

**OTE ESTATE S.A.****Condensed Financial Statements and Information for the period 1 January 2006 to 31 December 2006**

(published in accordance with law 2190 article 135, for companies that prepare annual financial statements, consolidated and standalone, according to the International Financial Reporting Standards)

The information contained below is aiming to provide a general briefing concerning the financial position and the results of OTE ESTATE S.A. We recommend that users, before making any investment or proceeding to any other transaction with the Company obtain the necessary information from the website (www.ote.gr) where the Financial Statements prepared in accordance with the International Financial Reporting Standards together with the Auditor's Report, are posted.

**INFORMATION CONCERNING THE COMPANY**

Registered office: 15 Stadiou str., Athens

R.N.: 34185/01/B/95/464-2003

Authority in charge: Prefecture of Athens, Central Domain, S.A. Department

Data of approval of the annual financial statements (from which this information was derived): April 23rd 2007

Certified Auditor Accountant: Garifalia Spiroiou R.N. SOEL 16931

Auditing firm: KPMG Kyriakoy Auditors S.A.

Type of control report: Unqualified audit opinion - emphasis subject: (Concerning the fact that the company has not been controlled by the tax authorities for certain years, as it is analytically mentioned in note number 11)

Board of directors:

Chairman: Elli Despotou

Vice-president: Iordanis Aivazis

Chief Executive Officer: Ioannis Panagiotidis

Members: Anastasios Tassovassilis

Demetrios Tzelepis

Konstantinos Tsatsanis

Nikolaos Sakarellos

**BALANCE SHEET****Amounts in Euros**

	31.12.2006	31.12.2005
<b>ASSETS</b>		
Property, plant and equipment (used by the company)	4,486,487	4,378,898
Investments in real estate property	393,784,711	400,983,029
Investments	703	684
Deferred tax assets	20,936,433	22,705,900
Accounts receivables	15,615,885	106,129,955
Other current assets	465,539	7,842
Cash and cash equivalents	<u>134,855,123</u>	<u>36,988,215</u>
<b>TOTAL ASSETS</b>	<b>570,144,882</b>	<b>571,194,523</b>
<b>EQUITY AND LIABILITIES</b>		
Reserve for staff retirement indemnities	114,509	73,114
Other non-current liabilities	587,935	540,633
Accounts payables	2,090,298	8,270,596
Income tax payable	7,875,548	12,969,437
Other current liabilities	<u>911,320</u>	<u>1,709,668</u>
Total liabilities (a)	11,579,610	23,563,448
Share capital	599,122,052	452,457,954
Other accounts related to Shareholders' Equity	(40,556,780)	95,173,121
Total shareholders' equity attributable to Shareholders (b)	<u>558,565,272</u>	<u>547,631,075</u>
<b>TOTAL EQUITY AND LIABILITIES (a) + (b)</b>	<b>570,144,882</b>	<b>571,194,523</b>

**STATEMENTS OF CASH FLOWS****Amounts in Euros**

	01.01-31.12.2006	01.01-31.12.2005
<b>Cash flows from operating activities</b>		
<b>Profits before taxes</b>	<b>41,299,336</b>	<b>36,877,915</b>
Adjustments for:		
Depreciation	17,434,631	17,244,994
Provision	271,395	29,986
Property tax	5,297,762	4,548,295
Stamp-Duty and OGA Contribution	1,192,296	1,110,100
Discount due to bounty tax payment	(399,004)	(345,212)
Evaluation of participation	(19)	(66)
Banking expenses	2,414	2,304
Gain on investments	0	(468,944)
Interest and other financial expenses	(9,253)	(3,075)
<b>Operating income before working capital movements</b>	<b>65,089,558</b>	<b>58,996,297</b>
Changes in working capital		
Decrease / (Increase) in accounts receivables	91,258,808	(24,030,377)
(Decrease) / Increase in accounts liabilities	(6,931,344)	3,434,803
Minus:		
Banking expenses paid	0	(2,304)
Income taxes paid	(26,264,704)	(19,619,009)
<b>Net cash flows from operating activities (a)</b>	<b>123,152,318</b>	<b>18,779,410</b>
<b>Cash flow from investment activities</b>		
Purchases of property, plant and equipment	(10,292,721)	(12,550,464)
Disposal of property, plant and equipment	0	634,812
Interest income received	9,253	3,075
<b>Net cash flows in investing activities (b)</b>	<b>(10,283,468)</b>	<b>(11,912,577)</b>
<b>Cash flow from financing activities</b>		
Dividends paid	(14,999,528)	(1,081,250)
Interest payments	(2,414)	0
<b>Net cash flows used from financing activities (c)</b>	<b>(15,001,942)</b>	<b>(1,081,250)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>97,866,908</b>	<b>5,785,583</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>36,988,215</b>	<b>31,202,632</b>
<b>Cash and cash equivalents at end of year</b>	<b>134,855,123</b>	<b>36,988,215</b>

**INCOME STATEMENT****Amounts in Euros**

	01.01-31.12.2006	01.01-31.12.2005
Operating revenues	66,448,707	61,849,888
Operating expenses of real estate property	(1,761,832)	(1,278,852)
Gross profit	64,686,875	60,571,036
Income before taxes, financial and investment results, depreciation and amortization	55,583,628	53,119,955
Income before taxes, financial and investment results	38,148,997	35,874,961
Income before taxes	41,299,336	36,877,915
Minus taxes	(12,856,984)	(11,875,427)
<b>Income after taxes</b>	<b>28,442,352</b>	<b>25,002,488</b>
Profits are distributed to:		
Company's shareholders	0	25,002,488

**ADDITIONAL INFORMATION**

- The company's annual financial statements are included in the consolidated financial statements of OTE S.A. and has a share of 99,99% of the company.
- There are no mortgages on property, plant and equipment of the company.
- There are no litigious or under arbitration differences or decisions of judiciary or arbitral authorities that may have a significant influence on the financial status or operation of the company.
- The company has not been audited by the tax authorities for the years 2001 to 2006.
- The number of personnel employed by the Company at the end of the current year was 50, 8 of which are detached from OTE S.A. to the company. As at April 23rd 2007 the number of personnel was 52.
- Some comparative data of the year 2005 have been reclassified so that they can be compared to the respective data of the current year. Precisely, an amount of 4,979,002 Euros has been transferred from the account «Deferred tax liabilities» to the account «Deferred tax assets», so that the net deferred tax asset of the
- There are no material subsequent events that have occurred after December 31st 2006 that should either be promulgated or alter the funds of the published financial statements.
- The accounting principles that were followed, during the composition of the Financial Statements of December 31st 2006, are those mentioned in the respective Financial Statements of the year ended December 31st 2006, which have been posted on the website www.ote.gr.
- From the related-party transactions of the company, for the period from 01.01.2006 to 31.12.2006, came up the following amounts:  
Revenues € 64.392.346  
Expenses € 1.002.903  
Balances of accounts receivables and liabilities on 31.12.2006 due to the discussed transactions were as follows:  
Accounts receivables € 14.959.898  
Accounts liabilities € 1.656.308  
The wages of the company's Board of Directors that are included in the profit and loss account were 82.340 Euros and 52.770 Euros for the years 2006 and 2005 respectively.

**STATEMENT OF SHAREHOLDERS' EQUITY****Amounts in Euros**

	31.12.2006	31.12.2005
Shareholders' Equity at the beginning of the year (01.01.2006 and 01.01.2005 respectively)	<u>547,631,075</u>	<u>526,737,511</u>
Change in the deferred income taxes from the adjustments of the assets revaluation as of 2004	(2,508,627)	(3,027,674)
Dividends	(14,999,528)	(1,081,250)
Profits of the year after taxes	<u>28,442,352</u>	<u>25,002,488</u>
<b>Shareholders' Equity at the end of the year (31.01.2006 and 31.01.2005 respectively)</b>	<b>558,565,272</b>	<b>547,631,075</b>

Athens, April 23rd 2007

THE CHAIRMAN OF THE BOARD OF DIRECTORS

THE CHIEF EXECUTIVE OFFICER

THE HEAD OF FINANCIAL DIVISION

ELLI DESPOTOU

IOANNIS PANAGIOTIDIS

PANAGIOTA PIERRATOU