ALEXANDRIA DEVELOPMENT LIMITED

AUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2010

Ref: 1272158
Sims: 53043

REPORT OF THE DIRECTORS

The Directors present their report and the audited financial statements for the year ended 31st December 2010.

INCORPORATION

The Company is incorporated in Jersey, Channel Islands.

ACTIVITIES

The principal activity of the Company is investment holding.

RESULTS AND DIVIDENDS

The profit for the year amounted to€ 24,428,418 (2009: € 12,588,939).

Dividends paid during the year amounted to€ 24,300,000 (2009: € 12,450,000).

DIRECTORS

The Directors who held office during the year and subsequently were:-

Michael Sigalas	Resigned 31/01/2011
Dimitri Papalexopoulos	Resigned 31/01/2011
Fokion Tasoulas	Resigned 31/01/2011
Chris Ruark	Appointed 28/01/2011
Gareth Essex-Cater	Appointed 28/01/2011
Khaled Abdel Gelil Badawy	Appointed 28/01/2011
Artemisia Antoniou	Appointed 28/01/2011
Spyroulla Loannou Papaeracleous	Appointed 28/01/2011

AUDITORS

Ernst & Young LLP have expressed their willingness to continue in office.

REGISTERED OFFICE

22 Grenville Street, St. Helier, Jersey, Channel Islands, JE4 8PX.

BY ORDER OF THE BOARD

Authorised Signatory
State Street Secretaries (Jersey) Limited - formerly: Mourant & Co. Secretaries Limited

Date: 29/06/11

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

The Directors are responsible for preparing the financial statements in accordance with applicable law and regulations.

Jersey Company law requires the Directors to prepare financial statements for each period, in accordance with any generally accepted accounting principles. The financial statements of the Company are required by law to give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors should:

* select suitable accounting policies and then apply them consistently;

* make judgements and estimates that are reasonable and prudent;

* specify which generally accepted accounting principles have been adopted in their presentation; and

* prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping proper accounting records which are sufficient to show and explain its transactions and are such as to disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements prepared by the Company comply with the requirements of the Companies (Jersey) Law 1991. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ERNST & YOUNG

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ALEXANDRIA DEVELOPMENT LIMITED

We have audited the financial statements of Alexandria Development Limited for the year ended 31 December 2010 which comprise the Statement of Financial Position, the Statement of Comprehensive Income, the Statement of Changes in Equity, the Cash Flow Statement and the related notes 1 to 11. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards.

This report is made solely to the company's members, as a body, in accordance with Article 113A of the Companies (Jersey) Law 1991. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Audited Financial Statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2010 and of its result for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards; and
- have been prepared in accordance with the requirements of the Companies (Jersey) Law 1991.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies (Jersey) Law 1991 requires us to report to you if, in our opinion:

- proper accounting records have not been kept, or proper returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

G. Davies

Geraint Davies
for and on behalf of Ernst & Young LLP
Jersey
Date: 6 July 2011

STATEMENT OF FINANCIAL POSITION

AS AT 31ST DECEMBER 2010

	Notes	2010	2009
ASSETS		€	€
Non-current assets			
Investment in subsidiary	2	368,455,306	73,929,508
Current assets			
Trade receivables	3	159,922	-
Cash and cash equivalents	4	128,568	162,242
		288,490	162,242
TOTAL ASSETS		€ 368,743,796	€ 74,091,750
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	6	367,169,784	72,643,986
Retained earnings		1,558,842	1,430,424
TOTAL SHAREHOLDERS' EQUITY		368,728,625	74,074,410
Current liabilities			
Trade payables	5	15,171	17,340
TOTAL EQUITY AND LIABILITIES		€ 368,743,796	€ 74,091,750

The financial statements were approved by the Board of Directors on the 29th day of June 2011 and were signed on its behalf by:

Director: Gareth Essex-Cater

Gareth Essex-Cater
Director

(The notes on pages 8 to 15 form part of these financial statements)

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31ST DECEMBER 2010

	2010	2009
	€	€
INCOME:		
Bank interest income	-	23
Dividends received from related undertaking	24,314,323	13,173,766
Exchange gain	153,259	-
	24,467,582	13,173,789
EXPENDITURE:		
Loss on exchange	-	552,737
Audit fees	8,602	9,560
Accountancy fee	9,557	9,175
State Street secretarial & administration fees	11,947	12,408
Legal fees	8,353	-
ISE fee	118	234
Annual filing fee	177	175
Bank interest and charges	411	561
	39,165	584,850
NET PROFIT FOR THE YEAR	€ 24,428,418	€ 12,588,939

(The notes on pages 8 to 15 form part of these financial statements)

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31ST DECEMBER 2010

	Share Capital €	Retained earnings €	Total €
Balance at 1st January 2009	72,643,986	1,291,485	73,935,471
Profit for the year	-	12,588,939	12,588,939
Dividends paid	-	(12,450,000)	(12,450,000)
Balance at 31st December 2009	€ 72,643,986	€ 1,430,424	€ 74,074,410
Balance at 1st January 2010	72,643,986	1,430,424	74,074,410
Increase in Share Capital	294525798		294,525,798
Profit for the year	-	24,428,418	24,428,418
Dividends paid	-	(24,300,000)	(24,300,000)
Balance at 31st December 2010	€ 367,169,784	€ 1,558,842	€ 368,728,626

(The notes on pages 8 to 15 form part of these financial statements)

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31ST DECEMBER 2010

	2010	2009
	€	€
Cash flows from operating activities		
Operating profit for the year	24,428,418	12,588,939
Bank interest receivable	-	(23)
(Increase) in trade receivables	(159,922)	-
Increase in trade payables	(2,169)	1,166
Net cash flow from operating activities	24,266,326	12,590,082
Cash flows from investing activities		
Bank interest receivable	-	23
Net cash flows used in investing activities	-	23
Cash flows from financing activities		
Equity dividends paid	(24,300,000)	(12,450,000)
Net cash flows from financing activities	(24,300,000)	(12,450,000)
Net (Decrease)/Increase in cash and cash equivalents	(33,674)	140,105
Cash and cash equivalents at beginning of year	162,242	22,137
Cash and cash equivalents at end of year	€ 128,568	€ 162,242

(The notes on pages 8 to 15 form part of these financial statements)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation and statement of compliance

These financial statements have been prepared under the historical cost convention and in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board (IASB).

Accounting for investment in subsidiary

Under International Accounting Standard No 27 (Consolidated and separate Financial Statements) the Company is required to prepare consolidated financial statements unless each shareholder produces consolidated financial statements available for public use that comply with IFRS. The Company's financial statements contain information on Alexandria Development Limited as an individual company and do not contain consolidated financial statements as parent of its 88.03% (2009: 88.03%) owned subsidiary company, Alexandria Portland Cement Company. The Directors have taken exemption from preparing consolidated financial statements, as the shareholder will account for its interest in the Company's subsidiary directly in its own group financial statements which are publicly available and comply with IFRS. Consequently, the investment in subsidiary is accounted for at cost less impairment.

Changes in accounting policy and disclosures

The accounting policies adopted are consistent with those of the previous financial year. The Company has not had to adopt any of the new and amended IFRS and IFRIC interpretations as of 1 January 2010.

Significant accounting judgments

The preparation of the Company's financial statements require management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require material adjustments to the carrying amount of the asset or liability affected in future periods.

In the process of applying the Company's accounting policies, management has not had to make any judgments which may have a significant effect on the amounts recognised in the financial statements.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year is discussed below:

Impairment of non-financial assets

An impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less costs to sell is based on available data from audited financial statements of the underlying investment less incremental costs of disposing of the asset. The value in use calculation is based on a discounted cash flow model.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and short term deposits with an original maturity of three months or less.

Foreign currency translation

a) Currency of domicile, functional currency and presentation currency;
The currency of domicile is GBP (pounds sterling). Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The Company's functional currency and Presentational currency is Euro.

b) Transactions and balances;
Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement.

Dividend revenue and expense
Dividend revenue and expense is recognised when the right to receive or pay such dividend is established.

Interest income and expense
Interest income and expense are recognised in the income statement on an accrual basis.

Provisions
Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated.

New accounting standards, amendments to existing accounting standards and/or interpretations of existing accounting standards (separately or together, "New Accounting Requirements") adopted during the current period/year

In the opinion of the Directors, there are no mandatory New Accounting Requirements applicable in the current period/year that have any bearing on the operating activities and disclosures of the Company. Consequently, no New Accounting Requirements are listed.

The Company has not adopted any New Accounting Requirements that are not mandatory.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Non-mandatory New Accounting Requirements not yet adopted

The following new New Accounting Requirements have been issued. However, such New Accounting Requirements are either not yet permitted to be adopted, or are not yet mandatory and have not yet been adopted by the Company. All other New Accounting Requirements have no bearing on the operating activities and disclosures of the Company, and consequently have not been listed.

New accounting standard, IFRS 9 (Replacement of IAS 39), "Financial Instruments: Recognition and Measurement": IFRS 9 is mandatory for accounting periods commencing from 1 January 2013. However, IFRS 9 may be early adopted at any time from 12 November 2009 onwards. The main changes resulting from the replacement of IAS 39 by IFRS 9 are changes to the permitted classifications and subsequent measurement of financial instruments. IFRS 9 retains the mixed measurement model and establishes two primary measurement categories for financial assets: amortised cost and fair value. The basis for classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset.

The Directors have made an assessment of the impact of applicable New Accounting Requirements that are either not yet permitted to be adopted, or are not yet mandatory and have not yet been adopted by the Company. In the Directors' opinion, early adoption of IFRS 9 would result in no material impact on the reported performance or financial position of the Company.

2. INVESTMENTS IN SUBSIDIARIES

	2010	2009
Alexandria Portland Cement Company 226,286,543 ordinary shares (2009: 10,614,137)	€ 368,455,306	€ 73,929,508
Percentage of shares held	88.03%	88.03%

Alexandria Portland Cement Company is incorporated in Egypt and its principal business activity is that of cement manufacturing.

During May 2010 the investment was increased via a written resolution to increase the authorised share Capital of Alexandria Portland Cement Company via the creation of an additional 254,000,000 shares.

3. TRADE RECEIVABLES

	2010 €	2009 €
IFC expenses for TEIL	159,922	-
	159,922	-

4. CASH AND CASH EQUIVALENTS

	2010	2009
	€	€
Deposits with Citibank International Plc - Euro	124,928	158,852
Deposits with Citibank International Plc - US$	3,640	3,390
	€ 128,568	€ 162,242

5. CREDITORS - DUE WITHIN ONE YEAR

	2010	2009
	€	€
Accrued expenses	15,171	17,340
	€ 15,171	€ 17,340

6. SHARE CAPITAL

	2010	2009
AUTHORISED:		
183,584,892 (2009: 36,321,993)ordinary shares of €2.00 each.	€ 367,169,784	€ 72,643,986
ISSUED AND FULLY PAID:		
183,584,892 (2009: 36,321,993)ordinary shares of €2.00 each.	€ 367,169,784	€ 72,643,986

All ordinary shares carry equal rights on voting, dividends and winding up of the Company.

In June 2010 the authorised Share Capital of the Company was increased to183,584,892 shares as part of the Assignment Agreement signed in May 2010.

Dividends paid	2010	2009
Dividends paid per share	€ 0.13	€ 0.34

7. TAXATION

Profits arising in the Company for 2010 Year of Assessment will be subject to Jersey Income Tax at a rate of 0% (2009: 0%)

8. CONTROLLING PARTY

The Company is controlled by Titan Egyptian Investments Limited (TEIL), incorporated in Jersey Channel Islands, which is in turn currently owned and controlled by Iapetos Limited, incorporated in Cyprus.

Iapetos Limited is ultimately owned and controlled by Titan Cement SA, incorporated in Greece.

9. RELATED PARTIES

All identified related parties' transactions have been disclosed in the financial statements.

C. Ruark and G. Essex-Cater are Directors of the Company. During the reporting period each of C. Ruark and G. Essex-Carter was an employee of a subsidiary of State Street Corporation ("SSC"). Affiliates of SSC provide ongoing administrative services to the Company at commercial rates.

10. CAPITAL MANAGEMENT

Capital includes equity attributable to the equity holders.

The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value.

The Company manages its capital structure and makes adjustments to it, in light of changes of economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares.

No changes were made in the objectives, policies or processes during the years ending 31 December 2010 and 31 December 2009.

11. FINANCIAL RISK MANAGEMENT

a) Financial risk factors

The Company's activities expose it to interest rate risk, credit risk, liquidity risk and currency risk arising from the financial instruments it holds. The risk management policies employed by the Company to manage these risks are discussed below:

i) Market risk

Interest rate risk

Interest rate is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. Interest income earned on cash at bank is susceptible to changes in market interest rates. The Company's management monitors the interest rate fluctuations on a continuous basis and acts accordingly.

Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. Currency risk arises when future commercial transactions and recognized assets and liabilities are denominated in a currency that is not the Company functional currency. The Company's policy is not to enter into any currency hedging transactions. At year-end the Company's exposure to foreign risk is summarised below:

	Financial Assets €	Financial Liabilities €	Financial Assets €	Financial Liabilities €
Denominated in US$	3,640	-	3,390	-
Denominated in GBP	-	15,171	-	17,340
	3,640	15,171	3,390	17,340

11. FINANCIAL RISK MANAGEMENT - continued

Sensitivity analysis

As disclosed above, in the Directors' opinion, there is no significant net interest rate risk to the Company, nor is there any significant currency rate risk to the Company.

IFRS 7 requires disclosure of "a sensitivity analysis for each type of market risk to which the entity is exposed at the reporting date, showing how profit or loss and equity would have been affected by changes in the relevant risk variable that were reasonably possible at that date."

Whilst the financial instruments held by the Company are separately exposed to interest rate risk, currency risk and market price risk, the profit or loss and equity of the Company is not exposed to any significant net interest rate, net currency or market price risk.

Alexandria Portland Cement Company (the subsidiary) may be exposed to interest rate risk, currency risk and market price risk which are ultimately monitored and managed by Titan plc and could impact the value of the Company's investments. As the Directors do not monitor the risks of the Titan group and its subsidiaries and there is no significant exposure at Company level, in the Directors' opinion, no sensitivity analysis is required to be disclosed.

ii) Credit risk
The Company has no significant concentrations of credit risk. Financial assets which potentially subject the company to concentrations of credit risk consist principally of cash at bank and debtors. The company's cash is placed with quality financial institutions. Debtors represent amounts due from related parties which are unsecured and interest free.

iii) Liquidity risk
Liquidity risk is the risk that arises when the maturity of assets and liabilities does not match. An unmatched position potentially enhances profitability, but can also increase the risk of losses. The Company has procedures with the object of minimizing such losses, such as maintaining sufficient cash and other highly liquid current assets.

11. FINANCIAL RISK MANAGEMENT - continued

The table below summarizes the maturity profile of the Company's financial liabilities as at the year end.

	2010					
	On demand	Less than 3 months	3 to 6 months	6 to 12 months	1 to 5 years	Total
	€	€	€	€	€	€
Trade and other payables	-	15,171	-	-	-	15,171

	2009					
	On demand	Less than 3 months	3 to 6 months	6 to 12 months	1 to 5 years	Total
	€	€	€	€	€	€
Trade and other payables	-	17,340	-	-	-	17,340

b) Fair value estimation

The fair values of financial assets and liabilities are not materially different from their carrying values at the balance sheet date.

	Carrying amount		Fair value	
	2010	2009	2010	2009
	€	€	€	€
Financial assets:				
Receivables and prepayments	-	-	-	-
Cash and cash equivalents	128,568	162,242	128,568	162,242
Financial liabilities				
Trade and other payables	15,171	17,340	15,171	17,340