



Summary financial data and information for the year ended 31 December 2010  
According to Law 2190/20, article 135 for companies that prepare annual financial statements according to IFRS

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  
Business: Real Estate Investment Company  
Register No: 365/06/B/86/2

Board of Directors:

Nikolaos A. Bertos Chairman-Executive Member  
Odysseos Athanassiou Vice Chairman- Non Executive Member  
George Chryssikos Executive Member  
Nikolaos Galetas Vice Chairman B'-Independent Non Executive Member  
Feorgios Katsimbris Independent Non Executive Member  
Vasillios Vafeiadis Independent Non Executive Member

Capital Market Commission Decision Number: 11/352/21.9.2005

Date of approval of the annual financial statements (from which summary data were compiled): 31/01/2011  
Certified Auditor Accountant: Marios Psaltis  
Audit Firm: PricewaterhouseCoopers S.A.  
Audit Opinion: Unqualified  
Company's website: <http://www.eurobankproperties.gr>

BALANCE SHEET INFORMATION AS AT 31 DECEMBER 2010			
Amounts in Euro thousand			
Company		Group	
31.12.2010	31.12.2009	31.12.2010	31.12.2009
<b>ASSETS</b>			
497.048	513.822	638.752	669.000
1.740	1.732	1.740	1.734
-	-	-	-
64.951	69.768	-	-
-	-	335	335
-	-	683	709
-	-	-	-
563.739	585.322	641.510	671.778
993	1.071	1.593	1.590
4.746	6.131	2.424	3.623
160.160	159.288	165.564	166.848
165.899	166.490	169.581	172.061
<b>TOTAL ASSETS</b>			
729.638	751.812	811.091	843.839
<b>SHAREHOLDERS' EQUITY</b>			
129.930	129.930	129.930	129.930
466.749	466.749	466.749	466.749
-4.579	-2.577	-4.579	-2.577
9.761	9.124	11.336	9.893
93.368	114.955	95.734	122.449
695.229	718.181	699.170	726.444
<b>LIABILITIES</b>			
-	145	-	145
18.363	20.463	64.138	97.445
18.363	20.463	64.138	97.445
7.076	7.558	9.337	12.324
-	29	-	29
5.115	3.234	5.349	3.436
3.855	2.202	33.097	4.016
16.046	13.023	47.783	19.805
34.409	33.631	111.921	117.395
729.638	751.812	811.091	843.839

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.12.2010	31.12.2009	31.12.2010	31.12.2009
- Balance at the beginning of the period (01.01.2010 and 01.01.2009 respectively)			
718.181	711.564	726.444	720.407
12.594	40.353	8.180	39.773
Total comprehensive income for the period after tax			
-2.002	-2.577	-2.002	-2.577
558 Revaluation Reserve			
-92	-	0	558
-33.452	-31.717	-33.452	-31.717
- Balance at the period end (31.12.2010 and 31.12.2009 respectively)			
695.229	718.181	699.170	726.444

INCOME STATEMENT INFORMATION FOR THE YEAR ENDED			
Amounts in Euro thousand			
Company		Group	
Current period	Continuing Operations	Current period	Continuing Operations
1.1 - 31.12.2010	1.1 - 31.12.2009	31.12.2010	31.12.2009
35.578	32.847	44.644	42.037
-18.751	9.474	-27.255	4.533
570	720	570	720
-2.165	-2.704	-4.422	-4.388
15.232	40.337	13.537	42.902
12.800	38.222	10.622	39.804
19.168	45.012	14.664	44.349
12.594	40.353	8.001	39.603
12.594	40.353	8.001	39.603
12.594	40.353	8.180	39.773
12.594	40.353	8.180	39.773
0.2105	0.6632	0.1367	0.6537
12.866	38.269	10.688	39.851

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.12.2010	1.1 - 31.12.2009	1.1 - 31.12.2010	1.1 - 31.12.2009
19.168	45.012	14.664	44.349
66	47	66	47
18.751	-9.474	27.255	-4.533
-86	-573	-86	-680
-6.812	-7.941	-179	143
-477	-108	-6.899	-7.994
444	1.151	-477	-108
851	684	2.855	3.449
-714	-2.266	457	2.794
-521	-761	-2.903	901
-4.692	-3.293	-2.621	-3.058
25.978	22.478	-4.744	-3.379
-72	-98	27.388	31.931
-107	-302	-	-
-1.219	-50.740	-72	-98
6.850	12.640	-1.007	-5.742
-	-	-1.219	-50.740
-	-	6.850	12.640
-	-	-	-
-434	3.148	-	-
6.802	8.442	-434	3.148
11.820	-26.910	6.890	8.499
-	-	11.008	-32.293
-2.002	-2.577	-	-
-	-	-2.002	-2.577
-	-	0	2.200
-2.148	-1.951	-2.078	-2.890
-33.452	-31.714	-2.148	-1.951
-37.602	-36.242	-33.452	-31.714
196	-40.674	-39.680	-36.932
159.964	199.962	-1.284	-37.294
160.160	159.288	166.848	204.142
		165.564	166.848

Cash and cash equivalent at the beginning of the year 2010 for the Company include cash €677 from the merger of the subsidiary "Kalambokis Tours and Cargo" with transformation balance sheet dated 31 December 2009 (Note 9)

Additional data and information (amounts in Euro thousand):

- The Company has been audited by tax authorities up to 2007. For further information refer to Note 22 on the Consolidated and Company Financial Statements
- 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.
- 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 Romanasca over a property of Retail Development SA. (subsidiary), located in Iasi, Romania. A first rate mortgage of €27.073 in favour of Bancpost SA over the property of Sefereco 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 Prototy Anaptixi SA (subsidiary), located in Athens, Greece.
- The tax authorities issued final tax assessments for the Company during November 2005 for additional income taxes, and penalties totalling €1.191 for the open tax years to December 31, 2004. The Company's management, based on the advice of its legal advisors, disputes additional assessments of incomes taxes, and penalties totalling €1.072 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. The Company's management believes that no provision for the later amounts finally assessed by the tax authorities is necessary in these financial statements since no significant obligations will arise.
- The total number of employees at period end was 18 (2009: 18).
- As of 31 December 2010 the company has accounted for a cumulative provision of a) Difference under dispute €0, b) unaudited tax years €0, c) other provisions €707
- The related party transactions of the Group are as follows: a) Revenues € 24.181 b) Expenses €2.801 c) Receivables € 31.950 d) Payables € 61.020 The related party transactions of the Company are as follows: a) Revenues € 16.142 b) Expenses €1.217 c) Receivables € 30.966, d) Payables € 22.310. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits 845, b) Receivables €0 and c) Payables €0.
- Total comprehensive income for the period ended amounts to € 179 thousand and relates to exchange rate differences.
- 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)
- As of 31 December 2010 the Company has acquired 678.346 own shares, at the total value of €2.002 and at an average price of € 6.75 per share (note 12).

Maroussi 31 January 2011

The Chairman of the BoD

The General Manager  
Executive Member of the BoD

The Chief Financial Officer

Chief Accountant

Nikolaos A. Bertos  
I.D. No Π 070963

George Chryssikos  
ID No. N 161578

Stylianios Probonas  
ID No Σ 722634

Evangelos Tentis  
PERM. NO 064953