

PIRAEUS PORT AUTHORITY S.A
P.P.A S.A
 BALANCE SHEET OF DECEMBER 31st 2003
 4th CORPORATE USE (JANUARY 1st 2003 - DECEMBER 31st 2003)
 SA REGISTER . 42645/06/B/99/24
 (Sums in Euro)

ASSETS	Sums of ending use 2003			Sums of precedent use 2002			LIABILITIES	
	Cost Value	Depreciations	Net book value	Cost Value	Depreciations	Net book value	Sums of ending use 2003	Sums of precedent use 2002
B. ESTABLISHMENT EXPENCES								
1. Formation & First Establishment Expences	317.507,21	63.681,83	253.825,38	451,21	180,47	270,74		
4. Other expences of first installation	6.807.415,40	4.579.866,73	2.227.548,67	6.227.332,19	2.891.581,16	3.335.751,03		
	<u>7.124.922,61</u>	<u>4.643.548,56</u>	<u>2.481.374,05</u>	<u>6.227.783,40</u>	<u>2.891.761,63</u>	<u>3.336.021,77</u>		
C. FIXED ASSETS								
I. Intangible Fixed Assets								
1. Research and Development expences	4.301.625,83	1.774.136,11	2.527.489,72	2.384.653,39	913.811,35	1.470.842,04		
II. Tangible Fixed Assets								
1. Land	513.367,57	0,00	513.367,57	513.367,57	0,00	513.367,57		
3. Buildings and technical works	39.082.895,59	545.113,84	38.537.781,75	3.525.282,33	122.927,91	3.402.354,42		
4. Machinery - technical equipment	79.290.663,01	8.111.372,64	71.179.290,37	77.761.037,01	5.198.622,10	72.562.414,91		
5. Means of Transport	13.150.951,33	1.316.220,85	11.834.730,48	11.217.860,50	753.255,49	10.464.605,01		
6. Furniture and other equipment	4.575.194,12	2.475.362,71	2.099.831,41	3.674.721,86	1.492.802,38	2.181.919,48		
7. Fixed assets under construction and downpayments	26.499.155,70	0,00	26.499.155,70	26.277.914,66	0,00	26.277.914,66		
	<u>163.112.227,32</u>	<u>12.448.070,04</u>	<u>150.664.157,28</u>	<u>122.970.183,93</u>	<u>7.567.607,88</u>	<u>115.402.576,05</u>		
Total tangible & intangible assets (CI+CII)	<u>167.413.853,15</u>	<u>14.222.206,15</u>	<u>153.191.647,00</u>	<u>125.354.837,32</u>	<u>8.481.419,23</u>	<u>116.873.418,09</u>		
III. Participations and other long-term receivables								
7. Other longterm receivables			123.841,39			122.828,92		
Total Fixed Assets (CI+CII+CIII)			<u>153.315.488,39</u>			<u>116.996.247,01</u>		
D. CURRENT ASSETS								
I. Inventories								
4. Raw auxilliary materials - consumables spare parts and package material			4.917.164,95			4.558.952,27		
II. Trade receivable								
1. Customers			3.485.756,71			1.413.247,24		
8. Blocked deposits account			1.615.444,80			11.400.000,00		
10. Doubtful - contested trade and other debtors		48.083.088,68			44.429.381,71			
Minus: Provisions		27.874.190,06	20.208.898,62		30.032.610,22	14.396.771,49		
11. Other debtors			21.646.793,44			14.247.493,15		
12. Advances and credit accounts			13.307,69			8.533,02		
			<u>46.970.201,26</u>			<u>41.466.044,90</u>		
IV. Cash								
1. Cash in hand			595.662,37			1.107.642,06		
3. Cash at bank			39.045.251,32			66.325.798,97		
			<u>39.640.913,69</u>			<u>67.433.441,03</u>		
Total quick assets (DI+DII+DIV)			<u>91.528.279,90</u>			<u>113.458.438,20</u>		
E. TRANSITORY ASSETS ACCOUNTS								
1. Deferred charges			5.321,62			24.358,08		
2. Accrued income			954.369,74			2.259.461,62		
			<u>959.691,36</u>			<u>2.283.819,70</u>		
TOTAL ASSETS (B+C+D+E)			<u>248.284.833,70</u>			<u>236.074.526,68</u>		
MEMO ACCOUNTS								
2. Quarantees and collateral securities			11.063.165,70			8.213.142,72		

A. EQUITY CAPITAL		
I. Equity capital		
(25.000.000 nominal shares of 2,00 EURO)		
1. Treasury Stock	50.000.000,00	50.000.000,00
III. Revaluation of assets-Grants for investments		
3. Grants for investments	11.396.584,63	11.400.000,00
IV. Reserve Funds		
1. Legal reserve fund	3.172.091,68	2.220.000,00
4a. Special untaxed reverse of 2881/ 2001 law	61.282.225,52	61.282.225,52
5a. Reverse from untaxed income	7.704.705,23	7.513.226,65
5b. Reverse from special taxable income	728.128,36	728.128,36
	<u>72.887.150,79</u>	<u>71.743.580,53</u>
V. Results carried forward		
Profits carried forward	29.585.048,96	18.231.797,47
Total equity (AI+AIII+AIV+AV)	<u>163.868.784,38</u>	<u>151.375.378,00</u>
B. PROVISIONS FOR RISKS AND DEBTS		
1. Provisions for retirement benefits	6.221.672,78	6.221.672,78
2. Other provisions	19.907.901,15	19.907.901,15
	<u>26.129.573,93</u>	<u>26.129.573,93</u>
C. LIABILITIES		
I. Longterm Liabilities		
2. Longterm Bank Loans	17.544.827,59	20.468.965,52
II. Shortterm Liabilities		
1. Suppliers	4.103.959,19	3.599.813,14
4. Customer downpayment	1.823.897,38	2.975.304,57
5. Taxes and dues payable	13.231.228,59	11.884.934,54
6. Insurance Organization	3.121.071,35	2.226.924,03
7. Longterm liabilities payable in following use	2.924.137,93	2.924.137,93
10. Dividends payable	6.400.000,00	6.000.000,00
11. Other Creditors	7.691.206,35	6.098.199,72
	<u>39.295.500,79</u>	<u>35.709.313,93</u>
Total liabilities (CI+CII)	<u>56.840.328,38</u>	<u>56.178.279,45</u>
D. TRANSITORY LIABILITIES ACCOUNTS		
1. Deferred income	1.419.917,81	1.576.973,49
2. Accrued expences	26.229,20	814.321,81
	<u>1.446.147,01</u>	<u>2.391.295,30</u>
TOTAL LIABILITIES (A+B+C+D)	<u>248.284.833,70</u>	<u>236.074.526,68</u>
MEMO ACCOUNTS(CREDIT)		
2 Guarantees and real securities	11.063.165,70	8.213.142,72

Notes:
 1. The Company has been audited for tax purposes up to the use that ended in 31.12.2002 2) Some amounts at the previous accounting period have been adjusted in order to be comparable with the respective ones of the present accounting period. 3) 3. The sales breakdown per income category according to the "STAKOD 2003" (National Activity Nomenclature) is: Income code 631.1 "Cargo handling", € 84.372.627,60, Income code 631.2 "Storage" € 26.481.466,00, Income code 632.2 "Other transport activity via waterways" €31.508.070, 58, Total €142.362.164,18.

PROFIT AND LOSS ACCOUNT	DISTRIBUTION OF PROFITS	
DECEMBER 31st 2003 (JANUARY 1st - DECEMBER 31st 2003)	Sums of ending use 2003	
	Sums of ending use 2003	Sums of precedent use 2002
I. Operating Results		
Turnover	142.362.164,18	130.846.197,64
Minus: Cost of sales	106.857.250,94	99.638.665,98
Gross Profit	35.504.913,24	31.207.531,66
Plus: 1. Other operating income	7.628.506,44	8.847.467,79
Total	43.133.419,68	40.054.999,45
Minus: 1. Administration expences	13.232.163,86	13.190.886,75
Operating profit	29.901.255,82	26.864.112,70
Plus:		
4. Credit Interest and similar Income	1.704.585,51	2.885.079,62
Minus:		
3. Debit Interest and similar expences	655.313,98	976.694,26
Total profits	30.950.527,35	28.772.498,06
II. PLUS: extraordinary income		
1. extraordinary and non-operating income	231.728,35	265.784,26
2. extraordinary profits	3.354,00	250.000,00
3. Previous year income	18.337,85	1.262.061,88
1.777.846,14		
Minus:		
1. extraordinary and non-operating expences	1.408,33	12.935,01
2. extraordinary losses	450,84	4.211,79
3. Expences of previous year	656.090,77	462.384,49
479.531,29		
Total operating & extraordinary profits	30.545.997,61	30.070.812,91
Minus: Depreciation of fixed assets	7.492.573,85	6.173.430,96
Minus: Depreciation included in operating costs	7.492.573,85	6.173.430,96
	0,00	0,00
EARNINGS BEFORE TAX	<u>30.545.997,61</u>	<u>30.070.812,91</u>

Piraeus, 24 February 2004

THE PRESIDENT OF THE BOARD OF DIRECTORS AND C.E.O	THE VICE PRESIDENT OF THE BOARD OF DIRECTORS	FINANCIAL DIRECTOR	HEAD ACCOUNTANT
SOTIRIOS THEOFANIS ID No X 190719	SPYROS ALEXANDRATOS ID No I 017448	DIMITRIOS ARTIKIS EC REG0017262	KONSTANTINOS BALIS EC REG0005249

AUDITOR'S REPORT
To the Shareholders of "PIRAEUS PORT AUTHORITY S.A."

We have audited the above Financial Statements as well as the related Notes on the Accounts and the Statement of Cash Flows of "PIRAEUS PORT AUTHORITY S.A." with distinctive title "P.P.A. S.A." for the year ended December 31, 2003. We conducted our audit, in accordance with the provisions of art. 37 of the Companies' Act of Greece (c.L. 2190/1920) and also in conformity with the standards of auditing followed by the Institute of Certified Auditors-Accountants in Greece, which comply with the International Standards on Auditing and accordingly included such tests of the accounting records and such other auditing procedures as we considered appropriate. We have examined the books of account and records kept by the Company and we obtained all the information and explanations we needed for the purpose of our audit. The Company has applied properly the Hellenic General Accounting Plan. No change in the inventory valuation method has been made, as compared with that of the previous year. We have verified that the Board of Directors' Report to the Annual General Meeting of Shareholders is consistent with the related Financial Statements. The Notes on the Accounts include the information required by the par. 1, art. 43a L. 2190/1920 (Companies Act of Greece), while the Statement of Cash Flows has been compiled based on the financial statements and the books and records maintained by the company. As a result of our audit it is noted that: 1) For the Assets item D.II.10 "Doubtful - contested trade and other debtors" the company has set up a provision for a contingent loss from uncollected claims, of EURO 27.874.190,06 which, in our view, should be higher by approx. EURO 16.500.000, with an equal charge of the results for the year. 2) According to records brought to our consideration, disputed claims of third parties against the company of approx. EURO 28.400.000, are likely to have a negative or uncertain result for the company, which in turn to cover the losses that may incur from the above liabilities, has set up a provision of approx. EURO 19.320.000, which we deem should be higher by approx. EURO 6.000.000, with an equal charge of the results. In our opinion, the above Financial Statements, which are in agreement with the books and records of the Company, together with the Notes on the Accounts, and the Statement of Cash Flows after taking into consideration our foregoing notes as well as the company's notes under the Balance Sheet, give a true and fair view of the Company's assets, liabilities and financial position as at December 31, 2003 and of the results of its operations for the year ended on that date, and the Cash Flows of the Company's operations during the year, in conformity with legal requirements and generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Athens, 25 February, 2004
 The Certified Public Accountants - Auditors

PANAYIOTIS E. MARKOPOULOS SOEL Reg. No. 11311	PANAYIOTIS S. PANTARIS SOEL Reg. No. 11651
SOL S.A. - Certified Auditors Accountants	