plus : Other operating income		51,881.66			32,752.09
Total		2,276,001.43			1,029,369.92
Minus : 1. Administrative expenses		907,689.54			842,354.20
Sub total (profit)		1,368,311.89			187,015.72
Plus :					
2. Income from other investments		18,386.88			152,455.27
3. Gains from sale of participating interests and other investments		4,436.60			0.00
4. Credit interest and similar income		7,619.41			5,029.65
		30,442.89			157,484.92
Minus :					
3. Interest charges and related expenses		51,195.14			412,474.50
Total operating results (profit - loss)		51,195.14			412,474.50
		1,347,559.64			-254,989.58
					-67,973.86
II. PLUS : EXTRAORDINARY RESULTS					
1. Extraordinary and non-operating income		135,271.45			35,421.66
2. Extraordinary gain		0.00			43,580.04
3. Prior years' income		22,275.26			12,570.28
4. Income from prior years' provisions		4,993.10			6,190.32
		162,539.81			97,762.30
Minus :					
1. Extraordinary and non-operating expenses		804.66			9,495.55
2. Extraordinary losses		0.00			0.05
3. Prior years' expenses		20,111.04			4,790.92
Operating and extraordinary results (profit)		20,915.70			14,286.52
LESS: Total fixed assets depreciation		2,111,778.81			841,832.38
Minus : Depreciation integrated in the operating cost		2,111,778.81			841,832.38
NET RESULTS (PROFIT) FOR THE YEAR BEFORE TAXES		1,489,183.75			15,501.92

Athens, April 22 2004

CHAIRMAN OF THE BOARD OF DIRECTORS

VICE- CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGING DIRECTOR

FINANCIAL MANAGER

HEAD OF ACCOUNTING DEPT.

DIMITRIOS KOUTRAS
ID Nr I-280654

ANASTASIOS KALLITSANTIS
ID Nr E -434814

VASILIKI ANALITI
ID Nr E-013569

CHRIS ADAMOPOULOS
ID Nr E-042940

AUDITOR'S REPORT

To the Shareholders of "REAL ESTATE DEVELOPMENT & SERVICES S.A."

We have audited the above Financial Statements as well as the related Notes on the Accounts of "REAL ESTATE DEVELOPMENT & SERVICES S.A." for the year ended December 31, 2003. We conducted our audit, within the scope of which we obtained also a full accounting report of the Company's Branch operations, in accordance with the provisions of art. 37 of the Companies' Act of Greece (c.L. 2190/1920) and also in conformity with the standards of auditing followed by the Institute of Certified Auditors-Accountants in Greece, which comply with the International Standards on Auditing and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances. We have examined the books of account and records kept by the Company and we obtained all the information and explanations we needed for the purpose of our audit. The Company has applied properly the Hellenic General Accounting Plan. No change in the inventory valuation method has been made as compared with that of the previous year, except the company's notes Nr 2 and Nr. 6 under the Balance Sheet . We have verified that the Board of Directors' Report to the Annual General Meeting of Shareholders is consistent with the related Financial Statements. The Notes on the Accounts include the information required by the par. 1, art. 43a L. 2190/1920 (Companies' Act of Greece). In our opinion, the above Financial Statements and the Cash Flow Statement, which are in agreement with the books and records of the Company, together with the Notes on the Accounts, after taking into consideration our foregoing notes as well as the company's notes under the Balance Sheet, Nr 4 and 5 , give a true and fair view of the Company's assets, liabilities and financial position as at December 31, 2003 and of the results of its operations for the year ended on that date, in conformity with legal requirements and generally accepted accounting principles applied on a basis consistent with that of the preceding year, except the company's notes Nr 2 and 6 under the Balance Sheet .

Athens, 27 April 2004
The Certified Public Accountant - Auditor

Aggeliki K. Gratsias- Drombakis
SOEL Reg. No. 13071
SOL S.A. - Certified Auditors Accountants