



TECHNICAL OLYMPIC

GROUP OF COMPANIES

Interim Financial Statements

for the period

(January 1st up to and June 30th 2006)

It is certified that the attached Interim Financial Statements, are those approved by the Board of Directors of "TECHNICAL OLYMPIC S.A." at 30/08/2006 and have been published with their deposition to the Hellenic Capital Market Commission and disclosure through the internet, at the website address www.techol.gr. It is noted that the published in the press concise financial data aim at providing to the reader certain general financial information but they do not provide the comprehensive view of the Company's and Group's financial position and results, in accordance with the International Accounting Standards. It is also noted that, for simplification purposes, the concise financial data published in the press have had certain item abridgements and reclassifications.

Constantinos Steggos

Chairman

TECHNICAL OLYMPIC S.A.

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CERTIFIED AUDITOR-ACCOUNTANT REVIEW REPORT

To the shareholders of Societe Anonyme "TECHNICAL OLYMPIC S.A."

We reviewed the attached interim Financial Statements in addition to the interim Consolidated Financial Statements of Societe Anonyme "TECHNICAL OLYMPIC S.A." of the six month period ended June 30th, 2006. The responsibility regarding the formulation of these interim Financial Statements falls upon the Company's Management. Our review was conducted according to the Greek Review Standard which is harmonized with the respective International Review Standard. The evaluation preview of the data and information presented within the interim Financial Statements and the assurance of adequate clarifications upon the subjects we posed to the financial and accounting services of the Company, compose the main part of our project. The breadth of this project is essentially minor than the project performed upon the framework of the audit report formulation, where the objective is to form and stipulate a complete judgment regarding the financial statements. Consequently, the current review report does not constitute an auditor report.

Based upon the conduct of our Review, we confirm that no data has come to our attention that would require essential differentiations to the above mentioned interim financial statements in addition to the pre-mentioned interim consolidated financial statements, in order to assure their compliance with the International Financial Reporting Standards, adapted by the European Union (IAS 34).

Athens August 31st 2006
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BALANCE SHEET

		THE GROUP		THE COMPANY	
<i>Amounts in € thousands</i>		30/6/2006	31/12/2005	30/6/2006	31/12/2005
	Note				
Assets					
Non Current Assets					
Fixed Assets		327.265	341.470	4.260	4.349
Intangible Assets		14.616	14.764	127	154
Investments in Subsidiaries	2.2	0	0	660.126	929.179
Investments in Associates		6.640	6.378	4.849	4.649
Investments in Joint Ventures/Consortiums		196.774	215.902	0	0
Financial items available for sale		35.462	37.227	0	0
Investments in real estate		12.324	12.324	2.374	2.374
Other long-term receivables	2.3	2.718	11.147	14.303	13.500
Deferred tax receivables		25.179	25.234	0	0
Total		620.978	664.446	686.039	954.205
Current Assets					
Inventories		1.669.903	1.494.280	0	0
Receivables from construction contracts		29.231	25.306	0	0
Trade Receivables and other commercial receivables		63.526	184.171	1.794	2.869
Receivables from Joint Ventures/Consortiums		70.933	5.709	0	0
Other Receivables		60.004	48.483	5.630	6.873
Financial assets at fair value through results	2.4	1.009	1.168	398	350
Cash and cash equivalent		53.328	52.539	1.249	2.493
Total		1.947.934	1.811.656	9.071	12.585
TOTAL ASSETS		2.568.912	2.476.102	695.110	966.790
Liabilities					
Shareholders Equity					
Share Capital		132.500	132.500	132.500	132.500
Share Premium		252.127	252.127	252.127	252.127
Reserves from asset valuations in current values	2.5	129.577	130.272	1.468	1.473
Reserves from financial asset valuations available for sale	2.5	0	0	231.313	402.014
Capital Reserves		8.928	8.925	7.877	7.877
Retained Earnings		241.176	186.687	(71.494)	(59.019)
Foreign Exchange Differences		(16.117)	21.244	0	0
Equity Attributable to Parent Company Shareholders		748.191	731.755	553.791	736.972
Third Party Rights		299.739	286.339	0	0
Total Equity		1.047.930	1.018.094	553.791	736.972
Long-term Liabilities					
Deferred tax liabilities		62.262	60.849	98.741	190.658
Liabilities for employee retirement benefits		592	527	68	52
Future income from state grants		11.497	11.782	0	0
Long-term loans	2.6	862.727	701.478	18.000	0
Other Provisions		0	0	0	0
Other Long-term Liabilities		46.136	4.234	12	646
Total		983.214	778.870	116.821	191.356
Short-term Liabilities					
Trade creditors and similar liabilities		145.570	425.550	1.858	3.414
Current Tax Liabilities		3.066	70.236	1.326	6.495
Short-term loans		61.991	122.812	10.433	23.324
Liabilities to Joint Ventures/Consortiums		622	687	0	0
Other Short-term Liabilities		326.519	59.853	10.881	5.229
Total		537.768	679.138	24.498	38.462
Total Liabilities		1.520.982	1.458.008	141.319	229.818
TOTAL SHAREHOLDERS EQUITY AND LIABILITIES		2.568.912	2.476.102	695.110	966.790

The attached notes constitute an integral part of these financial statements.



INCOME STATEMENT

	Note	THE GROUP				THE COMPANY			
		1/1- 30/6/2006	1/4- 30/6/2006	1/1- 30/6/2005	1/4- 30/6/2005	1/1- 30/6/2006	1/4- 30/6/2006	1/1- 30/6/2005	1/4- 30/6/2005
<i>Amounts in € thousands</i>									
Turnover (Sales)		1,096.857	561.841	942.332	373.458	600	0	612	(2.939)
Cost of Sales		(827.916)	(420.088)	(752.485)	(272.173)	(327)	(170)	(256)	771
Gross Profit/(Loss)		268.941	141.753	189.847	101.285	273	(170)	356	(2.168)
Administrative Expenses		(103.603)	(50.136)	(57.447)	(18.328)	(746)	(496)	(379)	(170)
Selling Expenses		(71.776)	(38.045)	(72.165)	(47.474)	(6)	(1)	0	0
Other Operating Expenses		(6.414)	(4.867)	(4.816)	(4.816)	(2.613)	(2.496)	(3.927)	(3.733)
Other Operating Income		5.732	(19.674)	16.025	12.298	32	18	1.098	1.098
Operating profits/(losses)		92.880	29.031	71.444	42.965	(3.060)	(3.145)	(2.852)	(4.973)
Financial Expenses		(1.532)	(837)	(1.995)	(1.995)	(1.960)	(393)	(722)	(722)
Financial Income		26	(546)	250	250	507	196	342	342
Other Financial Results		(358)	(358)	(94)	(967)	124	(51)	(371)	(349)
IFRS asset item impairment loss	2.2	0	0	0	0	(6.374)	(4.249)	(5.309)	(5.309)
Income from dividends		38	38	30	30	994	3	2.635	2.635
Results from investments	2.7	518	518	0	0	226	35	0	0
Profits / (losses) from joint ventures		53.053	53.223	1.644	1.644	0	0	0	0
Profit/(Loss) before Income Tax		144.625	81.069	71.279	41.927	(9.543)	(7.604)	(6.277)	(8.376)
Income Tax		(61.303)	(34.046)	(35.438)	(23.058)	(286)	(286)	(3.325)	(3.429)
Profit/(Loss) after tax		83.322	47.023	35.841	18.869	(9.829)	(7.890)	(9.602)	(11.805)
Attributable to:									
Shareholders of the parent company		53.746	29.905	23.912	12.269				
Minority Rights		29.576	17.118	11.929	6.600				
Basic profit (loss) per share (€/share)	2.8	0,41	0,23	0,18	0,09	(0,07)	(0,06)	(0,07)	(0,09)

The attached notes constitute an integral part of these financial statements.

CONSOLIDATED CHANGES IN EQUITY STATEMENT

<i>Amounts in € thousands</i>	Note	Share Capital	Share Premium	Fair Value reserves	Capital reserves	Retained Earnings	Foreign Exchange Differences	Total Equity allotted to the Parent company shareholders	Third Party Rights	Total Equity
Equity Balance at January 1st, 2005		132.500	252.127	131.671	10.474	55.139	(24.927)	556.984	168.960	725.944
Changes in accounting principles		0	0	0	0	(3.393)	(5.723)	(9.116)	(5.746)	(14.862)
Adjusted balance		132.500	252.127	131.671	10.474	51.746	(30.650)	547.868	163.214	711.082
Results of period 1/1 - 30/06/2005		0	0	0	0	23.910	0	23.910	11.929	35.839
Profits / Losses of period directly recognized to the Equity Capital										
Foreign exchange differences		0	0	0	0	0	40.542	40.542	14.616	55.158
Transfer of reserves from the valuation of real estate in current values to retained earnings		0	0	(700)	0	701	0	1	0	1
Share capital increase		0	0	0	0	876	0	876	319	1.195
Dividends Year-end 2004		0	0	0	0	(6.441)	0	(6.441)	(2.113)	(8.554)
Total		0	0	(700)	0	(4.864)	40.542	34.978	12.822	47.800
Total recognized profit / (loss) of period		0	0	(700)	0	19.046	40.542	58.888	24.751	83.639
Equity Capital balance at June 30th 2005		132.500	252.127	130.971	10.474	70.792	9.892	606.756	187.965	794.721

The attached notes constitute an integral part of these financial statements.

<i>Amounts in € thousands</i>	Note	Share Capital	Share Premium	Fair Value reserves	Capital reserves	Retained Earnings	Foreign Exchange Differences	Total Equity allotted to the Parent company shareholders	Third Party Rights	Total Equity
Equity Balance at January 1st, 2006		132.500	252.127	130.272	8.925	186.687	21.244	731.755	286.339	1.018.094
Results of period 1/1 - 30/06/2006		0	0	0	0	53.746	0	53.746	29.576	83.322
Profits / Losses of period directly recognized to the Equity Capital										
Foreign exchange differences		0	0	0	0	0	(37.327)	(37.327)	(18.212)	(55.539)
Share capital increase		0	0	0	0	3.443	0	3.443	1.717	5.160
Transfer of reserves from the valuation of real estate in current values to retained earnings	2.5	0	0	(695)	0	695	0	0	0	0
Dividends Year-end 2005		0	0	0	0	(2.650)	0	(2.650)	(464)	(3.114)
Other Adjustments		0	0	0	3	46	0	49	(42)	7
Change of percentages		0	0	0	0	(791)	(34)	(825)	825	0
Total		0	0	(695)	3	743	(37.361)	(37.310)	(16.176)	(53.486)
Total recognized profit /(loss) of period		0	0	(695)	3	54.489	(37.361)	16.436	13.400	29.836
Equity Capital balance at June 30th 2006		132.500	252.127	129.577	8.928	241.176	(16.117)	748.191	299.739	1.047.930

The attached notes constitute an integral part of these financial statements.

PARENT COMPANY CHANGES IN EQUITY STATEMENT

<i>Amounts in € thousands</i>	Note	Share Capital	Share Premium	Fair Value reserves	Capital reserves	Retained earnings	Total Equity
Equity Balance at January 1st, 2005		132.500	252.127	335.797	7.904	(55.911)	672.417
Results of period 1/1 - 30/06/2005		0	0	0	0	(9.601)	(9.601)
Profits / Losses of period directly recognized to the Equity Capital							
Restimation of financial assets available for sale		0	0	30.178	0	0	30.178
Transfer of fair value reserves to the retained earnings		0	0	(13)	0	13	0
Dividends Year-end 2004		0	0	0	0	(6.200)	(6.200)
Total		0	0	30.165	0	(6.187)	23.978
Total recognized profit /(loss) of period		0	0	30.165	0	(15.788)	14.377
Equity Capital balance at June 30th 2005		132.500	252.127	365.962	7.904	(71.699)	686.794

The attached notes constitute an integral part of these financial statements.

<i>Amounts in € thousands</i>	Note	Share Capital	Share Premium	Fair Value reserves	Capital reserves	Retained earnings	Total Equity
Equity Balance at January 1st, 2006		132.500	252.127	403.487	7.877	(59.019)	736.972
Results of period 1/1 - 30/06/2006		0	0	0	0	(9.830)	(9.830)
Profits / Losses of period directly recognized to the Equity Capital							
Restimation of financial assets available for sale	2.5	0	0	(170.701)	0	0	(170.701)
Transfer of fair value reserves to the retained earnings	2.5	0	0	(5)	0	5	0
Dividends Year-end 2005		0	0	0	0	(2.650)	(2.650)
Total		0	0	(170.706)	0	(2.645)	(173.351)
Total recognized profit / (loss) of period		0	0	(170.706)	0	(12.475)	(183.181)
Equity Capital balance at June 30th 2006		132.500	252.127	232.781	7.877	(71.494)	553.791

The attached notes constitute an integral part of these financial statements.



CASH FLOW STATEMENT

Amounts in € thousands

	THE GROUP		THE COMPANY	
	1/1- 30/6/2006	1/1- 30/6/2005	1/1- 30/6/2006	1/1- 30/6/2005
Cash flows from operating activities				
Period Profits (Before tax)	144.625	71.279	(9.543)	(6.277)
Total adjustments to profits	28.210	10.779	7.826	6.471
Cash flows from operating activities (without working capital changes)	172.835	82.058	(1.717)	194
Working capital changes				
Increase / (decrease) of inventories	(175.623)	(315.528)	0	0
Increase / (decrease) of receivables	66.062	(44.873)	1.074	297
Increase / (decrease) of other current assets accounts	0	0	2.949	3.196
Increase / (decrease) of liabilities	(13.380)	44.118	(19)	(4.203)
	(122.941)	(316.283)	4.004	(710)
Cash flows from operating activities	49.894	(234.225)	2.287	(516)
Less: paid up interest	(127.005)	0	0	0
Less: paid up income tax	(27.754)	(41.817)	(4.167)	(2.187)
Less: Foreign exchange differences of subsidiary balance sheet conversions	(55.599)	46.372	0	0
Net Cash flows from operating activities	(160.464)	(229.670)	(1.880)	(2.703)
Cash flows from investment activities				
Acquisition of tangible assets	3.451	(9.098)	0	(159)
Acquisition of intangible assets	(29)	(42)	0	(27)
Share capital increase of subsidiaries	5.167	0	0	356
Share capital increase of affiliates	(200)	0	(200)	0
Acquisition of financial assets available for sale	(912)	(50.380)	0	0
Sale of tangible assets	0	3.413	0	0
Acquisition of financial items in fair value through results	0	62	0	0
Sale of financial items in fair value through results	678	62.698	178	0
Granted loans	0	0	(2.110)	0
Collections from granted loans	0	0	540	0
Collected dividends	0	0	667	378
Collections from state grants	0	(132)	0	0
Change of investments/participations to joint ventures	21.915	0	0	0
Interest payable	0	1.196	0	0
Net Cash flows from investment activities	30.070	7.717	(925)	548
Cash flows from financial activities				
Undertaken Loans	205.820	93.220	20.000	4.191
Settlements of loans	(68.496)	0	(17.859)	0
Dividends paid to the parent company shareholders	(3.114)	(9.582)	(12)	(1.028)
Inflows from state grants	0	(2.621)	2	0
Financial Lease Capital Payments	(575)	0	0	0
Collected interest	0	0	20	0
Interest payable	(2.452)	0	(554)	(550)
Net Cash flows from financial activities	131.183	81.017	1.597	2.613
Net (decrease) / increase in cash and cash equivalents	789	(140.936)	(1.208)	458
Cash and cash equivalents at the beginning of the period	52.539	279.986	2.493	6.759
Foreign exchange differences in cash and cash equivalents	0	0	(36)	365
Cash and cash equivalents at the end of the period	53.328	139.050	1.249	7.582

The adjustments in profits are analyzed below:

	Note	THE GROUP		THE COMPANY	
		1/1- 30/6/2006	1/1- 30/6/2005	1/1- 30/6/2006	1/1- 30/6/2005
<i>Amounts in € thousands</i>					
<u>Adjustments to profits for:</u>					
Tangible Asset Depreciation		10.825	10.230	90	95
Intangible Asset Depreciation		178	85	27	3
(Profits)/losses from the sale of financial items at fair value through results	2.7	(182)	0	(87)	0
(Profits) / losses of fair value of subsidiaries	2.2	0	0	6.374	5.309
(Profits) / losses of fair value of financial items at fair value though results	2.7	(336)	434	(139)	14
Provisions-Impairments		18.393	30	1.674	608
Losses (profits) from loans and receivables valued at the net book value - cost with the real interest rate method		0	0	767	(297)
(Profits) / losses from foreign exchange differences		0	0	(570)	2.611
Losses/(profit) from the sale of tangible assets		(72)	0	0	0
Results from Joint Ventures		(2.786)	0	0	0
Income from grants		(285)	0	(2)	0
Income from dividends		0	0	(994)	(2.635)
Credit interest		0	0	(20)	0
Debit interest		2.475	0	706	763
Total		28.210	10.779	7.826	6.471

The attached notes constitute an integral part of these financial statements.

1. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

1.1. Compliance with the IFRS

The consolidated and parent financial statements of TECHNICAL OLYMPIC S.A. at June 30th 2006 that cover the period from January 1st up to and June 30th 2006 have been prepared based on the historic cost principle as this is amended by the readjustment of specific asset and liability items into current values, the going concern principle and are in accordance with the International Financial Reporting Standards (IFRS) and specifically in accordance with the I.A.S. 34 referring to interim financial statements.

The financial statements are presented in € thousands.

The accounting principles and the calculations upon which the financial statements of June 30th were compiled, are consistent with the ones used for the compilation of the yearly financial statements of fiscal year-end 2005 which have been published with their disclosure through the internet, at the website address www.techol.gr.

The analytical description of the framework in addition to the basic accounting principles regarding the preparation of the financial statements of the current period have been quoted in the explanatory notes of the yearly financial statements of fiscal year-end December 31st 2005. Consequently the perusal of the a' six month period financial statements of 2006, should be done in association with the ones of December 31st 2005, in order for the reader to receive integral information.

1.2. Adaptation of new and revised International Financial Reporting Standards and Interpretations.

➤ **IFRS 6 " Exploration and evaluation of mineral resources"**

It is applied for the periods starting from 1/1/2006. The adaptation of the standard did not affect the Group's financial statements.

- **IFRIC 4 “Determining whether a receivable contains a lease”**
Its adaptation did not affect the Group’s financial statements.
- **IFRIC 5 “Investment Rights to Disengagement, Restoration & Environmental Rehabilitation Programs”**
Its adaptation did not affect the Group’s financial statements.

1.3. New accounting standards and IFRIC interpretations

The International Accounting Standards Board (IASB) as well as the International Financial Reporting Interpretations Committee (IFRIC) have published a series of new accounting standards and interpretations. The IFRS and the IFRIC are mandatory for the accounting periods starting from January 1st 2007.

The Group’s estimate regarding the impact of these new standards and interpretations is presented below:

- **IFRS 7, “ Disclosures of Financial Instruments”**
The group will apply IFRS 7 from 1/1/2007.
- Amendments to the **IAS 1 “Presentation of financial statements – chapter notification”**
The group will apply the amendments of IAS 1 from 01/01/2007.
- **IFRIC 7** Application of the re-stipulation procedure under **IAS 29 “Financial statements in hyperinflationary economies”**
No affect to the Group’s financial statements is anticipated.
- **IFRIC 8 “IFRS 2 Scope”.**
No affect to the Group’s financial statements is anticipated.
- **IFRIC 9 “Re-estimation of Incorporated Derivatives”.**
No affect to the Group’s financial statements is anticipated.
- **IFRIC 10 “Interim financial reports and depreciation”**
The group will apply IFRIC 10 from 01/11/2006.

1.4. Group structure and company consolidation method

The companies of the Group that are included in the consolidated financial statements are the following:

Company Name	Country Headquarters	Equivalent Participation Percentage	Relation that dictated the relationship	Consolidation Method
TECHNICAL OLYMPIC S.A.	GREECE	Parent Company	-	-
TECHNICAL OLYMPIC USA INC	U.S.A.	66,96%	Parent Company-Subsidiary Relation	Full Consolidation
TECHNICAL OLYMPIC SERVICES INC	U.S.A.	100,00%	Parent Company-Subsidiary Relation	Full Consolidation
TECHNICAL OLYMPIC UK PLC	ENGLAND	100,00%	Parent Company-Subsidiary Relation	Full Consolidation
VILLAGE INN PORTO CARRAS S.A.	GREECE	96,25%	Parent Company-Subsidiary Relation	Full Consolidation
GOLF PORTO CARRAS S.A.	GREECE	90,00%	Parent Company-Subsidiary Relation	Full Consolidation
ERGASTIRI EL. SPOUDON P. CARRAS S.A.	GREECE	96,93%	Parent Company-Subsidiary Relation	Full Consolidation
CASINO PORTO CARRAS S.A.	GREECE	49,77%	Parent Company-Subsidiary Relation	Full Consolidation
KTIMA PORTO CARRAS S.A.	GREECE	94,39%	Parent Company-Subsidiary Relation	Full Consolidation
MARINA PORTO CARRAS S.A.	GREECE	90,00%	Parent Company-Subsidiary Relation	Full Consolidation
MELITON BEACH PORTO CARRAS S.A.	GREECE	92,81%	Parent Company-Subsidiary Relation	Full Consolidation
MELTEMIKASTRI S.A.	GREECE	75,00%	Parent Company-Subsidiary Relation	Full Consolidation
PORTO CARRAS S.A.	GREECE	TECHNICAL OLYMPIC with 90% & MOCHLOS with 10%	Parent Company-Subsidiary Relation	Full Consolidation
DILOS MARINAS S.A.	GREECE	67,58%	Parent Company-Subsidiary Relation	Full Consolidation
MARCO MARINAS S.A.	GREECE	DILOS with 84%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
SAMOS MARINAS S.A.	GREECE	DILOS with 97%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
SKIATHOS MARINAS S.A.	GREECE	DILOS with 88%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
STROFILI TECHNICAL S.A.	GREECE	99,00%	Parent Company-Subsidiary Relation	Full Consolidation
MOCHLOS S.A.	GREECE	48,23%	Parent Company-Subsidiary Relation	Full Consolidation
EUROROM CONSTRUCT II SRL	RUMANIA	MOCHLOS with 100%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
TOXOTIS S.A.	GREECE	MOCHLOS with 100%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
ATHENS SUBURB DEVELOPMENT S.A.	GREECE	TOXOTIS with 99%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
ALVITERRA HELLAS S.A.	GREECE	TECHNICAL OLYMPIC with 50% & TOXOTIS with 50%	Subsidiary to sub-subsubsidiary Relation	Full Consolidation
TOURISM DEVELOPMENT PORTO KARRAS	GREECE	51,00%	Parent Company-Subsidiary Relation	Full Consolidation
LAMDA TECHNOL FLISVOS HOLDING S.A.	GREECE	TECHNICAL OLYMPIC with 25% & PORTO CARAS with 5%	Subsidiary to Affiliate Relation	Net Equity
LAMDA OLYMPIC SRL	RUMANIA	EUROROM with 50%	Subsidiary to Affiliate Relation	Net Equity
AGROTOURISTIKI S.A.	GREECE	30,98%	Subsidiary to Affiliate Relation	Net Equity

2. EXPLANATORY NOTES UPON THE INTERIM FINANCIAL STATEMENTS

2.1. Segment reporting (primary sector of information)

The Groups base is Greece. The operation areas of the Group are the U.S. and Europe. The geographical sector was chosen to be the primary segment, since the major part of the Group's turnover (sales) originates from the subsidiary company TOUSA.

The results of each sector for the period 01/01 – 30/06/2006 are analyzed below:

Segment Results 30/6/2006	U.S.A.	Greece and other Eurozone countries	Total
<i>Amounts in € thousand</i>			
Total sales per segment	1.210.348	38.569	1.248.917
Domestic Sales	146.548	5.512	152.060
Net sales	1.063.800	33.057	1.096.857
Operating Profits	266.232	2.709	268.941
Other income/expenses	(162.938)	(13.123)	(176.061)
Financial Results	0	(1.826)	(1.826)
Results from investments	0	518	518
Results from joint venture execution works	53.446	(393)	53.053
Profit before tax	156.740	(12.115)	144.625
Income tax	(58.395)	(2.908)	(61.303)
Net profit	98.345	(15.023)	83.322

The results of each sector for the comparable period 01/01 – 30/06/2005 are analyzed below:

Segment Results 30/6/2005	U.S.A.	Greece and other Eurozone countries	Total
<i>Amounts in € thousand</i>			
Total sales per segment	1,040.623	35.812	1,076.435
Domestic Sales	129.091	5.012	134.103
Net sales	911.532	30.800	942.332
Operating Profits	200.442	(10.595)	189.847
Other income/expenses	(110.850)	(7.553)	(118.403)
Financial Results	0	(1.809)	(1.809)
Results from investments	0	0	0
Results from joint venture execution works	0	1.644	1.644
Profit before tax	89.592	(18.313)	71.279
Income tax	(34.353)	(1.085)	(35.438)
Net profit	55.239	(19.398)	35.841

2.2. Investments in Subsidiary Companies

The analysis of the account "Participation investments in subsidiaries" is depicted below:

<i>Amounts in € thousand</i>	30/6/2006	31/12/2005
Beginning of period	929.179	815.787
Acquisition of shares	0	(1)
Sale of shares	0	(18.516)
Additions share capital increases	0	22.420
Sales/Reductions	(61)	0
Adjustment reserve decrease due to fair value decrease (note 2.5)	(262.618)	(900)
Formation of reserve from valuation in fair values	0	118.680
Profit/Loss from valuation in fair values recognized in the income statement	(6.374)	(8.291)
End balance	660.126	929.179

The participation loss recognized in the results of both presented fiscal year-ends, originates mainly from the valuation of the company MOCHLOS S.A. and is based upon its market value.

2.3. Long-term receivables

The analysis of the other long-term receivables of the Group and the Company are presented below:

<i>Amounts in € thousand</i>	THE GROUP		THE COMPANY	
	30/6/2006	31/12/2005	30/6/2006	31/12/2005
Loans to companies of the group	0	0	18.910	17.340
Valuation of loans	0	0	-4.607	-3.840
V.A.T. receivables	2.279	10.669	0	0
Other Long-Term Receivables	0	329	0	0
Given Guarantees	440	149	0	0
Long-term Loans	0	0	0	0
Long-term receivables from affiliate companies	0	0	0	0
Total	2.719	11.147	14.303	13.500

In the individual financial statements, receivables from loans to companies of the Group, refer to loans granted to associated parties. These loans are crossed out in the consolidated financial statements.

During the initial recognition these items were valued at their fair value by using a market interest rate for respective loans, due to the fact that these are interest free, whereas all subsequent changes, based upon the real interest rate method, are recognized in the year-end Income Statement. The amounts recognized in the parent company's income statement have been crossed out on a consolidated basis.

The analysis of these loans is depicted in the table below:

	Meliton Porto Carras	Golf Porto Carras	Marina Porto Carras	Samos Marinas	Total
Grants up to 31/12/2005					
Value of loan	9.240	2.600	1.000	4.500	17.340
Implementation of real interest rate	(2.890)	(813)	(313)	(447)	(4.463)
Credit interest recognized in results	319	177	68	59	623
Book Value 31/12/2005	6.669	1.964	755	4.112	13.500
Changes 1/1-30/6/2006					
Grants / (Collections)	2.110	0	0	(540)	1.570
Implementation of real interest rate	(644)	0	0	(610)	(1.254)
Credit interest recognized in results	212	52	20	203	487
Book Value 31/12/2005	8.347	2.016	775	3.165	14.303

During the period the second loan installment was deposited based upon the company's Board of Directors decision dated 15/11/2005, amounting to € 2.110 thousand.

2.4. Financial asset items valued at their fair value through the year-end income statement.

These refer to highly liquidated placements into shares with a short-term investment horizon.

<i>Amounts in € thousand</i>	THE GROUP		THE COMPANY	
	30/6/2006	31/12/2005	30/6/2006	31/12/2005
Beginning balance	1.168	1.544	350	222
Sales	(600)	(347)	(141)	0
Fair value adjustments	390	(29)	189	128
transfer from assets	51	0	0	0
Balance end of period	1.009	1.168	398	350

During the fiscal year-end the parent Company and the subsidiary company MOCHLOS liquidated part of their portfolio. The emerging result on a parent and on a consolidated level is presented in par. 2.6.

2.5. Fair value reserves

The fair value reserves of the Group and the Company are analyzed below:

<i>Amounts in € thousand</i>	THE GROUP		THE COMPANY	
	Asset valuation in fair values	Asset valuation in fair values	Financial items available for sale	Total
Balance at January 1st 2005	131.669	1.497	334.299	335.796
Fair value increase	0	0	118.680	118.680
Less: Deferred Tax	0	0	(41.491)	(41.491)
Investment value decrease	0	0	(900)	(900)
Reserve transfer to results due to sale of shares	0	0	(13.190)	(13.190)
Plus: Deferred tax	0	0	4.616	4.616
Less: Depreciation of Fair Value Reserve	(1.983)	(33)	0	(33)
Plus: Deferred Tax of fair value reserve depreciation	497	9	0	9
Minority Rights	89	0	0	0
Balance at December 31st 2005	130.272	1.473	402.014	403.487
Fair value decrease	0	0	(262.617)	(262.617)
Less: Deferred Tax	0	0	91.916	91.916
Less: Depreciation of Fair Value Reserve	(1.005)	(7)	0	(7)
Plus: Deferred Tax of fair value reserve depreciation	232	2	0	2
Minority Rights	78	0	0	0
Balance at June 30th 2006	129.577	1.468	231.313	232.781

2.6. Long-term loan liabilities

<i>Amounts in € thousand</i>	THE GROUP		THE COMPANY	
	30/6/2006	31/12/2005	30/6/2006	31/12/2005
Long-term loans				
Bank loans	28.495	11.572	18.000	0
Financial Lease liabilities	2.060	1.252	0	0
Bonds	832.172	688.654	0	0
Total long-term loans	862.727	701.478	18.000	0

During the fiscal year-end the company issued a bond loan, with ALPHA BANK as the trustee, amounting to € 20.000 thousand. The loan will be settled through eight six month instalments amounting to € 1.000 thousand each and with one instalment amounting to € 12.000 thousand (settlement date 20/6/2011). The loan's interest rate is based upon the EURIBOR rate (depending upon each compounding period) plus a spread rate of 2,1%. For the taking of the loan 5.500 thousand shares of TOUSA were pledged. At 30/6/2006 the short-term part of the loan amounting to € 2.000 thousand is included in the short-term loan liabilities.

2.7. Investment results

The investment results include the profit that emerged from the sale of listed shares in the ATHEX. that were included in the commercial portfolio of the parent company and the subsidiary company MOCHLOS.

<i>Amounts in € thousand</i>	THE GROUP	THE COMPANY
	Sale of shares	Sale of shares
Acquisition value	951	44
Fair value adjustments	-323	38
Bok Value 31.12.2005	628	82
Net sale value	756	180
Sale profit directly to year-end results	128	98
Fair value adjustments	390	128
Result from investments	518	226

2.8. Profits per share

The basic profits per share for the Group and the Company are presented below:

<i>Amounts in € thousand</i>	THE GROUP			
	1/1- 30/6/2006	1/4- 30/6/2006	1/1- 30/6/2005	1/4- 30/6/2005
Period Profits/(Losses) proportionate to the parent company shareholders	53.746	29.905	23.910	12.267
Weighted average number of shares	132.500.000	132.500.000	132.500.000	132.500.000
Basic profits per share (€ /share)	0,41	0,23	0,18	0,09

<i>Amounts in € thousand</i>	THE COMPANY			
	1/1- 30/6/2006	1/4- 30/6/2006	1/1- 30/6/2005	1/4- 30/6/2005
Period Profits/(Losses) proportionate to the parent company shareholders	(9.830)	(7.891)	(9.601)	(11.804)
Weighted average number of shares	132.500.000	132.500.000	132.500.000	132.500.000
Basic profits per share (€ /share)	(0,07)	(0,06)	(0,07)	(0,09)

2.9. Transactions with associate parties

The sales/purchases with associated parties for the period are analyzed below:

<i>Amounts in € thousand</i>	THE GROUP		THE COMPANY	
	1/1- 30/6/2006	1/1- 30/6/2005	1/1- 30/6/2006	1/1- 30/6/2005
Income				
Subsidiaries	0	0	1.088	847
Affiliates	125	0	0	0
Total	125	0	1.088	847

<i>Amounts in € thousand</i>	THE GROUP		THE COMPANY	
	1/1- 30/6/2006	1/1- 30/6/2005	1/1- 30/6/2006	1/1- 30/6/2005
Expenses				
Subsidiaries	0	0	1.255	0
Other associate parties	0	0	0	0
Total	0	0	1.255	0

The transactions with subsidiaries have been crossed out in the consolidated financial statements.

The analysis of receivables/liabilities to associated parties is presented below:

Amounts in € thousand

	THE GROUP		THE COMPANY	
	30/6/2006	31/12/2005	30/6/2006	31/12/2005
Receivables				
Subsidiaries	0	0	18.073	18.304
Affiliates	1.478	6.861	102	102
Joint Ventures	5.443	5.227	8	8
Management Executives	361	227	0	0
Other associate parties	852	801	10	10
Total	8.134	13.116	18.193	18.424

Amounts in € thousand

	THE GROUP		THE COMPANY	
	30/6/2006	31/12/2005	30/6/2006	31/12/2005
Liabilities				
Subsidiaries	0	0	2.408	2.269
Joint Ventures	4.974	3.643	0	0
Management Executives	3.221	3.517	2.656	2.748
Other associate parties	1	35	0	0
Total	8.196	7.195	5.064	5.017

Receivables and liabilities from and to subsidiary companies have been crossed out in the consolidated financial statements.

3. ADDITIONAL INFORMATION AND DECLARATIONS

3.1. Engagements

The group's and the company's engagements resulting from good performance guarantees at 30/6/2006 amounted to € 97.658 thousand and € 12.354 thousand respectively.

The group's engagements from construction contracts at 30/6/2006 and 31/12/2005 are presented below:

	THE GROUP	
	30/6/2006	31/12/2005
Unexecuted works balance	148.122	49.685

3.2. Real encumbrances

The company has pledged 1,25 million shares of its subsidiary company TOUSA as a guarantee against a short-term loan amounting to \$ 10 million and 5,5 million shares of the above subsidiary company as a guarantee for a long-term bond loan amounting to € 20 million.

The company has given guarantees in favor of third parties amounting to € 12.354 thousand.

3.3. Litigious or under arbitration disputes

Against the subsidiary company MOCHLOS S.A. there are pending judicial claims for which it is estimated that the amount of the final assessment will not exceed the amount of € 600 thousand. For the above possible future liability the company has formed an equivalent provision though charging the results of the previous fiscal year-end.

Against the subsidiary company CASINO PORTO CARRAS S.A. there are pending judicial lawsuits amounting to € 1.276 thousand. The management's estimate is that these claims are excessive and unsubstantiated and it attests that they will be overruled. Until the approval date of the financial statements, no decision in favour or against the company was issued and therefore no provision can be registered.

Additionally a caveat is still pending in the Appeal Court, relegated from the Supreme Court, of the company PARRAL COMPANIA NAVIERA S.A. against NATIONAL BANK OF GREECE S.A. and PIRAEUS BANK S.A. regarding the repute of the specific liquidation procedure of the company "Tourist Agricultural Export company PORTO CARRAS S.A." according to article 46a of L. 1892/90. The company POTIDAIA S.A. (already PORTO CARRAS S.A.) is inferred, which in 1999, as a subsidiary of the above companies and assignors, acquired through an auction the above real estate. This company is the lessor company of the real estate in which our company operates in and therefore short-term and medium-term wise it is not possible for it to endure any repercussions. The same applies long-term wise due to the nature of our legitimate relation in addition to the fact that the casino operates in the place it always operated and which our company continues its operation.

For the subsidiary company SKIATHOS MARINAS a claim from the Greek State is still pending amounting to € 400 thousand, regarding expenditures related to its works that were not settled

by the State. The company has denounced the contract, due to the fact that the State did not proceed with the payment of the subsidy. It is estimated that the company will be vindicated.

3.4. Un-audited tax fiscal year-ends

The Group does not form a relative provision for the un-audited tax fiscal year-ends. TECHNICAL OLYMPIC has been audited by the tax authorities up to and the fiscal year of 2003. From the consolidated companies MOCHLOS S.A. has been audited by the tax authorities up to and fiscal year-end 2001 and the companies TOXOTIS S.A., STROFYLI S.A., PORTO CARRAS S.A., DEVELOPMENT OF ATHENS SUBURBS S.A., MELTEMI KASTRI S.A., ALVITERRA HELLAS S.A. and KTIMA PORTO CARRAS S.A. up to and fiscal year-end of 2002 through the Termination of Cases procedure based upon L. 259/2004. and CASINO PORTO CARRAS (in addition to the absorbed company SITHONIA PORTO CARRAS S.A.) up to and fiscal year-end of 2004.

Briefly the un-audited fiscal year-ends of the companies of the Group are depicted below:

Company Name	Un-audited tax year-ends	Company Name	Un-audited tax year-ends
TECHNICAL OLYMPIC	2004-2005	DEVELOPMENT	2003-2005
MOCHLOS	2002-2005	TOXOTIS	2003-2005
CASINO	2005	MELTEMI	2003-2005
VILLAGE INN	2002-2005	STROYLI	2003-2005
GOLF	2002-2005	MARKO	2003 -2005
DEVELOPMENT	SINCE ESTABLISHMENT	DILOS	2003-2005
MELITON	2002-2005	SAMOS	2003-2005
KTIMA	2000-2005	SKIATHOS	2003-2005
PORTO CARRAS	2003-2005	AGROTOURISTIKI	2001-2005
CAMPUS	SINCE ESTABLISHMENT	LAMDA TECHOL FLISVOS HOLDING	2003-2005
MARINA	2002-2005	DEVELOPMENT ATH. SUBURBS	2003-2005
ALVITERRA	2003-2005	OLYMPIC PLOTA	SINCE ESTABLISHMENT

3.5. Personnel

The Company's and the Group's occupied personnel at 30/06/2006 and 30/06/2005 is presented below:

	THE GROUP		THE COMPANY	
	30/6/2006	30/6/2005	30/6/2006	30/6/2005
Employees	4.212	4.080	8	8
Daily Wage	0	0	0	0

3.6. Events after the balance sheet date

Other than the pre-mentioned facts, there are no subsequent events to the financial statements concerning either the Group or the Company, which require a reference from the International Financial Reporting Standards.