



Eurobank Properties REIC

Register No. 365/06/B/86/2, Capital Market Commission Decision Number 11/352/21.9.2005 - 117 Kiffissias Avenue, Maroussi, TK 15124

Summary financial data and information for the period ended 30 September 2010

The financial information listed below, extracted from the financial statements, aims to provide a general awareness about the financial position and the financial results of the Company Eurobank Properties REIC. Consequently, it is recommended to the reader, before any investment decision or transaction is performed with the Company, to visit the website of the Company where the full financial statements are available, including the legal auditors opinion when required.

COMPANY'S DATA

Authority in charge: Ministry of Development
Registered office: 117 Kiffissias Avenue, Maroussi, TK 15124
Kypria Arxisthrotiata: Reai Estate Investment Company
Register No: 365/06/B/86/2
Capital Market Commission Decision Number: 11/352/21.9.2005
Date of approval of the three months interim financial statements (from which summary data were compiled): 01/11/2010
Audit Firm: PricewaterhouseCoopers S.A.
Company's website: http://www.eurobankproperties.gr

Board of Directors:
Nikolaos A. Bertzos, Odysseas Athanassiou, George Chryssikos, Nikolaos Galetas, Georgios Katsimbris, Vasilios Vafeiadis
Chairman-Executive Member, Vice Chairman- Non Executive Member, Executive Member, Vice Chairman B'-Independent Non Executive Member, Independent Non Executive Member, Independent Non Executive Member

Statement of Financial Position as at 30 September 2010
Amounts in Euro thousand
Table with columns for Company (30.09.2010, 31.12.2009) and Group (30.09.2010, 31.12.2009). Rows include ASSETS: Investment property, Own occupied property, Properties under construction, Investment in subsidiaries, Intangible assets, Deferred tax asset, Other non-current assets, Total non-current assets, Trade receivables, Other Assets, Cash and cash equivalents, Total current assets, TOTAL ASSETS.

Statement of comprehensive income for the period ended 30 September 2010
Amounts in Euro thousand
Table with columns for Company (Current period, Comparative Period) and Group (Current Period, Comparative Period). Rows include Rental income, Net gain/(loss) from fair value adjustment, Gain on disposal of investment properties, Less: Investment property related expenses, Gross profit/(loss) from investment activities, EBIT, Profit/(loss) before tax, Profit/(loss) after tax, Owners of the parent, Minority interest, Other Comprehensive income/(loss) after tax, Total comprehensive income/(loss) after tax, Owners of the parent, Minority interest, Earnings per share, EBITDA.

SHAREHOLDERS' EQUITY
Table with columns for Company (30.09.2010, 31.12.2009) and Group (30.09.2010, 31.12.2009). Rows include Share capital, Share premium, Other reserves, Retained earnings, Total non-current liabilities, Borrowings, Trade and other payables, Dividends payable, Current income tax liabilities, Borrowings, Total current liabilities, TOTAL LIABILITIES, TOTAL EQUITY AND LIABILITIES.

CASH FLOW STATEMENT
Amounts in Euro thousand
Table with columns for Company (1.1-30.09.2010, 1.1-30.09.2009) and Group (1.1-30.09.2010, 1.1-30.09.2009). Rows include Operating activities: Profit/(loss) before tax, Adjustments for: Depreciation, Results from investment activities, Exchange rate differences, Interest income, Provisions, Interest and other related expenses, Increase/decrease - adjustments to operating activities and working capital changes, Decrease / (increase) in receivables, (Decrease) / increase in payables, Less: Interest and related expenses paid, Income taxes paid, Net cash from operating activities (a), Investing activities: Capital expenditure on investment properties, Acquisition of investment properties, Capital expenditure on own occupied property, Sale of investment properties, Acquisition of local subsidiaries, Advances for the acquisition of investment properties, Refund from final price calculation of subsidiaries, Interest received, Net cash from / (used in) investing activities (b), Financing activities: Acquisition of own shares, Proceeds from borrowings, Repayment of loans, Repayment of finance leases, Dividends paid, Net cash used in financing activities (c), Net increase / (decrease) in cash and cash equivalents for the period, Cash and cash equivalents at the beginning of the period, Cash and cash equivalents at the end of the period.

STATEMENT OF CHANGES IN EQUITY
Amounts in Euro thousand
Table with columns for Company (30.09.2010, 30.09.2009) and Group (30.09.2010, 30.09.2009). Rows include Balance at the beginning of the period, Total comprehensive income/(losses) for the period after tax, Revaluation reserve, Acquisition of own shares, Retained earnings arising from merger of subsidiary, Dividend distributed, Balance at the period end.

Additional data and information (amounts in Euro thousand):
1. The Company has been audited by tax authorities up to 2007. For further information refer to Note 12 on the Condensed Consolidated and Company Financial Statements
2. The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias S.A. (registered offices in Greece), which owns 55.54% of the Company's ordinary shares, by the full consolidation method.
3. The fixed assets of the Company are free of charges and encumbrances. A first rate mortgage of €11.839 has been registered in favour of Bancpost SA over a property of Eliade Tower S.A. (subsidiary), located at 18 Mircea Eliade Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of €3.810 thousand has been registered in favour of Eurobank EFG AD Beograd over a property of Reco Real Property A.D. (subsidiary) located at 7-9 Terazije Street, Belgrade, Serbia. A first rate mortgage of €9.497 in favour of Banca Romanenska over a property of Retail Development SA (subsidiary), located in Iasi, Romania. A first rate mortgage of €27.073 in favour of Eurobank EFG Luxembourg over the property of Seferco Development S.A. (subsidiary), located at Dimitrie Pompeiu Bd. Bucharest, Romania. A first rate mortgage of €27.315 in favour of Piraeus Bank over the property of Tavros Prototyri Anaptixi SA (subsidiary), located in Athens, Greece.
4. The tax authorities issued final tax assessments for both the Company and ELDEPA during November 2005 for additional income taxes, VAT and penalties totalling €3.320 for the open tax years up to 31.12.2004. The Company's management, based on the advice of its legal advisors, has disputed additional assessments of income taxes, VAT and penalties totalling €2.874 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. No provisions for the later amounts finally assessed by the tax authorities is necessary since the Management of the Company does not anticipate any significant liabilities to arise. Except from the above, no other legal disputes or court decisions exist.
5. The total number of employees at period end was 18 (30/07/2009: 17).
6. As of September 30, 2010 the Company has accounted for a cumulative provision of a) Difference under dispute €0, b) unaudited tax years €0, c) other provisions €775.
7. The related party transactions of the Group are as follows: a) Revenues € 17.460 b) Expenses € 2.224 c) Receivables € 35.490 d) Payables € 61.635 The related party transactions of the Company are as follows: a) Revenues € 9.706 b) Expenses € 1.072 c) Receivables € 35.339, d) Payables € 21.141. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits 388, b) Receivables €0 and c) Payables €0.
8. Total comprehensive income for the period ended amounts to € 275 thousand and relates to exchange rate differences.
9. On July 21st 2010 the Ministry of Economy, Competitiveness and the Marine approved the merger by absorption of the company " Kalambokis Tours & Cargo SA" by "Eurobank Properties REIC. (Note 6)
9. As of 30 September 2010 the Company has acquired 585.116 own shares, at the total value of €4.039 and at an average price of € 6.90 per share (note 9).

Maroussi 01 November 2010

The Chairman of the BoD, The General Manager Executive Member of the BoD, Chief Financial Officer, Chief Accountant

Nikolaos A. Bertzos
I.D. No Π 070963

George Chryssikos
ID No. N 161578

Stylianios Probonas
ID No Σ 722634

Evangolos Tentis
PERM. NO 064953