

REAL ESTATE DEVELOPMENT & SERVICES S.A.

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

5th CONSOLIDATED BALANCE SHEET AS AT DECEMBER 31, 2004 - 5th YEAR (01.01.2004 - 31.12.2004)

ASSETS	2003 - €			2003 - €			LIABILITIES	
	Acquisition value	Accumulated Depreciation	Net Book value	Acquisition value	Accumulated Depreciation	Net Book value	2003 - €	2003 - €
B. FORMATION EXPENSES								
1. Incorporation and Formation Expenses	2,108,692.18	1,675,437.88	433,254.30	2,166,491.61	1,350,866.76	815,624.85	124,759,903.50	53,869,960.40
3. Interest of bank loans	525,462.73	420,370.20	105,092.53	525,462.73	315,277.65	210,185.08		
4. Other formation expenses	5,261,247.90	4,400,680.92	860,566.98	4,955,727.51	3,358,740.36	1,596,987.15	5,641,410.02	12,415,440.26
	7,895,402.81	6,496,489.00	1,398,913.81	7,647,681.85	5,024,884.77	2,622,797.08		
C. FIXED ASSETS								
I. Intangible Assets								
5. Other intangible Assets								
	608,609.66	608,609.66	0.00	608,609.66	608,609.66	0.00		
II. Tangible Assets								
1. Land	72,954,486.25	0.00	72,954,486.25	73,544,338.39	0.00	73,544,338.39	376,788.11	98,657.95
2. Fields	8,409,890.87	0.00	8,409,890.87	8,285,737.16	0.00	8,285,737.16	5,393,972.27	232,061.63
3. Buildings and technical works	35,178,620.42	5,311,917.31	29,866,703.11	34,893,867.15	3,746,972.54	31,146,894.61	453,539.65	453,539.65
4. Machinery, technical installations and other mechanical equipment	150,711.57	47,419.34	103,292.23	150,711.57	33,613.53	117,098.04	6,224,300.03	784,259.23
5. Transportation equipment	2,465.15	1,201.75	1,263.40	2,465.15	831.98	1,633.17		
6. Furniture and fixtures	491,859.70	277,146.70	214,713.00	443,155.77	190,393.40	252,762.37		
7. Payments on account and tang. assets under construction	38,158.90	0.00	38,158.90	0.00	0.00	0.00		
	117,226,192.86	5,637,685.10	111,588,507.76	117,320,275.19	3,971,811.45	113,348,463.74		
Total Tangible Assets (CI+CII)	117,834,802.52	6,246,294.76	111,588,507.76	117,928,884.85	4,580,421.11	113,348,463.74		
III. Financial Assets								
7. Other long-term receivables			156,740.86			130,514.48		
			156,740.86			130,514.48		
Total Fixed Assets (CI+CII+CIII)			111,745,248.62			113,478,978.22		
D. CURRENT ASSETS								
I. Inventories								
3. Work in progress			23,379,540.82			34,904,693.35		
5. Payments on account for purchasing stocks			22,655.18			677,843.54		
			23,402,196.00			35,582,536.89		
II. Receivables								
1. Trade debtors			12,409,195.10			2,088,808.48		
3a. Cheques receivable			1,566,451.40			48,886.73		
10. Doubtful contested trade & other debtors	2,673,379.17		0.00	2,673,379.17		0.00		
Minus : Allowances	<u>2,673,379.17</u>		<u>0.00</u>	<u>2,673,379.17</u>		<u>0.00</u>		
11. Sundry debtors			3,790,991.06			4,082,008.55		
12. Advances and credits to account for			969,725.53			355,755.86		
			18,736,363.09			6,575,459.62		
III. Investments								
1. Shares			24.65			24.65		
			24.65			24.65		
IV. Cash at bank and in hand								
1. Cash on hand			11,679.15			12,060.51		
3. Sight and time deposits			10,715,817.25			3,202,257.27		
			10,727,496.40			3,214,317.78		
Total Current Assets (DI+DII+DIII+DIV)			52,866,080.14			45,372,338.94		
E. PREPAYMENTS AND ACCRUED INCOME								
1. Prepaid expenses			158,748.65			2,547,893.66		
			158,748.65			2,547,893.66		
GRAND TOTAL-ASSETS (B+C+D+E)			166,168,991.22			164,022,007.90		
MEMO ACCOUNTS								
2. Guarantees and real securities			47,930,898.61			40,504,699.91		

INCOME STATEMENT			
31st DECEMBER 2004 (1st JANUARY 2004 - 31st DECEMBER 2004)			
	2003 - €		2003 - €
I. OPERATING RESULTS			
Net Turnover (sales)		42,327,167.03	5,528,608.28
Minus : Cost of Sales		27,714,806.28	4,946,366.29
Gross operating results (profit)		14,612,360.75	582,241.99
Plus : Other operating income		142,319.41	85,103.20
Total		14,754,680.16	667,345.19
MINUS :			
1. Administrative expenses		3,286,927.91	2,278,735.62
Sub total (profit -loss)		11,467,752.25	-1,611,390.43
Plus :			
2. Income from other investments	29,646.33		68,075.20
3. Gains from sale of participating interests and other investments	0.00		21,833.11
4. Credit interest and similar income	38,008.51		12,147.12
	67,654.84		102,055.43
Minus :			
3. Interest charges and related expenses	838,712.73	838,712.73	-771,057.89
			162,937.71
Total operating results (loss)		10,696,694.36	-1,672,272.71
II. PLUS : EXTRAORDINARY RESULTS			
1. Extraordinary and non-operating income		80,878.93	142,824.85
2. Extraordinary income		1,808,340.41	0.00
3. Prior years' income		88.50	22,275.26
4. Income from prior years' provisions		8,571.73	4,993.10
		1,897,879.57	170,093.21
Minus :			
1. Extraordinary and non-operating expenses	1,073.29		1,757.39
2. Extraordinary losses	341,190.14		0.00
3. Prior years' expenses	102,973.79	445,237.22	28,927.72
Operating and extraordinary results (profit-loss)		12,149,336.71	-1,532,864.61
LESS: Total fixed assets depreciation		3,176,168.30	2,907,822.88
Minus : Depreciation integrated in the operating cost		3,176,168.30	0.00
NET RESULTS (PROFIT-LOSS) FOR THE YEAR BEFORE TAXES		12,149,336.71	-1,532,864.61
Plus : Prior years' tax differences		-16,386.90	-13,034.04
Total		12,132,949.81	-1,545,898.65
Minus :			
1. Income tax - Company	3,648,311.19		182,081.04
2. Other taxes not integrated into the oper.cost	672,903.27	4,321,214.46	1,560,282.97
NET RESULTS (PROFIT-LOSS) FOR THE YEAR AFTER TAXES		7,811,735.35	-3,288,262.66
Minus : Minority shareholders' quota		1,964,071.96	132,035.43
NET CONSOLIDATED RESULTS (PROFIT-LOSS)		5,847,663.39	-3,156,227.23

Notes :

- The consolidation as at 31/12/2004 apart from the parent company "REDS S.A.", also includes the subsidiary companies "KANTZA TRADE S.A.", "YALOU 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."
- All companies were consolidated by total consolidation method in accordance with the provision of c.Law 2190/20.
- The last value adjustment of fixed assets was performed in accounting period 2000, in accordance with the provisions of Law 2065/92.
- 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. At the Ordinary General Meetings of the companies of the group was resolved the capitalization of the above surplus value.
- Of the real property of the parent company has been registered a real mortgage deed for securing a liability of euro 24 million. The rest companies' properties are free from encumbrances.
- The parent company "REDS S.A." and the subsidiary company "KANTZA TRADE S.A." have been through tax authorities fiscal control up to the year 1998, inclusive. The subsidiary company "P.M.S. PARKING SYSTEMS S.A." has been through tax authorities fiscal control up to the year 2002, inclusive.

Breakdown of sales per financial activity category, according to the STACOD 03 4-digit classification:

930.9 Parking services	84,995.24
701.1 Real estate development and sales services	25,702,450.47
703.2 Real estate management, on consideration of a fee, or on a contractual basis	961,098.78
742.0 Architects' & Engineers' activities & engineering consulting activities	158,805.01
702.0 Leasing out of owned buildings	15,419,817.53
	42,327,167.03

Athens, April 20 2005

CHAIRMAN OF THE BOARD OF DIRECTORS

VICE-CHAIRMAN OF THE BOARD OF DIRECTORS
& 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 P-042940

AUDITOR'S REPORT

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

We have audited according to the provisions of art. 108 of L. 2190/1920 the 4th Consolidated Financial Statements, as well as the related Notes on the Accounts, and the Consolidated Cash Flow, of "REAL ESTATE DEVELOPMENT SERVICES S.A." and its subsidiary undertakings, for the year ended December 31, 2004. Our examination, included such auditing procedures as we considered necessary in the circumstances for the purpose of our audit, which are in conformity with the standards of auditing followed by the Institute of Certified Auditors - Accountants in Greece and lastly we verified that the Directors' consolidated report is consistent with the related Consolidated Financial Statements. We have not extended our audit to the examination of the Financial Statements of the Companies "KANTZAS TRADE S.A." and "LOFOS PALLINI S.A.", which are included in the consolidation and represent 34,70% and 71,28% of consolidated total assets and turnover. Those Financial Statements were audited by other recognized Certified Auditors, on whose "Auditor's Report" we have relied on, in order to express our opinion hereof, insofar as it relates to the items included in the consolidation of the aforesaid undertakings. In our opinion, after taking into consideration our foregoing note, as well as the Company's notes and the note Nr.6 under the Balance Sheet the above Consolidated Financial Statements, have been prepared according to the provisions of c.L. 2190/1920 and in conformity with legal requirements and generally accepted accounting principles applied by the parent company on a basis consistent with that of the preceding year, give a true and fair view of the assets, liabilities and financial position, the results of operations and the Cash Flows of all the companies which are included in the consolidation, as at 31 December, 2004.

Athens, April 22 2005

The Certified Public Accountant-Auditor

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