

**PIRAEUS PORT AUTHORITY S.A**  
**P.P.A S.A**  
 BALANCE SHEET OF DECEMBER 31st 2004  
 5th CORPORATE USE(JANUARY 1st 2004 - DECEMBER 31th 2004)  
 SA REGISTER . 42645/06/B/99/24  
 (Sums in Euro)

ASSETS	Sums of ending use 2004			Sums of precedent use 2003			LIABILITIES	
	Cost Value	Depreciations	Net book value	Cost Value	Depreciations	Net book value	Sums of ending use 2004	Sums of precedent use 2003
<b>B. ESTABLISHMENT EXPENCES</b>								
1. Formation & First Establishment Expences	317.507,21	127.183,19	190.324,02	317.507,21	63.681,83	253.825,38		
4. Other expences of first installation	11.472.899,58	5.896.383,06	5.576.516,52	6.807.415,40	4.579.866,73	2.227.548,67		
	<u>11.790.406,79</u>	<u>6.023.566,25</u>	<u>5.766.840,54</u>	<u>7.124.922,61</u>	<u>4.643.548,56</u>	<u>2.481.374,05</u>		
<b>C. FIXED ASSETS</b>								
<b>I. Intangible Fixed Assets</b>								
1. Research and Development expences	5.424.918,11	2.859.119,51	2.565.798,60	4.301.625,83	1.774.136,11	2.527.489,72		
<b>II. Tangible Fixed Assets</b>								
1. Land	513.367,57	0,00	513.367,57	513.367,57	0,00	513.367,57		
3. Buildings and technical works	76.781.992,97	2.852.378,34	73.929.614,63	39.082.895,59	545.113,84	38.537.781,75		
4. Machinery - technical equipment	81.939.755,37	11.138.378,24	70.801.377,13	79.290.663,01	8.111.372,64	71.179.290,37		
5. Means of Transport	14.385.577,68	2.092.979,25	12.292.598,43	13.150.951,33	1.316.220,85	11.834.730,48		
6. Furniture and other equipment	5.175.001,26	3.333.411,02	1.841.590,24	4.575.194,12	2.475.362,71	2.099.831,41		
7. Fixed assets under construction and downpayments	23.792.885,88	0,00	23.792.885,88	26.499.155,70	0,00	26.499.155,70		
	<u>202.588.580,73</u>	<u>19.417.146,85</u>	<u>183.171.433,88</u>	<u>163.112.227,32</u>	<u>12.448.070,04</u>	<u>150.664.157,28</u>		
Total tangible & intangible assets (CI+CII)	<u>208.013.498,84</u>	<u>22.276.266,36</u>	<u>185.737.232,48</u>	<u>167.413.853,15</u>	<u>14.222.206,15</u>	<u>153.191.647,00</u>		
<b>III. Participations and other long-term receivables</b>								
7. Other longterm receivables			198.275,71			123.841,39		
Total Fixed Assets (CI+CII+CIII)			<u>185.935.508,19</u>			<u>153.315.488,39</u>		
<b>D. CURRENT ASSETS</b>								
<b>I. Inventories</b>								
4. Raw auxilliary materials - consumables spare parts and package material			4.723.691,68			4.917.164,95		
<b>II. Trade receivable</b>								
1. Customers		1.672.471,82			3.485.756,71			
8. Blocked deposits account		0,00	1.672.471,82		0,00	3.485.756,71		
10. Doubtful - contested trade and other debtors Minus: Provisions		53.971.300,20	27.410.272,42		48.083.088,68	20.208.898,62		
11. Other debtors		26.561.027,78	22.135.318,45		27.874.190,06	21.646.793,44		
12. Advances and credit accounts			8.430,99			13.307,69		
			<u>51.227.848,86</u>			<u>46.970.201,26</u>		
<b>IV. Cash</b>								
1. Cash in hand			989.514,08			595.662,37		
3. Cash at bank			12.797.113,35			39.045.251,32		
			<u>13.786.627,43</u>			<u>39.640.913,69</u>		
Total quick assets (DI+DII+DIV)			<u>69.738.167,97</u>			<u>91.528.279,90</u>		
<b>E. TRANSITORY ASSETS ACCOUNTS</b>								
1. Deferred charges			606.413,88			5.321,62		
2. Accrued income			718.875,35			954.369,74		
			<u>1.325.289,23</u>			<u>959.691,36</u>		
<b>TOTAL ASSETS (B+C+D+E)</b>			<u>262.765.805,93</u>			<u>248.284.833,70</u>		
<b>MEMO ACCOUNTS</b>								
2. Quarantees and collateral securities			13.541.218,04			11.063.165,70		

<b>A. EQUITY CAPITAL</b>		
<b>I. Equity capital</b> (25.000.000 nominal shares of 2,00 EURO)		
1. Treasury Stock	50.000.000,00	50.000.000,00
<b>III. Revaluation of assets-Grants for investments</b>		
3. Grants for investments	11.104.780,63	11.396.584,63
<b>IV. Reserve Funds</b>		
1. Legal reserve fund	3.922.271,74	3.172.091,68
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	7.704.705,23
5b. Reverse from special taxable income	728.128,36	728.128,36
	<u>73.637.330,85</u>	<u>72.887.150,79</u>
<b>V. Results carried forward</b>		
Profits carried forward	38.603.652,16	29.585.048,96
Total equity (AI+AIII+AIV+AV)	<u>173.345.763,64</u>	<u>163.868.784,38</u>
<b>B. PROVISIONS FOR RISKS AND DEBTS</b>		
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>
<b>C. LIABILITIES</b>		
<b>I. Longterm Liabilities</b>		
2. Longterm Bank Loans	14.620.689,66	17.544.827,59
<b>II. Shortterm Liabilities</b>		
1. Suppliers	16.204.845,33	4.103.959,19
4. Customer downpayment	2.057.815,43	1.823.897,38
5. Taxes and dues payable	9.724.715,77	13.231.228,59
6. Insurance Organization	3.104.249,08	3.121.071,35
7. Longterm liabilities payable in following use	2.924.137,93	2.924.137,93
10. Dividends payable	5.000.000,00	6.400.000,00
11. Other Creditors	7.715.026,55	7.691.206,35
	<u>46.730.790,09</u>	<u>39.295.500,79</u>
Total liabilities (CI+CII)	<u>61.351.479,75</u>	<u>56.840.328,38</u>
<b>D. TRANSITORY LIABILITIES ACCOUNTS</b>		
1. Deferred income	1.918.775,39	1.419.917,81
2. Accrued expences	20.213,22	26.229,20
	<u>1.938.988,61</u>	<u>1.446.147,01</u>
<b>TOTAL LIABILITIES (A+B+C+D)</b>	<u>262.765.805,93</u>	<u>248.284.833,70</u>
<b>MEMO ACCOUNTS( CREDIT)</b>		
2 Guarantees and real securities	13.541.218,04	11.063.165,70

Notes:  
 The sales breakdown per income category according to the "STAKOD 2003" (National Activity Nomenclature) is: Income code 631.1 "Cargo handling", € 85.421.892,72, Income code 631.2 "Storage" € 31.652.389,19, Income code 632.2 "Other transport activity via waterways" € 31.818.178,23, Total € 148.892.460,14.

PROFIT AND LOSS ACCOUNT			DISTRIBUTION OF PROFITS	
DECEMBER 31st 2004 (JANUARY 1st - DECEMBER 31st 2004)				
	Sums of ending use 2004	Sums of precedent use 2003	Sums of ending use 2004	Sums of precedent use 2003
<b>I. Operating Results</b>				
Turnover	148.892.460,14	142.362.164,18	23.082.463,48	30.545.997,61
Minus: Cost of sales	119.523.778,91	106.857.250,94	29.585.048,96	18.231.797,47
Gross Profit	29.368.681,23	35.504.913,24	0,00	-813.064,85
Plus: 1. Other operating income	7.944.501,51	7.628.506,44	52.667.512,44	47.964.730,23
Total	37.313.182,74	43.133.419,68		
Minus: 1. Administration expences	14.488.369,40	13.232.163,86		
Operating profit	22.824.813,34	29.901.255,82		
Plus:				
4. Credit Interest and similar Income	678.441,34	1.704.585,51		
Minus:				
3. Debit Interest and similar expences	515.634,75	655.313,98		
Total profits	22.987.619,93	30.950.527,35		
<b>II. PLUS: extraordinary income</b>				
1. extraordinary and non-operating income	905.833,03	231.728,35		
2. extraordinary profits	0,00	3.354,00		
3. Previous year income	102.385,40	18.337,85		
Minus:				
1. extraordinary and non-operating expences	38.511,12	1.408,33		
2. extraordinary losses	0,00	450,84		
3. Expences of previous year	874.863,76	656.090,77		
Total operating & extraordinary profits	9.434.077,90	7.492.573,85		
Minus: Depreciation of fixed assets	9.434.077,90	7.492.573,85		
Minus: Depreciation included in operating costs	9.434.077,90	7.492.573,85		
<b>EARNINGS BEFORE TAX</b>	<u>23.082.463,48</u>	<u>30.545.997,61</u>		

Piraeus, 23 February 2004

THE PRESIDENT OF THE BOARD OF DIRECTORS

THE CHIEF EXECUTIVE OFFICER

FINANCIAL DIRECTOR

DIMITRIOS SAMOLIS  
 ID No ≡ 414691

NIKOLAOS ANASTASOPOULOS  
 ID No ≡ 625099

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

We have audited the above financial statements and the related notes of Piraeus Port Authority S.A. for the year ended 31 December 2004. Our audit was conducted in accordance with the requirements of article 37 of Greek Company Law 2190/1920, and also in compliance with the auditing standards followed by the Greek Institute of Certified Auditors-Accountants (SOEL) which comply with the International auditing standards. Our audit included such tests of the accounting records and such other audit procedures as we considered necessary in the circumstances. We have examined the books and records kept by the Company and have obtained all information and explanations that we considered necessary for the purpose of our audit. The Company has applied correctly the Greek General Chart of Accounts. There was no change in the inventory valuation method during the year, as compared with that of the previous year. We have verified that the Directors' Report addressed to the Shareholders' Ordinary General Meeting is in accordance with the Company financial statements and the related notes. The notes to the financial statements include the information required by par. 1 of article 43a of Greek Company Law 2190/1920.

Based on our audit we can ascertain the following:

- 1) The asset account D. II. Receivables includes a provision for doubtful debts of approximately 26,6 million Euro which in our opinion should have been greater by approximately 17,9 million Euro affecting equally the operating results for the year then ended.
  - 2) Legal claims made against the Company of approximately 36,6 million Euro are estimated to have an unfavourable or doubtful result for the Company which has made a provision for such contingent liabilities of approximately 19,3 million Euro which in our opinion should have been greater by approximately 7 million Euro affecting equally the operating results for the year then ended.
  - 3) The Company has not been audited by the Greek Tax Authorities for the years 2003 and 2004 and therefore the Company tax obligations for those years have not been finalised yet.
- In our opinion the above financial statements which result from the Company books and records, together with the related notes and after taking into consideration our above stated remarks and the Company note, give a true and fair view of the Company Assets, Liabilities and financial position as at 31 December 2004, as well as its operating results for the year then ended in accordance with the relevant rules, regulations and generally accepted accounting principles applied by the Company on a basis consistent with that of the previous year.

Athens, 24 February 2005  
 CERTIFIED AUDITOR ACCOUNTANT

Athens, 24 February, 2005

Certified Auditor Accountant  
 EFTYCHIOS E. HELLINAKIS  
 SOEL MEMBER No 10591  
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