

## COMPANY NOTE

9 April 2013

# Comment on Company Release Full Year 2012 Results

### Valuation & Research Specialists (VRS)

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| Share Price (09/04/2013) | € 4.55 |
|--------------------------|--------|
| Number of Shares (,000)  | 44,268 |
| Market Cap (in € mn)     | 201.42 |
| A.D. Volume (p)          | 9,957  |
| Beta (vs. ASE G.I. – 1y) | 0.45   |
| <b>Statistical Data</b>  |        |
| Max 52 week              | 6.30 € |
| Min 52 week              | 1.59 € |
| 1-M Rtn                  | 2.25%  |
| 6-M Rtn                  | 30.75% |
| 12-M Rtn                 | 82.73% |

Source: Company, Euro2day, Reuters, VRS.

## LAMDA DEVELOPMENT S.A.

[Bloomberg Ticker: LAMDA:GA, Reuters Ticker: LMDr.AT]

### Business Sector: Real Estate Development & Operation

#### LAMDA DEVELOPMENT Reported Full Year 2012 Results

Lamda Development (or the Group), a real estate developer based in Athens, Greece, reported full year 2012 results on March 28, 2013. The major results of the Group are highlighted below:

| (In € million)                               | 2012   | %      | 2011  |
|--|--------|--------|-------|
| Net Asset Value                              | 337.1  | -14.9% | 396.1 |
| Shareholders' Funds                          | 296.1  | -13.8% | 343.5 |
| Gross Operating Income before Valuation Adj. | 20.9   | -23.7% | 27.4  |
| Properties' Valuation Adjustment Differences | -56.4  |        | -35.0 |
| Profit before Taxes                          | -106.2 |        | -30.2 |
| Net Profit after Taxes & Minorities          | -91.9  |        | -28.6 |
| Turnover                                     | 78.2   | -4.3%  | 81.8  |

Source: Consolidated Financial Statements based on IFRS.

- The consolidated financial statements of 2012 depict a balanced structure between long-term and short-items on both the asset and the liability side. The ratio of bank debt over equity is worsening due to successive losses realized in the past few years, losses that have negatively affected shareholders' funds.

#### Investment Highlights and Prospects

We underline the following points with regard to the Group's investment characteristics and prospects:

- During the year 2012, Lamda Development Group's financial performance was affected more intensely from the recession in Greece than it was in 2011. Despite this, the Group's property occupancy ratio remained high given the circumstances, whereas 2 out of the Group's 3 major shopping centers in Greece posted resilient income. The Group's net loss in 2012 settled at € 2.4 million before including the downward valuation adjustment of its properties and the losses from its securities portfolio.
- Given the negative climate prevailing in the Greek real estate market, the Company stock is expected to continue trading at a discount against its net asset value. Lamda Development has proceeded in buying back treasury stock over the past months. With beta co-efficient at 0.45, Lamda stock has followed a defensive trading pattern as compared to the market's General Index. The stock is characterized of weak marketability.

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#### Share Price Performance (1 year, in €)



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