Atlas Estates Limited (“Atlas” or the “Company” or the “Group”)

UNAUDITED INTERIM RESULTS FOR THE SIX MONTHS TO 30 JUNE 2010

16 August 2010

Atlas Estates Limited, the Central and Eastern European (“CEE”) property investment and development company, today reports interim results for the six months ended 30 June 2010.

The interim condensed consolidated and non-consolidated financial statements for the six months ended 30 June 2010 is available on the Company’s website at www.atlasestates.com.

Financial summary

- Revenue increased to €59.4 million (30 June 2009: €24.7 million)
- Profit from operations of €0.7 million (30 June 2009: loss of €17.9 million)
- Profit from operations excluding the movement in value of investment properties and provisions against inventories of €5.1 million (30 June 2009: €3.1 million)
- Currencies in the CEE region have continued to depreciate, resulting in an unrealised foreign exchange loss of €2.8 million (2009: loss €9.8 million) in the income statement and a gain of €2.7 million (2009: loss of €9.8 million) in reserves for the six months ended 30 June – unrealised foreign exchange arises on monetary assets and liabilities denominated in foreign currencies, for example bank loans, that are translated at the rates prevailing on the balance sheet date
- Net Asset Value per share of €2.26 (31 December 2009: €2.42)
- Adjusted Net Asset Value per share of €2.91 (31 December 2009: €2.95)
- Bank loans at 30 June 2010 of €254 million (30 June 2009: €252 million)
- Ongoing renegotiation of borrowing facilities in difficult credit markets

Operational summary

- Warsaw construction activity on Platinum Towers and Capital Art Apartments was finalised by end of 2009
- In Platinum Towers project 353 apartments were pre-sold in total and 193 apartments were handed over in the first half of 2010 with €1.4m profit recognised
- In Capital Arts Stage 1 218 apartments were pre-sold in total and 5 were handed over in the first half of 2010
- In Capital Arts Stage 2 201 Apartments were pre-sold in total and 114 were handed over in the first half of 2010 with €2.9m profit recognised
- The Hilton Hotel occupancy is up from last year due to the recovery in business travel, banqueting and conference activity.

Credit markets continue to suffer from tight liquidity and difficult lending conditions across the CEE region, resulting in limited liquidity and limited number of real estate transactions.

In general, all development, commercial leasing activity, and residential units sales substantially slowed down and have yet to recover.

Andrew Fox, Chairman of Atlas Estates Limited commented as follows:

> “These are difficult times for the economies in the CEE region and for the banks, which have previously financed the growth in these markets. Hungary and Romania, where we operate, have required IMF funding. Poland has shown the strongest resilience in the region to the credit crisis. However property values across the region have yet to recover and the real estate activity has almost ground to a halt. Property values have stabilised but the commercial activity and the development of new projects have not picked up.”

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ATLAS ESTATES LIMITED
INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
HALF YEAR 2010

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Financial Highlights

Selected Consolidated Financial Items	Six months ended 30 June 2010 (unaudited) €'000	Year ended 31 December 2009 €'000	Six months ended 30 June 2009 (unaudited) €'000
Revenues	59,435	47,279	24,650
Gross profit	10,837	15,549	8,648
Decrease in value of investment properties	(4,395)	(35,558)	(16,143)
Impairment of asset held for sale	-	(5,930)	-
Profit/ (loss) from operations	702	(47,132)	(17,857)
Loss before tax	(7,892)	(57,023)	(34,436)
Loss for the period	(8,328)	(49,218)	(32,787)
Loss attributable to owners of the parent	(8,280)	(48,677)	(32,246)
Cash flow from operating activities	3,967	(10,424)	(4,708)
Cash flow from investing activities	(371)	339	(231)
Cash flow from financing activities	(6,085)	12,212	5,962
Net decrease in cash	(2,676)	(2,237)	(3,572)
Non-current assets	280,015	280,558	290,392
Current assets	112,467	156,151	173,943
Assets classified as held for sale	27,377	26,591	-
Total assets	419,859	463,300	464,335
Current liabilities	(87,416)	(211,942)	(202,718)
Liabilities directly associated with assets classified as held for sale	(20,144)	(19,444)	-
Non-current liabilities	(205,862)	(118,016)	(139,031)
Total liabilities	(313,422)	(349,402)	(341,749)
Net assets	106,437	113,898	122,586
Issued capital and reserves attributable to owners of the parent	106,064	113,166	121,854
Number of shares outstanding	46,852,014	46,852,014	46,852,014
Loss per share basic (eurocents)	(17.67)	(103.9)	(68.83)
Basic net asset value per share (€)	2.26	2.42	2.60
Adjusted net asset value (€'000) (1)	136,357	138,360	157,118
Adjusted net asset value per share (€)	2.91	2.95	3.35

(1) "Adjusted net asset value" includes valuation gains net of deferred tax on development properties held in inventory and land held under operating lease, but not recognised at fair value in the balance sheet.

ATLAS ESTATES LIMITED

Chairman's Statement

I am pleased to present the financial results for Atlas Estates Limited ("Atlas" or "the Company") and its subsidiary undertakings (together "the Group") for the six months ended 30 June 2010. This period has been very challenging for investors in property located in the Central and Eastern Europe ("CEE") region, due to the impact of the adverse global economic environment.

The major factors affecting the Group are a lack of access to capital, lack of any meaningful recovery in property values and instability in the economies in the CEE region. Long term development of the assets comprising the Company's portfolio is dependent upon access to capital. The banks that previously financed growth in the CEE region are seeking to reduce their exposure to the CEE region, in response to falling property valuations and economic instability. In particular they are seeking to reduce loans provided for the acquisition of land for development. New business and the funding for new construction is virtually non existent.

In this environment the Company's strategy has become defensive, focusing on maintaining its relationships with its banks, tight costs control, selected investments in capital expenditures and planning and ensuring projects are completed on time and within budgets.

Atlas was subject to a takeover offer by Fragiolig Holdings Limited ("Fragiolig"), a wholly owned subsidiary of the Izaki Group during the second quarter of 2010 (the 'Offer'). The Izaki Group is an Israel-based real estate development entity, which was a major shareholder in the Company at the time of the offer and, together with RP Capital Group, own and manage Atlas Management Company ("AMC"), the Company's appointed Property Manager.

The Offer was a mandatory cash offer to acquire 100% of the share capital of the Company at a price of £0.90 (or 3.98 PLN) as required under Rule 9 of the UK City Code on Takeovers and Mergers. On 16 April 2010 the terms of the Offer were announced. The Offer was declared unconditional in all respects on 12 May 2010 and closed on 21 June 2010, at which time the Izaki Group, together with its concert parties, controlled 93.59% of the issued share capital of the Company.

During the Company's Annual General Meeting of shareholders held on 16 June 2010, the board of directors resigned and was replaced by the incumbent board of directors (the "Board").

Half Year Reported Results

The Group's results for 2010 have been impacted by the difficult credit and market conditions. The adjusted net asset value per share has declined from €2.95 per share at 31 December 2009 to €2.91 per share.

Financing, Liquidity and Forecasts

The Group has refinanced loans attributable to several of its properties and is negotiating on several others. Negotiations have been protracted, as a result of the difficulties being faced by international banks and falling asset values. It has also refinanced or extended some of its loans, as detailed below in the notes to the interim condensed consolidated financial information.

As a direct result of its tighter control and the slight recovery in the Polish market, the Group has reported a smaller loss before taxation for the six months ended 30 June 2010 in comparison with last year interim condensed consolidated financial information, and a not significant decrease in net asset value as at 30 June 2010 compared with the valuations of end of 2009. The Directors consider that the current outlook, while better than the 2009 position, especially in Poland, still presents operating and financing challenges in terms of the markets in which the Group operates.

The Group's forecasts and projections have been prepared taking into account the economic environment and its challenges and mitigating factors. These forecasts incorporate managements' best estimate of future trading performance, potential sales of properties and the future financing requirements of the Group.

While there will always remain some inherent uncertainty within the aforementioned cash flow forecasts, the directors have a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the interim condensed consolidated financial information for the six months ended 30 June 2010, as set out in note 1.

Investing Policy and Strategy

The Company actively invests in a portfolio of real estate assets across a range of property types throughout CEE.

The Company targets countries within the CEE which possess attractive investment fundamentals including political and economic stability, strong GDP growth and low inflation. The Company may also make investments in countries which attract increasing foreign direct investment from being part of, or from being expected to join, the EU. The Company shall not invest in states of the former USSR.

The Company makes investments both on its own and, where appropriate, with joint venture partners in residential, industrial, retail, office and leisure properties in order to create an appropriately balanced portfolio of income-generating properties and development projects. There are no set restrictions on either sector or geographical spread of investments within the Company's stated investment region.

The Company may employ leverage to enhance returns on equity although the extent of such leverage will vary on a property by property basis. Wherever possible, the Directors intend to seek financing on non-recourse, asset by asset basis. The Company has not set limits on its overall level of gearing, however it is anticipated that the Company will employ a gearing ratio of up to 75% of the total value of its interest in income-generating properties within its property portfolio.

The Company seeks to provide Shareholders with an attractive overall return through a combination of income and long term appreciation of the Company's assets.

The Board recognises that the current state of the credit markets and general downturn in the CEE economies in which the Company invests have had a negative effect on the overall value of the Group's portfolio, causing a decline in the Company's net asset value per share. In order for the Company to achieve its long term investing policy, the Board's short term investment strategy for 2010 is cash focused with new development activity in relation to parts of its portfolio being selectively deferred but with current active projects displaying good sales being progressed on time and on budget and being brought to a conclusion to achieve intended returns. No dividends are expected to be paid in the short term.

Disposal of interests in Slovakia and new loan in Hungary

Atlas announced on 3 November 2009 that it had signed an agreement for the sale of its entire investment interests throughout Slovakia (the "Slovakia Portfolio"), comprising 3 sites: one in Bratislava and two in Kosice, which were held in a joint venture in which Atlas had a 50 per cent interest. The Group is expected to realise €8 million in net proceeds from the sale of the Slovakia Portfolio. The combined impact of ceasing to consolidate its share of debt in the joint venture and the receipt of the cash consideration will reduce the Group's overall debt by some €20.5 million pending any reinvestment of the cash proceeds. The Board intends to utilise the net proceeds to fund the development of the Group's remaining assets, with particular focus on the assets located in Warsaw, Poland, where the Group has a strong presence and is likely to realise value from development activity within the next two to three years. This contrasts with the projects in Slovakia, which would have required the investment of large amounts of capital with returns arising only in the long term.

The disposal of Atlas' interests in Slovakia has two stages. The first stage was completed in November 2009 and proceeds of €0.9 million were received during 2009. The second stage was due for completion within 70 days of the signing of the contract, when a further €7.1 million was due to be received. On 18 January 2010 the Company announced that due to delays by the purchaser in obtaining a relevant consent from the loan provider to the joint venture, the completion of the sale of investments in Slovakia did not take place by the due date. The parties to the contract still wish to proceed with the sale and purchase of the remainder of the portfolio. Recently, the financing bank notified the Company of its approval of the transaction and a number of steps have been taken to finalise the transaction as soon as practicable. We will keep the market closely updated on the progress of this transaction.

On 25 January 2010 the Company announced that its Hungarian subsidiary Cap East Kft, which owns the Metropol office building in Budapest, had signed a credit facility for €3.1 million with FHB Kereskedelmi Bank Zft. This loan will be utilised as working capital for operations and to fund the development of its portfolio. This new loan is a significant achievement in very tight credit conditions. It will provide increased liquidity and will enable the business to increase investment in projects, which are realising value.

Amendment agreements with Erste Bank to the facility agreements for Millennium, Ligetvaros, Solaris and Voluntari

On 24 February 2010 the Group companies Atlas Estates (Millennium) Sp. z. o.o, Ligetvaros Kft, Atlas Solaris SRL and World Real Estate SRL signed an amendment agreement with Erste Bank. This agreement created a cross collateralisation arrangement between these four companies with respect to the loans provided by Erste Bank. In return for this cross collateralisation the bank agreed to waive any claims for any breaches of covenants which were in existence. A new covenant of interest service coverage has been included, with a priority of payments list, reduced margins on each loan and extension of maturity dates for the two Romanian land loans to 31 December 2012. This agreement provides the Group with major improvements in the loan terms on each of these four assets and overcomes breaches of covenants on three of the loans. As a result of this, loans of €88 million were reclassified in the current reporting period from current liabilities to non-current liabilities due after one year.

Net Asset Value ("NAV") and Adjusted Net Asset Value ("adjusted NAV")

In the six months to 30 June 2010, NAV per share, as reported in the interim condensed consolidated financial information that has been prepared in accordance with International Financial Reporting Standards ("IFRS"), has decreased by 7% to €2.26 per share from €2.42 at 31 December 2009. The adjusted NAV per share, which includes valuation gains net of deferred tax on development properties held in inventory and land held under operating lease, but not recognised at fair value in the balance sheet, has decreased by 1% to €2.91 per share from €2.95 at 31 December 2009.

An independent valuation of the entire property portfolio is carried out on a semi-annual basis by King Sturge acting as independent experts. This assessed the total value added during the financial period and is included in the basis for the Property Manager's performance assessment and fee calculations.

The change in value of the development land holdings over their book cost reflects the latent value within the project, which is over and above the book cost. These land holdings are valued on a residual value and comparative basis. Profit is taken upon completion of the project and when the risks and rewards of ownership of an apartment or property are transferred to the client.

A key indicator of performance is the net asset value of the Group. The following table sets out the impact on NAV per share of the revaluation of land assets that cannot be reflected in the reported balance sheet due to accounting standards.

	Cost to Group as shown in the balance sheet at 30 June 2010 €'000	**Independent valuation at 30 June 2010 €'000**	**Movement in value €'000**
Development land assets and land held under operating lease included in total assets at cost to the Group	105,642	143,374	37,732
Attributable to non-controlling interest partners	(1,867)	(2,190)	(323)
Company share of increase in valuation of development land and land held under operating lease	**103,775**	**141,184**	**37,409**
Deferred tax on increase in valuation of development land and land held under operating lease at local rates			(7,115)
Basic net asset value per balance sheet			106,064
Adjusted net asset value			**136,358**
Number of ordinary shares in issue at 30 June 2010			46,852,014
Adjusted net asset value per share as at 30 June 2010			**2.91**
Adjusted net asset value per share as at 31 December 2009			2.95
Adjusted net asset value per share as at 30 June 2009			3.35

Further analysis of the Company's NAV is contained in the Property Manager's review below.

Corporate Governance

Atlas ensures that the Group applies a robust corporate governance structure, which is vital in the current economic conditions. This is important as there is a clear link between high quality corporate governance and shareholder value creation. The Group's annual financial statements for the year ended 31 December 2009 set out how Atlas applies the highest standards of corporate governance.

Central and Eastern Europe

Since 2009 the world economy has begun to show signs of stabilisation, which can also be seen in some of the CEE markets, mainly in Poland, which has delivered one of the better performances of any country within the EU. However, countries such as Hungary, Romania and Bulgaria are still struggling to emerge from the crisis and it is pre-mature to judge whether their recovery will indeed accelerate over the foreseeable future. On the background of the above, the Company has relatively enjoyed its Polish exposure which accounts for the majority of its assets and activities.

In the longer term the Company remains committed to its strategy of investment in this region, as we believe that the markets will continue to offer growth rates ahead of those to be offered in the more developed markets in Western Europe. The Company has benefited in 2006 and 2007 from the growth in these markets. It has experienced a limited reversal in these markets for the past two years, but, as in any cyclical business, it is important investors and management are able to take a longer term view. This will allow the Company to benefit from the next positive stage in the property and economic cycle.

Risks and uncertainties

The Board and the Property Manager continually assess and monitor the key risks of the business. The principal risks and uncertainties that could have a material impact on the Group's performance for the rest of the financial year 2010 are summarised in the Property Manager's Report on pages 15 and 16 below.

Prospects

The Company intends to continue to invest resources and management attention in its income producing assets in order to drive occupancy and improve cashflows.

With the recovery in Poland the Company is also focusing on driving its sales activities in the two projects of Platinum Towers and Capital Arts Apartments, which have picked up slightly over the last 6 months.

In the meantime, and in order to be in an optimal position once the markets recover, the Company is taking actions to complete the detailed planning of three residential development projects in Warsaw.

I would like to take the opportunity and thank to the previous board members, Ms Shelagh Mason and Mr Michael Stockwell, and especially Mr Quentin Spicer, as the chairman, for their significant contribution and leadership of Atlas since its beginning and throughout the crisis over the last two years.

Andrew Fox
CHAIRMAN
16 August 2010

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Property Manager's Report

In this report we present the financial and operating results for the six months ended 30 June 2010. Atlas Management Company Limited ("AMC") is the Property Manager appointed by the Company to manage Atlas' portfolio, provide advice on new investment opportunities and implement the Company's investing policy.

The CEE region still suffers from the effects of the global credit crunch. GDP is in decline in most countries in the region. Hungary and Romania have required financial assistance from the IMF. Short term prospects appear weak and it is difficult to determine in what time frame these economies will stabilise and return to growth. As a result of these uncertainties and adverse conditions, management have taken measures to mitigate risks across the portfolio. This has included reducing costs and staffing levels and putting on hold high risk investment activity. We are working closely with our banks to ensure that they are fully informed on developments in the portfolio. The support of the banks is critical to the future prospects of the Group.

The credit and housing crisis began in 2007 and accelerated into a global crisis in 2008 and 2009. This has led to significant asset price falls and a de-leveraging cycle. Unprecedented interventions by governments have provided short term relief, but economic uncertainty will continue until asset price declines are stopped and financial stability and confidence returns. Management have successfully controlled operations during these turbulent times. Key development projects have been completed on time and to plan. The Group completed two development projects during 2009 and is looking to hand over the majority of the apartments in these projects during the reminder of 2010.

Markets and Key Properties

Valuations have been updated at 30 June 2010 by independent valuation experts and these values have been included in the financial statements. Given the turbulent markets and credit restrictions, the economies in which Atlas operates have declined further in the first half of 2010. As a result, the gross assets being attributable to the Company have decreased to €106 million at 30 June 2010 from €113 million as at 31 December 2009, based upon the latest independent valuation.

Poland

This is the major market of operation for the Group, with circa 75% of its portfolio located in Poland. The Polish economy has been one of the most resilient in Europe with GDP growth of 1.8% in 2009, and c. 3% forecast for 2010. This contrasts with the growth rates in previous years which were in excess of 5%. There had been significant increases in property prices in previous years. These were reversed in 2009, which showed significant drop in assets values. So far, 2010 has shown a trend of stabilisation at the lower level of valuations. With access to credit still restricted property prices have yet to show any upwards movement.

Hilton Hotel, Warsaw

The Hilton Hotel in the Wola district of Warsaw is one of the Group's most prestigious assets. Occupancy rates have recovered over the last six months, and room rates have stabilised. For the Hilton this is reflected in occupancy rates for the first six months of 2010 at 66% compared to 57% in 2009. The hotel has also experienced an increase in banqueting and conference activity during the period.

Platinum Towers

With its construction finished, a total of 353 apartments were pre-sold out of 396, and 219 apartments were already handed over. This residential development alongside the Hilton Hotel provides a unique development in the city. It is planned to build an office tower in the future, which will enhance the attractiveness of this site. In the first half of 2010 €1.4 million profit was recognised on the hand over of 193 apartments.

Capital Art Apartments

This is a significant development in the Wola district of Warsaw close to the city centre. It is a three stage development which will release 739 apartments in the city with parking and amenities, including retail facilities.

With both stage 1 and 2 completed, the Company has, to date, sold 218 out of 219 apartments in stage 1, with a further 201 out of 300 apartments in stage 2 having been pre-sold. This project is being developed in three stages. The third stage is currently in advance planning stages. Total handover of apartments in the first six months on 2010 reached 114 with €2.9 million profit recognised in the accounts.

Other properties in Poland

The Group's portfolio also contains valuable land assets in Warsaw, for which it is acquiring zoning and permits for further development. The land on the Wola site alongside the Hilton and the Platinum Towers office development has received approval to extend the proposed office building to 39 floors. This is a significant milestone in the development options for this site.

The Group also owns two investment properties in Poland. The Millennium Plaza in Warsaw has been affected by an adverse office rental market, but we see slow increase in the interest of potential clients for its retail and office space. The Sadowa office building in Gdansk has had no significant changes in occupancy.

Hungary

In Hungary, the Group portfolio comprises seven properties, all of which are located in Budapest. Five are income producing assets, including the Ikarus Business Park. It is anticipated that some of these properties may be redeveloped in the future. The Hungarian economy has suffered adversely from the global credit crisis and lack of liquidity available for development projects. As a result, Atlas has stopped development activity and, on its income yielding assets, has experienced client losses and pricing pressures.

There has been a loss of key clients at the Ikarus Business Park as a result of the economic pressures. These clients have included suppliers to the automotive industry. The Group continues to actively market the vacant space in its properties in difficult market conditions. Cost control measures have been undertaken. The Atrium Homes development property is a two-stage development. The construction of stage 1 has been put on hold due to current economic conditions.

Romania

The Group's portfolio contains three properties in Romania, including the Golden Tulip Hotel and two significant land banks. The Romanian economy is forecast to decline further in 2010. This contrasts with the high levels of GDP growth seen in recent years. IMF funding has been provided to support the economy. As a result, property values have continued to fall in the first six months due to a lack of liquidity, resulting from no transactions in the market. In difficult trading conditions, occupancy rates at the Golden Tulip have fallen to 50% in the first half of 2010 compared to 62% in the comparable period of 2009. The Group has undertaken cost control measures to mitigate the current loss of business at the hotel operation.

Bulgaria

The Group holds one rental property in Sofia. This office building has had no significant changes in tenancies during the period.

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Financial Review

With the credit crunch and economic downturn, financial control and tight control of costs and spending have become vital and of even greater importance to the business.

The continual monitoring of the territories, analysing the economics of the region and the key measures of the sectors in which the Group operates are vital to ensure that it does not become over exposed to, or reliant on, any one particular area. AMC evaluates the risks and rewards associated with a particular country, sector or asset class, in order to optimise the Company's return on investment and therefore the return the Company is able to deliver to shareholders over the longer term.

Portfolio valuation and valuation methods

An independent valuation of the entire property portfolio is carried out on a semi-annual basis (June and December) by independent experts. The half year end valuation process has been undertaken by external valuation experts, King Sturge, an independent international real estate advisory company. The gross market value of the property assets within the Company's portfolio, including valuation gains on development properties held in inventory and land held under lease but not recognised at fair value in the balance sheet, and including non-controlling interest, was €441 million as at 30 June 2010. This compares to the valuation at 31 December 2009 of €473 million and at 30 June 2009 of €510 million.

As at 30 June 2010, the Company held a portfolio of 21 properties comprising ten investment properties of which eight are income yielding properties and two are held for capital appreciation, two hotels and nine development properties.

- Investment properties were valued at €151 million at 30 June 2010, excluding non-controlling interest, compared to €159 million at 31 December 2009 and €170 million at 30 June 2009.

- Hotel properties were valued at €104 million at 30 June 2010, excluding non-controlling interest, compared to €104 million at 31 December 2009 and €96 million at 30 June 2009.

- Development properties were valued at €154 million at 30 June 2010, excluding non-controlling interest, compared to €179 million at 31 December 2009 and €206 million at 30 June 2009.

Loans

As at 30 June 2010, the Company's share of bank debt associated with the portfolio of the Group was €254 million (31 December 2009: €260 million; 30 June 2009: €252 million). Loans and valuations for those periods in which valuations were undertaken may be analysed as follows:

	30 June 2010			**31 December 2009**		
	Loans	**Valuation**	**Loan to Value Ratio**	**Loans**	**Valuation**	**Loan to Value Ratio**
	€'000	**€'000**		**€'000**	**€'000**	
Investment property	116,669	151,412	77.1%	117,234	159,182	73.7%
Hotels	65,790	103,710	63.4%	66,727	104,050	64.1%
Development property in construction	37,513	79,700	47.1%	43,015	118,140	36.4%
Other development property	21,063	52,874	39.8%	20,774	38,649	53.7%
	241,035	**387,696**	**62.2%**	**247,750**	**420,021**	**59.0%**
Liabilities disclosed as held for sale	12,505	21,855	57.2%	12,240	21,855	56.0%
Total	**253,540**	**409,551**	**61.9%**	**259,990**	**441,876**	**58.8%**

The valuations in the table above differ from the values included in the consolidated balance sheet as at 30 June 2010 and 31 December 2009 due to the treatment under IFRS of land held under operating leases and development property.

Loans maturing within one year have decreased to €62.5 million at 30 June 2010 from €156.0 million at 31 December 2009 and €150.5 million at 30 June 2009. The decrease has arisen from the reclassification of the loans to their original maturity timing following the completion of the negotiations with the banks resulting in waivers being given for the covenant breaches existing at 31 December 2009.

As per note 12, cash at bank and in hand amounted to €10.8 million at 30 June 2010 (31 December 2009: €13.3 million; 30 June 2009: €11.7 million). The gearing ratio is 229%, based upon net debt as a percentage of equity attributable to shareholders and is 70% based upon net debt as a percentage of total capital (net debt plus equity attributable to equity holders). The ratios were respectively 218% and 69% at 31 December 2009.

Debt financing

The Group has its principal facilities with Erste Bank, Investkredit Bank and Raiffeisen Bank. The financial covenants within the Group's secured debt facilities fall into two main categories: annual Loan to Value ("LTV") tests and interest (and debt) service cover ratios ("ISCR" and "DSCR") based on audited financial statements for each subsidiary. Management continue to have detailed discussions with its senior debt providers.

As described in the Chairman's Statement on page 5, 4 companies signed a cross-collateralisation agreement in February 2010 with Erste Bank on all four of their loans. The terms of this amendment agreement to the four facilities included a bank waiver with respect to all previous breaches of covenants or default events under the facilities. New terms have been agreed, including a priority of payments schedule, reduced margins for each loan and new maturity dates. A new ISCR covenant will be measured across the combination of all four assets. A new LTV covenant becomes effective on 1 January 2013. This is a significant step forward for the Group as this agreement overcomes the breaches of covenant and events of default on three properties and facilities.

The Company has also received a waiver from the lender for the LTV covenant breach on Atlas House, Sofia and the loan was reclassified to its original maturity. The Vajnory land loan which matured in March 2010 is being extended for an additional 12 months to March 2011. Bank consent under this loan agreement was required for the completion of the disposal of Atlas interests in Slovakia, as set out in the Chairman's Statement.

The Group has successfully negotiated an extension of the land loan for the Kokoszki plot in Gdansk to 29 July 2011.

Loans currently under review by the Group and its lenders include:

1. The land loans on Cybernetyki and Zielono. The Company has successfully negotiated and agreed terms for the extension of these loans until the end of September 2010 and December 2010 respectively. The Company is awaiting receipt of final documentation from the banks.

2. Platinum Towers project. The loan attributable to this project is overdue, however the Company has received an initial offer to extend the loan, the terms of which are currently under negotiation with a view to finalise as soon as practicable.

3. Volan project. The loan attributable to this project is overdue, however the Company has received an extension offer from the bank which has yet to be signed and concluded.

4. Felikon - this asset has breached its ICR and DSCR covenants, but currently there are advanced negotiations on a re-structure of the loan to include a holiday period from principal and interest payments in order to stabilise its cash flow and occupancy.

Review of the Six Months Ended 30 June 2010 and Valuation of Assets

The financial analysis of the income statement set out below reflects the monitoring of operational performance by segment as used by management.

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Review of the six months ended 30 June 2010

	Property Rental €'millions	Development Properties €'millions	Hotel Operation s €'millions	Other €'millions	Six months ended 30 June 2010 €'millions	Six months ended 30 June 2009 €'millions
Revenues	6.3	44.4	8.7	-	59.4	24.7
Cost of operations	(2.8)	(39.6)	(6.2)	-	(48.6)	(16.0)
Gross profit	**3.5**	**4.8**	**2.5**	**-**	**10.8**	**8.7**
Administrative expenses	(0.6)	(0.6)	(1.6)	(2.8)	(5.6)	(5.8)
Gross profit less administrative expenses	**2.9**	**4.2**	**0.9**	**(2.8)**	**5.2**	**2.9**
Gross profit %	55.6%	10.8%	28.7%	n/a	18.2%	35.2%
Gross profit less administrative expenses %	46.0%	9.5%	10.3%	n/a	8.8%	11.7%

Revenues

Total revenues for the six months ended 30 June 2010 were €59.4 million compared to €24.7 million for the six months ended 30 June 2009. The Group's principal revenue streams are property rental income, sales from its hotel operations, and income from the sale of the residential apartments that the Group develops. As the Group maintains a diversified portfolio of real estate investments, seasonality or cyclicality of yielded income or results is also highly diversified. The available portfolio of assets for lease, the systematic execution and sale of residential projects and the geographical reach of the Group's portfolio has, to a significant extent, resulted in stable levels of income being earned.

Property Rental

	30 June 2010 € millions	30 June 2009 € millions	**Total change 2010 v 2009 € millions**	Translation foreign exchange effect € millions	Operational change 2010 v 2009 € millions
Revenue	6.3	6.8	**(0.5)**	0.6	(1.1)
Cost of operations	(2.8)	(2.6)	**(0.2)**	(0.3)	0.1
Gross profit	3.5	4.2	**(0.7)**	0.3	(1.0)
Administrative expenses	(0.6)	(0.4)	**(0.2)**	-	(0.2)
Gross profit less administrative expenses	2.9	3.8	**(0.9)**	0.3	(1.2)

The revenue of the Group has been affected principally by the loss of tenants and falling rental levels at its two largest properties the Millennium Plaza and Ikarus Industrial Park.

Development Properties

	30 June 2010 € millions	30 June 2009 € millions	**Total change 2010 v 2009 € millions**	Translation foreign exchange effect € millions	Operational change 2010 v 2009 € millions
Revenue	44.4	9.3	**35.1**	1.1	34.0
Cost of operations	(39.6)	(7.7)	**(31.9)**	(0.9)	(31.0)
Gross profit	4.8	1.6	**3.2**	0.2	3.0
Administrative expenses	(0.6)	(0.7)	**0.1**	(0.1)	0.2
Gross profit less administrative expenses	4.2	0.7	**3.5**	0.1	3.2

Sales are only recognised when apartments have been handed over to new owners with the full price of the apartment received by the Group as a result. As a result the economic risks and rewards were transferred to the new owner and in accordance with the Group's accounting policy the revenue and associated costs of these apartment sales are recognised in the income statement.

Apartment sales in developments in Warsaw

	Capital Art Apartments stage 1	Capital Art Apartments stage 2	Platinum Towers
Total apartments for sale	219	300	396
Pre sales of apartments	218	201	353
Sales completions in 2008	99	-	-
Sales completions in 2009	107	-	26
Sales completions in 2010	5	114	193
Total sales completions	211	114	219
Pre sales in 2009	21	95	31
Pre sales in 2010	-	9	(6)

On stage 2 at Capital Art Apartments, for the six months ended 30 June 2010, revenue of €14.9 million and gross profit of €2.9 million (2009: €nil) have been recognised on the sales of 114 apartments.

For Platinum Towers, for the six months ended 30 June 2010, of the 396 available apartments completed sales were represented by 193 apartments. This resulted in sales of €27.7 million and a gross profit of €1.4 million being recognised in the income statement.

Hotels

	30 June 2010 € millions	30 June 2009 € millions	**Total change 2010 v 2009 € millions**	Translation foreign exchange effect € millions	Operational change 2010 v 2009 € millions
Revenue	8.7	8.5	**0.2**	0.9	(0.7)
Cost of operations	(6.2)	(5.7)	**(0.5)**	(0.6)	0.1
Gross profit	2.5	2.8	**(0.3)**	0.3	(0.6)
Administrative expenses	(1.6)	(1.4)	**(0.2)**	(0.2)	-
Gross profit less administrative expenses	0.9	1.4	**(0.5)**	0.1	(0.6)

The Hilton in Warsaw has seen an occupancy rate of 66% for the first six months in 2010 compared to 57% in the first half of 2009.

Occupancy rates at the Golden Tulip Hotel in Bucharest, Romania were 50% for the six months ended 30 June 2010 compared to 62% for the six months ended 30 June 2009.

Cost of operations

Cost of operations was €48.6 million in the six months ended 30 June 2010 compared to €16.0 million for the first six months of 2009. The increase is due to the sales of apartments recognised in Platinum Towers and Capital Arts Stage 2.

Foreign exchange

There have been significant fluctuations in exchange rates in the underlying currencies in the countries in which the Group operates and owns assets. A summary of exchange rates by country for average and closing rates against the reporting currency as applied in the financial statements are set out below.

	Polish Zloty	Hungarian Forint	Romanian Lei	Slovakian Crown	Bulgarian Lev
				Euro entry	
Closing rates					
30 June 2010	4.1458	286.46	4.3688	n/a	1.95583
31 December 2009	4.1082	270.84	4.2282	n/a	1.95583
% Change	0.9%	5.8%	3.3%	n/a	0%
30 June 2009	4.4696	272.43	4.2067	n/a	1.95583
Average rates					
Half year 2010	4.0006	271.50	4.1482	n/a	1.95583
Year 2009	4.3273	280.58	4.2373	n/a	1.95583
% Change	(7.5)%	(3.2)%	2.1%	n/a	0%
Half year 2009	4.4678	290.25	4.2293	n/a	1.95583

Net Asset Value

The Group's property assets are categorised into three classes, when accounted for in accordance with IFRS. The recognition of increases in value from each category is subject to different treatment as follows:

- Yielding assets let to paying tenants – classed as investment properties with valuation movements being recognised in the Income Statement;
- Property, plant and equipment operated by the Group to produce income, such as the Hilton hotel or land held for development of yielding assets (PPE) – revaluation movements are taken directly to reserves, net of deferred tax; and
- Property developments, including the land on which they will be built – held as inventory with no increase in value recognised in the financial statements.

The Company sets out below the key measures relating to NAV per share. This includes the NAV per share per the financial statements and the adjusted NAV per share as defined at IPO and previously disclosed by the Company.

	NAV 30 June 2010 €'millions	**NAV per share 30 June 2010 €**	NAV 31 December 2009 €'millions	NAV per share 31 December 2009 €
Basic NAV	106.1	**2.26**	113.2	2.42
Development land valuation increase not recognized in financial statements	37.4		31.1	
Deferred tax	(7.1)		(5.9)	
Adjusted NAV	136.4	**2.91**	138.4	2.95

Notes:
The number of shares in issue as at 30 June 2010 and at 31 December 2009 is 46,852,014.

Included in the income statement is a loss of €4.4 million (6 months ended 30 June 2009: €16.1 million) arising from the revaluation of the Group's investment properties. The total revaluation reserve of €8.9 million (31 December 2009: €6.9 million) represents the revaluation of the Hilton Hotel, net of tax.

The Property Manager's basic fee and performance fee are determined by the adjusted NAV. For the six months to 30 June 2010 the basic fee payable to AMC was €1.6 million (€2.1 million to 30 June 2009). No accrual has been made for the performance fee because no reliable estimate can be made. This is because the performance measures are determined at year end and are subject to material changes resulting from the external valuations.

Ongoing activities

The Company's property portfolio is constantly reviewed to ensure it remains in line with its stated strategy of creating a balanced portfolio that will provide future capital growth over the longer term, the potential to add value through active and innovative asset management programmes and the ability to deliver strong development margins.

A key management objective is controlling and reducing construction costs and schedules at its development projects, particularly in the light of global variations in commodity prices and the increase of labour costs in the region. Another key strategy that it continues to progress is the refinancing of the portfolio, the securing of construction loans and the evaluation of various fund raising opportunities.

Financial, operational and risk management

The management team continuously monitors the territories in which the Company is invested, analysing the economics of the region and the key measures of the sectors in which it operates to ensure that it maintains its strategy and does not become over-exposed to, or reliant on, any one particular area. At the same time, it evaluates the risks and rewards associated with a particular country, or sector, in order to maximise return on investment and therefore the return it can deliver to shareholders.

The Company has completed four years as a quoted company and is a dual-listed entity in Warsaw and London. In continuing to fulfil its obligations to its shareholders and the markets, together with maintaining its policy of maximum disclosure and timely reporting, it is continually improving and developing its financial management and operational infrastructure and capability. Experienced operational teams are in place in each country, where there is significant activity, otherwise a central operational team and investment committee monitor and control investments and major operational matters. As such, the management team continually reviews its operating structures to optimise the efficiency and effectiveness of its network, which is particularly important given the current environment.

We continue to enhance our internal control and reporting procedures and IT systems in order to generate appropriate, timely management information for the ongoing assessment of the Group's performance. There is in operation a financial reporting system which provides the Group with the required reporting framework, financial management and internal control.

Global economic conditions

The Board and AMC have closely monitored the effects that the current global economic conditions have on the business and will continue to take steps to mitigate, as far as possible, any adverse impact that may result for the business.

Among the demonstrations of the economic uncertainty are the variations in exchange rates of countries in the region. AMC has been advising the Board on a regular basis with respect to financial performance and the effect of external factors on the business.

Financing and liquidity

Management has experienced a change in the approach and requirements of lenders for financing in the CEE region which has been reflected in the covenants that are applied to facilities, such as a reduction of loan to value ratio, increasing margins and an increase in levels of required pre-sales on development projects. Negotiation and completion of financing agreements is also taking longer than previously experienced. The management team see this as a potential risk to the ongoing development of the Company and as a result are devoting significant resource to the management of banking relationships and the monitoring of risk in this area.

Cash is managed both at local and head office levels, ensuring that rent collection is prompt, surplus cash is suitably invested or distributed to other parts of the Group, as necessary, and balances are held in the appropriate currency. The allocation of capital and investment decisions are reviewed and approved by local operational management, the executive team, the central finance and operational teams, by the investment committee of AMC and, finally, by Atlas' Board. This approach provides the Company with a rigorous risk management framework. Where possible, the Company will use debt facilities to finance its projects, which the Company will look to secure at appropriate times and when available, depending on the nature of the asset – yielding or development.

As at 30 June 2010, the Company's share of bank debt associated with the portfolio was €254 million, with cash at bank and in hand of €10.8 million. The gearing ratio is 229%, based upon net debt as a percentage of issued capital and reserves attributable to owners of the parent and is 70% based upon net debt as a percentage of total capital (net debt plus issued capital and reserves attributable to owners of the parent). Where possible, the Group refinances properties where valuations have increased, thereby releasing equity for further investment.

Currency and foreign exchange

Foreign exchange and interest rate exposures are continually monitored. Foreign exchange risk is largely managed at a local level by matching the currency in which income and expenses are transacted and also the currencies of the underlying assets and liabilities.

Most of the income from the Company's investment properties is denominated in Euros and our policy is to arrange debt to fund these assets in the same currency. Where possible, the Company looks to match the currency of the flow of income and outgoings. Some expenses are still incurred in local currency and these are planned for in advance. Development of residential projects has created receipts largely denominated in local currencies and funding facilities are arranged accordingly. "Free cash" available for distribution within the Company is identified and appropriate translation mechanisms put in place.

Conclusions and Prospects

AMC's key strategic objective is the maximisation of value for the Company's shareholders, which it continues to work towards. Its teams are very experienced in the active management of investment and development property and provide the Company with a great deal of valuable local market knowledge and expertise. Good progress has been made with the construction of two key development projects in Warsaw, Platinum Towers and Capital Art Apartments and pre-sales and sales completion activity has been very successful, underpinning our confidence in the medium and long term market prospects.

The Company's key objectives in the current economic climate remain the minimisation of financial risks, optimising cash retention and operational effectiveness and enhancing the Group's liquidity, which will enable it to progress its portfolio of developments. The Company has a portfolio of strong underlying assets and a development pipeline that we believe will enable us to continue to meet the ongoing demand for the quality and specification of the space that Atlas delivers. In turn, we believe that this will position us to preserve and, over the longer term, create value that we aim to deliver to shareholders, once stability and more certain economic conditions return to the markets, both within our target territories and across the global economy as a whole.

Nahman Tsabar
Chief Executive Officer
Atlas Management Company Limited
16 August 2010

Steven Senter
Chief Financial Officer
Atlas Management Company Limited

ATLAS ESTATES LIMITED

Property Portfolio Information

Location/Property	Description	Company's ownership
Poland		
Hilton Hotel	First Hilton Hotel in Poland – a hotel with 314 luxury rooms, large conferencing facilities, 4,500 square meters Holmes Place health club and spa and casino and retail outlets. Location close to the central business district in Wola area of Warsaw.	100%
Platinum Towers	396 apartments in two towers; the residential development has been completed in the 3rd quarter of 2009 with two residential towers and a piazza. Location close to the central business district in Wola area of Warsaw.	100%
Platinum Towers - offices	Land with zoning for an office scheme of class A office space planned over 40 floors.	100%
Properpol	Commercial area on the ground and first floors Platinum Towers with 1,842 square meters of gallery and 208 parking places almost fully let to tenants.	100%
Capital Art Apartments	739 apartment three stage development with Stage 1 completed in 4th quarter 2008 with 218 out of 219 apartments pre sold. Stage 2 with the construction of 300 apartments completed in 2009, out of which 201 were already pre-sold and 114 handed over. Stage 3 construction will follow. Location close to the central business district in Wola area of Warsaw.	100%
Zielono	Land with zoning and building permit for 265 apartments. Construction will commence with appropriate financing. Location in a residential area of Warsaw.	76%
Millennium Tower	32,700 square metres of modern accommodation in the central business district of Warsaw with 6,100 square meters of retail and 26,600 square meters of office space.	100%
Cybernetyki project	3,100 square metres plot of land zoned for 11,000 square metres and with building permit for residential development. Construction will commence with appropriate financing. Location in Mokotow district close to the central business district of Warsaw.	50%
Sadowa project	6,550 square metres office building close to the city centre of Gdansk.	100%
Kokoszki, Gdansk	430,000 square metres plot in Gdansk with zoning for construction of 130,000 square metres of mixed use development, situated on the outskirts of Gdansk.	100%
Hungary		
Ikarus Business Park	283,000 square metres plot with 110,000 square metres of built business space and 70,000 of currently lettable, located in the 16th district, a suburban area of Budapest	100%
Metropol Office Centre	7,600 square metres office building in the 13th district of central Budapest.	100%
Atrium Homes	Two phase development of 22,000 square meters of 456 apartments with 235 apartments in phase 1 with building permits, located in the 13th district in central Budapest.	100%
Ligetvaros Centre	6,300 square metres of office/retail space with rights to build extra 6,400 square metres, located in the 7th district, a central district in Budapest.	100%
Varosliget Centre	12,000 square metres plot in the 7th district in central Budapest, with zoning for a mixed use development of 31,000 gross square metres.	100%
Moszkva Square	1,000 square metres of office and retail space in the Buda district of the city.	100%

Volan Project	20,640 square metres plot, zoning for 89,000 square metres mixed use scheme in a central district of Budapest.	50%
Romania		
Voluntari	99,116 square metres of land in three adjacent plots at the pre-zoning stage, in the north eastern suburbs of the city, known as Pipera.	100%
Solaris Project	32,000 square metres plot for re-zoning to mixed-use development in a central district of Bucharest.	100%
Golden Tulip Hotel	83 room hotel in the city centre of Bucharest.	100%
Bulgaria		
The Atlas House	Office building in Sofia’s city centre with 3,472 square metres of lettable area spread over eight floors.	100%

ATLAS ESTATES LIMITED

Independent Review Report on the Interim Condensed Consolidated Financial Statements for the six month period ended 30 June 2010

To the General Shareholders Meeting of Atlas Estates Limited

Introduction

We have been engaged to review the attached interim condensed consolidated and non-consolidated financial statements of Atlas Estates Limited ("the Group") where Atlas Estates Limited is the dominant entity ("the Company"), and is located in Guernsey, which comprise:

- the interim consolidated income statement for the period from 1 January 2010 to 30 June 2010 with a net loss amounting to 8.3 million Euros,
- the interim consolidated balance sheet as of 30 June 2010 with total assets amounting to 419.9 million Euros,
- the interim consolidated statement of changes in equity for the period from 1 January 2010 to 30 June 2010 with a net decrease of equity amounting to 7.5 million Euros,
- the interim consolidated cash flow statement for the period from 1 January 2010 to 30 June 2010 with a net cash outflow amounting to 2.7 million Euros, and
- the interim non-consolidated income statement for the period from 1 January 2010 to 30 June 2010 with a net loss amounting to 1.1 million Euros,
- the interim non-consolidated balance sheet as of 30 June 2010 with total assets amounting to 137.6 million Euros,
- the interim non-consolidated statement of changes in equity for the period from 1 January 2010 to 30 June 2010 with a net decrease of equity amounting to 1.1 million Euros,
- the interim non-consolidated cash flow statement for the period from 1 January 2010 to 30 June 2010 with a net cash outflow amounting to 2.5 million Euros, and
- the interim summary of significant accounting policies and other explanatory notes ("the attached interim condensed consolidated financial information").

We have read the other information contained in the half-yearly financial report and considered whether it contains any apparent misstatements or material inconsistencies with the information in the condensed set of financial statements.

Directors' responsibilities

The true and fairness of the attached interim condensed consolidated and non-consolidated financial statements are the responsibility of, and have been approved by, the Company's Board of Directors ("the directors"). The directors are responsible for preparing the half-yearly financial report in accordance with the rules of the Warsaw Stock Exchange and rules of the London Stock Exchange ("LSE") for companies trading securities on AIM ("AIM"), a market operated by the LSE.

As disclosed in note 1, the annual financial statements of the group are prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. The condensed set of financial statements included in this half-yearly financial report has been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting", as adopted by the European Union.

Our Responsibility

Our responsibility is to issue a report on these interim condensed consolidated and non-consolidated financial statements based on our review.

Our report has been prepared in accordance with the terms of our engagement to assist the company in meeting the requirements of the rules of the Warsaw Stock Exchange and the rules of the LSE for companies trading securities on the AIM and for no other purpose. No person is entitled to rely on this report unless such a person is a person entitled to rely upon this report by virtue of and for the purpose of our terms of engagement or has been expressly authorised to do so by our prior written consent. Save as above, we do not accept responsibility for this report to any other person or for any other purpose and we hereby expressly disclaim any and all such liability.

ATLAS ESTATES LIMITED

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity". A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim condensed consolidated and non-consolidated financial statements in the half-yearly financial report for the six months ended 30 June 2010 are not prepared, in all material respects, in accordance with IAS 34 as adopted by the European Union.

BDO LLP

Chartered Accountants and Registered Auditors

55 Baker Street, London, UK

London

16 August 2010

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127)

ATLAS ESTATES LIMITED

Statement of Directors' Responsibilities

The interim condensed consolidated and non-consolidated financial statements have been prepared in accordance with the rules of the Warsaw Stock Exchange and the rules of the London Stock Exchange for companies trading securities on AIM and International Financial Reporting Standards (IFRS), as adopted by the European Union (EU). The accounting policies applied are consistent with those described in the Annual Report 2009 and, to the best of our knowledge, give a true and fair view of the assets, liabilities, financial position and profit of the Group.

The interim condensed consolidated and non-consolidated financial statements include a fair review of the business and important events impacting it, as well as a description of the principal risks and uncertainties of the business. The interim condensed consolidated financial statements include a fair review of the related party disclosure requirements.

The Directors confirm that as of 16 August 2010 the registered audit company (BDO LLP) who performed the review of the consolidated and non-consolidated interim condensed financial statements has been selected in compliance with the provisions of the law and that this firm and the qualified auditors who performed the review met the conditions to issue an impartial and independent report from the review in accordance with the applicable provisions of national law.

Andrew Fox
Chairman

Guy Indig
Director

Mark Chasey
Director

16 August 2010

ATLAS ESTATES LIMITED

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED INCOME STATEMENT
For the six months ended 30 June 2010

	Six months ended 30 June 2010 (unaudited)	Six months ended 30 June 2010 (unaudited)	Six months ended 30 June 2009 (unaudited)	Six months ended 30 June 2009 (unaudited)	Note
	€'000	€'000	€'000	€'000	
Revenues		**59,435**		**24,650**	3
Cost of operations		(48,598)		(16,002)	4.1
Gross profit		**10,837**		**8,648**	
Property manager fee	*(1,563)*		*(2,068)*		
Central administrative expenses	*(1,841)*		*(1,871)*		
Property related expenses	*(2,207)*		*(1,897)*		
Administrative expenses		(5,611)		(5,836)	4.2
Other operating income		331		449	
Other operating expenses		(460)		(4,975)	5
Decrease in value of investment properties		(4,395)		(16,143)	10
Profit/ (loss) from operations		**702**		**(17,857)**	
Finance income		528		321	
Finance costs		(6,159)		(6,717)	
Finance costs - other gains and (losses) – foreign exchange		(2,963)		(10,183)	
Profit/ (loss) before taxation		**(7,892)**		**(34,436)**	
Tax (expense)/ credit		(436)		1,649	6
Loss for the period		**(8,328)**		**(32,787)**	
Attributable to:					
Owners of the parent		(8,280)		(32,246)	
Non-controlling interests		(48)		(541)	
		(8,328)		**(32,787)**	
Loss per €0.01 ordinary share – basic (eurocents)		(17.67)		(68.83)	8
Loss per €0.01 ordinary share – diluted (eurocents)		(17.67)		(68.83)	8

All amounts relate to continuing operations.
The notes on pages 28 to 47 form part of this condensed consolidated financial information.

ATLAS ESTATES LIMITED

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the six months ended 30 June 2010

	Six months ended 30 June 2010 (unaudited) €'000	Six months ended 30 June 2009 (unaudited) €'000
LOSS FOR THE PERIOD	**(8,328)**	**(32,787)**
Other comprehensive income:		
Revaluation of buildings	(1,789)	(10,553)
Deferred tax on revaluation of buildings	316	1,970
Exchange adjustments	2,698	(9,808)
Deferred tax on exchange adjustments	(365)	(93)
Other comprehensive income for the period (net of tax)	**860**	**(18,484)**
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**(7,468)**	**(51,271)**
Total comprehensive income attributable to:		
Owners of the parent	(7,420)	(50,730)
Non-controlling interests	(48)	(541)
	(7,468)	**(51,271)**

The notes on pages 28 to 47 form part of this condensed consolidated financial information.

ATLAS ESTATES LIMITED

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED BALANCE SHEET
As at 30 June 2010

	30 June 2010 (unaudited)	31 December 2009 (audited)	30 June 2009 (unaudited)	
	€'000	**€'000**	**€'000**	**Note**
ASSETS				
Non-current assets				
Intangible assets	200	227	533	
Land under operating lease – prepayments	12,956	13,166	15,264	
Property, plant and equipment	95,018	95,525	89,091	9
Investment property	160,745	161,027	171,942	10
Other loans receivable	2,442	2,380	8,070	
Deferred tax asset	8,654	8,233	5,492	
	280,015	**280,558**	**290,392**	
Current assets				
Inventories	94,055	138,720	155,937	11
Trade and other receivables	8,037	4,380	6,290	
Cash and cash equivalents	10,375	13,051	11,716	12
	112,467	**156,151**	**173,943**	
Non current assets classified as held for sale	**27,377**	**26,591**	-	15
TOTAL ASSETS	**419,859**	**463,300**	**464,335**	
Current liabilities				
Trade and other payables	(24,633)	(55,543)	(51,524)	
Bank loans	(62,539)	(156,031)	(150,544)	14
Derivative financial instruments	(244)	(368)	(650)	
	(87,416)	**(211,942)**	**(202,718)**	
Liabilities directly associated with assets classified as held for sale	**(20,144)**	**(19,444)**	-	15
Non-current liabilities				
Other payables	(5,549)	(5,308)	(11,202)	
Bank loans	(178,516)	(91,719)	(101,150)	14
Derivative financial instruments	(1,647)	(1,257)	(2,474)	
Deferred tax liabilities	(20,150)	(19,732)	(24,205)	
	(205,862)	**(118,016)**	**(139,031)**	
TOTAL LIABILITIES	**(313,422)**	**(349,402)**	**(341,749)**	
NET ASSETS	**106,437**	**113,898**	**122,586**	

The notes on pages 28 to 47 form part of this consolidated financial information.

ATLAS ESTATES LIMITED

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED BALANCE SHEET
As at 30 June 2010

EQUITY			
Share capital account	6,268	6,268	6,268
Revaluation reserve	8,867	6,936	6,992
Other distributable reserve	194,817	194,817	194,817
Translation reserve	(7,866)	(6,795)	(14,583)
Accumulated loss	(96,022)	(88,060)	(71,640)
Issued capital and reserves attributable to owners of the parent	**106,064**	**113,166**	**121,854**
Non-controlling interests	**373**	**732**	**732**
TOTAL EQUITY	**106,437**	**113,898**	**122,586**
Basic net asset value per share	€2.26	€2.42	€2.60

The notes on pages 28 to 47 form part of this consolidated financial information. The condensed consolidated financial information on pages 22 to 47 were approved by the Board of Directors on 16 August 2010 and signed on its behalf by:

Andrew Fox
Chairman

Guy Indig
Director

ATLAS ESTATES LIMITED

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
As at 30 June 2010

Six Months Ended 30 June 2010 (unaudited)	Share capital account €'000	Other reserves €'000	Accumulated loss €'000	Total €'000	Non-controlling interest €'000	Total equity €'000
As at 1 January 2010	**6,268**	**194,958**	**(88,060)**	**113,166**	**732**	**113,898**
Total comprehensive income for the period	-	860	(8,280)	**(7,420)**	(48)	**(7,468)**
Transfer of non-controlling interest	-	-	311	**311**	(311)	**-**
Share based payments	-	-	7	**7**	-	**7**
As at 30 June 2010	**6,268**	**195,818**	**(96,022)**	**106,064**	**373**	**106,437**

Year Ended 31 December 2009 (audited)	Share capital account €'000	Other reserves €'000	Accumulated loss €'000	Total €'000	Non-controlling interest €'000	Total equity €'000
As at 1 January 2009	**6,268**	**205,710**	**(39,412)**	**172,566**	**1,273**	**173,839**
Total comprehensive income for the year	-	(10,752)	(48,677)	**(59,429)**	(541)	**(59,970)**
Share based payments	-	-	29	**29**	-	**29**
As at 31 December 2009	**6,268**	**194,958**	**(88,060)**	**113,166**	**732**	**113,898**

Six Months Ended 30 June 2009 (unaudited)	Share capital account €'000	Other reserves €'000	Accumulated loss €'000	Total €'000	Non-controlling interest €'000	Total equity €'000
As at 1 January 2009	**6,268**	**205,710**	**(39,412)**	**172,566**	**1,273**	**173,839**
Total comprehensive income for the period	-	(18,484)	(32,246)	**(50,730)**	(541)	**(51,271)**
Share based payments	-	-	18	**18**	-	**18**
As at 30 June 2009	**6,268**	**187,226**	**(71,640)**	**121,854**	**732**	**122,586**

The notes on pages 28 to 47 form part of this condensed consolidated financial information.

ATLAS ESTATES LIMITED

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED CASH FLOW STATEMENT
For the six months ended 30 June 2010

	Note	Six months ended 30 June 2010 (unaudited) €'000	Six months ended 30 June 2009 (unaudited) €'000
Cash inflow generated from operations	**13**	**8,712**	**447**
Interest received		59	73
Interest paid		(4,481)	(4,998)
Tax paid		(323)	(230)
Net cash inflow/ (outflow) from operating activities		**3,967**	**(4,708)**
Investing activities			
Purchase of investment property		(112)	(129)
Purchase of property, plant and equipment		(259)	(117)
Proceeds from disposal of property, plant and equipment		-	18
Purchase of intangible assets – software		-	(3)
Net cash used in investing activities		**(371)**	**(231)**
Financing activities			
New bank loans raised		5,170	8,811
Repayments of bank loans		(11,625)	(3,826)
New loans granted to JV partners		(33)	(380)
New loans received from non-controlling investors		403	1,357
Net cash from / (used in) financing activities		**(6,085)**	**5,962**
Net increase / (decrease) in cash and cash equivalents in the period		**(2,489)**	**1,023**
Effect of foreign exchange rates		(187)	(4,595)
Net decrease in cash and cash equivalents in the period		**(2,676)**	**(3,572)**
Cash and cash equivalents at the beginning of the period		**13,051**	**15,288**
Cash and cash equivalent at the end of the period		**10,375**	**11,716**
Cash and cash equivalents			
Cash at bank and in hand	**12**	10,780	11,716
Cash assets classified as held for sale	**15**	(405)	-
Bank overdrafts		-	-
		10,375	**11,716**

The notes on pages 28 to 47 form part of this condensed consolidated financial information.

SELECTED NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2010

1. Basis of preparation

This interim condensed consolidated and non-consolidated financial statements for the six months ended 30 June 2010 have been prepared in accordance with International Accounting Standard No. 34, "Interim Financial Reporting" ("IAS 34"). Interim financial statements do not contain all information and notes included in annual financial statements; they should therefore be read in conjunction with the audited consolidated financial statements, prepared under IFRS, and notes thereto for the year ended 31 December 2009. The six month financial results are not necessarily indicative of the full year results.

As described in the Chairman's Statement and the Property Manager's Report, the current economic environment remains challenging and the Group has reported a loss before taxation for the six months ended 30 June 2010 and a fall in net asset value as at 30 June 2010. The directors consider that the outlook presents significant challenges in terms of the markets in which the Group operates, the effect of fluctuating exchange rates in the functional currencies of the Group and the availability of bank financing for the Group.

As at 30 June 2010 the Group held land and building assets with a market value of €410 million, compared to external debt of €254 million. Subject to the time lag in realising the value in these assets in order to generate cash, this "loan to value" ratio gives a strong indication of the Group's ability to generate sufficient cash in order to meet its financial obligations as they fall due. Land and building assets and associated debts are currently in unique, specific, corporate vehicles. This being the case, any repossession by the bank on default of loan terms would clear the outstanding debt and not result in additional finance liabilities for the Company or for the Group. There are also unencumbered assets which could potentially be leveraged to raise additional finance.

For the first time the Group has entered into a cross collateralisation agreement on four of its loans with one bank. This has been necessary due to technical covenant breaches. As a result of the amendment agreement the bank has agreed to a waiver of all prior covenant breaches and improved terms and conditions for the Group.

In the preparation of this interim condensed consolidated financial information for the six months ended 30 June 2010, the directors reclassified one loan for the amount of €14.5 million within the financial statements as bank loans and overdrafts due within one year or on demand, where a covenant breach arose. Loans maturing within one year total €62.5 million at 30 June 2010 compared to €156.0 million at 31 December 2009 and €150.5 million at 30 June 2009.

In assessing the going concern basis of preparation of the consolidated interim financial information for the six months ended 30 June 2010, the directors have taken into account the status of current negotiations on loans. These are disclosed in note 14 as part of the bank loans note. The Company has also continued to provide funds to service interest and capital repayments on these loans on behalf of its subsidiary companies.

The Directors have also taken into account the disposal of the Group's interests in Slovakia as announced on 3 November 2009. On completion of this transaction, the combined impact of ceasing to consolidate its share of debt in the joint venture and the receipt of the cash consideration will reduce the Group's overall debt by some €20.5 million pending any reinvestment of the cash proceeds.

Nevertheless, the directors are aware that the liquidity position of the company has been and still continues to be tight. The company so far has been successful in managing its cash position carefully and will continue to do so, despite the various pressures. Managing this situation will require the company to use its various pockets of liquidity within its portfolio of assets and at the same time delicately manage its on going operations and relationships with its lending banks.

One of the positive prospects for an improvement in the cash position of the company is the expected repayment of the Capital Arts Project which is expected by the end of 2010. From January 2011 this will allow the company to enjoy a steady positive cashflow from every sale of apartment in this project.

The Group's forecasts have been prepared taking into account the economic environment and its challenges and the mitigating factors referred to above. These forecasts take into account reasonably possible changes in trading performance, potential sales of properties and the future financing of the Group. They show that the Group will have sufficient facilities for its ongoing operations.

While there will always remain some inherent uncertainty within the aforementioned cash flow forecasts, the directors have a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going

1. Basis of preparation (continued)

concern basis in preparing the interim condensed consolidated financial information for the six months ended 30 June 2010.

2. Accounting policies

The accounting policies adopted and methods of computation are consistent with those of the annual financial statements for the year ended 31 December 2009, as described in the annual financial statements for the year ended 31 December 2009.

Certain new standards and interpretations have been published that are mandatory for the Group's accounting periods beginning on or after 1 January 2010 and which the entity has not early adopted. None of these standards are expected to have a significant impact on recognition or measurement of the Group's assets or liabilities.

The following standards and interpretations, issued by the IASB or the International Financial Reporting Interpretations Committee (IFRIC), are also effective for the first time in the current financial year and have been adopted by the Group with no significant impact on its consolidated results or financial position for the current reporting period.

- IFRS 3 (Revised) – Business combinations (effective for accounting periods beginning on or after 1 July 2009). IFRS 3 (Revised) has been endorsed for use in the EU;

- IFRIC17 – Distributions of non-cash assets to owners (effective for accounting periods beginning on or after 1 July 2009). IFRIC17 has been endorsed for use in the EU;

- IFRIC 18 – Transfer of Assets from Customers (effective for transfers of assets beginning on or after 1 July 2009). IFRIC18 has been endorsed for use in the EU;

- Amendment to IFRS1 'Additional Exemptions for First-time Adopters' (effective for accounting periods beginning on or after 1 January 2010). This amendment has been endorsed for use in the EU.

- IAS39 (amended) – Financial Instruments: Recognition and Measurement: Eligible Hedged Items (effective for accounting periods beginning on or after 1 July 2009) IAS39 (amended) has been endorsed for use in the EU;

- IAS39 (amended) – Reclassification of financial assets: effective date and transition (effective for accounting periods beginning on or after 1 July 2009). IAS39 (amended) has been endorsed for use in the EU;

- IAS39 (amended) and IFRIC 9 (amended) – Embedded Derivatives (effective for accounting periods beginning on or after 30 June 2009). IAS39 (amended) has been endorsed for use in the EU;

- IAS27 Consolidated and Separate Financial Statements (amended) (effective for accounting periods beginning on or after 1 July 2009). This amendment has been endorsed for use in the EU.
- The IASB2009 annual improvement project includes further minor amendments to various accounting standards and is effective from various dates from 1 January 2010 onwards and has been endorsed for use in the EU.

The following standards and interpretations issued by the IASB or IFRIC have not been adopted by the Group as these are not effective for the current year. The Group is currently assessing the impact these standards and interpretations will have on the presentation of its consolidated results in future periods.

- Revised IAS24 'Related Party Disclosures' (effective for accounting periods beginning on or after 1 January 2011). This revision has been endorsed for use in the EU. This revision will only impact disclosure and have no effect on the net assets or result of the Group.

- Amendment to IAS32 'Classification of Rights Issues' (effective for accounting periods beginning on or after 1 February 2010). This amendment has been endorsed for use in the EU.

2. Accounting policies (continued)

- IFRIC19, ‘Extinguishing Financial Liabilities with Equity Instruments’ (effective for accounting periods beginning on or after 1 July 2010). This interpretation has been endorsed for use in the EU.

- Amendment to IFRIC14, ‘Prepayments of a Minimum Funding Requirement’ (effective for accounting periods beginning on or after 1 January 2011). This amendment has been endorsed for use in the EU.

- IFRS9 ‘Financial Instruments’ (effective for accounting periods beginning on or after 1 January 2013). This standard has not yet been endorsed for use in the EU.

- IFRS1 (amended) ‘Limited exemption from Comparative IFRS7 Disclosures for first time adopters’ (effective for accounting periods beginning on or after 1 July 2010). This amendment has been endorsed for use in the EU.

3. Business segments

For management purposes, the Group is currently organised into three operating divisions – the ownership and management of investment property, the development and sale of residential property and the ownership and operation of hotels. These divisions are the basis on which the Group reports its primary segment information. Segment information about these divisions is presented below:

Six months ended 30 June 2010	**Property rental €'000**	**Residential sales €'000**	**Hotel operations €'000**	**Other €'000**	**2010 €'000**
Revenues	6,359	44,388	8,686	2	**59,435**
Cost of operations	(2,754)	(39,612)	(6,232)	-	**(48,598)**
Gross profit	**3,605**	**4,776**	**2,454**	**2**	10,837
Administrative expenses	(694)	(571)	(1,549)	(2,797)	**(5,611)**
Gross profit less administrative expenses	**2,911**	**4,205**	**905**	**(2,795)**	**5,226**
Other operating income	201	2	22	106	**331**
Other operating expenses	(97)	157	(487)	(33)	**(460)**
Decrease in value of investment properties	(4,395)	-	-	-	**(4,395)**
(Loss) / profit from operations	**(1,380)**	**4,364**	**440**	**(2,722)**	**702**
Finance income	177	294	5	52	**528**
Finance cost	(2,976)	(2,259)	(920)	(4)	**(6,159)**
Finance costs - other gains and (losses) – foreign exchange	(1,843)	(420)	(630)	(70)	**(2,963)**
Segment result before tax	**(6,022)**	**1,979**	**(1,105)**	**(2,744)**	**(7,892)**
Tax expense					**(436)**
Loss for the period as reported in the income statement					**(8,328)**
Attributable to non-controlling interests					**48**
Net loss attributable to owners of the parent					**(8,280)**
Reportable segment assets	169,597	129,934	110,108	-	**409,639**
Unallocated assets					**10,220**
Total assets					**419,859**
Reportable segment liabilities	(129,657)	102,615)	(78,065)	-	**(310,337)**
Unallocated liabilities					**(3,085)**
Total liabilities					**(313,422)**

Six months ended 30 June 2010	**Property rental €'000**	**Residential sales €'000**	**Hotel operations €'000**	**Other €'000**	**2010 €'000**
Other segment items					
Capital expenditure	135	4	232	-	371
Depreciation	30	46	1,376	-	1,452
Amortisation	2	-	19	-	21

ATLAS ESTATES LIMITED

SELECTED NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2010

3. Business segments - continued

Six months ended 30 June 2009	Property rental €'000	Residential sales €'000	Hotel operations €'000	Other €'000	2009 €'000
Revenues	6,809	9,312	8,509	20	**24,650**
Cost of operations	(2,628)	(7,679)	(5,692)	(3)	**(16,002)**
Gross profit)	**4,181**	**1,633**	**2,817**	**17**	**8,648**
Administrative expenses	(431)	(732)	(1,434)	(3,239)	**(5,836)**
Gross profit less administrative expense	**3,750**	**901**	**1,383**	**(3,222)**	**2,812**
Other operating income	138	119	155	37	**449**
Other operating expenses	(60)	(4,882)	(31)	(2)	**(4,975)**
Decrease in value of investment properties	(16,143)	-	-	-	**(16,143)**
(Loss) / profit from operations	**(12,315)**	**(3,862)**	**1,507**	**(3,187)**	**(17,857)**
Finance income	40	141	7	133	**321**
Finance cost	(4,699)	(498)	(1,512)	(8)	**(6,717)**
Finance costs - other gains and (losses) – foreign exchange	(5,741)	(71)	(4,293)	(78)	**(10,183)**
Segment result before tax	**(22,715)**	**(4,290)**	**(4,291)**	**(3,140)**	**(34,436)**
Tax credit					**1,649**
Loss for the period as reported in the income statement					**(32,787)**
Attributable to non-controlling interests					**541**
Net loss attributable to owners of the parent					**(32,246)**
Reportable segment assets	151,006	199,183	102,715	-	**452,904**
Unallocated assets					**11,431**
Total assets					**464,335**
Reportable segment liabilities	(110,082)	(148,888)	(78,914)	-	**(337,884)**
Unallocated liabilities					**(3,865)**
Total liabilities					**(341,749)**

Six months ended 30 June 2009	Property rental €'000	Residential sales €'000	Hotel operations €'000	Other €'000	2009 €'000
Other segment items					
Capital expenditure	81	130	22		233
Depreciation	30	92	1,334		1,456
Amortisation	13	1	17		31

There are immaterial sales between the operating segments. Unallocated assets represent cash balances and other receivables held by the Company and those of selected sub-holding companies, including related tax balances. Unallocated liabilities include accrued costs within the Company and selected sub-holding companies, including related tax balances.

4. Analysis of expenditure

4.1 Cost of operations

	Six months ended 30 June 2010 €'000	Six months ended 30 June 2009 €'000
Costs of sale of residential property	38,305	7,206
Utilities, services rendered and other costs	5,228	4,700
Legal and professional expenses	1,044	532
Staff costs	2,708	2,495
Sales and direct advertising costs	839	623
Depreciation and amortisation	474	446
Cost of operations	**48,598**	**16,002**

4.2 Administrative expenses

	Six months ended 30 June 2010 €'000	Six months ended 30 June 2009 €'000
Audit, accountancy and tax services	389	354
Incentive and management fee	1,563	2,068
Other professional fees	1,127	786
Utilities, services rendered and other costs	584	612
Share based payments	7	18
Staff costs	624	699
Depreciation and amortisation	1,014	1,235
Other administrative expenses	303	64
Administrative expenses	**5,611**	**5,836**

5. Other operating expenses

	Six months ended 30 June 2010 €'000	Six months ended 30 June 2009 €'000
Impairment of inventory assets	186	4,817
Interest and fees	130	65
Other operating expenses	144	93
Other operating expenses	**460**	**4,975**

6. Tax credit / (expense)

Continuing operations	Six months ended 30 June 2010 €'000	Six months ended 30 June 2009 €'000
Current tax	(17)	(127)
Deferred tax	(419)	1,776
Tax credit for the period	**(436)**	**1,649**

On an individual company basis, an estimate has been made of the effective tax rate for the full year and has been applied to the six month results.

7. Dividends

There were no dividends declared or paid in the six months ended 30 June 2010 (2009: €nil).

8. Earnings/ (loss) per share ("EPS"/ "LPS")

Basic loss per share is calculated by dividing the loss after tax attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

For diluted loss per share, the weighted average number of ordinary shares in issue is adjusted to assume conversion of all dilutive potential ordinary shares. The difference in the number of ordinary shares between the basic and diluted loss per share reflects the impact were the outstanding share warrants to be exercised.

The outstanding share warrants exercise price exceeds current market value; therefore the warrants are not dilutive. As a result, diluted earnings per share equals basic earnings per share.

The weighted average number of shares at 30 June 2010 was 46,852,014 (30 June 2009: 46,852,014). The total number of potential dilutive shares at 30 June 2010 and 2009 was 5,488,118.

9. Property, plant and equipment

	Buildings €'000	Plant and equipment €'000	Motor vehicles €'000	Total €'000
Cost or valuation				
At 1 January 2009	103,060	10,238	303	113,601
Transfers between categories	-	(62)	-	(62)
Additions at cost	49	160	24	233
Exchange adjustments	692	329	16	1,037
Disposals	-	(40)	(127)	(167)
Revaluation	(10,852)	-	-	(10,852)
At 31 December 2009	**92,949**	**10,625**	**216**	**103,790**
Additions at cost	7	252	-	259
Exchange adjustments	(1,082)	(191)	(7)	(1,280)
Revaluation	1,789	-	-	1,789
Disposals	(50)	(9)	(21)	(80)
At 30 June 2010	**93,613**	**10,677**	**188**	**104,478**
Accumulated depreciation				
At 1 January 2009	(3,949)	(1,517)	(100)	(5,566)
Charge for the period	(1,546)	(787)	(68)	(2,401)
Transfer	-	5	-	5
Exchange adjustments	(116)	(255)	(21)	(392)
Disposals	-	18	71	89
At 31 December 2009	**(5,611)**	**(2,536)**	**(118)**	**(8,265)**
Charge for the period	(929)	(422)	(24)	(1,375)
Exchange adjustments	98	47	4	149
Disposals	13	1	17	31
At 30 June 2010	**(6,429)**	**(2,910)**	**(121)**	**(9,460)**
Net book value at 30 June 2010	**87,184**	**7,767**	**67**	**95,018**
Net book value at 31 December 2009	**87,338**	**8,089**	**98**	**95,525**

9. Property, plant and equipment - continued

	Buildings €'000	Plant and equipment €'000	Motor vehicles €'000	Total €'000
Cost or valuation				
At 1 January 2009	103,060	10,238	303	113,601
Transfer between categories	5	196	17	218
Additions at cost	2	101	14	117
Exchange adjustments	(6,601)	(645)	(14)	(7,260)
Revaluation	(10,554)	-	-	(10,554)
Disposals		(5)	(46)	(51)
At 30 June 2009	**85,912**	**9,885**	**274**	**96,071**
Accumulated depreciation				
At 1 January 2009	(3,949)	(1,517)	(100)	(5,566)
Transfers between categories	3	(203)	(18)	(218)
Charge for the period	(1,128)	(388)	(38)	(1,554)
Exchange adjustments	234	99	5	338
Disposals	-	4	16	20
At 30 June 2009	**(4,840)**	**(2,005)**	**(135)**	**(6,980)**
Net book value at 30 June 2009	**81,072**	**7,880**	**139**	**89,091**

Buildings were valued as at 30 June 2009 by qualified professional valuers working for the company of King Sturge, Chartered Surveyors, acting in the capacity of External Valuers. All such valuers are Chartered Surveyors, being members of the Royal Institution of Chartered Surveyors ("RICS"). All properties were valued on the basis of Market Value and the valuations were carried out in accordance with the RICS Appraisal and Valuation Standards. For all properties, valuations were based on current prices in an active market. The resulting revaluation adjustments, net of applicable deferred taxes, have been taken to the revaluation reserve in shareholders equity.

10. Investment property

	30 June 2010 €'000	31 December 2009 €'000	30 June 2009 €'000
At beginning of the period	161,027	198,677	198,677
Disposals	(229)	(2,725)	-
Transfers from other assets categories	7,646	2,229	-
Capitalised subsequent expenditure	112	268	129
Exchange movements	(3,415)	(1,862)	(10,721)
PV of annual perpetual usufruct fees	(1)	(2)	-
Fair value losses	(4,395)	(35,558)	(16,143)
Total	**160,745**	**161,027**	**171,942**

The fair value of the Group's investment property at 30 June 2010 has been arrived at on the basis of valuations carried out at that date by King Sturge. The valuations, which conform to International Valuation Standards, were arrived at by reference to market evidence of transaction prices for similar properties.

The Group has pledged investment property of €145.0 million (31 December 2009: €152.8 million; 30 June 2009: €154.6 million) to secure certain banking facilities granted to subsidiaries. Borrowings for the value of €116.7 million (31 December 2009: €117.2 million; 30 June 2009: €114.5 million) are secured on these investment properties (note 14).

11. Inventories

	30 June 2010 €'000	31 December 2009 €'000	30 June 2009 €'000
Land held for development	59,214	63,055	78,196
Construction expenditures	1,669	29,227	74,557
Completed properties	54,408	67,055	3,082
Hotel inventories	1,219	1,238	102
Freehold and leasehold properties held for resale	**116,510**	**160,575**	**155,937**
Less assets classified as held for sale and shown in current assets (note 15)	(22,455)	(21,855)	-
Total inventories	**94,055**	**138,720**	**155,937**

Included in the above is €94.1 million (31 December 2009: €138.7 million; 30 June 2009: €155.9 million) of development property inventory.

€41.0 million (31 December 2009: €15.1 million; 30 June 2009: €7.2 million) of inventories was released to cost of operations in the income statement during the period. €nil million (31 December 2009: €9.9 million; 30 June 2009: €4.8 million) was recognised in other operating expenses during the period in relation to write-down of inventories. All inventories are held at cost with the exception of €28.9 million, which are held at net realisable value (31 December 2009: €29.1 million; 30 June 2009: €55.4 million).

Bank borrowings are secured on land for the value of €71.0 million (31 December 2009: €76.0 million; 30 June 2009: €69.7 million) (note 14).

12. Cash and cash equivalents

	30 June 2010 €'000	31 December 2009 €'000	30 June 2009 €'000
Cash and cash equivalents			
Cash at bank and in hand	9,680	11,740	10,055
Short term bank deposits	1,100	1,525	1,661
	10,780	**13,265**	**11,716**
Less assets classified as held for sale and shown in current assets (note 15)	(405)	(214)	-
Total	**10,375**	**13,051**	**11,716**

Included in cash and cash equivalents is €6.4 million (31 December 2009: €6.1 million; 30 June 2009: €3.7 million) restricted cash relating to security and customer deposits.

13. Cash generated from operations

	Six months ended 30 June 2010 €'000	Six months ended 30 June 2009 €'000
Loss for the period	**(8,328)**	**(32,787)**
Adjustments for:		
Effects of foreign currency	2,798	9,762
Finance costs	6,159	6,717
Finance income	(528)	(321)
Tax credit/ (expense)	436	(1,649)
Bad debt write off	225	7
Depreciation of property, plant and equipment	1,465	1,641
Amortisation charges	26	37
Loss on sale of property, plant and equipment	18	15
Decrease in the value of investment property	4,395	16,143
Other operating expenses	231	-
Impairment of inventory assets	-	4,817
Charge relating to share based payments	7	18
	6,904	**4,400**
Changes in working capital		
Increase in inventory	36,731	(3,558)
Decrease / (increase) in trade and other receivables	(3,882)	1,855
(Decrease) / increase in trade and other payables	(31,041)	(2,250)
	1,808	**(3,953)**
Cash inflow generated from operations	**8,712**	**447**

14. Bank loans

	30 June 2010	31 December 2009	30 June 2009
	€'000	€'000	€'000
Current			
Bank loans and overdrafts due within one year or on demand			
Secured	(62,539)	(156,031)	(150,544)
Non-current			
Repayable within two years			
Secured	(37,888)	(5,293)	(16,281)
Repayable within three to five years			
Secured	(61,416)	(12,338)	(10,626)
Repayable after five years			
Secured	(79,212)	(74,088)	(74,243)
	(178,516)	(91,719)	(101,150)
Total	**(241,055)**	**(247,750)**	**(251,694)**
Bank loans directly associated with assets classified as held for sale	(12,505)	(12,240)	-
Total bank loans	**(253,560)**	**(259,990)**	**(251,694)**

The bank loans are secured on various properties of the Group by way of fixed or floating charges.

On 24 February 2010 the Group companies Atlas Estates (Millennium) Sp. z. o.o, Ligetvaros Kft, Atlas Solaris SRL and World Real Estate SRL signed an amendment agreement with Erste Bank. This agreement created a cross collateralisation arrangement between these four companies with respect to the loans provided by Erste Bank. In return for this cross collateralisation the bank agreed to waive any claims for any breaches of covenants which were in existence. A new covenant of interest service coverage has been included, with a priority of payments list, reduced margins on each loan and extension of maturity dates for the two Romanian land loans to 31 December 2012. This agreement provides the Group with major improvements in the loan terms on each of these four assets and overcomes breaches of covenants on three of the loans. As a result of this, loans of €88 million were reclassified in the current reporting period from current liabilities to non-current liabilities due in after one year.

The fair value of the fixed and floating rate borrowings approximated their carrying values at the balance sheet date, as the impact of marking to market and discounting is not significant. The fair values are based on cash flows discounted using rates based on equivalent fixed and floating rates as at the end of the period.

The Company has also received a waiver from the lender for the LTV covenant breach on Atlas House, Sofia and the loan was reclassified to its original maturity. The Vajnory land loan which matured in March 2010 is being extended for an additional 12 months to March 2011. Bank consent under this loan agreement was required for the completion of the disposal of Atlas interests in Slovakia, as set out in the Chairman's Statement.

The Group has successfully negotiated an extension of the land loan for the Kokoszki plot in Gdansk to 29 July 2011.

Loans currently under review by the Group and its lenders include:

1. The land loans on Cybernetyki and Zielono. The Company has successfully negotiated and agreed terms for the extension of these loans until the end of September 2010 and December 2010 respectively. The Company is awaiting receipt of final documentation from the banks.

14. Bank loans - continued

2. Platinum Towers project. The loan attributable to this project is overdue, however the Company has received an initial offer to extend the loan, the terms of which are currently under negotiation with a view to finalise as soon as practicable.

3. Volan project. The loan attributable to this project is overdue, however the Company has received an extension offer from the bank which has yet to be signed and concluded.

4. Felikon - this asset has breached its ICR and DSCR covenants, but currently there are advanced negotiations on a re-structure of the loan to include a holiday period from principal and interest payments in order to stabilise its cashflow and occupancy.

Bank loans are denominated in a number of currencies and bear interest based on a variety of interest rates. An analysis of the Group's borrowings by currency:

	Zloty €'000	Euro €'000	Other €'000	Total €'000
Bank loans and overdrafts – 30 June 2010	51,465	202,080	15	253,560
Bank loans and overdrafts – 31 December 2009	56,933	203,042	15	259,990
Bank loans and overdrafts – 30 June 2009	50,058	201,617	19	251,694

15. Assets classified as held for sale and directly associated liabilities

On 3 November 2009 Atlas announced an agreement for the sale of its entire investment interests throughout Slovakia (the "Slovakia Portfolio"), comprising one site in Bratislava and two sites in Kosice. The Group realised €0.9 million in net proceeds from the first stage of the sale and is expecting to realise a further €7.1 million on completion of the second stage. It is anticipated that the net proceeds will be utilised to fund the development of the Group's remaining assets, with particular focus on the assets located in Warsaw, Poland, where the Group has a strong presence and is likely to realise value from development activity within the next two to three years. This contrasts with the projects in Slovakia, which would have required the investment of large amounts of capital with returns arising in the long term

The assets and liabilities directly associated with this sale were separately classified as of 30 June 2010. €nil million (31 December 2009: €5.9 million; 30 June 2009: €nil) was recognised as a provision for the value of the development land held in Slovakia. The major classes of assets and liabilities held for sale were as follows:

Assets:	**30 June 2010 €'000**	**31 December 2009 €'000**	**30 June 2009 €'000**
Deferred tax asset	146	142	-
Inventories	22,455	21,855	-
Trade and other receivables	4,371	4,380	-
Cash and cash equivalents	405	214	-
Total assets classified as held for sale	**27,377**	**26,591**	**-**

Liabilities:	**30 June 2010 €'000**	**31 December 2009 €'000**	**30 June 2009 €'000**
Trade and other payables	(6,860)	(6,426)	-
Bank loans	(12,505)	(12,240)	-
Deferred tax liabilities	(779)	(778)	-
Total liabilities directly associated with assets classified as held for sale	**(20,144)**	**(19,444)**	**-**

16. Related party transactions

(a) Fragiolig is a wholly owned subsidiary of the Izaki Group, an Israel-based real estate development firm and founding shareholder of Atlas. The Izaki Group, together with RP Capital Group, also own and manage Atlas Management Company Limited ("AMC"), which provides executive management services to Atlas. The Board of Directors of Atlas announced that on 1 July 2010 it received notice from Fragiolig advising that as a result of the settlement on 28 June 2010 (the "Final Settlement") of the last subscriptions received in connection with the offer by Fragiolig for the entire issued and to be issued share capital of the Company not already owned by Fragiolig or persons acting in concert with it (the "Offer"), As announced by the Company on 24 June 2010, following the closing of the Offer, Fragiolig now has interests in a total of 31,761,877 ordinary shares in the Company representing 67.79% of the Company's issued share capital. Fragiolig together with its concert parties currently hold 43,849,609 shares in the Company, representing 93.59% in the Company's share capital and carry 43,849,609 votes at the meeting of the shareholders of the Company, which represents 93.59% of the total number of the votes at such meeting.

For details of the shareholders acting in concert with Fragiolig see note 18.

(b) Key management compensation

	Six months ended 30 June 2010 €'000	**Six months ended 30 June 2009 €'000**
Fees for non-executive directors	81	105

The Company has appointed AMC to manage its property portfolio. At 30 June 2010 AMC was owned by the RP Capital Group and RI Limited and RI Holdings Limited. In consideration of the services provided, AMC received a management fee of €1.6 million for the six months ended 30 June 2010 (€2.07 million for the six months ended 30 June 2009). Under the agreement, AMC are entitled to a performance fee based on the increase in value of the properties over the 12 month period to 31 December 2010. No performance fee has been accrued for the six months ended 30 June 2010 (€nil for the six months ended 30 June 2009) because no reliable estimate can be made.

AMC also received €nil million (30 June 2009: €0.1 million) in relation to lease agreements for office space in Poland and Hungary. As of 30 June 2010, €2.7 million included in current trade and other payables was due to AMC (30 June 2009: €2.2 million).

(c) Under the loan agreement of 18 May 2007, EdR Real Estate (Eastern Europe) Finance S.a.r.l, which is also a shareholder in Atlas Estates (Cybernetyki) Sp. z o.o., has extended a loan facility of €3.9 million to Atlas Estates (Cybernetyki) Sp. z o.o. for the purpose of covering ongoing investment and business expenses. The loan facility is to be repaid by 31 December 2020 and bears interest at a variable rate equal to the sum of EURIBOR and the lender's margin. In 2010 the lender charged €33 thousand as interest (6 months ended 30 June 2009: €47 thousand). As of 30 June 2010 Atlas Estates (Cybernetyki) Sp. z o.o. has drawn the loan facility plus associated interest in the amount of €3.0 million (31 December 2009: €2.5 million; 30 June 2009: €2.8 million).

(d) Under the loan agreement of 1 August 2005 and annex dated 10 August 2005, Dellwood Company Limited, which is also a shareholder in Zielono Sp. z o.o., has extended a loan facility of PLN 2.8 million (€0.6 million) to Zielono Sp. z o.o. for the purpose of covering ongoing investment and business expenses. The loan facility is to be repaid within 60 days from the receipt of a demand of payment and bears interest at a variable rate equal to the sum of WIBOR and the lender's margin. In 2010 the lender charged €8 thousand as interest (6 months ended 30 June 2009: PLN 51 thousand (€11 thousand)). As of 30 June 2010 Zielono Sp. z o.o. has drawn the loan facility plus associated interest in the amount of €0.5 million (31 December 2009: PLN 1.4 million (€0.3 million) (30 June 2009: PLN 1.8 million (€0.4 million)).

(e) Shasha Transport Ltd, which is also a shareholder in Atlas and Shasha Zrt (previously: Atlas Estates Kaduri Shasha Zrt), have extended loan facilities to Atlas and Shasha Zrt for the purpose of covering ongoing investment and business expenses. The loan facility has no repayment date and bears interest at a variable rate equal to the sum of EURIBOR and the lender's margin. In 2010 the lender charged €23 thousand as interest (6 months ended 30 June 2009: €34 thousand). As of 30 June 2010 Atlas and

Shasha Zrt has drawn the loan facilities plus associated interest in the amount of €1.9 million (31 December 2009: €1.8 million; 30 June 2009: €1.6 million).

(f) Under the loan agreement of 29 September 2005, Kendalside Limited, which is also a shareholder in Circle Slovakia s.r.o., has extended a loan facility of €6.0 million to Circle Slovakia for the acquisition of a property. This facility was extended by €3.0 million on 1 December 2008. The loan facility is to be repaid by 31 August 2013, and bears interest at a variable rate equal to the sum of EURIBOR and the lender's margin. In 2010 the lender charged €109 thousand as interest (6 months ended 30 June 2009: €143 thousand). As of 30 June 2010 Circle Slovakia has drawn the loan facility plus associated interest amount of €9.4 million (31 December 2009: €11.5 million; 30 June 2009: €8.8 million). This loan is included within assets held for sale as shown in note 15.

17. Post balance sheet events

For any changes in the bank facilities see note 14.

The market conditions in which the Company is operating and is seeking the renewal of banking facilities remain difficult and the Company has continued to support its subsidiaries within its limited resources. No specific events have occurred which would require any adjustment to the period end balance sheet.

18. Other items

18.1 Information about court proceedings
As of 16 August 2010, the Company was not aware of any proceedings instigated before a court, a competent arbitration body or a public administration authority concerning liabilities or receivables of the Company, or its subsidiaries, whose joint value constitutes at least 10% the Company's equity capital.

18.2 Information about granted sureties
During the first half of 2010, the Company has not granted any sureties (for loans or credit facilities) or guarantees.

18.3 Financial forecasts
No financial forecasts have been published by the Company in relation to the year ended 31 December 2010.

18.4 Substantial shareholdings
As of 13 August 2010, the Board was aware of the following direct or indirect interest in 3% or more of the Company's ordinary share capital (excluding treasury shares):

Table 1 - Significant Shareholders	**Number of Shares held**	**Percentage of Issued Share Capital**
Fragiolig Holdings Limited	31,761,877	67.79
Atlas International Holdings (Izaki)	6,461,425	13.79
RP Group	5,560,576	11.87
APG Tactical Real Estate	1,6000,000	3.42
Total	**46,037,264**	98.26

18.5 Directors' share interests
There have been no changes to the Directors' share interests during the six months ended 30 June 2010. No Director had any direct interest in the share capital of the Company or any of its subsidiaries during the six months ended 30 June 2010. Mr Quentin Spicer, who resigned as a Chairman on 16 June 2010, acquired a beneficial interest in 14,785 shares in the Company in 2007.

18.6 Other share interests
No changes have occurred in the six months ended 30 June 2010 in the number of warrants issued to managing and/or supervisory persons.

19. Principal subsidiary companies and joint ventures

The table below lists the current operating companies of the Group. In addition, the Group owns other entities which have no operating activities. All Group companies are consolidated.

No new subsidiary undertakings were acquired and no investments were made in any additional joint ventures during the period ended 30 June 2010.

Country of incorporation	Name of subsidiary/joint venture entity	Status	Percentage of nominal value of issued shares and voting rights held by the Company
Holland	Atlas Estates Cooperatief U.A.	Holding	100%
Holland	Atlas Estates Investment B.V.	Holding	100%
Holland	Trilby B.V.	Holding	100%
Guernsey	Atlas Finance (Guernsey) Limited	Holding	100%
Netherlands Antilles	Atlas Estates Antilles B.V.	Holding	100%
Cyprus	Darenisto Limited	Holding	100%
Cyprus	Kalipi Holdings Limited	Holding	100%
Poland	Atlas Estates (Poland) Sp. z o.o.	Management	100%
Poland	Platinum Towers Sp. z o.o.	Development	100%
Poland	Zielono Sp. z o.o.	Development	76%
Poland	Properpol Sp z o.o.	Investment	100%
Poland	Atlas Estates (Millennium) Sp. z o.o.	Investment	100%
Poland	Atlas Estates (Sadowa) Sp. z o.o.	Investment	100%
Poland	Capital Art Apartments Sp. z o.o.	Development	100%
Poland	Grzybowska Centrum Atlas Re Project BV SK	Holding	100%
Poland	HGC S.A.	Hotel operation	100%
Poland	HPO Sp. z o.o.	Development	100%
Poland	Atlas Estates (Cybernetyki) Sp. z o.o.	Development	50%
Poland	Atlas Estates (Kokoszki) Sp. z o.o.	Development	100%
Hungary	CI-2005 Investment Kft.	Development	100%
Hungary	Cap East Kft.	Investment	100%
Hungary	Felikon Kft.	Investment	100%
Hungary	Ligetváros Kft	Investment	100%
Hungary	Városliget Center Kft	Development	100%
Hungary	Atlas Estates (Moszkva) Kft.	Holding	100%
Hungary	Atlas and Shasha Zrt	Development	50%
Romania	World Real Estate SRL	Development	100%
Romania	Atlas Solaris SRL	Development	100%
Romania	D.N.B. - Victoria Towers SRL	Hotel operation	100%
Bulgaria	Immobul EOOD	Investment	100%
Slovakia	Circle Slovakia, s.r.o.	Development	50%

20. INTERIM CONDENSED NON-CONSOLIDATED FINANCIAL INFORMATION

NON-CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the six months ended 30 June 2010

	Six months ended 30 June 2010 (unaudited) €'000	Six months ended 30 June 2009 (unaudited) €'000
Revenues	-	-
Cost of operations	-	-
Gross profit	-	-
Administrative expenses	(1,947)	(2,237)
Other operating income	78	505
Provision against loans receivable from subsidiaries	739	(43,769)
Loss from operations	**(1,130)**	**(45,501)**
Finance income	121	3,261
Finance costs	(1)	(2)
Finance costs - other gains and (losses) – foreign exchange	(62)	(35)
Loss before taxation	**(1,072)**	**(42,277)**
Tax	-	-
Loss and total comprehensive income for the period	**(1,072)**	**(42,277)**

20. INTERIM CONDENSED NON-CONSOLIDATED FINANCIAL INFORMATION - CONTINUED

NON-CONSOLIDATED BALANCE SHEET
As at 30 June 2010

	30 June 2010 (unaudited)	31 December 2009 (audited)	30 June 2009 (unaudited)
	€'000	**€'000**	**€'000**
ASSETS			
Non-current assets			
Investment in subsidiaries	134,409	134,409	21,220
Loans receivable from subsidiaries	1,868	-	136,054
	136,277	**134,409**	**157,274**
Current assets			
Trade and other receivables	79	165	176
Cash and cash equivalents	1,268	3,788	2,309
	1,347	**3,953**	**2,485**
TOTAL ASSETS	**137,624**	**138,362**	**159,759**
Current liabilities			
Trade and other payables	(3,251)	(2,924)	(2,641)
	(3,251)	**(2,924)**	**(2,641)**
TOTAL LIABILITIES	**(3,251)**	**(2,924)**	**(2,641)**
NET ASSETS	**134,373**	**135,438**	**157,118**
EQUITY			
Share capital account	6,268	6,268	6,268
Other distributable reserve	194,817	194,817	194,817
Accumulated loss	(66,712)	(65,647)	(43,967)
TOTAL EQUITY	**134,373**	**135,438**	**157,118**
Basic net asset value per share	n/a	n/a	n/a

ATLAS ESTATES LIMITED

SELECTED NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2010

20. INTERIM CONDENSED NON-CONSOLIDATED FINANCIAL INFORMATION - CONTINUED

NON-CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
As at 30 June 2010

Six Months Ended 30 June 2010 (unaudited)	Share capital account €'000	Other reserves €'000	Accumulated loss €'000	Total €'000
As at 1 January 2010	**6,268**	**194,817**	**(65,647)**	**135,438**
Total comprehensive income for the period	-	-	(1,072)	**(1,072)**
Share based payments	-	-	7	**7**
As at 30 June 2010	**6,268**	**194,817**	**(66,712)**	**134,373**

Year Ended 31 December 2009	Share capital account €'000	Other reserves €'000	Accumulated loss €'000	Total €'000
As at 1 January 2009	**6,268**	**194,817**	**(1,708)**	**199,377**
Total comprehensive income for the year	-	-	(63,968)	**(63,968)**
Share based payments	-	-	29	**29**
As at 31 December 2009	**6,268**	**194,817**	**(65,647)**	**135,438**

Six Months Ended 30 June 2009 (unaudited)	Share capital account €'000	Other reserves €'000	Accumulated loss €'000	Total €'000
As at 1 January 2009	**6,268**	**194,817**	**(1,708)**	**199,377**
Total comprehensive income for the period	-	-	(42,277)	**(42,277)**
Share based payments	-	-	18	**18**
As at 30 June 2009	**6,268**	**194,817**	**(43,967)**	**157,118**

20. INTERIM CONDENSED NON-CONSOLIDATED FINANCIAL INFORMATION - CONTINUED

NON-CONSOLIDATED CASH FLOW STATEMENT
For the six months ended 30 June 2010

	Six months ended 30 June 2010 (unaudited) €'000	Six months ended 30 June 2009 (unaudited) €'000
Loss for the period	**(1,072)**	**(42,277)**
Adjustments for:		
Finance costs	1	2
Finance income	(121)	(3,261)
Effects of foreign currency	62	37
Assigned loans	-	(505)
Provision against loans receivable from subsidiaries	(739)	43,769
Other operating income and expense	(78)	-
Charge relating to share based payments	7	18
	(1,940)	**(2,217)**
Changes in working capital		
Increase in trade and other receivables	86	-
Increase / (decrease) in trade and other payables	327	209
Net cash outflow from operating activities	**(1,527)**	**(2,008)**
Investing activities		
New loans to subsidiary undertakings	(1,013)	-
Net cash used in investing activities	**(1,013)**	**-**
Financing activities		
Interest received	4	5
Interest paid	-	-
Net cash from financing activities	**4**	**5**
Net decrease in cash and cash equivalents in the period	**(2,536)**	**(2,003)**
Effect of foreign exchange rates	16	(39)
Net decrease in cash and cash equivalents in the period	**(2,520)**	**(2,042)**
Cash and cash equivalents at the beginning of the period	**3,788**	**4,351**
Cash and cash equivalent at the end of the period	**1,268**	**2,309**
Cash and cash equivalents		
Cash at bank and in hand	1,268	2,309
Bank overdrafts	-	-
	1,268	**2,309**