EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY

HELLENIC CAPITAL MARKET COMMISSION EDICT REFERENCED 11/352/21.9.2005

REGISTERED OFFICES: 117 KIFISIAS STREET, GR 151 24, MAROUSI

INVESTMENTS SCHEDULE 30.06.2010

	DESCRIPTION OF PROPERT				VALUE OF PROPERT						INSURANCE COVERAG					LEASE DETAILS			
S/N	DESCRIPTION OF LAND AND BUILDING	LOCATION AND ADDRESS	SURFACE IN S.M.		BOOK VALUE	TAX VALUE	FAIR VALUE	% ON TOTAL INVESTME	FAIR VALUE SURPLUS	CURRENT USE OF PROPERTY	INSURANCE CONTARCT	INSURED CAPITAL OF ASSET 2010	INSURED CAPITAL FOR CIVIL INDEMNITY 2010	TOTAL INSURED CAPITAL 2010	RISKS COVERED BY INSURANCE CONTRACT	TENANT	YEAR AND DURATION OF LEASE	MONTHLY RENTAL 30/06/2010	OTHER INFORMATION
			LAND	BUILDING	(1)	(2)	(3)	4	(3) - (1)										
1	Office building with a retail store on the ground floor	Stadiou 49, Athens	457,07	3.712,00	13.818.083	8.751.215	14.892.709	**2,06%**	1.074.626	Office building with a retail store on the ground floor	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	4.623.207,17	150.000,00	4.773.207,17		Glou Bros	20 Years (2001 - 2021)	64.875,34	
																H & M	14 Years (2009-2023)	14.196,00	
2	Three building office complex	Agiou Dimitriou 63, Alimos	26.635,00	26.331,85	36.875.721	20.705.732	41.591.966	**5,74%**	4.716.245	Office building	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and Contract for property damage 20608204, Duration 1/1/2010-1/6/2010, and Contract for property damage 29105455, Duration 1/6/2010-1/6/2011, and Contract for property damage AA 20611892, Duration 1/6/2010-1/6/2011, and Contract for property damage 20107332, Duration 1/6/2010-1/1/2011,and Contract for property damage 3914203, Duration 31/12/2009-31/12/2010, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	22.634.229,69	150.000,00	22.784.229,69		EFG Eurobank Ergasias	17 years 2003-2020	13,57	
																DIA Hellas	12 Years (2002 - 2014)	21.519,29	
																Marinopoulos Bros	14 Years (2002 - 2016)	3.863,28	
																Sephora	11 Years (2003 - 2014)	8.297,71	
																Carrefour Marinopoulos	15 Years (2001 - 2016)	32.724,60	
																Carrefour Marinopoulos	14 Years (2002 - 2016)	52.835,78	
																Marks & Spencer	11 Years (2003 - 2014)	11.305,87	
																Marinopoulos Coffee Company	12 Years (2002 - 2014)	10.102,17	
																Famar AVE	14 Years (2002 - 2016)	79.338,42	
																Schering Plough	12 Years (2006-2018)	57.088,36	
																Vodafone	12 Years (2006-2018)	1.683,01	
																Solvay	8 Years (2006 - 2014)	17.348,38	
																Ipsen	12 Years (2006 - 2018)	7.917,23	
																ThinkBeauty	12 Years (2002 - 2014)	3.829,28	
																GAP	6 Years (2008-2014)	3.503,54	
3	Retail	Dimokratias Square 9, Agrinio	249,38	383,37	603.391	595.832	867.491	**0,12%**	264.100	Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	359.573,90	150.000,00	509.573,90		EFG Eurobank Ergasias	12 Years (2000 - 2011)	4.406,49	
4	Retail	G. Tseva & Pindarou 100, Thiva	276,59	368,52	150.645	316.793	817.127	**0,11%**	666.482	Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	331.830,66	150.000,00	481.830,66		EFG Eurobank Ergasias	12 Years (2000 - 2011)	3.084,56	
5	Retail	Knezotou & Farmakidou, Chalkida	1.460,00	292,50	130.492	263.898	544.947	**0,08%**	414.455	Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	263.082,80	150.000,00	413.082,80		EFG Eurobank Ergasias	12 Years (2000 - 2011)	2.423,57	
6	Retail	Agiou Andreou 26, Patra	311,25	1.107,40	732.557	1.474.549	3.305.167	**0,46%**	2.572.610	Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	1.387.871,46	150.000,00	1.537.871,46		EFG Eurobank Ergasias	12 Years (2000 - 2011)	19.829,29	
7	Retail	Vassileos Konstantinou 2, Xanthi	132,25	238,56	583.179	302.270	624.836	**0,09%**	41.657	Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	264.547,95	150.000,00	414.547,95		EFG Eurobank Ergasias	12 Years (2000 - 2011)	3.483,91	
8	Retail	Dimitriados 171, Volos	541,58	353,71	347.017	619.335	1.758.264	**0,24%**	1.411.247	Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	427.436,50	150.000,00	577.436,50		EFG Eurobank Ergasias	12 Years (2000 - 2011)	12.889,04	
9	Office building with a retail store on the ground floor	Kifisias 117, Maroussi	1.014,45	2.762,72	7.737.376	4.378.193	8.396.656	**1,16%**	659.280	Office and Bank's Branch	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	17.428.095,28	150.000,00	17.578.095,28		EFG Eurobank Ergasias	12 Years (2001 - 2012)	35.372,90	
																EFG Eurobank Ergasias	12 Years (2001 - 2013)	8.198,33	
																Alico AIG Life	12 Years (2007 - 2019)	7.319,54	
																Tayros AE	12 Years (2009 - 2021)	300,00	
10	Two-building office compex with common basement and a retail store on the ground floor of one of the two buildings	Agiou Konstantinou 59-61, Maroussi	5.974,22	14.084,54	29.583.905	17.545.269	27.700.299	**3,82%**	-1.883.606	Office and restaurant						Privatsea Projects	12 Years (2003 - 2015)	4.087,21	
																Reckitt Benckiser	12 Years (2007 - 2019)	26.037,77	
																Movinord	12 Years (2010 - 2022)	4.418,00	
																Vivodi	12 Years (2006-2018)	52,99	
																F&B Sparks S.A.	12 Years (2004 - 2015)	10.409,79	
																EFG Eurobank Ergasias	12 Years (2005 - 2016)	489,27	
																ENNOIA S.A.	12 Years (2007-2018)	28.910,00	
																CYTA HELLAS S.A.	12 Years (2008-2020)	7.978,61	
																Eurolife Team EE	3 Years (2008-2011)	5.832,09	
																AIG Hellas S.A.	12 Years (2008-2019)	17.151,76	
																CYTA HELLAS SA	12 Years (2009-2021)	4.045,78	
																Fresh Gourmet	12 Years (2009-2021)	12.457,32	
																Asset Interiors	12 Years (2010-2021)	4.972,16	
11	Office	Vouliagmenis 4 & Kokkini, Athens	206,15	1.131,04	1.917.397	1.264.227	2.422.826	**0,33%**	505.429	Office	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	1.133.894,40	150.000,00	1.283.894,40					
12	Office	Vouliagmenis, Kallirois 1 & Kokkini, Athens	150,30	811,20	1.633.291	905.874	1.813.916	**0,25%**	180.625	Office	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	933.532,26	150.000,00	1.083.532,26					
13	Underground parking spaces	Kallirois 5, Perraivou & Kokkini, Athens	1.219,80	1.107,87	676.502	244.839	889.164	**0,12%**	212.662	Underground parking spaces	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	548.949,53	150.000,00	698.949,53		EFG Eurobank Ergasias	12 Έτη (2001 - 2012)	4.200,67	
14	Retail	Aharnon 358-360, Athens	675,00	873,00	1.494.470	1.520.874	2.520.220	**0,35%**	1.025.750	Office	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	895.480,60	150.000,00	1.045.480,60		EFG Eurobank Ergasias	12 Years (2001 - 2013)	16.290,05	
15	Office	Papadiamandopoulou 7	417,27	2.240,50	5.277.005	3.198.437	5.122.034	**0,71%**	-154.971	Office	Contract for property damage 20104435 Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and Contract for property damage AA20612189 Duration 29/4/2010-1/1/2011, and Contract for property damage AA 20612190, Duration 30/4/2010-1/1/2011,and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	2.636.972,86	150.000,00	2.786.972,86		Aginitio Hospital	10 Years (2003 - 2013)	9.404,38	
																Anastasia Lavda	1 Month (1/6-30/6)	150,00	
																WOMAN CLINIC M.E.Π.E. - Kalogirou Ioannis	1 Month (1/6-30/6)	150,00	
																Eustathiou Antigoni	1 Month (1/6-30/6)	150,00	
																Kakoulidis Dimitris	1 Month (1/6-30/6)	150,00	
																Theodorakis Mihail	1 Month (1/6-30/6)	100,00	
															Fire, thunder, fire from woods, Smoke - Earthquake and / or Fire from Earthquake - including damages at the substructures explosion including damages to the boiler/ water-heater - Terrorism, Strike, Political Protests - Malicious Actions, Vandalism - Theft, including damages to the insured articles due to theft, short-circuit, Flood, Storm, Rain, Snow, Hail, Frost - Bulglery, Overflowing, Leak from water supply pipes, heating pipes, aire-conditioning pipes, fire extinguishing systems - Damage from weather effects or from burst in the solar water heater and/or air condition establishment outside the building - Glass Breaking - Collapse/landslide/subsidence - Aircraft fall, Vehicle Collision - Expenses relating to removal of wreckages of mechanical engineers and architects and public authorities - Civil indemnities coverage to third parties - Coverage for rental loss -	Vasilopoulos Georgios	1 Month (1/6-30/6)	100,00	
																Nikolaou Maria	1 Month (1/6-30/6)	100,00	
																Zakopoulos Nikolaos	1 Month (1/6-30/6)	120,00	
																Feretzaki Maria	1 Month (1/6-30/6)	120,00	
																Neratzoulakis Menelaos	1 Month (1/6-30/6)	120,00	
																Sbokos Christodoulos	1 Month (1/6-30/6)	120,00	
																Spiropoulos Christos	1 Month (1/6-30/6)	100,00	
																Papadopoulos Eustathios	1 Month (1/6-30/6)	150,00	
																Maniadakis Dimitris	1 Month (1/6-30/6)	150,00	
16	Office building	Sorou 8-10, Marousi	4.141,62	6.765,00	19.254.871	9.115.767	17.325.234	**2,39%**	-1.929.637	Office	Contract for property damage 20104435 Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	7.050.768,73	150.000,00	7.200.768,73		WIND	16 Years (2001 - 2017)	47.169,00	
																CYTA HELLAS SA	1 Year (2009 - 2010)	870,24	
																INTRALOT	2 Years (2009 - 2011)	6.294,00	
																GE Medical system	12 Years (2010 - 2022)	29.560,00	
																Movinord	12 Years (2010 - 2022)	300,00	
																Elpedison	12 Years (2010 - 2022)	19.136,00	
17	7th floor of an office building	Laodikias 16, Ilissia	1.973,30	390,92	1.666.473	946.974	1.959.858	**0,27%**	293.385	Office	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	835.244,00	150.000,00	985.244,00		D.O.L.	13 Years (2008-2020)	11.512,17	
18	Office building with a retail store on the ground floor	Agiou Konstantinou 49 & Grammou	4.007,36	4.534,00	3.533.013	1.567.084	2.670.973	**0,37%**	-862.040	Office and retail store	Contract for property damage ATE-10674973, Duration 16/12/2009-16/12/2010, and Contract for property damage P 0603000954, Duration 16/12/2009-16/12/2010, and contract for civil indemnity 16009781/15025176 Duration 16/1/2010-16/1/2011.	1.858.940,00	200.000,00	2.058.940,00		Hyatt	12 Years (2009 - 2021)	2.238,00	Finance Lease (Sale & Leaseback) 12yerars Duration (2004-2016)

														Procter & Gamble	12 Years (2009 - 2021)	15.588,49	
19	Ambient Warehouse	57th Lamia National Motorway 2	73.765,36	29.412,00	25.071.557	7.628.496	26.449.284	**3,65%**	1.377.727	Ambient Warehouse	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	23.072.203,00	150.000,00	23.222.203,00	Carrefour Marinopoulos	10 Years (2003 - 2013)	171.977,96	Finance Lease (Saele & Leaseback) 15years Duration (2005 - 2020)
														Carrefour Marinopoulos	8 Years (2005 - 2013)	36.895,63	

20	Retail	Ermou 33-35, Athens	501,00	4.640,87	19.671.675	13.474.393	29.407.618	**4,06%**	9.735.943	Retail Store	property damage 130133/510096, Duration 1/1/2010-1/1/2011, and Contract for property damage 20608203 Duration 1/1/2010-1/6/2010, and Contract for property damage 20107333, Duration 1/6/2010-1/1/2011, and Contract for property damage 29105452 Duration 1/6/2010-1/6/2011, and Contract for property damage AA 20611889, Duration 1/6/2010-1/6/2011, and Contract for property damage ATE 10659624/002071183 Duration 1/1/2010 - 1/4/2010, and Contract for property damage ATE-10659624/002117349, Duration 1/4/2010-1/7/2010, and Contract for property damage ATE-10659624/002173618, Duration 1/07/2010-1/10/2010, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	7.416.000,00	150.000,00	7.566.000,00	Marks & Spencer	18 Years (2002 - 2020)	143.000,00
21	Chilled Warehouse	57th Lamia National Motorway 1	57.791,30	17.223,00	8.112.022	5.048.283	17.913.832	**2,47%**	9.801.810	Chilled warehouse	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	15.547.497,15	150.000,00	15.697.497,15	Kuhne-Nagel	12 Years (2002 - 2014)	140.949,76
22	Land plot with an industrial building	Pikermiou-Spaton Avenue	50.620,94	5.362,54	1.640.564	2.679.256	5.219.818	**0,72%**	3.579.254	Industrial building	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	567.000,00	150.000,00	717.000,00	-	-	
23	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building A)	20.247,05	11.363,40	67.733.340	23.943.308	24.519.213	**3,38%**	7.709.370	Office building with underground parking spaces	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	63.666.940,71	150.000,00	63.816.940,71	EFG Eurobank Ergasias	20 Years (2006 - 2026)	156.641,00
24	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building B)		3.130,04			13.888.708	**1,92%**		Office building with underground parking spaces					EFG Eurobank Ergasias	20 Years (2006 - 2026)	116.646,00
25	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building C)		8.151,77			14.028.881	**1,94%**		Office building with underground parking spaces					EFG Eurobank Ergasias	20 Years (2006 - 2026)	87.921,00
26	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building D)		13.962,70			23.005.908	**3,18%**		Office building with underground parking spaces					Business Exchanges S.A.	12 Years (2006-2018)	748,08
															EFG Internet Services S.A.	12 Years (2006 - 2019)	143,00
															Eurobank Property Services S.A.	12 Years (2006 - 2018)	21.051,78
															Singular Software S.A.	9 Years (2005 - 2014)	14.906,00
															EFG Eurobank Ergasias	20 Years (2006 - 2026)	109.280,00
															Kalampokis	12 Years (2008-2020)	313,33
															EFG Eurobank Ergasias	3 Years (2009-2011)	2.413,23
27	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building E)		10.692,57	27.698.858	6.909.424	20.296.770	**2,80%**	4.812.743	Office building with underground parking spaces					Singular Software S.A.	9 Years (2005 - 2014)	112.484,09
															EFG Eurobank Ergasias	20 Years (2006 - 2026)	1.208,00
															EFG Eurobank Ergasias	20 Years (2006 - 2026)	10.274,00
28	Retail building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building F)		652,76			1.659.946	**0,23%**		Retail store and Bank's Branch					EFG Eurobank Ergasias	20 Years (2006 - 2026)	1.120,00
															Everest S.A.	12 Years (2007 - 2019)	5.778,17
															EFG Eurobank Ergasias	20 Years (2006 - 2026)	2.159,13
															Singular Software S.A.	9 Years (2005 - 2014)	809,00
29	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building G)		5.442,52			10.554.885	**1,46%**		Office building with underground parking spaces					EFG Eurobank Ergasias	20 Years (2006 - 2026)	45.652,00
															EFG Internet Services S.A.	12 Years (2007 - 2019)	9.238,00
															EFG Eurobank Ergasias	20 Years (2006 - 2026)	3.366,00
															Singular Software S.A.	9 Years (2005 - 2014)	994,00
30	Two-building office compex with basements	Kyrpou & Archimidous, Moschato	3.392,10	12.083,00	14.295.641	10.225.711	18.949.237	**2,62%**	4.653.596	Office, storage basements and parking spaces	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	13.223.315,50	150.000,00	13.373.315,50	Financial Planning Services S.A.	15 Years (2006-2021)	51.153,75
															Eurobank Cards S.A.	15 Years (2006-2021)	49.372,55
31	Retail	72 Pentelis Avenue	1.064,83	393,35	2.212.742	1.224.985	2.208.026	**0,30%**	-4.716	Retail Store	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	484.681,18	150.000,00	634.681,18	Sephora	12 Years (2008 - 2020)	14.166,77
32	Office building with underground parking spaces	Av. Byzantiou & Kahramanoglou	12.398,83	17.746,96	24.491.483	22.731.980	23.615.874	**3,26%**	-875.609	Office	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	19.081.692,96	150.000,00	19.231.692,96	L'oreal S.A.	12 Years (2006 - 2018)	100.974,62
33	Retail	Kanari 3 Krissis 1-3 & Fedriadon 4-6	737,05	301,86	2.781.860	1.479.677	1.468.339	**0,21%**	-1.293.521	Retail	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011.	963.430,51	150.000,00	1.133.430,51	EFG Eurobank Ergasias	12 Years (2006 - 2018)	14.508,43
34	Retail	Kanari 3 Krissis 1-3 & Fedriadon 4-6		513,93	1.610.225	2.442.738	2.791.736	**0,39%**	1.181.511	Retail					AB Vasilopoulos	20 Years (2006 - 2026)	9.397,98
35	Office building with a retail store on the ground floor	Voukourestiou 22 & Valaoritou 3	363,38	2.035,40	10.456.238	7.575.826	13.449.364	**1,86%**	2.993.116	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	3.091.089,20	150.000,00	3.241.089,20	EFG Eurobank Ergasias	16 Years (2007 - 2023)	4.571,26
															EFG Eurobank Ergasias	16 Years (2007 - 2023)	5.306,90
															EFG Eurobank Ergasias	16 Years (2007 - 2023)	4.500,04
															EFG Eurobank Ergasias	16 Years (2007 - 2023)	28.418,25
															Asset Management	12 Years (2005 - 2017)	15.444,75
36	Office	Othonos 8	1.215,33	788,50	4.773.251	2.963.498	4.293.867	**0,59%**	-479.384	Office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	1.164.402,61	150.000,00	1.314.402,61	EFG Eurobank Ergasias	16 Years (2007 - 2023)	24.754,38
37	Office building with a retail store on the ground floor	Santaroza 7	315,00	2.136,50	5.396.825	4.793.015	5.072.241	**0,70%**	-324.584	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	2.575.134,12	150.000,00	2.725.134,12	EFG Eurobank Ergasias	16 Years (2007 - 2023)	30.846,18
38	Listed office building with a retail store on the ground floor	Santaroza 5	482,81	2.336,60	5.312.165	5.546.492	5.011.710	**0,69%**	-300.455	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	2.640.378,04	150.000,00	2.790.378,04	EFG Eurobank Ergasias	10 Years (2007 - 2017)	30.467,34
39	Office building with a retail store on the ground floor	Kallirois 21 & Menechmou 1	467,09	2.235,57	4.528.699	1.542.008	4.839.450	**0,67%**	310.751	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	2.572.405,99	150.000,00	2.722.405,99	EFG Eurobank Ergasias	16 Years (2007 - 2023)	7.306,51
															EFG Euroabnk Ergasias	16 Years (2007 - 2023)	3.963,42
															EFG Business Services S.A.	12 Years (2006 - 2018)	17.208,16

40	Two - building office complex with a retail store on the ground floor	Kallirois 19	1.302,23	2.627,05	4.943.914	3.447.087	4.973.037	**0,69%**	29.123	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	2.907.915,48	150.000,00	3.057.915,48		EFG Eurobank Ergasias	16 Years (2007 - 2023)	11.658,23	
																EFG Euroabnk Ergasias	16 Years (2007 - 2023)	10.028,80	
																EFG Eurobank Ergasias	16 Years (2007 - 2023)	7.566,34	
41	Office building with a retail store on the ground floor	Meg.Alexandrou & Kouma Larissa	953,52	1.202,80	4.515.245	3.551.555	4.601.317	**0,64%**	86.072	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	1.435.087,74	150.000,00	1.585.087,74		EFG Eurobank Ergasias	16 Years (2007 - 2023)	16.589,64	
																EFG Eurobank Ergasias	16 Years (2007 - 2023)	5.482,72	
42	Listed office building with a retail store on the ground floor	25th Augoustou & Koronaiou Crete	509,23	1.883,95	6.813.066	5.376.591	6.819.251	**0,94%**	6.185	Retail-office	Contract for property damage 20104436 Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967Duration 1/1/2010-1/1/2011.	2.290.980,23	150.000,00	2.440.980,23		EFG Eurobank Ergasias	10 Years (2007 - 2017)	35.221,80	
																EFG Eurobank Securities	12 Years (2005 - 2017)	2.951,74	
43	Office	El.Venizelou (Panepistimiou) 34	905,20	2.198,14	5.733.593	5.472.991	5.244.632	**0,72%**	-488.961	Office	Contract for property damage 20104436, Duration 1/1/2010-1/1/2011, and Contract for property damage 130140/510141, Duration 1/1/2010-1/1/2011, and Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967 Duration 1/1/2010-1/1/2011	2.584.479,07	150.000,00	2.734.479,07		EFG Eurobank Ergasias	16 Years (2007 - 2023)	3.373,98	
																EFG Eurobank Ergasias	16 Years (2007 - 2023)	28.377,12	
																EFG Eurobank Ergasias	16 Years (2007 - 2023)	636,28	
44	Retail	69 Kiffissias Avenue	918,30	2.189,67	9.224.142	2.342.810	8.310.415	**1,15%**	-913.727	Retail	Contract for property damage 569424/7, Duration 31/12/2009 - 31/12/2010, and Contract for property damage 20104435, Duration 01/01/2010 - 01/01/2011, and Contract for property damage 130133/510096, Duration 01/01/2010 - 01/01/2011, and contract for civil indemnity 40100068 , Duration 01/01/2010 - 01/01/2011 and contract for civil indemnity 59164/81967 , Duration 01/01/2010- 01/01/2011 .	4.881.009,75	150.000,00	5.031.009,75		SATO S.A.	12 Years (2007-2019)	48.417,48	
45	Retail	42 Kiffisias Avenue	2.231,48	1.221,51	7.190.341	3.092.335	6.733.847	**0,93%**	-456.494	Retail	Contract for property damage [illegible], Duration 31/12/2009 - 31/12/2010, and Contract for property damage 20104435, Duration 01/01/2010 - 01/01/2011, and Contract for property damage 130133/510096, Duration 01/01/2010 - 01/01/2011, and contract for civil indemnity 40100068 , Duration 01/01/2010 - 01/01/2011 and contract for civil indemnity 59164/81967 , Duration 01/01/2010 - 01/01/2011 .	2.451.987,71	150.000,00	2.601.987,71		SATO S.A.	12 Years (2004-2016)	37.665,64	
46	Retail	65 Karditsis, Trikala	3.299,42	1.747,50	3.203.205	1.827.238	3.259.094	**0,45%**	55.889	Retail	Contract for property damage 20104435, Duration 1/1/2010-1/1/2011, and Contract for property damage 130133/510096, Duration 1/1/2010-1/1/2011, and contract for civil indemnity 40100068 Duration 1/1/2010-1/1/2011, and contract for civil indemnity 59164/81967, Duration 1/1/2010-1/1/2011.	1.432.390,80	150.000,00	1.582.390,80		AB Vasilopoulos	20 Years (2008-2028)	18.013,99	
47	Bank Branch	Chervonoarmiyska 66-68,Ukraine		541,60	5.763.522		3.279.280	**0,45%**	-2.484.242	Bank Branch	Contract for property damage & works 12-22/00/059, Duration 16/03/2008 - 15/03/2013	5.500.262,00		5.500.262,00		EUROBANK EFG Ukraine Distribution	10 Years (2009-2019)	18.000,00	
48	Retail	Periferiaki odos Larisas Trikalon	57.978,00	9.732,95	13.072.108	6.542.280	14.607.635	**2,02%**	1.535.527	Retail	Contract for property damage 291007773, Duration 30/9/2009-30/9/2010, and Contract for property damage 122807/496820, Duration 30/9/2009-30/9/2010, and Contract for property damage AA 20608450, Duration 1/1/2010-30/9/2010, and Contract for property damage AA 82892/510713, Duration 1/1/2010-30/9/2010, and contract for civil indemnity 49100178 Duration 30/9/2009-30/9/2010, and contract for civil indemnity 57910/78840, Duration 30/9/2009-30/9/2010.	9.484.233,00	120.000,00	9.604.233,00		Prakriker	25 Years 1995 - 2020	92.902,69	
49	Retail	New National Motorway Patron - Pyrgou 56-58 Zarouchleika Patra	16.708,67	7.389,06	10.941.951	10.065.702	11.710.107	**1,62%**	768.156	Retail	Contract for property damage 291007774, Duration 30/9/2009-30/9/2010, and Contract for property damage 122808/496820, Duration 30/9/2009-30/9/2010, and Contract for property damage AA 20604861, Duration 1/1/2010-30/9/2010, and Contract for property damage AA 82922/510748, Duration 1/1/2010-30/9/2010, and contract for civil indemnity 49100179 Duration 30/9/2009-30/9/2010, and contract for civil indemnity 57911/78841, Duration 30/9/2009-30/9/2010.	6.799.425,96	120.000,00	6.919.425,96		Prakriker	25 Years 1995 - 2020	78.400,21	
50	Retail	Highway Tatoiou - Karaiskaki - Niovis - Mparkouli (Metamorfosi)	18.773,21	16.451,83	22.632.688	21.172.483	29.016.556	**4,01%**	6.383.868	Retail	Contract for property damage 291007772, Duration 30/9/2009-30/9/2010, and Contract for property damage 123057/497319, Duration 30/9/2009-30/9/2010, and Contract for property damage AA 20608447, Duration 1/1/2010-30/9/2010, and Contract for property damage AA 82997/510838, Duration 1/1/2010-30/9/2010, and contract for civil indemnity 49100177 Duration 30/9/2009-30/9/2010, and contract for civil indemnity 57909/78839, Duration 30/9/2009-30/9/2010.	14.726.508,00	120.000,00	14.846.508,00		Prakriker	25 Years 2001 - 2026	162.783,80	
	TOTAL PROPERTIE		**376.783,92**	**265.280,60**	**445.836.309,15**	**256.817.324,47**	**502.443.555,00**	**0,69**	**56.607.245,85**			**274.194.108,50**	**6.110.000,00**	**280.304.108,50**				**2.965.336,12**	

S/N	DESCRIPTION OF LAND AND BUILDING	LOCATION AND ADDRESS	SURFACE IN S.M.		BOOK VALUE	TAX VALUE	FAIR VALUE OF INVESTMENT	% ON TOTAL INVESTME	FAIR VALUE SURPLUS	CURRENT USE OF PROPERTY	INSURANCE CONTARCT	INSURED CAPITAL OF ASSET 2009	INSURED CAPITAL FOR CIVIL INDEMNITY 2009	TOTAL INSURED CAPITAL 2009	RISKS COVERED BY INSURANCE CONTRACT	TENANT	YEAR AND DURATION OF LEASE	MONTHLY RENTAL 30/06/2010	OTHER INFORMATION
1	Office building with a retail store on the ground floor	Terazije str. Belgrade	2.052,00	5.518,22	22.618.904,73	-	21.742.327	**3,18%**	-728.343	Retail-Office	Contract for property damage 7756616 Duration 1/1/2010 - 31/12/2010, and contract for civil indemnity 77556613 Duration 1/1/2010 - 31/12/2010.	7.318.028,87	150.000,00	7.468.028,87		McCann Erikson	10 Years (2007 - 2017)	44.666,00	
	Retail	Obrenoviceva 33,Nis	156,00	653,20	2.066.287					Retail	Contract for property damage7756631, Duration 01/01/2010 - 31/12/2010, and contract for civil indemnity 7756615 Duration 01/01/2010 - 31/12/2010.	623.644,00	150.000,00	773.644,00		Great United Trading D.O.O	10 Years (2008-2018)	15.500,00	
2	Office building	18 Mircea Eliade Blvd Bucharest	4.150,00	9.704,00	26.350.000	-	5.922.571	**0,82%**	-20.427.429	Office	Contract for property damage 10000015, Duration 1/1/2010 - 31/12/2010, and contract for civil indemnity 40000013 Duration 1/1/2010 - 31/12/2010.	16.392.119,64	150.000,00	16.542.119,64		Bogdan Fratila	5 Years (2007 - 2012)	4.595,00	
																1&1 Internet	10 Years (2004 - 2014)	11.067,00	
																1&1 Internet	5 Years (2009 - 2014)	5.925,60	
																1&1 Internet	5 Years (2010 - 2015)	3.691,60	
																1&1 Internet	5 Years (2010 - 2015)	3.464,90	
																Euroconsult SRL	5 Years (2007 - 2012)	4.495,02	
																Global Vision SRL	1 Years (2009 - 2010)	6.466,56	
																Fiabil SA	5 Years (2005 - 2010)	150,00	
																Retail Development SA	5 Years (2008 - 2013)	171,19	
																Ske Group Romania SRL	5 Years (2006 - 2011)	3.989,76	
																Air Liquide Romania SRL	5 Years (2005 - 2010)	4.725,00	
																Orange Romania SA	7 Years (2006 - 2013)	1.460,47	
																Prime Telecom SRL	6 Years (2005 - 2011)	250,00	
																Cosmorom SA	10 Years (2004 - 2014)	1.200,00	
																Telemobil S.A	10 Years (2004 - 2014)	640,00	
																Modifon SA	10 Years (2005 - 2015)	1.067,85	
																Gair Pro Invest S.R.L	6 Years (2007 - 2013)	6.539,50	
																Access Net	5 Years (2008-2013)	9.240,43	
3	Office Building with a retail store	Bd.Dimitrie Pompeiu, Nr. 6A Bucharest	8.927,00	22.703,52	39.801.176		27.298.344	**3,77%**	-12.502.832	Office-retail store	Contract for property damage 10000012 , Duration 31/7/2009-30/07/2010, and contract for civil indemnity 40000010 Duration 31/7/2009 - 31/7/2010.	32.512.021,60	150.000,00	32.662.021,60		Bancpost	15 Years 2008 -2023	152.080,55	
																ERS	15 έτη 2008 - 2023	72.477,44	
																Bancpost Branch	15 έτη 2008 - 2023	2.354,70	
																EFG Property Services	14 έτη 2009 - 2023	3.077,20	
																Eurobank Leasing	14 έτη 2009 - 2023	3.644,38	
																Eurolife Asignurari Viata SA	14 έτη 2009 - 2023	1.326,21	
																Eurolife Asignurari Generale SA	14 έτη 2009 - 2023	1.326,09	
																EFG Mutual Funds	13 έτη 2010 - 2023	300,95	
																EFG IT Shared Services	15 έτη 2009 - 2024	67.138,97	
4	Retail	Tudor Vladimirescu 113,Iasi Ρουμανίας	23.075,58	8.980,00	14.500.000		2.424.418	**0,29%**	-12.075.582	Κατάστημα	Contract for property damage 10000016 , Duration 1/1/2010-31/12/2010, and contract for civil indemnity 40000014 Duration 1/1/2010-31/12/2010.	6.384.780,00	150.000,00	6.534.780,00		Praktiker	15 έτη (2007-2022)	83.065,00	
5	Warehouse	Schimatari, Viotia	15.930,69	6.371,20	5.350.000	1.075.616	3.886.308	**2,33%**	-404.473	Warehouse	Contract for property damage 2072367 Duration 7/7/2009 - 7/7/2010, Contract for property damage 6111547 Duration 7/7/2009 - 7/7/2010, Contract for property damage AA 196430 Duration 7/7/2009 - 7/7/2010, Contract for property damage 20106849 Duration 26/04/2010 - 1/1/2011 and contract for civil indemnity 4211143/0/0 Duration 7/1/2010 - 7/1/2011.	6.001.301,00	150.000,00	6.151.301,00		O.E.D.B.	6 Years (2005-2011)	28.667,96	
																E.O.F.	5 Years (2006-2011)	7.836,50	
6	Office building with underground parking spaces	25th March - Thessalonikis & Teo	5.646,04	22.659,80	37.000.000	2.334.208	10.656.677	**15,88%**	2.062.500	Office building with underground parking spaces	[illegible] Confirmation of insuranse for property damage P.N. 219298 & P.N. 219345 & P.N. 219366, and Confirmation of insuranse for loss of rents P.N. 221019, and Contract for works 779924/0001, Duration 13/1/2010 - 13/6/2010, and Contract for works AA 779924/2, Duration 13/1/2010 - 13/6/2010, and Contract for works AA 779924/3, Duration 13/1/2010 - 13/6/2010, and Contract for works AA 779924/4, Duration 13/6/2010 - 19/6/2010, and Contract for works AA 779924/5, Duration 19/6/2010 - 13/7/2010, and contract for civil indemnity 40100011, Duration 29/12/2009- 24/6/2010, and Confirmation of insuranse for civil indemnity P.N. 219371.	23.923.916,30	1.500.000,00	25.423.916,30		Eurobank Cards A.E.	25 years 2010 - 2035	200.793,80	
	TOTAL INVESTMENT		**59.937,31**	**76.589,94**	**147.686.367,73**	**3.409.824,15**	**71.930.644,91**	**0,26**	**-44.076.159,46**			**93.155.811,41**	**2.400.000,00**	**95.555.811,41**				**753.395,63**	
	TOTAL PROPERTIES AND INVESTMEN		**436.721,23**	**341.870,54**	**593.522.676,88**	**260.227.148,62**	**574.374.199,91**	**79,29%**	**25.062.173**			**367.349.920**	**8.510.000**	**375.859.920**				**3.718.732**	
	TOTAL CASH AND CASH EQUIVALE						**150.032.990**	**20,71%**											
	Cash in Hand						274,99												
	Sight Deposits						895.440												
	Time Deposits in EUR						149.137.275												
	ADVANCES FOR THE ACQUISITION OF ASSE							**0,00%**											
	Advances for the acquisition of investment properties																		
	TOTAL INVESTMENT						**724.407.190,03**	**100,00%**											
	Share capital and Share premium				**593.258.712,84**														

Total Shareholders' equity	**698.111.625,15**
Assets	**4.699.959,98**
Liabilities	**113.037.285,24**
Number of shares - €2.13 per share	**60.517.366**

CONSOLIDATED INCOME STATEMEI
01.01.2010-30.06.2010

Revenue	
Rental Income	22.051.182,74
Gain from sale of investment property	239.999,00
	22.291.181,74
Net gain from fair value adjustment on investment properties	-18.827.227,98
Repair and maintenance costs	-121.297,16
Management fees	-564.310,37
Other direct property related expenses	-1.425.514,75
Employee benefit expense	-499.448,57
Depreciation of property,plant and equipment	-26.911,48
Other income	29.209,27
Other expenses	-801.438,75
Operating Profit (EBIT)	**54.241,96**
Interest Income	2.797.815,80
Interest Expense	-1.062.064,28
Profit before tax	**1.789.993,48**
Income tax expense	-5.104.354,80
Profit for the period	**-3.314.361,31**

	30.06.2010	31.12.2009	30.06.2009	31.12.2008	31.12.2007	31.12.2006
Shareholders' equity per IFRS	**698.111.625,15**	**726.443.898,53**	**722.148.268,61**	**720.408.113,92**	**700.957.995,86**	**357.140.688,50**
Finance Lease of Stadiu 49 property	0,00	0,00	0,00	0,00	13.643.804,97	13968103,31
% of finance Lease of Stadiu 49 property on shareholders' equity	0,00%	0,00	0,00%	0,00%	1,95%	3,91%
Finance Lease of Agiou Konstantinou 49 Property (Sale and Leaseback)	2.407.045,80	2.516.469,87	2.118.827,04	2.526.850,73	2.906.173,59	3067980,74
% of finance Lease of Agiou Konstantinou 49 Property on shareholders' equity	0,34%	0,00	0,29%	0,35%	0,41%	0,86%
Finance Lease of Ambient warehouse, Enofyta, property (Sale and Leaseback)	19.162.087,15	20.148.709,15	21.083.061,33	21.779.415,92	22.352.960,99	23229302,01
% of finance Lease of Ambient warehouse, Enofyta, property on shareholders' equity	2,74%	0,03	2,92%	3,02%	3,19%	6,50%
Balance of finance leases	21.569.132,94	22.665.179,02	23.201.888,37	24.306.266,65	38.902.939,56	40265386,06
% of finance leases on shareholders' equity	3,09%	0,03	3,21%	3,37%	5,55%	11,27%

	30.06.2010	31.12.2009	30.06.2009	31.12.2008	31.12.2007	31.12.2006
Total Assets as per Balance Sheet (per IFRS)	**811.148.908,98**	**843.839.810,18**	**807.908.998,72**	**809.142.179,19**	**774.580.970,18**	**418.822.763,45**
Fair value of property according to the valuation as per Law 2778/99	502.443.555,00	515.325.708,19	586.142.970,11	546.766.738,15	491.775.572,43	341.289.511,57
% of valued property on total assets	0,62	61,07%	72,55%	67,57%	63,49%	81,49%
Total cash and cash equivalents	71.930.644,91	77.794.228,59	200.078.256,97	199.873.793,76	256.111.586,86	72.900.802,10
% of total cash and cash equivalents on total assets	0,09	9,22%	24,76%	24,70%	33,06%	17,41%
Shareholders' equity as per balance sheet (per IFRS)	150.032.990,12	159.288.127,76	722.148.268,61	720.408.113,92	700.957.995,86	357.140.688,50
Fair value surplus of property, plant and equipment (5)	0,18	18,88%	335.004,00	2.282.343,00	131.111,13	494.759,19
De-recognition of minimum required dividend (6)			0,00	0,00	0,00	0,00
De-recognition of deferred income relating to finance lease	115000	145.000,00	380.000,00	217.500,00	232.000,00	261.000,00
Total Shareholders' equity	**699.727.625,15**	**728.089.898,53**	**722.863.272,61**	**722.907.956,92**	**701.321.106,99**	**357.896.447,68**
Number of shares	61.000.000,00	61.000.000	61.000.000	61.000.000	61.000.000	24.400.000
NAV	**11,47 €**	**11,94 €**	**11,88 €**	**11,85 €**	**11,50 €**	**14,67 €**
Share's closing price	**5,54 €**	**8,30 €**	**7,10 €**	**7,70 €**	**9,10**	**17,02**

Notes:
1. The Company has the full ownership, except for properties with s/n 18 and 21, where the company has a 71.87% and 20.00% ownership respectively.
2. The properties are free of encumbrances, except for those that subsidiries
3. The fair values of the properties, which appear in the above "Investments Schedule" in the "Fair Value" (column 3) refer to the properties' values as these were established at 30.06.2010 by the Sworn-in Valuers, according to the requirements of the IFRS and Law 2778/1999. The percentage on the total of Investments is calculated based on the properties' values as per the Sworn-in Valuers' valuation.
4. The investment strategy of the Company is the future growth through selective acquisitions of office, retail, logistics and industrial spaces in prime locations, taking into consideration the prevailing market conditions.
5. For the calculation of the NAV, the Company increased shareholders' equity as per balance sheet by the difference between the fair value, as determined by SOE, and the net book value, as per balance sheet.
6. On 26 July 2007, the Company acquired 100% of the share capital of the serbian joint stock company Reco Real Property A.D., owner of a property located in the center of Belgrade and consists of offices and retail of total area of 6.171 sq.m.for a consideration of €24.685 thousand.
7. On 22 August 2007, the Company acquired 99.99% of the share capital of a romanian joint stock company Eliade Tower S.A., owner of an office building located in the northern area of Bucharest (Floreasca area), with a total gla of 9,704 sq.m. and a fair value of €26.350 thousand.
8.On 4 June 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a romanian joint stock company «Retail Development S.A.», owner of an office building. The building is located on Tudor Vladimirescu 133 in Iasi, Romania.
9. On 31 July 2008, the Company signed an agreement for the acquisition of 99,99% of the share capital of a romanian joint stock company «Seferco Development S.A» owner of an office building located in the area Pipera Bucarest on Dimitrie Pompeiu Bd. and Ing. G. Constantinescu Street. The consideration for the acquisition was €21.486.
10. On December 29 2009, the Company, completed the acquisition of 100% of the share capital of the Greek company 'Tavros Protypi Anaptyxi S.A." The acquisition price for the acquisition of the company amunted to €9.575.

MAROUSI, 28 JULY 2010

THE GENERAL MANAGI	CHIEF FINANCIAL OFF	HEAD OF THE ACCOUNTING DEPARTME
GEORGE CHRYSSIKOS	STYLIANOS PROBON	EVANGELOS TENTIS
I.D. Number N 161578	I.D. Number N. 72263	PERM. NO. 064953

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Statement of Investments'
To the Board of Directors of Eurobank Properties REIC

We have performed the procedures prescribed and agreed with the Board of Directors of Eurobank Properties REIC and enumerated below with respect to the 'Statement of Investments of Eurobank Properties REIC as of June 30, 2010. Eurobank Properties' Board of Directors and Management are responsible for preparing the aforementioned Statement. Our engagement was undertaken in accordance with: the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee; the article 25 of th Law 2778/1999; and the International Standard on Related Services 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Procedures and Findings:

1. The above "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999 and the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee.
2. The descriptions of the Real Estate Properties which appear in the above "Statement of Investments" in the "Description of Land and Buildings" column are identical to these included in the corresponding Report, issued by the Greek Body of Certified Valuers, dated July 15, 2010.
3. The values of the aforementioned investments in Real Estate Properties and securities which appear in the above "Statement of Investments" in the "Fair Value" column are identical to those included in the corresponding Report by the Chartered Greek Body of Certified Valuers dated July 15, 2010.
4. The total fair value of investment in Real Estate Properties which appear in the above "Statement of Investments" agrees with the corresponding amount of "Investment Property" line in the Interim Financial Information of Eurobank Properties REIC for the period ended June 30, 2010 which was prepared in accordance with International Accounting Standard 34.
5. The Condensed Financial Information which are included in the above "Statement of Investments" are extracted from the Interim Financial Information of Eurobank Properties REIC for the period ended at June 30, 2010, which was prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting".
6. The calculations in the above "Statement of Investments" are arithmetically accurate.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention, in addition to the ones reported above.

Our report is solely for the purpose set forth in the first paragraph of this report and is addressed exclusively to the Board of Directors of the Eurobank Properties REIC, so that the later can fulfill its responsibilities in accordance with the mandatory reporting requirements prescribed in the 8/259/19.12.2002 edict of the Hellenic Capital Markets Committee. This report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the interim condensed financial information prepared by the Company.

PRICEWATERHOUSECOOPERS
PricewaterhouseCoopers SA
Kifissias 268
Halandri 15232
SOEL Reg.No. 113

Halandri, July 30, 2010
The Certified Audito

Psaltis Marios
SOEL Reg.No. 38081