

EKTER S.A.
CONSTRUCTION, BUILDING, REAL ESTATE, HOTEL, TRADING INDUSTRIAL COMPANY
S.A. REG. NUMBER 2147/06/B/86/06

Registered office: 15, Nikis St., GR-105 57, Athens

DATA AND INFORMATION FOR THE PERIOD FROM 1 JANUARY 2009 TO 30 SEPTEMBER 2009

According to Decision No 4/507/28.04.2009 of the Board of Directors of the Hellenic Capital Market Commission

The following facts and information arising from the financial statements aim to provide general information about the financial condition and results of "EKTER S.A.". Therefore, readers are advised, before making any investment decision or other transaction with the company, to refer to the company's website where the financial statements and the review report of the chartered accountant-auditor, if necessary, are uploaded.

Company's website:	www.ekter.gr
Approval date of financial statements by the Board of Directors:	23/11/2009
Chartered auditor-accountant:	Anagnos Th. Lyberis (Reg. No. in Body of Chart. Acc.-Aud. 11241)
Auditing Company:	BDO Chartered Auditors S.A.
Type of review report:	Not required

STATEMENT OF FINANCIAL POSITION (consolidated and non-consolidated) - amounts in €

ASSETS	GROUP		COMPANY	
	30.9.2009	31.12.2008	30.9.2009	31.12.2008
Self-used tangible assets	3.202.569,26	3.247.370,26	3.184.895,26	3.227.415,79
Investment property	16.583.225,68	15.899.966,27	15.912.914,46	15.522.438,50
Intangible assets	1.021.007,27	1.021.015,20	4.424,92	4.432,85
Other non-current assets	2.072.598,07	2.087.240,45	4.418.420,40	4.433.062,77
Inventory-Receiveables from project execution	2.395.953,59	2.114.026,61	1.192.380,85	1.087.965,06
Receiveables from customers	761.536,17	157.520,26	411.535,55	157.520,26
Other current assets	6.223.019,81	6.761.893,42	7.366.113,96	7.994.588,96
Cash and cash equivalents	10.375.379,03	9.274.098,00	8.870.521,80	8.879.237,97
Assets of discontinued operation	0,00	19.932,89	0,00	0,00
TOTAL ASSETS	42.635.288,88	40.583.063,36	41.361.207,20	41.306.662,16
EQUITY AND LIABILITIES				
Share Capital	6.300.000,00	6.300.000,00	6.300.000,00	6.300.000,00
Other equity items	20.303.041,71	20.426.750,45	21.899.356,61	21.448.394,37
Total equity of parent company's owners (a)	26.603.041,71	26.726.750,45	28.199.356,61	27.748.394,37
Long-term loan liabilities	4.962.973,79	5.800.502,67	4.962.973,79	5.800.502,67
Provisions/ Other long-term liabilities	984.024,54	738.896,28	878.198,18	668.813,74
Short-term loan liabilities	432.000,00	2.789,28	432.000,00	0,00
Other short-term liabilities	9.653.248,84	7.310.759,38	6.888.678,62	7.088.951,38
Liabilities of discontinued operation	0,00	3.365,30	0,00	0,00
Total liabilities (b)	16.032.247,17	13.856.312,91	13.161.850,59	13.558.267,79
TOTAL EQUITY AND LIABILITIES (a)+(b)	42.635.288,88	40.583.063,36	41.361.207,20	41.306.662,16

STATEMENT OF COMPREHENSIVE INCOME (consolidated and non-consolidated) - amounts in €

	GROUP		COMPANY	
	1.1-30.9.2009	1.1-30.9.2008	1.7-30.9.2009	1.7-30.9.2008
Turnover	9.985.751,47	12.252.837,87	2.339.905,36	5.294.643,36
Gross profit/ (loss)	1.882.701,71	2.920.763,12	-95.907,52	1.730.677,52
Earnings / (loss) before interest and tax	513.397,24	1.508.936,81	-466.363,16	1.234.259,98
Profit / (loss) before tax	772.335,23	1.671.191,69	-331.268,29	1.197.440,17
Post-tax profit / (loss) (A)	455.358,84	1.185.583,61	-228.559,70	853.289,27
Parent company's owners:	455.358,84	1.185.583,61	-228.559,70	853.289,27
Other total income after taxes (B)	0,00	-335,69	0,00	0,00
Total comprehensive income after taxes (A) + (B)	455.358,84	1.185.247,92	-228.559,70	853.289,27
Parent company's owners:	455.358,84	1.185.247,92	-228.559,70	853.289,27
Basic post-tax earnings / (loss) per share (in €)	0,04	0,11	-0,02	0,08
Earnings / (loss) before interest, tax, depreciation and amortization	633.795,02	1.622.121,31	-427.634,34	1.273.220,09
	GROUP		COMPANY	
	1.1-30.9.2009	1.1-30.9.2008	1.7-30.9.2009	1.7-30.9.2008
Turnover	6.220.180,70	9.637.813,06	1.830.494,22	4.442.158,15
Gross profit/ (loss)	1.952.757,93	2.630.403,57	18.585,31	1.620.295,36
Earnings / (loss) before interest and tax	668.134,53	1.504.147,39	-329.617,47	1.244.179,15
Profit / (loss) before tax	1.390.614,24	1.761.758,63	55.977,36	1.015.755,31
Post-tax profit / (loss) (A)	1.013.462,24	1.348.157,51	85.885,10	701.256,94
Parent company's owners:	1.013.462,24	1.348.157,51	85.885,10	701.256,94
Other total income after taxes (B)	0,00	0,00	0,00	0,00
Total comprehensive income after taxes (A) + (B)	1.013.462,24	1.348.157,51	85.885,10	701.256,94
Parent company's owners:	1.013.462,24	1.348.157,51	85.885,10	701.256,94
Basic post-tax earnings / (loss) per share (in €)	0,09	0,12	0,01	0,06
Earnings / (loss) before interest, tax, depreciation and amortization	786.251,83	1.617.331,89	-289.378,05	1.283.139,26

STATEMENT OF CASH FLOW FOR THE YEAR (consolidated and non-consolidated) - amounts in €

	GROUP		COMPANY	
	1.1-30.9.2009	1.1-30.9.2008	1.1-30.9.2009	1.1-30.9.2008
Operating activities				
Proceeds from receivables	8.541.019,28	13.016.170,87	4.869.060,43	11.318.625,13
Payments to suppliers, employees, etc	-6.995.969,70	-10.058.125,91	-4.753.293,28	-7.951.867,61
Tax payments (refund collection)	-72.615,07	-196.427,49	-70.928,45	-196.427,49
Interest charges and related paid-up expenses	-326.347,64	-508.281,14	-286.050,42	-508.093,54
Total inflow/ (outflow) from operating activities (a)	1.146.086,87	2.253.336,33	-241.211,72	2.662.236,49
Investment activities				
Payments for acquisition of tangible and intangible assets	-838.529,17	-1.361.796,98	-545.745,72	-1.240.644,11
Proceeds from sale of tangible and intangible assets	2.403,00	25.961,34	2.403,00	25.961,34
Interest received	256.654,98	167.298,24	241.172,92	160.884,82
Proceeds (payments) from holdings, joint ventures, investment securities	1.502.200,00	3.211.894,46	1.502.200,00	3.211.894,46
Total inflow/ (outflow) from investment activities (b)	922.728,81	2.043.357,06	1.200.030,20	2.158.096,51
Financing activities				
Proceeds from issued / received loans	-224.000,00	50.154,17	-224.000,00	0,00
Repayment of liabilities from finance leases (amortization)	-171.310,01	-179.199,51	-171.310,01	-179.199,51
Dividends paid	-572.224,64	-575.706,05	-572.224,64	-575.706,05
Total inflow/ (outflow) from financing activities (c)	-967.534,65	-704.751,39	-967.534,65	-754.905,56
Net increase (decrease) in cash & cash equivalents for the year (a)+(b)+(c)	1.101.281,03	3.591.942,00	-8.716,17	4.065.427,44
Cash and cash equivalents at beginning of period	9.274.098,00	6.713.576,34	8.879.237,97	5.862.502,82
Cash and cash equivalents at end of period	10.375.379,03	10.305.518,34	8.870.521,80	9.927.930,26

STATEMENT OF CHANGES IN EQUITY (consolidated and non-consolidated) - amounts in €

	GROUP		COMPANY	
	30.9.2009	30.9.2008	30.9.2009	30.9.2008
Total equity at beginning of period (01/01/2009 and 01/01/2008 respectively)	26.726.750,45	25.915.460,78	27.748.394,37	26.769.250,16
Total comprehensive income after taxes	455.358,84	1.185.583,61	1.013.462,24	1.348.157,51
Differences from non-consolidation of subsidiary	-16.567,58	-335,70	0,00	0,00
Dividends distributed	-562.500,00	-562.500,00	-562.500,00	-562.500,00
Total equity at end of period (30.9.2009 and 30.9.2008 respectively)	26.603.041,71	26.538.208,69	28.199.356,61	27.554.907,67

Additional facts and information:

- There is encumbrance amounting to €6,396,000.00 on a building lot owned by the company.
- The company has been audited in tax terms up to year 2005. As of 22/06/2009 the years 2006-2008 are audited in tax terms and, thus, its tax liabilities have not been finalised yet.
- There are no disputed claims or disputes under arbitration that could have a significant impact on the Company's financial condition or operation.
- No provisions have been set up for disputed claims or disputes under arbitration or other provisions while a provision equal to €310,221.68 has been set up for the financial years that have not been audited in tax terms at Company and Group level.
- The staff employed by the Company on 30/9/2009 numbered 28 compared to 24 on 30/9/2008. As for the Group, the staff employed on 30/9/2009 numbered 36 compared to 33 on 30/9/2008.
- The subsidiary named EKTER Construct SRL is not consolidated as of 1/1/2009 because it ceased its operations, as detailed in note 3.2 of the financial statements.
- The consolidated financial statements include the following companies:

Transactions of affiliated parties (IAS 24)	Group	Company
a) Income	422.000,00	422.000,00
b) Expenses	0,00	2.000.000,00
c) Receivables	1.862.491,21	3.417.536,30
d) Payables	3.312.395,34	3.679.395,34
e) Transactions and fees of management executives and administration members	660.726,87	660.726,87
f) Receivables from management executives and administration members	0,00	0,00
g) Payables to management executives and members of administration	37.838,20	37.838,20

Corporate name	Registered Office	Participation percentage	Unaudited financial years	Method of Consolidation
IFIKLIS S.A.	Greece	100%	2	Full
J/V "J&P AVAX S.A. - EKTER S.A."	Greece	50%	1	Proportional
J/V "EKTER S.A.-TERNA S.A."	Greece	50%	2	Equity
J/V "AEGEK CONSTRUCTIONS S.A. -BIOTER S.A.-AKTOR S.A.-EKTER S.A."	Greece	20%	1	Equity

Athens, 23-11-2009

THE BoD CHAIRMAN

MANAGING DIRECTOR

HEAD OF ACCOUNTING DEPARTMENT

ATHANASIOS SIPSAS
ID Card No: AE.060042/07

IOANNIS KAVETSOS
ID Card No: AA.061319/05

KYRIAKOS CHRISTOFAS
ID Card No E332639/88