



Annual Report 2010





Letter to Shareholders	4
2010 Financial Performance	8
Share Performance	13
Investment Portfolio	16
• The Mall Athens	18
• Golden Hall	22
• Mediterranean Cosmos	26
• Flisvos Marina	30
• Other Investments	34
Portfolio under Development	38
• Greece	40
• Serbia	41
• Bulgaria	42
• Romania	43
• Montenegro	43
Corporate Governance	44
Financial Statement	50





Letter to the Shareholders

For LAMDA Development group, 2010 - in spite of the deep economic recession - was another positive year in terms of recurring EBITDA that reached €42,7 million, up by 2% as compared to the previous year 2009. Occupancies in our shopping centers remain close to 100% which resulted to a pre-valuation EBITDA increase of 8%. As expected however, property fair market values declined due to yields expansion resulting in a consolidated group net loss of €29,1 million. Our balance sheet remains healthy, given that consolidated net loan to value ratio stands at 49%, while group cash liquidity nears €150 million.

Developments in 2010

It is very encouraging to us to continue having more than satisfactory results in the operation of our shopping centers. Despite the challenges in maintaining and promoting visitor frequencies and high consumption levels to support the totality of our tenants, we have managed to show results that are very favorable in comparison to the rest of the retail market in Greece.

Shopkeepers' turnover in our three malls dropped by an aggregate 8.8% compared to an average of 30% drop

in the corresponding retail subsectors in Greece as a whole. This is mainly attributed to the fact that our malls present a social destination and entertainment meeting point for the consumer, while at the same time they offer a very supporting platform to our shopkeepers. These established and now widely accepted advantages are becoming especially important in the current recessionary environment with depressed retail spending throughout the country. Shopkeepers continue to have the advantage of lower rents compared to the high street and enjoy major support from us via marketing, promotional and communication activities, necessary to stimulate and secure satisfactory customer visits. In this respect our contribution as owners has been quite significant and has been adequately recognized by our tenant base as reflected in the continuity of the existing contractual leases, in our consistent policy of rental levels, as well as in the full occupancy of our shopping centers. A major development in 2010 was our purchase of the 39.9% minority interest of the Mediterranean Cosmos in Thessaloniki as well as the full ownership of the property management company of the center for a cash consideration of €38 million. Thus, we now have 100% ownership

of both the shopping center and the management company. Our decision was based on a substantiated position that the center has significant unutilized potential which can be realized via more intensive hands-on management as well as new business initiatives. Actual results in the last few months, including lease agreements with new anchor tenants, come to the support to our investment decision so far.

Undoubtedly, the consumer trend in favor of large retail centers has been further strengthened during the economic downturn, as evidenced by the relatively stable and comparatively impressive customer visits and retail market share. This provides comfort regarding the future prospects in recurring EBITDA as well as property values when consumer sentiment improves. More specifically, total tenant sales decreased by 9% in the Mediterranean Cosmos and by 10.5% in The Mall Athens, whereas shopkeepers' turnover in the Golden Hall increased by 2.5% compared to the previous year. Our marketing campaigns and asset improvement efforts for Golden Hall proved very successful as we managed to increase by 25% the consumer visits. Annual aggregate shopkeeper sales in our three shopping centers approximate

Letter to the Shareholders

€700 million, posting a rather small aggregate decrease by 8.8% versus last year.

With regard to our other operating assets, it is worth noting that Flivos Marina still manages to have a positive impact on the Group's results despite the recent downturn and "unfair" competition that has prevailed in the marina sector. Total revenues increased by 3% while recurring EBITDA dropped by 5%. It should be reminded that in March 2010, we completed our investment to increase the berthing capacity by adding 50 new berths, bringing total capacity to 303 berths. The marina enjoys the unique position to offer its services to mega yachts for about half of the total berthing capacity. Furthermore, the very pleasant land commercial facilities attract an ever increasing number of visitors, estimated at approximately 15,000 visitors per day during weekends and holidays, rendering the marina a social destination point.

Another important component of our income generating assets is our investment in EUROBANK Properties, the listed real estate investment company, in which LAMDA Development owns 14.8% of its share capital as of 31-12-2010. During 2010, we

continued to increase our participation in subject company from 13.9% in 2009 as we believe that it has very strong capital structure, good quality of tenants and a solid investment portfolio. All these merits are not reflected in its share price, which is still traded at a significant discount, almost 40%, compared to its Net Asset Value. The total number of shares purchased in the last three years reached 2,773.937 at an average acquisition cost of €6.41/share. Due to the drop in its share price, in 2010 we realized a revaluation loss of €19,8 million which decreased our NAV by same amount in the balance sheet.

With regard to new real estate development activity, we remain very cautious in view of the recessionary economic conditions in Greece and SE Europe where we hold our land banking assets. As stated in our strategy last year we would not contemplate to start construction activity without satisfactory percentage of pre-sale or pre-let agreements. The exception is the continuing investment in "Singidunum" re-zoning project in Belgrade according to our initial plan, as we are pursuing to buy the necessary farm land to be able to implement this re-zoning plan; our portion of total investment cost has reached €39,2 million.

Revaluation losses in our investment portfolio reached €39,3 million. The total fair market value of our shopping centers and offices dropped further by 4.3% given further increases in capitalization rates, a result of increasing sovereign cost of risk. The impact on valuations would have been significantly larger if the property appraisers had not positively accounted for the sustainability of recurring EBITDA and our strong market leadership now and certainly even more so at a later stage when the economy stabilizes.

We continue enjoying a comfortable liquidity position and reiterate our cautious approach in cash flow planning. Our net loan to value ratio stands at 49% and our group cash position amounted to over €150 million at the end of the year. Financial covenants are comfortably met while major repayments start taking place after August 2012.

The solid performance of our operating assets led to a 2% improvement in recurring EBITDA and it should also be underlined that we managed to further decrease overheads by 4% this year following a 10% cut the year before. The group posted a loss of €29,1 million compared to €7,7 million gains in 2009 which is attributed

to fair value losses of our investment portfolio assets. Net Asset Value dropped by 10% to €448 million, representing a €11 NAV/share.

The company's common stock was quoted in the Athens Exchange at €3.91 per share or at a discount to NAV of 65% on December 31, 2010. We believe that such large discount to NAV is totally unsubstantiated and that it solely reflects the grim sovereign risk situation. During 2010, we continued our share buyback program and total treasury stock at the end of 2010 amounted to 3,010.078 shares, 6.8% of total common stock at an average cost of €5.23/share.

Going Forward

Deep fiscal tightening and nadir psychology has an alarming recessionary impact on the Greek economy and of course on retail sales and occupier demand. Despite the deep recession we remain confident that we shall continue to successfully manage our investment portfolio with all required amount of effort and problem solving involvement, capitalizing on our leading market position, the skills and experience we have accumulated in the past several years and on the good relationships

we have built with most of the Greek and international retailers with presence in Greece who are also tenants in our shopping centers.

Regarding our development pipeline our first priority remains our two major projects in Belgrade where we continue to intensify actions to expedite detailed planning permissions and finalize business plans. On other fronts, our strategy is to focus on developing and investing in the retail real estate sector, whenever appropriate opportunities arise. We are constantly monitoring such opportunities in Greece and also Southeastern Europe where economic recovery is anticipated to start taking place at the end of this year. We need to stress here that our business strategy will continue even more so to be interwoven with our careful consideration of liquidity, risk management and cost control which have become of absolute key importance in the new economic reality.

Dear Shareholders,

Despite the market difficulties that we are facing we are confident and optimistic that we shall succeed in securing and enhancing our company's position in the present and in

the future and remain an important regional player in the real estate sector. I also want to thank our employees for their effort and enthusiastic support in sharing this common vision. On behalf of the management and company employees, I want to thank you for the trust you have placed in us.

Odisseas Athanassiou
CEO
LAMDA DEVELOPMENT



2010 Financial Performance

2010 was another successful operating year for the Group in terms of recurring EBITDA which reached €42,7 million, registering a 2% increase compared to the previous year. The level and quality of rental income continue at highly acceptable levels as in the previous years, while occupancy in our shopping centres remains close to 100%. Despite the challenges in maintaining and promoting visitor frequencies and satisfactory consumption levels to support the totality of our tenants, we have managed to show results that are very favorable in comparison to the rest of the retail market in Greece. Shopkeepers' turnover in our three malls dropped by an aggregate 8.8% compared to an average of 30% drop in the corresponding retail subsectors in Greece as a whole.

2010 Financial Performance

The performance of Golden Hall has been very satisfactory given that recurring profitability increased by 13% while shopkeepers' turnover posted an increase of 2.5% and customer visits by 25%. Shopkeepers' turnover in The Mall Athens decreased by 10.5%, significantly lower than the total market, while total customer visits reached 11.9 million lower by only 6%. The operational performance of Mediterranean Cosmos in Thessaloniki is also relatively satisfactory given the decrease in shopkeepers' turnover by only 9%, while customer visits reached 8,3 million, same as last year.

Our office buildings still enjoy high occupancy levels and a positive contribution to the Group recurring profitability by €3,3 million.

Flisvos Marina recurring profitability decreased by 5% versus last year despite an increase in revenue by 3%. This is attributed not only to the

economic recession in Greece but also to the unusual competition in the neighbourhood. The completion of the marine infrastructure expansion, an investment of approximately €5 million, offered 50 new berthing facilities, reaching a total of 303 berths. This additional capacity is planned to contribute to the increase in turnover and profitability in the future. It is important to underline that about 50% of the 303 berths can be used by mega yachts with over 30 meters length, an advantage that only Flisvos Marina enjoys in Greece. The on-land commercial development (retail shops and restaurants) continues to attract increased footfall that approximates 15.000 visitors per day during the weekend and has become a reference point among the public in the seaside part of Athens. It must be noted that 80% of the €13,1 million annual turnover derives from berthing facilities.

Another important component of

our income generating assets is our investment in EUROBANK Properties, the listed real estate investment company, in which LAMDA Development owns 14.8% of its share capital as of 31-12-2010. During 2010 we continued to increase our participation in subject company from 13.9% in 2009 as we believe that it has very strong capital structure, good quality of tenants and a solid investment portfolio. All these merits are not reflected in its share price, which is still traded at a significant discount, almost 40%, compared to its Net Asset Value. The total number of shares purchased in the last three years reached 2,773.937 at an average acquisition cost of €6.41/share. Due to the drop in its share price, in 2010 we realized a revaluation loss of €19,8 million which decreased our NAV by same amount in the balance sheet.

Last, we managed to further decrease overheads by 4% this year following a 10% cut the year before.

The consolidated turnover of LAMDA Development Group during 2010 decreased only slightly by 1.7%, reaching €82,6 million, compared to €84 million in 2009.

Consolidated Net Profit after tax and minority interest recorded losses of €29.1 million compared to €7,7 million gains in 2009. The negative results are mainly attributed to the recognition of fair value losses of €39,3 million (compared to €13,8 million fair value gains in 2009) from the valuation of our investment portfolio at fair market values due to the across the board increase in capitalization rates. Finally, the extraordinary income tax had a negative impact of €2,6 million to the Group results.

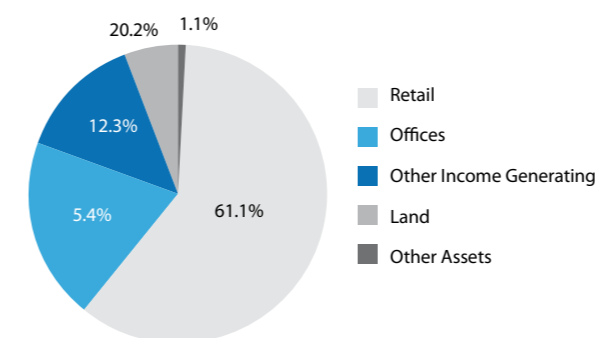
Revaluation losses in our investment portfolio reached €39,3 million. The total fair market value of our shopping centers and offices dropped further by 4.3% given further increases in capitalization rates, a result of increasing sovereign cost of risk. The valuation of the Group's investment property at fair market value by the chartered surveyors Savills Hellas has an average net initial yield of 7.9% for both commercial centres and office buildings. The impact on valuations would had been significantly larger if the property appraisers had not positively accounted for the sustainability of recurring EBITDA and our strong market leadership now and certainly at a later stage when the economy stabilizes.

The Net Asset Value of the Group stands at €448 million (or €11 per share), a 10% drop compared to the previous year. Under the circumstances this can be deemed satisfactory given the very significant drop in values that have prevailed in the real estate industry in Greece but also abroad.

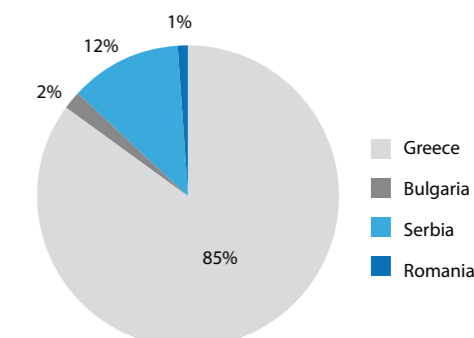
Total investments in property reached €886,8 million on 31st of December 2010. The allocation of property investments, per type of property and per geographical location is illustrated below.

Recurring EBITDA from Properties			
(€ million)	2009	2010	% change
The Mall Athens	16,5	16,0	-3,0%
Mediterranean Cosmos	15,4	15,2	-1,3%
Golden Hall	7,5	8,5	13,3%
Office Buildings-Flisvos Marina	7,0	6,6	-5,7%
Dividends and Participations	6,7	7,2	7,5%
Overheads	-11,3	-10,8	-4,4%
Total	41,8	42,7	2,2%

Investment Portfolio per Sector



Investment Portfolio per Country



2010 Financial Performance

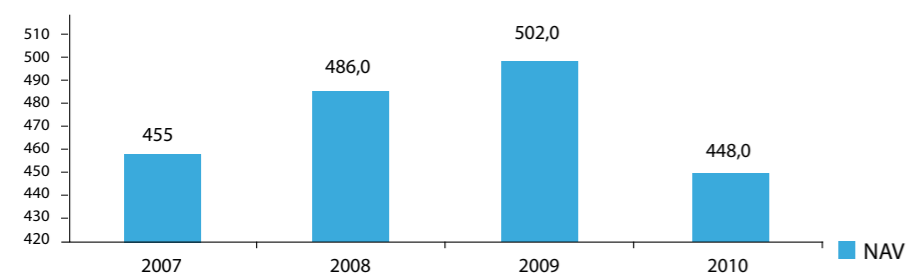
Loan to Value ratio stands at the healthy level of 49%. The Group maintains considerable liquidity of €150 million at the end of 2010, originating from own equity and bank loans in order to finance its development plan, but also to exploit potential investment opportunities, which may emerge in the near future as a result of the financial and

economic crisis. With regard to new real estate development activity we remain very cautious in view of the recessionary economic conditions in Greece and SE Europe where we hold our land banking assets. As stated in our strategy last year we would not contemplate to start construction activity without satisfactory percentage of

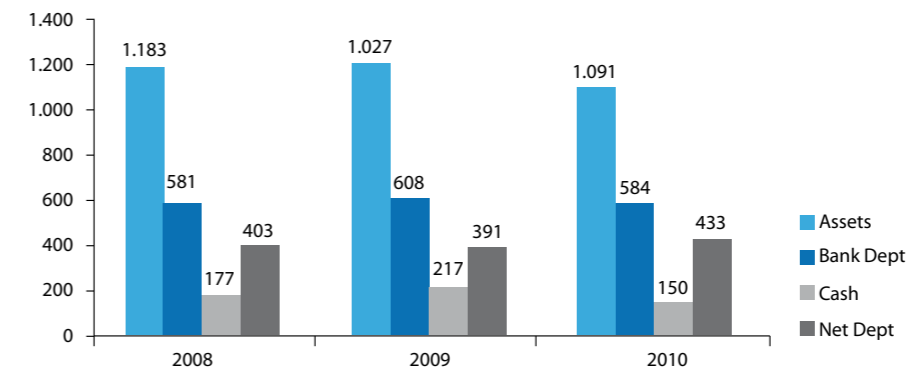
pre-sale or pre-let agreements. The exception is the continuing investment in "Singidunum" re-zoning project in Belgrade according to our initial plan, as we are pursuing to buy the necessary farm land to be able to implement this re-zoning plan; our portion of total investment cost has reached €39,2 million.

Net Asset Value (in € million)				
	2007	2008	2009	2010
NAV	455	486,0	502,0	448,0
NAV per share	10,40	11,50	12,30	11,00
% change		7%	3%	-11%

NAV in million



Bank Debt and Total Assets (in € million)				% Change	
	2008	2009	2010	2009	2010
Assets	1.183	1.207	1.091	2%	-10%
Bank Debt	581	608	584	5%	-4%
Cash	177	217	150	22%	-31%
Net Debt	403	391	433	-3%	11%

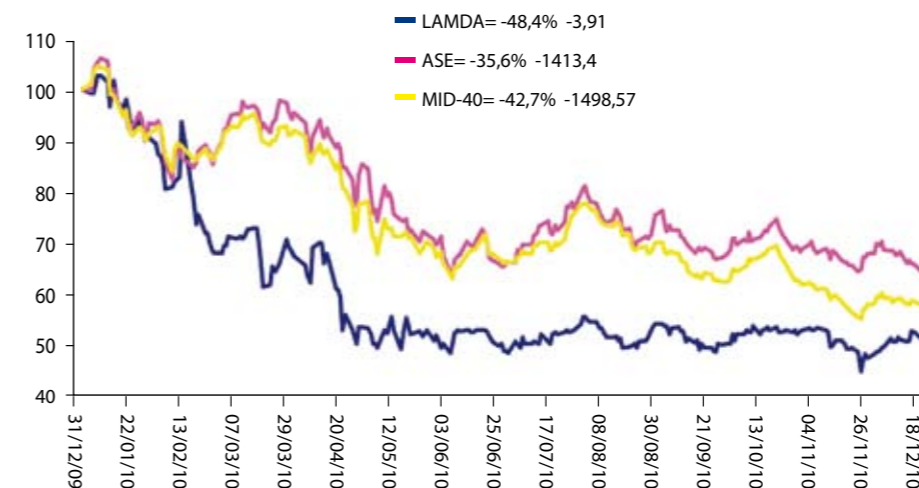


Share Performance

Our share price in 2010 had a negative return of 48%, which was in line with the poor performance of the Athens Exchange. The local stock market has crashed due to the fact

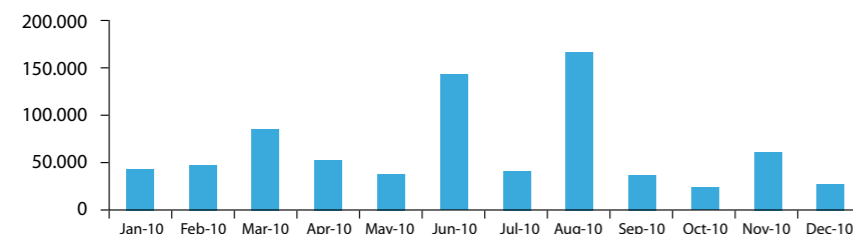
that the economic crisis in Greece has deepened. The free float of our stock stands at year end approximately at the level of 36%. It should be noted that the share is part of the relevant ATHEX indexes

and the Pan-European index EPRA/NAREIT, which consists of the most important shares of European real estate listed companies, therefore reinforcing its awareness amid the international investment community.

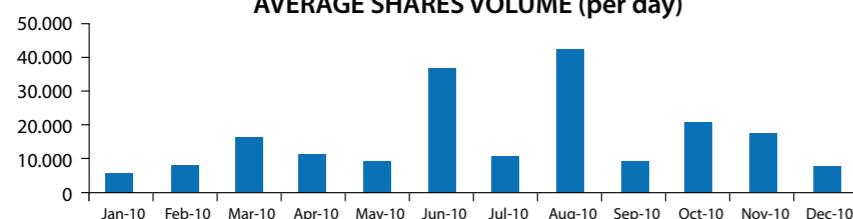


2010 Financial Performance

AVERAGE TRADING VOLUME (in euros)



AVERAGE SHARES VOLUME (per day)



Overview of FY 2010 IFRS Financials - Income Statement

(€ million)	2009	2010
Revenue	84,0	82,6
Earnings before Interest & Taxes (i)	42,3	-8,6
Profit before Income Tax	21,6	-25,7
Taxes	8,9	2,1
Profit after Tax & Minority Interest	7,7	-29,1

(i) Includes net gain / loss on fair value adjustment on investment property

Overview of FY 2010 IFRS Financials – Balance Sheet

(€ million)	2009	2010	CHANGE %
Investment Property	675,2	643,6	-5%
Property, Plant and Equipment	43,3	44,0	2%
Inventory	135,7	133,4	-2%
Cash And Cash Equivalents	216,7	150,3	-31%
Group Equity	486,7	403,1	-17%
Short Term Borrowings	10,7	12,5	17%
Long Term Borrowings	596,9	571,0	-4%

Per Share Financial Data

	2009	2010
Total Number of Shares Outstanding at Year's End	44.029.950	44.257.000
Financial Data Per Share	-	-
Profit After Tax & Minority Interest	0,18	-
Net Asset Value (Nav)	12,30 €	11,00 €

Share Price Performance

	2009	2010
Closing Price at Year End	7,58 €	3,91 €
Annual Average Price	6,03 €	4,49 €
Annual Max Price	8,36 €	7,78 €
Annual Min Price	3,88 €	3,40 €
Daily Average Number of Shares Traded	30.208	16.488

Participating in Indexes

FTSE ASE MID-40	
ASE GENERAL INDEX	
EPRA/NAREIT EUROPE INDEX	
MSCI Greece Small Cap	
EPSI 50	
REUTERS QUOTE	LMDr.AT
BLOOMBERG QUOTE	LAMDA GA

Annual Change - Share performance

	31/12/2009	31/12/2010	CHANGE%
LAMDA DEVELOPMENT	7,58 €	3,91 €	-48%
ASE XA	2.196,16	1.413,94	-36%
ASE MID 40	2.614,15	1.498,57	-43%
EPRA/NAREIT EUROPE	1.836,29	2.145,56	17%



Investment
Portfolio

The Mall Athens

Mediterranean Cosmos

Golden Hall

Flisvos Marina

Other Investments

The Mall Athens

The Mall Athens, Greece's largest shopping and leisure centre began its operation in November 2005 and represents a milestone in Greek commercial reality, offering commercial and leisure facilities in 58,000 sq. m. of Gross Leasable Area (GLA).



Investment Portfolio The Mall Athens

The large number of shops, combined with the multiple dining and leisure areas, easy and well protected parking areas, full-scale management services as well as direct and easy access to major highway routes and public transport have made The Mall Athens the perfect destination for the whole family.

The Mall Athens is constantly organ-

izing various events for the whole family, thus making the center one of the hottest spots in Athens for shopping and entertainment, offering a unique lifestyle experience to its consumers.

Due to its location, modern architectural design and support services, The Mall Athens offers customers easy, pleasant and safe visit so that

they can choose what they want easily and effectively. The Mall Athens is built on five levels of commercial use and three levels of underground parking space. It comprises 195 stores, including the most significant Greek and international brands, and offers 25 restaurants and cafes, a state-of-the-art 15-screen cinema complex, a multitude of support



services and approximately 2,100 parking spaces.

ECE-LAMDA Hellas has undertaken the smooth and effective operation of the centre.

The investment value of the commercial and leisure centre reached €320 million, while its current fair market value stands at €500 million. This is considered to be one of the largest private real estate investments ever implemented in Greece. The Mall Athens hosted approximately 12 million visitors during 2010. In 2010, shopkeepers' turnover reached €335 million (including VAT), while rental and parking revenues amounted to €36 million. Operating profits for the

shopping centre reached €32 million. The centre is fully leased, while demand from companies expressing interest in leasing space is particularly high. The investment has created approximately 2,500 new jobs.

HSBC Property Investments Ltd has a 50% share in LAMDA Olympia Village, owner of The Mall Athens.

With regard to The Mall Athens legal issues, please refer to the Annual Financial Report 2010, which is also uploaded on the company's website, www.lamda-development.net. For more information about the shopping centre, please visit the website of The Mall Athens, www.themallathens.gr.

The Mall Athens offers customers easy, pleasant and safe visit so that they can choose what they want easily and effectively.

Golden Hall

Golden Hall is ideally located on Kifissias avenue, close to the Athens Olympic Stadium and expands over three levels. Its 132 shops are occupying approximately 41,000 sq.m., while 1,400 parking lots are provided on two levels in order to facilitate visitors.



The first two levels of the shopping center host mainly shops of women's, men's, children's fashion and footwear, accessories, jewellery stores, home equipment and decoration, cosmetics, sportswear, hair salon, bookstores, etc, and while shopping, visitors can indulge a coffee and snack break among its 7 cafes. The third level has five restaurants offering visitors different gastronomic options of Greek and international cuisine as well as a playground for

children and a fully equipped area for teenagers. The most famous Greek brand names and the most renowned international ones - many of which are introduced for the first time to the Greek market through Golden Hall - have made the shopping centre the new point of reference for quality shopping in Greece. The development cost for Golden Hall amounted to approximately €80 million, while its current commercial

value approximates €112 million. Shopkeepers' turnover reached €171 million (including VAT), while rental and parking income (including office complex) amounted to €18,9 million. Operating profits for the shopping centre reached € 8,5 million. The center is fully leased. ECE-LAMDA Hellas, a specialist in the management of shopping centres, has undertaken the management of the centre. Golden Hall is top rated in European Level for 2010 in the Euro-

pean Shopping Center Awards (ICSC) and was awarded the first prize in its category. Golden Hall, has also been acknowledged as a Superbrand and honoured with the first prize in the category "Shopping Centre, Super

Markets & Department Stores" in the Corporate Superbrands 2010. With regard to Golden Hall legal issues, please refer to the Annual Financial Report 2010, which is also uploaded on the company's website,

www.lamda-development.net. For more information about the shopping centre, please visit the websites of Golden Hall, www.goldenhall.gr or www.mygoldenhall.gr

The most famous Greek brand names and the most renowned international ones, have made the shopping centre the new point of reference for quality shopping in Greece.



Mediterranean Cosmos

Mediterranean Cosmos in Thessaloniki, the largest commercial and leisure centre in northern Greece, began its operations in October 2005.

The centre's most important advantages are the large number of shops, the diverse dining & leisure areas, the wide range of activities for all family members within the same venue, as well as the full-scale property management services provided by the centre.



Investment Portfolio Mediterranean Cosmos

Mediterranean Cosmos stands on a 250,000 sq.m. site owned by the Ecumenical Patriarchate and has been developed on two main levels of 46,000 sq.m. of Gross Leasable Area, which are served by a network of interior pedestrian pathways. The shopping centre offers approximately 3,000 parking spaces.

Mediterranean Cosmos is an everyday destination due to its 209 shops, 37 restaurants and cafes, super-markets, a cinema complex and a bowling room, a 400-seat open theatre, a playground, an Orthodox church, exemplary auxiliary services

and a traditional Greek village.

The centre provides easy access from the city centre and surrounding areas, and is located within five minutes distance from the international airport and major highways.

In 2010 LAMDA Development acquired 100% ownership of Mediterranean Cosmos and the full control of the management of the shopping center. The investment cost of the acquisition (share of 39,9%) amounted to €78 million. The development cost of the centre reached €120 million, while its current fair market value stands at €180 million.

Mediterranean Cosmos attracted 8,2 million visitors during 2010. Shopkeepers' turnover amounted to €205 million (including VAT) and rental income amounted to €20 million.

Operating profits for the commercial centre reached €15,2 million. The centre has almost 100% occupancy and has created approximately 2,000 new jobs.

For more information about the shopping centre, please visit the website of Mediterranean Cosmos, www.mediterraneancosmos.gr.



Mediterranean Cosmos is an everyday destination due to its 209 shops, 37 restaurants and cafes, super-markets, a cinema complex and a bowling room, a 400-seat open theatre, a playground, an Orthodox church, exemplary auxiliary services and a traditional Greek village.

Flisvos Marina

Just 6 km away from the centre of Athens, Flisvos Marina is Greece's first world class marina, catering to the needs of a large number of mega yachts, while offering possibilities for commercial use and venues open to the public. Similar development models have been successfully operating abroad for years.



Investment Portfolio Flisvos Marina

LAMDA Flisvos Marina has undertaken the Marina's management and utilization for 40 years, aiming to transform it into a premier marina in the South-eastern Mediterranean. The marine facilities in combination with mild development and a unique architectural style have contributed to the creation of a world-class marina. After the recently completed north pier works, Flisvos Marina offers a total of 303 berths spots, 50% of which accommodate mega yachts (boats and luxury yachts exceeding

30 meters in length). Berth occupancy reaches almost 80%. The income from port services and property leasing amounts to €13,2 million, while EBITDA for 2010 amounts to €3,3 million. Regarding the land infrastructure, an area of 56,000 sq.m. has been upgraded, including 3,800 sq.m. of landscaped area where yacht owners and marina visitors can enjoy a diverse array of 37 units for shopping and leisure activities, such as restaurants, cafes, bars, leading brands and retail stores. This area is surrounded

by 23,000 sq.m. of green, while more than 1.000 trees were planted during its upgrade. Tenant occupancy in Flisvos Marina commercial areas reaches almost 100% with customer visits being particularly high. Quality services, safety and environmental awareness are the main principles of the marina management aiming at a continuous and sustainable improvement. For the fourth running year the management of Flisvos Marina was awarded the "Blue Flag" ecolabel and the certifica-

tion by Lloyd's Register Quality and Assurance Group for quality and environment management as per ISO 9001:2008 and ISO 14001:2004, making it Greece's first and only marina to hold both certifications. With regard to Flisvos Marina legal issues, please refer to the Annual Financial Report 2010, which is also uploaded on the company's website, www.lamda-development.net. For more information about the Marina, please visit Flisvos Marina's website, www.flisvosmarina.com

Quality services, safety and environmental awareness are the main principles of the marina management aiming at a continuous and sustainable improvement.



Other Investments

Golden Hall Office Building

Office areas of the commercial and business complex Golden Hall cover a leasable area of approximately 4,500 sq.m. They are divided into two separate wings and expand over three floors. The top-quality office areas are fully leased. Rental income amounts to €1,2 million (the value of the office building is included in the total valuation of Golden Hall mixed use development).



Kronos Business Centre

The Kronos Business Centre in Maroussi is an ultra-modern building offering 4,000 sq.m. of office and commercial space, large floor plates and comfortable offices. The office space is fully leased to two multinational companies: Procter & Gamble Hellas and Hyatt Regency. Rental income amounts to €0,8 million.



Cecil Office Building

The historic former Cecil Hotel in Kifissia, owned by LAMDA Prime Properties, was converted in 2002 into a luxurious and highly-functional office complex offering 6,000 sq.m. of leasable space. The building currently hosts well-known and high-prestige companies such as I.M. Mailis, Laskaridis Group, Trade Link. The building is almost fully leased, while rental income reaches €1,6 million.



Office Building in Romania

The office building is situated in a high-profile location, on the main highway that links the centre of Bucharest with the airport. The total area of the building covers 4,700 sq.m, of which 333 sq.m. are dedicated to retail shops on the ground floor and 39 parking lots at two underground levels covering an additional area of 2,000 sq.m. The building's current fair market

value reached €10 million. The building is fully leased to Germanos Telecom Romania and generates approximately €1 million annual rental income.

Other Investments

LAMDA Hellix

LAMDA Hellix, is a LAMDA Development subsidiary in the “Wired Real Estate” sector. Awarded in 2010 with the Best European Green Initiative Award and as Best Regional Data Centre Operator 2009 in Europe, LAMDA Hellix is the first, most successful and only certified in Greece, under ISO 9001:2008, Data Center Outsourcing & Integration services provider for the hosting of main or disaster recovery centres and points of presence of large private and public organizations as well as service

providers in Greece and in South-Eastern Europe.

Through its world-class facilities and services, LAMDA Hellix enables organizations with mission critical applications to increase the security and the availability of their systems and services and reduce all operating and managerial costs while maintaining same autonomy and independence as with fully owned infrastructure. Furthermore, LAMDA Hellix provides Data Center Integration services, including design, development, installation, commissioning, operations and maintenance of

third party Data Centres.

The company’s client portfolio includes large organizations of the private and public sector, as well as companies with mission critical operations from the Telecommunications and Internet sector. Indicatively its clientele includes:

- Banking & Financial Services: DIAS Inter-banking Systems, Hellenic Exchanges S.A., National-P&K Securities, EFG Eurobank, Piraeus Bank, Bank of Cyprus, ALPHA Bank, BNP Paribas Eurobank EFG Ukraine, Bulgarian Post Bank, Attica Bank
- IT & Telecommunications: OTE



Group, HOL, Forthnet, Vodafone, Telefonica, Orange, Abovenet, Cosmote, Bull

- Private Sector & Multinationals: HP Hellas, Bull, Velti, Infoquest, PriceWaterhouseCoopers, Encode, Hellenic Petroleum
- Government & Public Sector: Greek Research and Education Network, National Technical University of Athens, National Land Registry.

During 2010, LAMDA Hellix’s income add up to €5,5 million, while EBITDA exceeded at €1,64 million. LAMDA Hellix’s immediate investment plans include more developments in Greece, but also geographical expansion in South Eastern Europe, either through the development of new Data Centers or through a combination of new developments and focused acquisitions. LAMDA Hellix aims to become a one-stop-shop for Neutral World-Class Data Center services in the area for Global Enterprises, Telecom providers, E-business organizations and the Public Sector. For more information please visit the website of the company, www.lamdahellix.com.

Exhibition and Convention Centre, Athens International Airport

LAMDA Development participates with 11.7% share in the Athens Metropolitan Expo share capital, which has undertaken, through concession agreement, to develop and operate the new Exhibition and Convention Centre that has been constructed on the Athens International Airport premises. The centre covers a total area of 50,000 sq.m. Total investment amounts approximately to €35,4 million.

Othonos Street Offices

LAMDA Estate Development owns approximately 800 sq.m. of floor space and 1,055 sq.m. of underground parking space in the building at 8, Othonos Street, as well as approximately 1,000 sq.m. of floor space in the building at 10, Othonos Street. Rental income amounts to €0,7 million.





Portfolio under Development



- Greece
- Serbia
- Bulgaria
- Romania
- Montenegro

Greece

Spata Site

LAMDA Development, through its 100% subsidiary LAMDA Estate Development, owns an 85,000 sq.m. plot of land within Spata Business Park, at Voulia Prokalisi location, on Pikermi Avenue. Following the urban planning that has already been completed, the site has been divided into two plots, where developments covering 50,700 sq.m. are allowed to be built. The permitted land uses allow for the development of retail, office, leisure and entertainment uses. The company evaluates alternative options for the development of the land within the abovementioned framework.

Kato Kifissia Site

The company has a 50% stake in the share capital of LAMDA Akinita, which owns an 8,500 sq.m. plot of land in Viltanioti street, Kato Kifissia. The company is evaluating its potential development through construction of an office building offering more than 10,200 sq.m. of surface area.

Second Home Development, island of Aegina



LAMDA Development, through its 100% subsidiary GEAKAT S.A., holds a 116,000 sq.m. plot of land in the Perdika district of Aegina island. The permitted land uses allow 22,000 sq.m. of residential development.

Serbia

Luxury Hotel Complex and Residences

Property Development DOO (100% subsidiary of LAMDA Development) was the highest bidder in the 2007 State open public tender for the sale of a property covering 43,000 sq.m., located in the centre of Belgrade. The plot is adjacent to the historic main tourist attraction of the City, Kalemegdan Castle, overlooking the junction of Sava and Danube Rivers, while it is just one kilometre away

from Belgrade's main "high street" retail pedestrian road. The total area of the project is expected to exceed 100,000 sq.m. The project will consist primarily of high-end residential dwellings accompanied with a five-star branded hotel. The project is presently in the process of obtaining relevant building permit having deployed world leading architects.



Residential Development – Belgrade Centre

LAMDA Development DOO Beograd (100% subsidiary of LAMDA Development) owns a 3,000 sq.m. plot of land in the area of Vracar, Belgrade, an area considered as an upscale

residential area. On this plot, the company can develop a residential complex of 11,000 sq.m., for which relevant permits have been obtained.



Rezoning Project - Belgrade

Singidunum Buildings DOO Beograd (50% participating interest of LAMDA Development, RUDNAP as partner) owns land of approximately 3,400,000 sq.m in the close surround-

ings of Belgrade, next to the airport and specifically in the area where the new ring road of the city will pass. It is expected that this investment will provide the company with consider-

able capital gains due to the forthcoming change in land uses (General Urban Plan adopted) and relevant land exploitation.

Bulgaria

Commercial Development – Office Building – Ring Road



GLS OOD (50% participating interest of LAMDA Development, GEK as partner) owns a 13,500 sq.m. plot of land in Sofia, and more specifically on the city's newly developed ring-road, where all permits for 24,000

sq.m. of commercial and office space have been obtained. The recent widening of the ring road along with the new roundabout literally in front of the site is expected to boost commercial interest for the project.

Residential Development – South Sofia

LAMDA Development Sofia EOOD (100% subsidiary of LAMDA Development) owns a 15,000 sq.m. plot of land in Sofia, and more specifically in the area of Dragalevtzi where many upscale residential develop-

ments have been constructed in the last years. On this site, the company examines the feasibility of upscale residences covering approximately 11,000 sq.m. The project is currently at the stage of architectural design.



Office Building – Sofia CBD



TIHI EOOD (100% subsidiary of LAMDA Development) owns a 6,300 sq.m. plot of land in the CBD of Sofia, with access to the City's two main highway routes just 1 km away from the City centre. On this site, an office building will be developed with retail areas on the ground floor,

covering an area of approximately 30,000 sq.m., for which relevant building permit has been obtained. At this stage, all prospects of securing pre-lease agreements are being examined which will determine the building's final specifications and implementation time framework.

Romania

Residential Development, Regimentului



LAMDA Development Romania Srl (100% subsidiary of LAMDA Development) owns a 11,500 sq.m. plot of land in the northern part of Bucharest, overlooking the Baneasa forest where a number of upscale residen-

tial projects have been developed. The residential complex will consist of approximately 28,000 sq.m. The project is presently in the phase of obtaining building permits.

Logistics Building

The site, land of 102,500 sq.m., owned by Robies Services Ltd (90% subsidiary of LAMDA Development) is on the 23rd kilometre of the Bucharest-Pitesti Highway, in West Bucharest where the major-

ity of all new industrial / logistics projects have been developed. All relevant permits have been obtained respectively for the development of a modern warehouse of 56,000 sq.m.



Montenegro

Second Home Resort



LAMDA Development Montenegro DOO (100% subsidiary of LAMDA Development) owns a 10,500 sq.m. plot of land in Budva, Montenegro, where the plan is to develop a luxurious secondary home resort scheme.

The plot overlooks the famous Sveti Stefan Island, where recently Aman Resort opened a five star hotel. The project is presently at the stage of architectural design.



Corporate Governance

The principles upon which the company's corporate governance is based are considered necessary by the Management of LAMDA Development, both for the control of the Management's decisions and actions, as well as for the protection of the company's shareholders and the general public. LAMDA Development has applied corporate governance principles and processes since its inception, long before these were introduced to Greece, with Law 3016, based on internationally recognized criteria and regulatory frameworks, such as those applied by listed companies on international stock exchanges.

The Company, pursuant to Law 3873/2010 has enacted and implements a Corporate Governance Code, which is uploaded in its website, www.lamda-development.net.

Board of Directors

The Board of Directors is responsible for the company's management and strategic direction. The majority of the Board is composed of non-executive and independent members. More specifically, of the ten members of the Board, nine are non-executive, four of which are fully independent.

Internal Audit Committee

The Internal Audit Committee was formed upon the company's establishment and prior to the undertaking of any investment. The Audit Committee assist the Company's Board of Directors in its duties with regard to financial information, internal audit and monitoring of the ordinary audit.

The Audit Committee today consists of three members, Dr. Peter Kalantzis, Mr. Emmanuel Leonard Bussetil and Mr. George Gerardos.

The Audit Committee operates in accordance with a detailed Operating Regulation, which is uploaded on the Company's website, www.lamda-development.net.

Compensation & Nomination Committee

The Compensation & Nomination Committee assists the Board of

Directors in all matters concerning:
a. the general principles governing the management of the Company's human resources, and especially the policies on compensation, benefits and incentives for the Board of Directors' executive members and the executives and employees of the Company, in accordance with the market conditions and the economic context in general, and
b. the empowerment of the company's administrative centres, thus the assurance of the effective management of the Company by identifying, presenting and nominating suitable candidates for the filling of vacancies in the Board of Directors and approve the documented recommendations of CEO for hiring and promoting executives.

The Compensation & Nomination Committee today consists of three members Messrs. Fotios Antonatos, chairman, Achilles Constantakopoulos, member and Ulysses Kyriacopoulos, member. Mr. Evangelos Chronis is appointed a substitute member of the Chairman. The Compensation & Nomination Committee operates in accordance with a detailed Operating Regulation, which is uploaded on the Company's website www.lamda-development.net.

Risk Management Committee

Risk Management Committee aims

to analyze, evaluate and manage all risks associated with the company's business activity in Greece and abroad. The committee submits its proposals to the Board of Directors.

Investment Committee

The Investment Committee is responsible for approving or rejecting any investment under review. For investments over €15 million per project or for a total commitment of annual investments over €100 million, the Committee submits a request for approval to the Board of Directors.

Internal Audit Department

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

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

Responsibility for the internal audit function has been assumed by the Internal Audit Department (Mrs. Mary Papakonstantinou) and is

supported selectively by external specialist consultants, as deemed necessary.

Investor Relations and Corporate Communications Department

Investor Relations and Corporate Communications Department provides shareholders with accurate information as well as other services as

these are stipulated by Law and the company's Articles of Association. Mr. Alexandros Kokkidis is head of the department, which ensures that all institutional and non-institutional investors, securities companies, brokers and the media receive all necessary information in a responsible, efficient and timely manner. Furthermore, the department is responsible for the communication with competent authorities (Athens

Exchange and Hellenic Capital Market Commission). The department is structured around the following services:
• Shareholder services
• Institutional investor and professional investment advisor relations
• Corporate communications
• Media relations and communication with social and regulatory bodies and other key authorities.

Board of Directors

Peter Kalantzis

Chairman, non executive member

Dr. Peter Kalantzis obtained his master and doctorate degrees in Economics from the university of Basle, where he was also a Researcher. In 1971 he joined the Swiss multinational chemical company Lonza Ltd. (Basel) where he held until 1990 various managerial positions and became the company's Managing Director. From 1991 until 2000 he was Executive Vice-President of Alusuisse-Lonza Group Ltd. (Zurich), responsible for the Group's Chemical Activities as well as for the corporate development. In this capacity he guided the IPO of Lonza and the merger of Alusuisse with Alcan. He remained until 2009 member of the Board of Directors of Lonza Group Ltd. He served for 9 years as Vice-President and President of the Swiss Chemical and Pharmaceutical

Industry Association.

In the period 2001-2003 he served as chairman of the board of Petrola Hellas Ltd. Mr. Kalantzis is currently Chairman of Moevenpick Holding Ltd; Von Roll Holding Ltd and Clair AG. He is further, among other, member of the Board of Directors of CNH Global NV; SGS Ltd and Paneuropean Oil and Industrial Holdings Ltd.

Evangelos Chronis

Vice Chairman, non executive member

Mr. Evangelos Chronis studied shipping in London and worked closely with John S. Latsis for 26 years. Today, he serves as General Manager of the Latsis Group in Greece and as Chairman and Member of the BoD for a number of the Latsis Group companies, as well as for non-profit and charitable organizations.

Odisseas Athanassiou

CEO, executive member

Mr. Odisseas Athanassiou has a long experience in senior administration positions in Greece and abroad. He has held the position of Financial Director, Greece at the cement company TITAN, the position of CFO Western Greece in Barilla in Paris and the position of CFO of Diageo Hellas responsible for the Greece and Turkey Hub. In the above mentioned companies he also served as member of the Board of Directors. During his 8 years career in the United States he worked for Ernst & Young and Emerson Electric. He holds a degree in Economics and Political sciences from the University of Athens and an MBA from the University of Texas at Austin. Mr. Athanassiou is vice chairman of Eurobank properties, a member of the General Council of SEV and a member of the board of directors of SELPE.

Corporate Governance

Fotios Antonatos

Non-executive member

Mr. Fotios Antonatos is based in Geneva and maintains the position of General Counsellor of the Latsis Group. He is a Member of the Board of Directors of various subsidiaries of the EFG banking group in Switzerland and, in addition, has been a member of the management team of many Latsis Group companies for more than 20 years.

Emmanuel Leonard Bussetil

Non-executive member

Mr. Emmanuel Bussetil is the Financial Director of the Latsis Group and a Member of the Board of Directors of various subsidiaries of the EFG banking group, as well as a Member of the Board of Directors of PrivatAir Holding S.A. He is also a Member of the Institute of Chartered Accountants of England and Wales (ICAEW). Prior to his appointment as Head of the Latsis Group's Internal Audit Department, Mr. Bussetil worked for Pricewaterhouse. His collaboration with the Latsis Group began 25 years ago.

George Gerardos

Independent, non-executive member

Mr. George Gerardos graduated from the Athens College and he received his B.A. in Civil Engineering from the National Technical University of Athens. His entrepreneurial activities began in 1969, when he

set up the first PLAISIO store on Stournari Street, Athens. Today, after 42 years of constant development and pioneering ideas, Mr. Gerardos is the President and CEO of PLAISIO Computers S.A, one of Europe's 500 fastest growing Businesses for the 8th consecutive year.

Theodora Zervou

Non-executive member

Dr. Theodora Zervou, attorney at law, member of the Athens Bar Association, has served as Legal Counsel to National Investment Bank for Industrial Development S.A. and EFG Eurobank Ergasias S.A., as of its establishment until May 2006, when she joined Latsis Group as Legal Counsel. As of today, she continues collaborating with Eurobank as a special Legal Counsel.

Spyridon Theodoropoulos

Independent, non-executive member until 31/3/2011

Mr. Spyridon Theodoropoulos is the CEO of Chipita S.A. He is a graduate of Athens University of Economics and Business. He began his career in 1976, working for Recor S.A. In 1981 he became General Manager of Aligel. In 1986 he became General Manager of Interia. In the same year, he purchased 50% of the shares in Chipita, becoming its Managing Director. In 1989 he proceeded with the purchase of the remaining 50% of Chipita's shares. In 2006 Chipita

merged with Delta to form Vivartia SA. One year later, MIG bought Vivartia. From 1/9/2006 until 15/4/2010 Mr Theodoropoulos was the Managing Director of Vivartia SA. During the summer of 2010 together with the Olayan group, as well as with other greek partners, Mr Theodoropoulos bought Chipita. He is currently a member of the Board of Directors of Titan. In the past, he served as president of the Athens Stock Exchange Listed Companies Association, vice president of Greek Federation of Industries and vice president of Helix.

Ulysses Kyriacopoulos

Independent, non-executive member

Mr. Ulysses Kyriacopoulos has studied Mining Engineering at Montanuniversitaet Loeben in Austria and at the University of Newcastle-upon-Tyne in England. He received his MBA at the European Institute of Business Administration (INSEAD) in Fontainebleau, France. He is Chairman of the Board of S&B Industrial Minerals SA, Chairman of the board of Motodynamics. He is member of the General Council of the Bank of Greece, member of the Board of Lavipharm SA, former Chairman of the Federation of Greek Industries, former Vice President of BusinessEurope (Confederation of European Employers/ UNICE), former President of the Greek National Opera and Former Vice President of the Hellenic Exchanges Holding SA.

Achilles V. Constantakopoulos

Independent, non-executive member

Mr. Achilles Constantakopoulos has graduated from Ecole Hoteliere de Lausanne. Since 1995 he is the Chairman & Managing Director of COS-TATERRA S.A. (Investment and Real Estate Development), TEMES S.A. (Development and implementation of Costa Navarino), and Vice-Chairman of GEOHELLAS S.A. (Industrial Minerals). He is also a member of the BoD of AEGEAN AIRLINES S.A., AMATHUS

HELLAS S.A., CYBARCO HOLDINGS Ltd., CYBARCO SA., and EMPORIKI BANK S.A.

Dimitris Papalexopoulos

Independent, non-executive member

Mr. Dimitris Papalexopoulos holds a degree in Electrical Engineer (Dipl. EL-Ing. ETH, 1985) from the Swiss Federal Institute of Technology and an MBA from Harvard Business School, USA (1987). He has worked as a consultant for McKinsey &

Company in the USA and Germany. He has been with TITAN CEMENT CO since 1991, having worked in many financial posts, while in 1996 he was appointed Managing Director. Mr. Papalexopoulos sits on the Board of the SEV (Federation of Greek Industries) Council for Sustainable Development (SEV BCSD), the Foundation for Economic and Industrial Research, Eurobank EFG Ergasias and the European Round Table of Industrialists (ERT).

Our people

LAMDA Development acknowledges that its business success is based on the strength of its people. It aims at the creation of a working environment conducive to high development, by following strategies of attracting, developing and retaining human capital, while offering equal opportunities to everyone. The company conducts training programmes, in which all employees can participate, with the purpose of covering their specific training needs, facilitating their professional development and ensuring their effective response to the company's goals. LAMDA Development is interested in educating its employees, improving corporate internal communication and enhancing corporate culture. Within the framework of the benefits provided and the social policy implemented by the company, LAMDA Development offers its employees a series of financial and social benefits:

- Special stock option plan for its senior executives
- Performance-based bonus plan
- Health insurance and Pension plan
- Granting of interest-free loans to the personnel to help them cover serious urgent needs
- A Blood Bank for the company's employees and their relatives
- Events and celebrations for employees' children
- Rewarding excellent pupils/students

Actions of Environmental and Social Awareness

With each project, LAMDA Development strives to use environmentally friendly materials and implement energy efficient construction methods and operation modes, contributing to the preservation of the environment, through its sustainable investments.

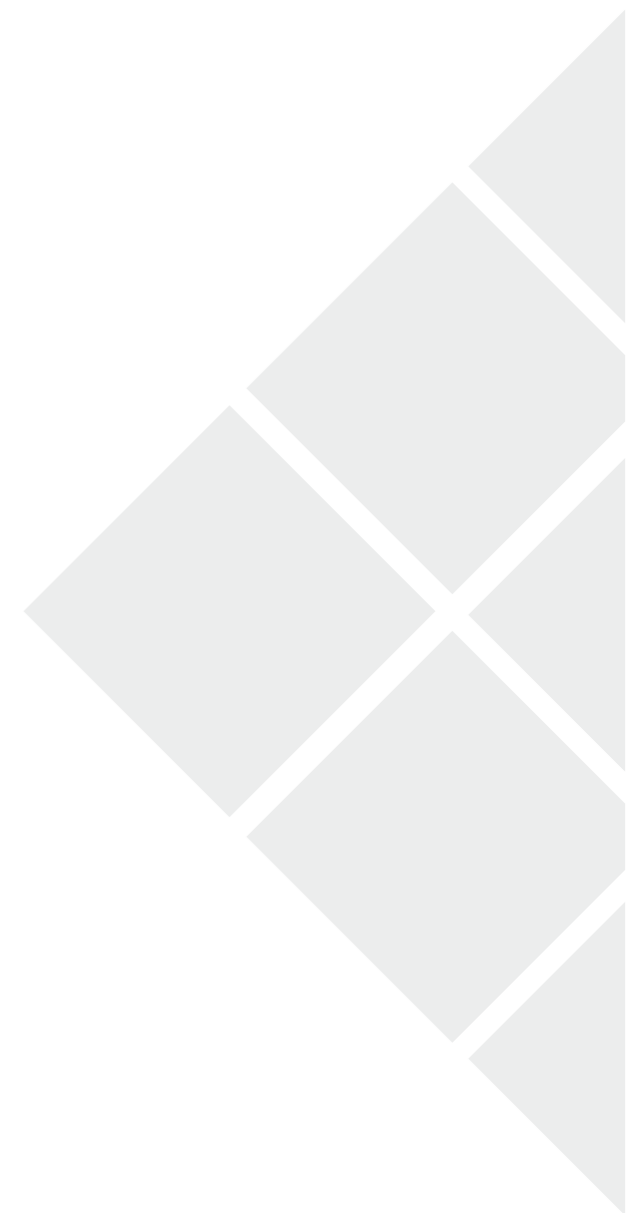
Currently the company is in the process of introducing Tri-generation projects in an effort to improve the energy usage efficiency in all its Malls; hence benefiting from the process of electrical power generation to achieve major benefits in heating, air conditioning and at the same time reduce the buildings carbon footprint.

Since its establishment, LAMDA Development has always supported the efforts made by public welfare institutions and organizations, which aim to improve the living standards of our fellow citizens and help those in need. Indicatively, the company supports the work of organizations, such as Amimoni, Alma Zois, Elepap, Make a Wish, Special Olympics. LAMDA Development also supports the National Theatre.



Financial Statement





www.lamda-development.net



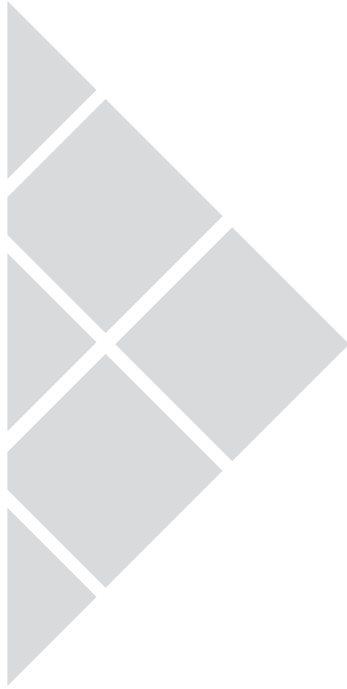
Completely recyclable and biodegradable.



Pulp bleached using chlorine free process.



Acid free paper that has a neutral pH. It addresses the problem of preserving documents for long periods.



LAMDA Development SA
37A, Kifissias Avenue (Golden Hall), 151 23 Maroussi
Tel.: +30 210 7450600, Fax: +30 210 7450645
www.lamda-development.net

