

Interim Financial Statements for the six months ended 30 June 2005



Half-year interim financial statements 1/1-30/6/2005

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CERTIFIED AUDITORS' REVIEW REPORT

(IN AGREEMENT)

To the Shareholders of ELLINIKI TECHNODOMIKI TEB A.E.

We have reviewed the attached interim financial statements of ELLINIKI TECHNODOMIKI TEB A.E. for the half year ended 30 June 2005. The responsibility for the drafting of such interim financial statements lies with the management.

We performed our review according to the Greek Review Standard, harmonised with the respective International Review Standard. Our work consisted mainly of a critical evaluation of the financial information contained in the interim financial statements and of securing adequate explanations on matters that we raised with the company's financial services. The extent of this work is much less than that involved with an audit report, where the objective is to form and express and complete opinion on the financial statements. Therefore, this report does not constitute

an audit report.

Based on our review, we confirm that no evidence has come to our attention that would necessitate any material changes to be performed on the aforementioned interim financial statements, so as to ensure their compliance with the International Accounting Standards that have been adopted by the European Union.

Without expressing any reservation as to the conclusions of our review, note is made of the fact that the tax returns of both the parent company and its subsidiaries for the years broken down in note no. 7, have not been audited by the Tax Authorities, and therefore it is possible that additional taxes and charges may be imposed in the future as a result of the audit and finalisation of such tax returns. It is currently not possible to foresee the outcome of said Tax Audit, and therefore the financial statements do not include any relevant provisions.

Athens, 28 September 2005 The Certified Auditor-Accountant

> SPIROS D. KORONAKIS SOEL REG, NO, 10991 SOL S.A.





Balance sheet

All amounts in Euro thousands.

		CONSOLIDAT	ED FIGURES	S COMPANY FIGU	
	Note	30/6/2005	31/12/2004	30/6/2005	31/12/2004
ASSETS					
Non-current assets					
Tangible assets		154.950	144.340	23.431	22.297
Intangible assets		178	268	9	15
Investments in real property		108.104	106.993	17.173	17.243
Investments in subsidiaries		0	0	331.024	335.896
Investments in Affiliated Companies (with the net worth method)		128.054	120,360	83.917	83.057
Investments in joint ventures		1.220	1.219	158	158
Other Investments		-	25.931	-	24.360
Deferred tax receivables		5.116	5.832	71	129
Long-term available-for-sale financial assets	6	53.624	_	52.745	
Other non-current receivables	8	57.237	58,295	8	308
		508.485	463.237	508.536	483.468
Current assets					
Inventories		45.175	61.317	-	
Trade debtors and other receivables	8	558.626	455.201	49.748	18.604
Cash and cash equivalents		144.575	183,752	37.479	36.307
		748.376	700.271	87.227	54.910
Total Assets		1.256.861	1.163.508	595.763	538.379
EQUITY CAPITAL					
Equity capital attributed to shareholders					
Share Capital	9	91.156	91.156	91.156	91.156
Share premium reserve	9	302.061	302.061	302.061	302.061
Own Shares	9	-	(9.515)	-	
Other reserves	10	204.611	177.482	122.301	93.516
Profit/(loss) carried forward		(56.701)	(47.508)	44.199	45.888
		541.127	513.675	559.717	532.621
Minority interest		154.355	155.915	-	
Total equity		695.481	669.591	559.717	532.621
CREDITORS					
Non-current liabilities					
Long-term Loans	11	28.884	33,393	-	
Deferred tax obligations		17.618	16.124	_	
Staff compensation provisions		3.310	2.861	448	416
Grants		6.585	6.680	110	110
Other non-current liabilities	12	3.386	670	_	
Other long-term provisions	13	18.470	18.684	-	
Other long-term provisions	13	78.253	78.411	448	416
Current Liabilities		76.233	/8.411	110	410
Suppliers and other liabilities	12	329.194	296.412	5.583	3.038
Current tax obligations		19.661	34.539	-	1.715
Short-term loans	11	90.523	82.882	_	
Dividend payable		43.636	1.591	30.015	588
Other Short-term Provisions	13	113	81	30.013	200
Outer Short-term Provisions	17	483.127	415.506	35.598	5.342
Total creditors		561.380	493.917	36.046	5.758
roun creditors		1.256.861	1.163.508	595.763	538.379



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Income statement

All amounts in Euro thousands, except per share data.

Half-year 2004 and 2005

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	1/1/ to 30/6/2005	1/1/ to 30.06.04	1/1/ to 30/6/2005	1/1/ to 30.06.04
Sales	275.010	442.083	2.950	4.409
Cost of sales	(225.763)	(366.290)	(1.315)	(1.523)
Gross Profit	49.246	75.793	1.636	2.887
Distribution expenses	(2.304)	(858)	-	-
Administration expenses	(14.905)	(13.922)	(2.589)	(1.017)
Other operating income / (expenses) (net)	(262)	(1.896)	1.213	(332)
Operating results	31.776	59.117	260	1.538
Income from Dividend	110	597	28.741	31.955
Profit/(loss) from affiliated undertakings	6.321	710	-	-
Profit/(loss) from joint ventures	429	417	-	-
Financial income (expenses) - net	(2.044)	(2.550)	79	(220)
Profit before tax	36.592	58.292	29.079	33.272
Income tax	(11.481)	(21.930)	(740)	(1.404)
Net period profit from ongoing activities	25.112	36.362	28.340	31.869
Appropriated to:				
Parent company shareholders	18.203	23.841		
Minority interest	6.909	12.521		
	25.112	36.362		
Profit per share corresponding to parent company shareholders for the period (€per share)				
Basic	0,14	0,23		
Amounts in € thousands				



Half-year interim financial statements 1/1-30/6/2005

Q2 2004 and 2005

	CONSOLIDAT	CONSOLIDATED FIGURES		FIGURES
	1/4/ to 30/6/2005	1/4/ to 30.06.04	1/4/ to 30/6/2005	1/4/ to 30.06.04
Sales	131.257	229.919	949	1.948
Cost of sales	(112.776)	(199.374)	(697)	(623)
Gross Profit	18.481	30.545	252	1.325
Distribution expenses	(1.437)	(159)	-	-
Administration expenses	(8.784)	(8.876)	(1.791)	(394)
Other operating income / (expenses) (net)	(448)	(2.061)	1.293	(544)
Operating results	7.812	19.450	(246)	388
Income from Dividend	(38)	486	28.658	31.450
Profit/(loss) from affiliated undertakings	5.385	746	-	-
Profit/(loss) from joint ventures	(1.133)	(1.212)	-	-
Financial income (expenses) - net	(833)	(999)	(858)	47
Profit before tax	11.192	18.471	27.554	31.885
Income tax	(4.821)	(7.683)	(421)	(701)
Net period profit from ongoing activities	6.371	10.788	27.133	31.184
Appropriated to:				
Parent company shareholders	4.372	7.301		
Minority interest	1.999	3.488		
	6.371	10.788		
Profit per share corresponding to parent company shareholders for the period (€ per share)				
sintenoiders for the period (e per share)				
Basic and diluted	0,03	0,07		



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Changes in Equity Capital

Statement of changes in equity						
		Attributed to p	shareholders Kesuits	Minority Rigths		
	Share Capital	Other reserves	Own Shares	carried forward		Total
1 January 2004	378.024	161.995	(9.515)	(39.288)	150.520	641.737
Net profit for the period	_	-	_	23.841	12.521	36.362
Total recognised net profit for the period	-		-	24.057	9.359	33.416
Carried to reserves	-	15.303	-	(15.303)	-	
Dividend allocation	_	-	-	(27.817)	(13.392)	(41.210)
	-	15.303	-	(43.121)	(13.392)	(41.210)
30 June 2004	378.024	177.298	(9.515)	(58.352)	146.487	633.943
Net profit for the period (before dividend)	_	-	-	26.955	9.259	36.214
Total recognised net profit for the period	-		-	26.218	9.428	35.646
Share capital issue / (Reduction)	15.193	(15.193)	-		-	
Carried to reserves	-	14.226	-	(14.224)	-	2
	15.193	(966)	-	(14.224)		2
31 December 2004	393.217	176.332	(9.515)	(46.359)	155.915	669 <i>5</i> 91
1 January 2005	393.217	176.332	(9.515)	(46.359)	155.915	669.591
Application of IAS 32 & 39	-	32.273	-	647	-	32.920
Net profit/(loss) directly recognised in equity	-	(4.495)	-	838	4.074	417
Net profit for the period	-	-	-	18.203	6.909	25.112
Total recognised net profit for the period	-	27.779	-	19.687	10.983	58.449
Own Shares	-	-	9.515	-	-	9.515
Carried to reserves	-	500	-	(500)	-	-
2004 dividend	-	-	-	(29.529)	(12.543)	(42.073)
	-	500	9.515	(30.029)	(12.543)	(32.558)
30 June 2005	393.217	204.611		(56.701)	154.355	695.481



Changes in Equity Capital

		(COMPANY	FIGURES	
	A	ttributed to p	arent comp	pany shareholders	
	Share Capital	Other reserves	Own Shares	Results carried forward	Total
1 January 2004	378.024	91.751	-	56.703	526.478
Net profit for the period	-	-	-	31.869	31.869
Total recognised net profit for the period	-	-	-	31.869	31.869
Carried to reserves	-	15.315	-	(15.315)	-
Dividend allocation	-	-	-	(27.817)	(27.817)
	-	15.315	-	(43.132)	(27.817)
30 June 2004	378.024	107.065	-	45.440	530.529
Net profit for the period (before dividend)	-	-	-	2.091	2.091
Total recognised net profit for the period	-	-	-	2.091	2.091
Share capital issue / (Reduction)	15.193	(15.193)	-	-	-
Carried to reserves	-	1.644	-	(1.644)	-
	15.193	(13.549)	-	(1.644)	-
31 December 2004	393.217	93.516	-	45.888	532.621
	393.217	93.516	-	45.888	532.621
Application of IAS 32 & 39	-	32.273	-	-	32.273
Net profit/(loss) directly recognised in equity		(3.988)	_	_	(3.988)
Net profit for the period	-	499	-	27.841	28.340
Total recognised net profit for the period	-	28.785	-	27.841	56.625
Own Shares	-	-	-	-	-
Carried to reserves	-	-	-	-	-
2004 dividend	-	-	-	(29.529)	(29.529)
	-	-	-	(29.529)	(29.529)
	393.217	122.301	-	44.199	559.717



Cash Flow Statement

All amounts in Euro thousand

		CONSOLIDAT	ED FIGURES	COMPANY	FIGURES
	Note	1/1/ to 30/6/2005	1/1/ to 30.06.04	1/1/ to 30/6/2005	1/1/ to 30.06.04
Cash flows from operating activities					
Cash flows from operating activities	14	(15.394)	(10.870)	(30.599)	(33.868)
Interest paid		(3.192)	(3.031)	(141)	(251
Income tax paid		(16.483)	(16.796)	(429)	(342)
Net cash flows from operating activities		(35.069)	(30.698)	(31.169)	(34.461)
Cash flows from investment activities					
Acquisition of affiliates, joint ventures and other investments		(2.297)	(9.008)	(749)	(4.116)
Acquisition and increased interest in subsidiaries and affiliates		-	(6.709)	(210)	
Sale of shares in subsidiaries, affiliates, joint ventures and other investments		5.535	1.159	5.496	(8.263)
Purchase of tangible and intagible fixed assets		(20.274)	(3.752)	(1.215)	(77
Sale of tangible and intagible fixed assets		1.372	3.522	-	2:
Purchases of investments in property		(1.428)	(317)	-	
Sales of investments in property		317	3.096		
Grants collected		145	225	-	
Dividend collected		110	597	28.741	31.955
Acquisition of subsidiaries		-	-		
Interest collected		1.102	566	381	47:
Other		-	-	-	246
Net cash flows from investment activities		(15.420)	(10.620)	32.444	20.240
Cash flows from financing activities					
Ordinary shares issued		-	-	-	
Sale / (Purchase) of own shares	9	9.057	-	-	
Dividend paid to parent company shareholders and minority interests		(28)	(506)	(102)	(45)
Loans drawn		21.631	60.276	-	
Loan full payment		(18.288)	(91.244)	-	(19.800)
Leasing principal payments		(211)	(345)	-	
Other (please specify)		-	-	-	
Net cash flows from financing activities		12.161	(31.819)	(102)	(19.845)
Net (drop) / increase in cash and cash equivalents		(38.328)	(73.136)	1.172	(34.066)
Cash and cash equivalents at beginning of period		182.903	200.602	36.307	70.180
FX differences in cash and cash equivalents		-	-	-	
Cash and cash equivalents at end of period		144.575	127.466	37.479	36.114



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Notes to the consolidated financial statements

1 General information

ELLINIKI TECHNODOMIKI TEB A.E. (the "Company") and its subsidiaries (together either "ELTEB" or the "Group") operate in constructions, real estate development and management, energy and concessions. The Group mostly operates in Greece.

The Company has been organised and is established in Greece, headquartered at 78A Louizis Riancour str., Athens.

The shares of the Company are listed on the Athens Exchange.

These financial statements have been approved for issue by the Company's Board of Directors on 21 September 2005.

2 Summary of significant accounting policies

2.1 Basis of preparation

These interim consolidated financial statements are for the period 1 January to 30 June 2005. They have been prepared in accordance with IAS 34 "Interim Financial Reporting", and are covered by IFRS 1 "First-time adoption of IFRS", because they are part of the period covered by the Group's first IFRS financial statements for the year ending 31 December 2005. These interim financial statements have been prepared in accordance with those IFRS issued and effective or issued and early adopted as at the time of preparing these statements (June 2005). The IFRS and IFRIC interpretations that will be applicable at 31 December 2005, including those that will be applicable on an optional basis, are not known with certainty at the time of preparing these interim financial statements.

The accounting policies used in the preparation of the interim financial statements are consistent with those used in the Transition to IFRS Report that the Group prepared for the year ended 31 December 2004.

In order to better understand the interim financial statements and get a fuller picture, one needs to study them along with the 2004 Transition Report, posted on the company's website (www.etae.com)

In accordance with the transitional provisions set out in IFRS 1, and other relevant standards, the Group has applied IFRS expected to be in force as at 31st December 2005 in its financial reporting with effect from 1st January 2004, with the exception of the standards relating to financial instruments which were applied with effect from 1st January 2005, as described in the Transition Report. Therefore the impacts of adopting IAS 32 and IAS 39 are not included in the 2004 comparatives in accordance with IFRS 1.

Until 31 December 2004, Financial Statements were being prepared according to the Greek Generally Accepted Accounting Principles, which at certain points differ from the IFRS. In preparing these consolidated financial statements, management has amended certain accounting and valuation methods applied in the Greek GAAP financial statements to comply with IFRS. The figures in respect of 2004 were restated to reflect these adjustments, except as described in the accounting policies.

Reconciliations and descriptions of the effect of the transition from Greek GAAP to IFRS on the Group's equity and net income are provided in Note 3.

This consolidated financial information has been prepared under the historical cost convention, except that financial assets are carried at fair value, through profit and loss or available-for-sale, according to IFRS 39. On 1 January 2005, the Group classified its investments in the share capital of non-consolidated companies as financial



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assets available for sale and performed a fair valuation. Unrealised profit or loss resulting from changes in the fair value of investment property appear as fair value inventories in equity, until such assets are sold or designated as depreciated. When sold or depreciated, profit or loss shall be carried to the results. Depreciation losses appearing in the results are not reversible.

Costs that incur unevenly during the financial year are anticipated or deferred in the interim financial statements only if it would be also appropriate to anticipate or defer such costs at the end of the financial year.

3 Transition to IFRS

3.1 Application of IFRS 1

The Group's financial statements for the year ended 31 December 2005 will be the first annual financial statements that comply with IFRS. This financial information for the year ended 31 December 2004 has been prepared as described in Note 2.1. The Group has applied IFRS 1 in preparing plain and consolidated financial statements.

The Group's transition date is 1 January 2004. The Group prepared its opening IFRS balance sheet on that date. The reference date of the interim plain and consolidated financial statements is 30 June 2005. The Group's IFRS adoption date is 1 January 2005.

In preparing these consolidated financial information in accordance with IFRS 1, the Group has applied certain of the optional exemptions and all the mandatory exceptions from full retrospective application of IFRS, as follows:

3.2 Exemptions from full retrospective application elected by the Group

The Group has elected to apply the following optional exemptions from full retrospective IFSR application.

(a) Business combinations exemption

The Group has applied the business combinations exemption in IFRS 1. It has not restated business combinations that took place prior to the 1 January 2004 transition date.

(b) Fair value as deemed cost exemption

The Group has elected to appraise property investments and some fixed assets at fair value as at 1 January 2004 and adopt it as "deemed cost".

(c) Employee benefits exemption

The Group has elected to recognise all cumulative actuarial gains and losses as at 1 January 2004.

(d) Exemption from restatement of comparatives for IAS 32 and IAS 39

The Group has elected to apply this exemption. It applies Greek GAAP rules to financial assets and financial liabilities for 2004. The adjustments required for differences between Greek GAAP and IAS 32 and IAS 39 will be determined and recognised at 1 January 2005.

(e) Designation of financial assets and financial liabilities exemption

The Group has elected to apply the comparatives exemption for IAS 32 and IAS 39 (see (d) above). The Group has reclassified investments in the share capital of non-consolidated companies as available-for-sale investments and as financial assets at fair value through profit and loss. The adjustments relating to IAS 32 and IAS 39 will take place as appropriate on the opening balance sheet date of 1 January 2005, the IAS 32/39 transition date.



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(f) Decommissioning liabilities included in the cost of fixed assets exemption

The Group does not have any decommissioning liabilities (other than for a certain property occupied by a subsidiary, that has been treated in accordance with IAS 17 as part of the minimum lease payments concerning the operating lease of the land); This exemption is not applicable.

3.3 Reconciliations between IFRS and Greek GAAP

The following reconciliations provide a quantification of the effect of the transition to IFRS.

- Equity Capital Conciliation on the transition at 1 January 2004, 30 June and 31 December 2004 (Note 3.3.1).
- Income statement as at 30 June 2004 (Note 3.3.2)



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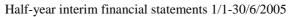
3.3.1 Summary of Equity Capital

	CONSOLIDATED FIGURES			
	1/1/2004	30/6/2004	31/12/2004	
Equity capital of companies consolidated according to the Greek Generally Accepted Accounting Principles	607.893	681.918	627.936	
Impact of construction contracts	30.752	4.192	30.988	
Restructuring of provisions for employee benefits, based on an actuarial study	(2.655)	(1.895)	(1.072)	
Valuation of consolidated participations, according to IFRS	(987)	(987)	(987)	
Recognition of obligation to purchase minority in a subsidiary	(18.327)	(18.327)	(18.327)	
Write-off of intangible assets not meeting recognision criteria under IAS 38	(17.057)	(14.499)	(11.086)	
Reversal of dividend payable until General Assembly approval	27.817	-	29.529	
Reversal of obligation to AKTOR minority shareholders for 2004 dividend	13.985	-	12.158	
Own shares exclusive of equity	(9.515)	(9.515)	(7.983)	
Adjustments of deferred taxation	9.928	9.476	5.199	
Impact from the consolidation of companies and jvs for the first time according to the IFRS	310	(460)	(3.516)	
Reversal of Free Shares from Subsidiaries not eliminated in the G	-	-	2.462	
Half-year income tax prediction	-	(15.771)	-	
Other restructuring	(407)	(500)	4.289	
Total IFRS transition restructuring	33.844	(48.287)	41.655	
Total Equity Capital according to IFRS	641.737	633.631	669.591	



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	COMPANY			
	1/1/2004	30/6/2004	31/12/2004	
Equity according to the Greek Generally Accepted Accounting Principles	485.089	517.636	496.571	
Impact of construction contracts	-	-	-	
Restructuring of provisions for employee benefits, based on an actuarial study	(466)	(441)	(416)	
Valuation of consolidated participations, according to IFRS	16.247	16.247	6.908	
Recognition of obligation to purchase minority in a subsidiary	-	-	-	
Write-off of intangible assets not meeting recognision criteria under IAS 38	(3.584)	(1.946)	(319)	
Reversal of dividend payable until General Assembly approval	27.817	-	29.529	
Own shares exclusive of equity	-	-	-	
Adjustments of deferred taxation	1.441	1.187	129	
Impact from the consolidation of companies and jvs for the first time according to the IFRS	_	-	-	
Other restructuring	(67)	(233)	218	
Total IFRS transition restructuring	41.389	14.814	36.050	
Total Equity according to IFRS	526.478	532.450	532.621	





3.3.2 Income Statement Conciliation at 30 June 2004 All amounts in Euro thousands.

GGAP	nt	IFRS
243.839	198.244	442.083
(182.482)	(183.808)	(366.290)
61.357	14.436	75.793
(487)	(371)	(858)
(9.690)	(4.232)	(13.922)
1.017	(2.913)	(1.896)
52.197	6.920	59.117
39.078	(38.481)	597
	710	710
	417	417
(10.923)	8.373	(2.550)
80.352	(22.061)	58.291
(727)	(21.203)	(21.930)
79.625	(43.264)	36.361
GGAP	Restateme nt	IFRS
4.409	_	4.409
(1.523)	-	(1.523)
2.886	-	2.886
	-	
(2.981)	(1.964)	(1.017)
422	754	(332)
327	(1.210)	1.537
31.955	-	31.955
	-	
	-	
264	484	(220)
32.546	(726)	33.272
	1.404	(1.404)
32.546	678	31.868
	(182.482) 61.357 (487) (9.690) 1.017 52.197 39.078 (10.923) 80.352 (727) 79.625 GGAP 4.409 (1.523) 2.886 (2.981) 422 327 31.955	(182.482) (183.808) 61.357 14.436 (487) (371) (9.690) (4.232) 1.017 (2.913) 52.197 6.920 39.078 (38.481) 710 417 (10.923) 8.373 80.352 (22.061) (727) (21.203) 79.625 (43.264) Restateme GGAP nt 4.409 - (1.523) - 2.886 - (2.981) (1.964) 422 754 327 (1.210) 31.955 - 264 484 32.546 (726) 1.404



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4 Note on future events

Interim income statements, as well as the notes and reports that accompany them may include certain assumptions and calculations referring to future events with regard to operations, growth and financial performance of both the Company and the Group. Despite the fact that such assumptions and calculations are based on the best possible knowledge of the Company's and the Group's management, with regard to current conditions and activities, the actual results may eventually differ from those calculations and assumptions taken into consideration in the preparation of the Company's and the Group's interim financial statements.

The Company and the Group bear no responsibility and are not obliged to change any of the reports or assumptions that concern future events as a result of new available information oon such future events or of any other reason.

5 Sector specific information

On 30 June 2005, the Group is operating in 4 business sectors:

- Constructions
- Land and real estate development
- Energy and environment
- Other activities



	g 30 June 2004 foll	Land and real			
		estate	Energy and		
	Constructions	development	environment	Other	Total
Total gross sales per sector	421.863	19.465	5.739	13.290	460.356
Intracompany Sales	(8.136)	(6.291)	(200)	(3.646)	(18.273)
Net sales	413.726	13.174	5.539	9.644	442.083
Operating results	49.909	6.626	(2.664)	5.246	59.117
Profit/(loss) from affiliated undertakings	(3.581)	-	428	3.863	710
Profit/(loss) from joint ventures	(180)	-	609	-	417
Income from Dividend					597
Financial income (expenses) - net					(2.550)
Profit before tax					58.292
Income tax					(21.930)
Net period profit from ongoing activities					36.362
	g 30 June 2005 fall	ow.			36.362
Net period profit from ongoing activities Results for each sector for the 6 months endin	g 30 June 2005 foll Constructions	ow. estate development	Energy and environment	Other	36.362 Total
		estate		Other 5.459	
Results for each sector for the 6 months endin	Constructions	estate development	environment		Total 281.908
Results for each sector for the 6 months endin Total gross sales per sector	Constructions 244.452	estate development 19.037	environment 12.959	5.459	Total 281.908 (6.898)
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales	Constructions 244.452 (3.429)	estate development 19.037 (1.015)	environment 12.959 (602)	5.459 (1.852)	Total 281.908 (6.898) 275.010
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales Net sales	Constructions 244.452 (3.429) 241.023	estate development 19.037 (1.015) 18.023	environment 12.959 (602) 12.357	5.459 (1.852) 3.607	Total 281.908 (6.898) 275.010 31.776
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales Net sales Operating results	Constructions 244.452 (3.429) 241.023 24.087	estate development 19.037 (1.015) 18.023	environment 12.959 (602) 12.357 2.434	5.459 (1.852) 3.607 2.026	Total 281.908 (6.898) 275.010 31.776 6.321
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales Net sales Operating results Profit/(loss) from affiliated undertakings	Constructions 244.452 (3.429) 241.023 24.087 2.613	estate development 19.037 (1.015) 18.023	environment 12.959 (602) 12.357 2.434 317	5.459 (1.852) 3.607 2.026	Total 281.908 (6.898) 275.010 31.776 6.321 429
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales Net sales Operating results Profit/(loss) from affiliated undertakings Profit/(loss) from joint ventures	Constructions 244.452 (3.429) 241.023 24.087 2.613	estate development 19.037 (1.015) 18.023	environment 12.959 (602) 12.357 2.434 317	5.459 (1.852) 3.607 2.026	
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales Net sales Operating results Profit/(loss) from affiliated undertakings Profit/(loss) from joint ventures Income from Dividend	Constructions 244.452 (3.429) 241.023 24.087 2.613	estate development 19.037 (1.015) 18.023	environment 12.959 (602) 12.357 2.434 317	5.459 (1.852) 3.607 2.026	Total 281.908 (6.898) 275.010 31.776 6.321 429
Results for each sector for the 6 months endin Total gross sales per sector Intracompany Sales Net sales Operating results Profit/(loss) from affiliated undertakings Profit/(loss) from joint ventures Income from Dividend Financial income (expenses) - net	Constructions 244.452 (3.429) 241.023 24.087 2.613	estate development 19.037 (1.015) 18.023	environment 12.959 (602) 12.357 2.434 317	5.459 (1.852) 3.607 2.026	Total 281.908 (6.898) 275.010 31.776 6.321 429 110 (2.044)

6. Available for sale investments

Amounts in Euro thousand

lable-for-sale investments		
	CONSOLIDATE D FIGURES	COMPANY FIGURES
	30/6/2005	30/6/2005
Start of period balance	-	-
Application of IAS 32 & 39	58.204	56.633
Additions	139	100
(Sales) / (write-offs)	(732)	-
Adjustment to fair value: Increase / (drop	p) (3.988)	(3.988)
End of period balance	53.624	52.745
Non-current assets	53.624	52.745
Current assets	-	-
	53.624	52.745



ELLINIKI TECHNODOMIKI TEB

Available-for-sale investments inclu	nde the following:	
	CONSOLIDATE D FIGURES	COMPANY FIGURES
	30-Ιουν-05	30-Iovv-05
Listed securities:		
Shares-Greece	18.582	18.582
Non-listed securities:	-	-
Shares-Greece	35.042	34.163
	53.624	52.745

Group Participations 6

Group companies consolidated with the full consolidation method

are:

no.	COMPANY	REG. OFFICE	PARTICIPA TION %	UNAUDIT ED YEARS
1	ADEYP S.A.	GREECE	86,50	2003-2004
2	AIFORIKI DODEKANISSOU S.A.	GREECE	85,50	2003-2004
3	AEOLIKA PARKA OF GREECE TRIZINIA S.A.	GREECE	52,86	2003-2004
4	AEOLIKI ANTISSAS S.A.	GREECE	69,00	1999-2004
5	AEOLIKI ZARAKA METAMORFOSSIS S.A.	GREECE	95,56	2003-2004
6	AEOLIKI KANDILIOU S.A.	GREECE	75,31	2003-2004
7	AEOLIKI OLYMPOS EVIA S.A.	GREECE	51,43	2002-2004
8	AEOLIKI PANEIOU S.A.	GREECE	85,33	2003-2004
9	AEOLIKI PARNONOS S.A.	GREECE	85,00	2003-2004
10	AKTOR S.A.	GREECE	69,06	2002-2004
11	ANDROMACHE S.A.	GREECE	81,44	2003-2004
12	APOTEFROTIRAS OE	GREECE	67,50	2004
13	ASTIKES ANAPTIXIS S.A.	GREECE	100,00	2003-2004
14	BISTONIS S.A.	GREECE	52,49	2003-2004
15	YIALOU DEVELOPMENT S.A.	GREECE	89,17	2003-2004
16	YIALOU EMPORIKI & TOURISTIKI S.A.	GREECE	50,83	2001-2004
17	DIMITRA S.A.	GREECE	34,88	2003-2004



no.	COMPANY	REG. OFFICE	PARTICIPA TION %	UNAUDIT ED YEARS
18	DIETHNIS ALKI S.A.	GREECE	100,00	2003-2004
19	HE&D RENEWABLES S.A.	GREECE	100,00	2003-2004
20	HELLENIC QUARRIES S.A.	GREECE	69,06	2003-2004
21	HELLENIC MINES S.A.	GREECE	69,06	2003-2004
22	HELLENIC ENERGY & DEVELOPMENT S.A.	GREECE	56,35	2003-2004
23	ELLINIKI TECHNODOMIKI ENERGIAKI S.A.	GREECE	100,00	2003-2004
24	ELLINIKI TECHNODOMIKI CONS. ENGINEERS	GREECE	87,50	2003-2004
25	HELLENIC LIGNITE S.A.	GREECE	69,06	2003-2004
26	EXANTAS MARITIME CO.	GREECE	90,00	2002-2004
27	ETAIRIA AERIOU PROASTION S.A.	GREECE	55,72	2003-2004
28	THISVI POWER GEN. PLANT S.A.	GREECE	45,08	2004
29	HELECTOR S.A.	GREECE	90,00	2002-2004
30	KANTZA S.A.	GREECE	95,22	2003-2004
31	KANTZA EMPORIKI S.A.	GREECE	50,83	1999-2004
32	KASTOR S.A.	GREECE	69,06	2003-2004
33	LOFOS PALLINI S.A.	GREECE	34,05	2001-2004
34	PLO-KAT S.A.	GREECE	52,49	2003-2004
35	MOTORWAY SERVICE STATIONS S.A.	GREECE	65,00	2001-2004
36	TERPANDROS AEOLIKA PARKA S.A.	GREECE	69,72	1999-2004
37	TETRAPOLIS AEOLIKA PARKA S.A.	GREECE	77,62	2003-2004
38	TOMI S.A.	GREECE	69,06	2001-2004
39	TRIGONO S.A.	GREECE	69,06	2003-2004
40	PSYTALLIA MARITIME COMPANY	GREECE	46,04	2001-2004
41	AKTOR CONSTRUCTION INTERNATIONAL LTD	CYPRUS	69,06	-
42	AKTOR OPERATIONS LTD	CYPRUS	69,06	-
43	ELEMAX LTD	CYPRUS	90,00	-
44	HE&D ENERGIAKI & EMPORIKI RODOU S.A.	GREECE	56,35	2003-2004
45	P.M.S. PARKING SYSTEMS S.A.	GREECE	50,83	2003-2004
46	REDS S.A.	GREECE	50,83	1999-2004
47	S.C. AKTOROM SRL	ROMANI A	69,06	-



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Group Companies consolidated with the equity method are the following:

no.	COMPANY	REG. OFFICE	PARTICIPA TION %	UNAUDITE D YEARS
1	ATHENS PARKING STATIONS S.A.	GREECE	20,00	1999-2004
2	AEOLIKI MOLAON LAKONIAS S.A.	GREECE	34,09	2000-2004
3	ALPHA AEOLIKI MOLAON LAKONIAS S.A.	GREECE	32,50	2000-2004
4	ASTERION S.A.	GREECE	50,00	2003-2004
5	ATTIKA DIODIA S.A.	GREECE	33,90	2001-2004
6	ATTICA TELECOMMUNICATIONS S.A.	GREECE	39,19	2002-2004
7	ATTIKI ODOS S.A.	GREECE	33,89	1997-2004
8	BEAL S.A.	GREECE	45,00	2001-2004
9	HELLAS GOLD S.A.	GREECE	24,17	2004
10	TOMI EDL EPE ENTERPRISES	GREECE	45,00	2000-2004
11	PIRA S.A.	GREECE	50,00	2003-2004
12	PSYTTALIA-THEMELIODOMI CO- OWNERSHIP	GREECE	33,33	1999-2004
13	HYDROILEKTRIKI EPE	GREECE	45,00	2003-2004
14	HELIDONA S.A.	GREECE	34,53	1998-2004
15	ATHENS RESORT CASINO S.A.	GREECE	30,00	2003-2004
16	E-CONSTRUCTION S.A.	GREECE	37,50	2002-2004
17	POLISPARK S.A.	GREECE	20,00	2004

7 Receivables

All amounts in Euro thousands.

	CONSOLIDAT	ED FIGURES	COMPANY	FIGURES
	30/6/2005	31/12/2004	30/6/2005	31/12/2004
Trade debtors	278.564	289.114	17.494	15.449
Less: Depreciation provisions	(67)	(67)	(67)	(67)
Net trade debtor receivables	278.497	289.047	17.427	15.382
Advance payments	5.784	4.212	-	-
Receivables from Construction Contracts	116.443	73.681	-	-
Income Tax Advance	3.895	2.985	113	795
loans	-	12.598	1.652	1.267
Loans to related parties	276	226	-	-
Other receivables	210.969	130.748	30.564	1.468
Total	615.864	513.496	49.757	18.912
Non-current assets	57.237	58.295	8	308
Current assets	558.626	455.201	49.748	18.604
	615.864	513.496	49.757	18.912

8 Share Capital

		COMPANY	FIGURES		CONSOLIDA	TED FIGURES
GONDANIA FIGURDE	Number of shares	Common shares	Share premium	Total	Own shares held by subsidiary	Total consolidated
COMPANY FIGURES						
1/1/04	106.990	75.963	302.061	378.024	(9.515)	368.509
New shares issue / (Reduction)	-	-	-	-	-	-
Own Shares (purchased) / sold	-	-	-	-	-	-
30/6/04	106.990	75.963	302.061	378.024	(9.515)	368.509
New shares issue / (Reduction)	21.398	15.193	-	15.193	-	15.193
Own Shares (purchased) / sold	-	-	-	-	-	-
31/12/04	128.388	91.156	302.061	393.217	(9.515)	383.702
1/1/05	128.388	91.156	302.061	393.217	(9.515)	383.702
New shares issue / (Reduction)	-	-	-	-	-	-
Own Shares (purchased) / sold	-	-	-	-	9.515	9.515
30/6/05	128.388	91.156	302.061	393.217	-	393.217



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9 Other reserves

All amounts in Euro thousands.

CONSOLIDATED

CONSOLIDATED						
	Legal reserves	Special reserves	Tax-free reserves	Available for-sale reserves	Other reserves	Total
1/1/2004	12.669	37.105	58.962	-	53.259	161.995
Changes during the year	(13)	700	14.616	-		15.303
30/6/2004	12.656	37.805	73.578	-	53.259	177.298
Changes during the year	4.264	8.541	2.129	-	(14.775)	159
Other	17			-	7	25
31/12/2004	16.937	46.346	75.707	-	38.491	177.482
1/1/2005	16.937	46.346	75.707	-	37.341	176.332
Application of IAS 32& 39	-	-	-	32.273	-	32.273
Changes during the year	(457)	223	277	(3.988)	-	(3.945)
Other	-	-	-	-	(50)	(50)
30/6/2005	16.480	46.569	75.984	28.286	37.292	204.611

COMPANY

Other reserv	ves						
		Legal reserve	Special reserves	Tax-free reserves	Available-for- sale reserve	Other reserves	Total
	37.987	8.626	18.965	45.064	-	19.096	91.751
	Changes during the year	-	700	14.614	-	-	15.315
	38.168	8.626	19.665	59.679	_	19.096	107.065
	Changes during the year	1.644	-	-	-	(15.193)	(13.549)
	31 December 2004	10.269	19.665	59.679	-	3.904	93.516
	38.353	10.269	19.665	59.679	-	3.904	93.516
	Application of IAS 32 & 39	-	-	_	32.273	-	32.273
	Changes during the year	-	223	276	(3.988)	-	(3.489)
	Other	-	-	-	-	-	-
	38.533	10.269	19.888	59.955	28.286	3.904	122.301

10 Loans

All amounts in Euro thousands.

Loans			
		CONSOLIDATI	ED FIGURES
		30/6/2005	31/12/2004
	Long-term loans		
	Bank loans	15.003	12.299
	Leasing obligations	881	1.094
	Bond Loan	13.000	20.000
	Total long-term loans	28.884	33.393
	Short-term loans		
	Bank overdrafts	-	1.864
	Bank loans	90.099	80.596
	Leasing obligations	424	422
	Total short-term loans	90.523	82.882
	Total loans	119.407	116.275
	Long-term loans expiry dates:		
		CONSOLIDATI	ED FIGURES
		30/6/2005	31/12/2004
	Between 1 and 2 years	16.476	22.935
	Between 2 and 5 years	6.773	4.975
	Over 5 years	5.635	5.484
		28.884	33.393

The Parent Company has no loans



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11 Suppliers

uppliers and other liabilities				
	CONSOLIDATE	D FIGURES	COMPANY I	IGURES
	30/6/2005	31/12/2004	30/6/2005	31/12/2004
Suppliers	99.703	96.655	180	150
Amounts due to affiliated parties	32.591	27.704	-	
Accrued expenses	5.175	358	1.080	ć
Insurance organisations and other taxes/ duties	11.988	15.303	1.478	462
Liabilities to Construction Contracts	12	272	-	
Advances for operating leases	4.588	3.938	-	
Other liabilities	178.524	152.852	2.846	2.420
Total	332.580	297.082	5.583	3.038
Liabilities breakdown:				
	COMPANY	FIGURES	COMPANY I	IGURES
Amounts in €	30/6/2005	31/12/2004	30/6/2005	31/12/2004
Non-current	3.386	670	-	
Current	329.194	296.412	5.583	3.038
Total	332.580	297.082	5.583	3.038



12 Provisions

	CON	SOLIDATED FIGUR	RES
	Provision for minority purchase in a subsidiary	Other Provisions	Total
1/1/04	18.327	1.326	19.653
Additional provisions for the year	-	75	75
Used provisions for the year	-	(30)	(30)
30/6/04	18.327	1.371	19.698
Additional provisions for the year	-	40	40
Used provisions for the year	-	(973)	(973)
31 December 2004	18.327	439	18.765
1/1/05	18.327	439	18.765
Additional provisions for the year	-	126	126
Unused reversed provisions	_	(265)	(265)
Used provisions for the year	-	(43)	(43)
30/6/05	18.327	256	18.583
		CONSOLIDATE	D FIGURES
		30/6/2005	31/12/2004
Non-current		18.470	18.684
Current		113	81
Total		18.583	18.765



Operating cash flows 13

All amounts in Euro thousands.

ows from operating activities	CONCOLIDA	TED FIGURES	COMPANY	/ FICTIPES
	1/1/ to		1/1/ to	
	30/6/2005	1/1/ to 30.06.04	30/6/2005	1/1/ to 30.06.04
Profit for the Period	25.112	36.362	28.340	31.869
Adjustments for:				
Tax	11.481	21.930	740	1.404
Depreciation of tangible fixed assets	9.245	9.153	155	173
Depreciation of intangible assets	137	322	б	35
Impairments	1.229	2.824	-	
(Profit) / losses from the disposal of tangible and intangible fixed assets	(1.000)	(3.289)	-	(10)
(Profit)/loss from affiliated undertakings and joint ventures	(6.750)	(1.127)		
(Profit) / losses from the disposal of subsidiaries and investments	(1.255)	1.000	(662)	
(Profit) / losses from the disposal of own shares	(1.074)	-		
Interest income	(1.102)	(566)	(381)	(475)
Interest expenses	3.192	3.031	141	251
Income from dividend	(110)	(597)	(28.741)	(31.955)
Depreciation of grants	(240)	(453)		
Other	-	(8)	38	(71)
	38.863	68.580	(363)	1.220
Working capital changes				
(Increase) / drop in inventories	17.189	9.446	-	
(Increase) / drop in recivables	(117.626)	(117.374)	(31.527)	(35.701)
Increase / (drop) in liabilities	45.913	8.984	1.258	631
Increase / (drop) in provisions	(183)	19.880	-	
Increase / (drop) of obligations to staff retirement benefits	449	(387)	32	(25)
	(54.257)	(79.450)	(30.236)	(35.089)
Net cash flows from operating activities	(15.394)	(10.870)	(30.599)	(33.868)

Existing obligations 14

The Group's contingent liabilities are:

All amounts in Euro thousands.

Commitments from operating leases:		
0	30/6/2005	31/12/2004
Up to 1 year	1.884	1.819
1 to -5 years	9.230	9.047
Over 5 years	47.691	47.539
	58.805	58.406

The parent company has no existing obligations



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15 Contingent liabilities

The Group's contingent liabilities pertain to bank and other guarantees and other matters arising in the ordinary course of business. Contingent liabilities are not expected to generate material charges

16 Profit per share

Basic earnings per share are calculated by dividing the net profit attributable to the parent company's shareholders by the weighted average number of ordinary shares outstanding during the period, excluding owe common shares held by subsidiaries (own shares). In case the number of shares has increased due to the issue of free shares, the new number shall apply to comparatives as well.

The Company has no dilutive potential ordinary shares. Therefore the diluted earnings per share is the same as the basic earnings per share.

	1.1 – 30.6.2005	1.1 – 30.6.2004	1.4 – 30.6.2005	1.4 – 30.6.2004
Consolidated profit corresponding to the parent company's shareholders (in € thousand)	18.203	23.841	4.372	7.301
Number of shares (thousand)	127.191	105.016	128.122	105.016
Profit per share (€)	0,14	0,23	0,034	0,070

17 Related-party transactions

Related-party transactions are:

Sales: € 3,198 thousand

Purchases: € 1,074 thousand

Receivables: € 16,266 thousand

Liabilities: € 492 thousand

18 Dividend per share

The Annual General Shareholders meeting that took place on 24 June 2005 approved a dividend for 2004 to the amount of €29,529,275.42 (i.e. €0.23 per share).



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19 Other notes

- (a) There are no other encumbrances on fixed assets, save (a) mortgages-prenotations of EUR 24 million on property owned by REDS SA, to secure bank obligations, and (b) mortgages to the amount of €295.5 thousand in favour of third parties, on property of "HELLENIC GOLD SA".
- (b) At the end of the period in question, the company employed 44 staff and the Group (except joint ventures) 1.956.
- (c) During the period in question, the company increased its indirect interest in "PSYTALLIA MARITIME COMPANY" from 23.02% to 46.04%.
- (d) The subsidiary "REDS SA" has recognised a provision to cover the obligation to acquire from OTE 33% of shares held in "LOFOS PALLINI SA", against a minimum consideration, as set forth in the relevant contract dated 28/02/2002. The amount of the provision rises to €18.3 million and has increased REDS's investment cost in said subsidiary, and as a result, same subsidiary is consolidated at 50.83%.

20 Post balance sheet events

- (a) On 28/07/2005, the subsidiary "REDS SA" signed an agreement with "LA SOCIETE GENERALE IMMOBILIERE ESPAGNE (LSGIE)", to sell 100% of the shares in subsidiary "KANTZA COMERCIAL SA", at a total price of € 70 million. The completion of the transaction is subject to the issue of the relevant building licenses for the property in Kanzta, Pallini, owned by the subsidiary, and expected to be completed by 2009.
- (b) Break-up of the subsidiary AKTOR SA, and absorption of its activities and related assets by ELLINIKI TECHNODOKIKI TEB AE and TRIGONON SA (see relevant internet announcements of ELLINIKI TECHNODOMIKI TEB and AKTOR SA as of 23/9/2005)

21 Restatement of previous periods' financial statements

In preparing the financial statements for 01/01/2005-30/06/2005, we discovered the need to restate, according to IAS 8, certain items concerning the transition into IFRS and affecting published financial figures for Q1 2005, in order for figures to be comparable. Restatement is the result of the following events:

- (a) Change in the way joint ventures are consolidated and minority rights are recognised in the company's consolidated financial statements.
- (b) Recognition of future maintenance and upgrading obligations concerning concession projects of affiliated companies.
- (c) Difference resulting from the consolidation of affiliated companies with the equity method.
- (d) Property reclassification from tangible assets to investment property.

The above have the following impact on the published financial statement for the quarter ended 31/03/2005:

A) Income statement 1/1 - 31/3/2005

Amounts in € thousands			
Profit & Loss statement 1/1 - 31/3/2005			
	Previously published	Restated	Difference
Sales	127.309	145.865	18.556
Cost of sales	(99.748)	(112.987)	(13.239)
Gross Profit	27.561	32.878	5.317
Distribution expenses	(866)	(866)	-
Administration expenses	(6.092)	(6.121)	(29)
Other operating income / (expenses) (net)	124	186	63
Operating results	20.726	26.077	5.350
Income from Dividend	149	149	-
Profit/(loss) from affiliated undertakings	9.033	936	(8.097)
Profit/(loss) from joint ventures	1.562	1.562	-
Financial income (expenses) - net	(1.075)	(1.210)	(136)
Profit before tax	30.395	27.513	(2.883)
Income tax	(7.590)	(7.590)	-
Net profit for the period	22.805	19.923	(2.883)

B) Income statement 31 December 2004

Amounts in € thousands			
Profit & Loss statement 1/1 - 31/12/2004			
	Previously published	Restated	Difference
Sales	686.572	775.050	88.478
Cost of sales	(538.751)	(613.577)	(74.826)
Gross Profit	147.821	161.473	13.652
Distribution expenses	(7.138)	(2.253)	4.885
Administration expenses	(32.983)	(33.186)	(203)
Other operating income / (expenses) (net)	2.449	(3.070)	(5.519)
Operating results	110.149	122.964	12.815
Income from Dividend	1.970	1.058	(912)
Profit/(loss) from affiliated undertakings	22.199	(114)	(22.313)
Profit/(loss) from joint ventures	(969)	224	1.193
Financial income (expenses) - net	(3.982)	(3.591)	391
Profit before tax	129.367	120.541	(8.826)
Income tax	(30.590)	(48.029)	(17.439)
Net profit for the period	98.777	72.512	(26.265)



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C) Equity Capital

	31.12.2004	31.3.2005
Equity Capital published	654.921	715.852
Adjustment	14.670	-2.883
Equity Capital after adjustments	669.591	712.969



	Previously published	Restated	Difference
ASSETS			
Non-current assets			
Tangible assets	152.352	144.340	(8.012)
_			
Intangible assets	265	268	
Investments in real property Investments in subsidiaries	97.734	106.993	9.25
	100.004	(0)	(0
Investments in affiliated undertakings	109.306	120.360	11.05
Investments in joint ventures Other Investments	795	1.219	424
Other Investments Deferred tax receivables	26.915	25.931	(984
	6.418	5.832	(586
Other non-current receivables	308	58.295	57.98
Advances for long-term leases	47.789	462.225	(47.789
	441.882	463.237	21.35
Current assets	51.101	41.010	
Inventories To 1 11 11 11 11 11 11	51.491	61.317	9.82
Trade debtors and other receivables	417.122	455.201	38.07
Investments	509	-	(509
Cash and cash equivalents	170.693	183.752	13.05
	639.815	700.271	60.450
Total Assets	1.081.697	1.163.508	81.81
	302.061 209.742	302.061 177.482	(32.260
Other reserves	209.742	177.482	(32.260
Fair-value reserves			
Profit/(loss) carried forward	(91.487)	(47.508)	43.97
Own Shares	(9.515)	(9.515)	
	501.957	513.675	11.719
Minority interest	152.964	155.915	2.95
Total equity	654.921	669.591	14.670
CREDITORS Non-current liabilities			
Long-term Loans	32.983	33.393	41
Deferred tax obligations	13.409	16.124	2.71:
Staff compensation provisions	2.861	2.861	2.71
Other long-term provisions	18.809	18.684	(125
Grants	6.680	6.680	(123
Other non-current liabilities	492	670	17
Onici non-current naomaes	75.233	78.411	3.17
Current Liabilities			
Suppliers and other liabilities	264.135	296.412	32.27
Current tax obligations	18.331	34.539	16.20
Dividend payable	1.591	1.591	10.20
Short-term loans	67.485	82.882	15.39
Other Short-term Provisions	07.407	81	13.39
Owier pilote-term F10AISIOHS	351 542	415.506	63.964
Total creditors	351.543 426.776	493.917	67.14