

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 31.12.2010									
DESCRIPTION OF PROPERTY				VALUE OF PROPERTY			LEASE DETAILS		
S/N	DESCRIPTION OF LAND AND BUILDING	LOCATION AND ADDRESS	SURFACE IN S.M.		BOOK VALUE	TAX VALUE	FAIR VALUE	TENANT - YEAR AND DURATION OF LEASE	MONTHLY RENTAL 31/12/2010
			LAND	BUILDING	(1)	(2)	(3)		
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	14.931.799	Glou Bros 21 Years (2001 - 2022)	68.702.99
								H & M 14 Years (2009-2023)	15.076.15
2	Three building office complex	Agiou Dimitriou 63, Alimos	26.635.00	26.331.85	37.375.608	20.705.732	41.282.492	EFG Eurobank Ergasias 17 years (2003-2020)	14,28
								DIA Hellas 12 Years (2002 - 2014)	21.519.29
								Marinopoulos Bros 14 Years (2002 - 2016)	3.863,28
								Sephora 11 Years (2003 - 2014)	7.797,07
								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
								Familar AVE 14 Years (2002 - 2016)	67.311,53
								Merck Sharp & Dohme 12 Years (2006-2018)	56.587,69
								Vodafone 12 Years (2006-2018)	1.770,52
								Solvay 8 Years (2006 - 2014)	17.348,38
								Open 12 Years (2006 - 2018)	7.917,23
								ThinkBeauty 12 Years (2002 - 2014)	1.472,25
								6 Years (2008-2014)	3.753,88
								intervet 12 years (2010-2022)	6.802,00
3	Retail	G. Tseva & Pindarou 100, Thiva	276.59	368.52	150.645	316.793	807.164	EFG Eurobank Ergasias 12 Years (2000 - 2011)	3.084,56
								EFG Eurobank Ergasias 12 Years (2000 - 2011)	2.423,57
4	Retail	Kriezotou & Farmakidou, Chalkida	1.460.00	292.50	130.492	263.898	477.167	EFG Eurobank Ergasias 12 Years (2000 - 2011)	19.829,29
								EFG Eurobank Ergasias 12 Years (2000 - 2011)	3.483,91
5	Retail	Agiou Andreou 26, Patra	311.25	1.107.40	732.557	1.474.549	3.128.209	EFG Eurobank Ergasias 12 Years (2000 - 2011)	34.150,00
								EFG Eurobank Ergasias 12 Years (2000 - 2011)	8.198,33
6	Retail	Vassileos Konstantinou 2, Xanthi	132.25	238.56	583.179	302.270	614.162	EFG Eurobank Ergasias 12 Years (2000 - 2011)	7.319,54
								EFG Eurobank Ergasias 12 Years (2000 - 2011)	300,00
7	Office building with a retail store on the ground floor	Kifissias 117, Maroussi	1.014.45	2.762.72	7.738.034	4.378.193	8.095.261	EFG Eurobank Ergasias 12 Years (2010 - 2021)	26.037,77
								EFG Eurobank Ergasias 12 Years (2001 - 2013)	4.418,00
8	Two-building office complex 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	29.588.508	17.545.269	27.235.177	Aliso AIG Life 12 Years (2007 - 2019)	55,96
								MOVIMOD 12 Years (2010 - 2022)	10.409,79
								Vivodi 12 Years (2006-2018)	489,27
								F&B Sparks S.A. 12 Years (2004 - 2015)	28.910,00
								EFG Eurobank Ergasias 12 Years (2005 - 2016)	7.978,61
								ENNOIA S.A. 12 Years (2007-2018)	5.832,09
								CYTA HELLAS S.A. 12 Years (2008-2020)	17.151,76
								Euroline Team EE 3 Years (2008-2011)	4.045,78
								Charis Hellas S.A. 12 Years (2008-2019)	12.457,32
								CYTA HELLAS SA 12 Years (2009-2021)	5.072,16
								Fresh Gourmet 12 Years (2009-2021)	
								Asset Interiors 12 Years (2010-2021)	
9	Office	Vouliagmenis 4 & Kokkini, Athens	206.15	1.131.04	1.918.054	1.264.227	2.033.559		
10	Office	Vouliagmenis, Kallirois 1 & Kokkini, Athens	150.30	811.20	1.633.291	905.874	1.567.088		
11	Underground parking spaces	Kallirois 5, Perraivou & Kokkini, Athens	1.219.80	1.107.87	676.502	244.839	818.071		
12	Retail	Aharon 358-360, Athens	675.00	873.00	1.494.470	1.520.874	2.301.705	EFG Eurobank Ergasias 12 Years (2001 - 2013)	17.348,90
13	Office	Papadiamandopoulou 7	417.27	2.240.50	5.280.800	3.198.437	5.289.325	Agimio Hospital 10 Years (2003 - 2013)	7.594,21
								Anastasia Lavda 1 Month (1/12-31/12)	150,00
								WOMAN CLINIC M.E.T.T.E. - Kalogirou Ioannis 1 Month (1/12-31/12)	150,00
								Eustathiou Antigoni 1 Month (1/12-31/12)	150,00
								Kakoulidis Dimitris 1 Month (1/12-31/12)	150,00
								Vasiopoulos Georgios 1 Month (1/12-31/12)	100,00
								Nikolaou Maria 1 Month (1/12-31/12)	100,00
								Faretzaki Maria 1 Month (1/12-31/12)	120,00
								Neratzoukas Menelaos 1 Month (1/12-31/12)	120,00
								Stokos Christodoulos 1 Month (1/12-31/12)	120,00
								Spiropoulos Christos 1 Month (1/12-31/12)	100,00
								Papadopoulos Eustathios 1 Month (1/12-31/12)	150,00
								Maniatakis Dimitris 1 Month (1/12-31/12)	120,00
14	Office building	Sorou 8-10, Marousi	4.141.62	6.765.00	19.254.871	9.115.767	17.647.774	WIND 16 Years (2001 - 2017)	47.169,00
								CYTA HELLAS SA 1 Year (2009 - 2010)	870,24
								INTRACUT 2 Years (2009 - 2011)	6.294,00
								GE Medical System 12 Years (2010 - 2022)	29.560,00

								Elpedison 12 Years (2010 - 2022)	19.136,00
								D.O.L. 13 Years (2008-2020)	
15	7th floor of an office building	Laodikias 16, Ilissia	1.973,30	390,92	1.666.473	946.974	1.872.296		11.512,17
								Hyatt 12 Years (2009 - 2021)	2.238,00
16	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	2.638.410	Procter & Gamble 12 Years (2009 - 2021)	15.588,49
								Carrefour Marinopoulos 12 Years (2010 - 2022)	188.000,00
17	Ambient Warehouse	57th Lamia National Motorway 2	73.765,36	29.412,00	25.071.557	7.628.496	26.166.308	Marks & Spencer 12 Years (2010 - 2022)	133.000,00
18	Retail	Ermou 33-35, Athens	501,00	4.640,87	19.672.025	13.474.393	28.450.012	Kühne+Nägerl 12 Years (2002 - 2014)	140.949,76
19	Chilled Warehouse	57th Lamia National Motorway 1	57.791,30	17.223,00	8.112.022	5.048.283	17.763.535	-	
20	Land plot with an industrial building	Pikermiou-Spaton Avenue	50.620,94	5.362,54	1.640.564	2.679.256	5.219.818		
21	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building A)		11.363,40				EFG Eurobank Ergasias 20 Years (2006 - 2026)	156.641,00
22	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building B)		3.130,04				EFG Eurobank Ergasias 20 Years (2006 - 2026)	116.646,00
23	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building C)		8.151,77				EFG Eurobank Ergasias 20 Years (2006 - 2026)	87.921,00
24	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building D)		13.962,70	67.735,313		23.943,308	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. 12 Years (2005 - 2017)	14.906,00
								EFG Eurobank Ergasias 20 Years (2006 - 2026)	109.280,00
								EFG Eurobank Ergasias 20 Years (2009-2012)	2.413,23
25	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building E)		10.692,57				Singular Software S.A. 12 Years (2005 - 2017)	112.484,09
								EFG Eurobank Ergasias 20 Years (2006 - 2026)	1.208,00
								EFG Eurobank Ergasias 20 Years (2006 - 2026)	10.274,00
26	Retail building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building F)		652,76			6.909,424	EFG Eurobank Ergasias 20 Years (2006 - 2026)	1.120,00
								Everest S.A. 12 Years (2007 - 2019)	5.000,00
								EFG Eurobank Ergasias 16 Years (2006 - 2022)	2.282,00
								Singular Software S.A. 12 Years (2005 - 2017)	809,00
								EFG Eurobank Ergasias 20 Years (2006 - 2026)	47.948,00
27	Office building with underground parking spaces	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building G)		5.442,52			10.165,963	EFG Internet Services S.A. 12 Years (2007 - 2019)	9.697,00
								EFG Eurobank Ergasias 20 Years (2006 - 2026)	3.366,00
								Singular Software S.A. 9 Years (2005 - 2017)	994,00
								Financial Planning Services S.A. 15 Years (2006-2021)	53.813,74
28	Two-building office complex with basements	Kyriou & Archimidous, Moschato	3.392,10	12.083,00	14.296,299	10.225.711	18.680.906	Eurobank Cards S.A. 15 Years (2006-2021)	51.939,72
								Sephora 12 Years (2010 - 2022)	10.000,00
29	Retail	72 Pentelis Avenue	1.064,83	393,35	2.213.399	1.224.985	1.917.272	L'Oréal S.A. 12 Years (2006 - 2018)	107.235,05
30	Office building with underground parking spaces	Av. Byzantiou & Kahramanoglou	12.398,83	17.746,96	24.491,483	22.731.980	23.619.471	EFG Eurobank Ergasias 12 Years (2006 - 2018)	15.407,95
31	Retail	Kanari 3 Krissis 1-3 & Fedriadon 4-6		301,86	2.781.860	2.442.738	2.634.589	AB Vasilopoulos 20 Years (2006 - 2026)	9.397,98
32	Retail	Kanari 3 Krissis 1-3 & Fedriadon 4-6		513,93	1.610.225	1.479.677	1.406.353	EFG Eurobank Ergasias 16 Years (2007 - 2023)	4.571,66
33	Office building with a retail store on the ground floor	Voukourestitou 22 & Valaoritou 3	363,38	2.035,40	10.456.545	7.575.826	13.070.169	EFG Eurobank Ergasias 6 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)	16.386,88
34	Office	Othonos 8	1.215,33	788,50	4.773.251	2.963.498	4.179.184	EFG Eurobank Ergasias 16 Years (2007 - 2023)	24.754,38
35	Office building	Santaroza 7	315,00	2.136,50	5.396.825	4.793.015	5.068.990	EFG Eurobank Ergasias 16 Years (2007 - 2023)	30.846,18
36	Office building	Santaroza 5	482,81	2.336,60	5.312.165	5.546.492	4.839.072	EFG Eurobank Ergasias 10 Years (2007 - 2017)	30.467,34
37	Office building with a retail store on the ground floor	Kallirois 21 & Menechmiou 1	467,09	2.235,57	4.529.706	1.542.008	4.729.685	EFG Eurobank Ergasias 16 Years (2007 - 2023)	7.306,51
								EFG Eurobank Ergasias 16 Years (2007 - 2023)	3.963,42
								EFG Business Services S.A. 12 Years (2006 - 2018)	18.275,07
38	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	4.814.291	EFG Eurobank Ergasias 16 Years (2007 - 2023)	11.658,23
								EFG Eurobank Ergasias 16 Years (2007 - 2023)	10.028,80
								EFG Eurobank Ergasias 16 Years (2007 - 2023)	7.566,34
39	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	4.397.688	EFG Eurobank Ergasias 16 Years (2007 - 2023)	16.589,64
								EFG Eurobank Ergasias 16 Years (2007 - 2023)	5.482,72
40	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	6.913.186	EFG Eurobank Ergasias 10 Years (2007 - 2017)	35.221,80
								EFG Eurobank Securities 12 Years (2005 - 2017)	2.951,74
41	Office	El.Venizelou (Panepistimiou) 34	905,20	2.198,14	5.733.593	5.472.991	5.384.056	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
42	Retail	69 Kifissias Avenue	918,30	2.189,67	9.225.050	2.342.810	8.791.037	SATO S.A. 12 Years (2007-2019)	48.417,48
43	Retail	42 Kifissias Avenue	2.231,48	1.221,51	7.192.214	3.092.335	6.372.027	BO'CONCEPT S.A. 12 Years (2010-2022)	22.770,00

								AB Vasilopoulos 20 Years (2008-2028)	
44	Retail	65 Karditsis, Trikala	3.299,42	1.747,50	3.265.094	1.827.238	3.242.160		18.013,99
								EUROBANK EFG Ukraine Distribution 10 Years (2009-2019)	
45	Bank Branch	Chervonoarmiyska 66-68,Ukraine		541,60	5.774.396		3.231.774		18.360,00
								Prakiker 25 Years 1995 - 2020	
46	Retail	Periferiaki odos Larisas Trikalon	57.978,00	9.732,95	13.072.108	6.542.280	14.481.415		92.900,93
								Prakiker 25 Years 1995 - 2020	
47	Retail	New National Motorway Patron - Pyrgou 56-58 Zarouchleika Patra	16.708,67	7.389,06	10.941.951	10.065.702	11.394.104		78.398,73
								Prakiker 25 Years 2001 - 2026	
48	Retail	Highway Tatoiou - Karaiskaki - Niovis - Mparkouli (Metamorfosi)	18.773,21	16.451,83	22.632.688	21.172.483	28.851.603		162.780,73
								O.E.D.B. 6 Years (2005-2011) E.O.F. 5 Years (2006-2011)	
49	Warehouse	Schimatairi, Viotia	15.930,69	6.371,20	1.829.681	1.075.616	4.643.668		26.618,20
									8.093,00
TOTAL PROPERTIES			391.923,65	#####	447.305.677,41	#####	#####		2.935.106,40
S/N	DESCRIPTION OF LAND AND BUILDING	LOCATION AND ADDRESS	SURFACE IN S.M.		BOOK VALUE	TAX VALUE	FAIR VALUE OF INVESTMENT	TENANT	MONTHLY RENTAL 31/12/2010
			LAND	BUILDING	(1)	(2)	(3)		
1	Office building with underground parking spaces	25th March - Thessalonikis & Teo	5.646,04	22.659,83	37.000,000	2.334.208	11.046.649	Eurobank Cardis A.E. 25 years 2010 - 2035	200.793,80
								Bogdan Fratila 5 years (2007 - 2012) t&t internet 5 years (2010-2015)	4.696,09
2	Office building	18 Mircea Eliade Blvd Bucharest	4.150,00	9.704,00	26.350,000	-	5.881.322	Euroconsult SRL 5 years (2007 - 2012) Retail Development SA 5 years (2008 - 2013) Ske Group Romania SRL 5 years (2006 - 2011) Air Liquide Romania SRL 7 years (2005 - 2012) Orange Romania SA 7 years (2006 - 2013) Prime Telecom SRL 6 years (2005 - 2011) Cosmocom SA 10 years (2004 - 2014) Telecomol SA 10 years (2004 - 2014) Modion SA 10 years (2005 - 2015) Gair Pro Invest S.R.L. 6 years (2007 - 2013) Access Net 5 years (2008-2013) Access Net 1 years (2010-2011)	27.418,20 4.495,02 174,61 4.120,61 4.083,75 1.489,68 250,00 1.222,80 606,06 1.067,85 6.539,50 11.090,23 90,00
								McCann Erikson 10 years (2007 - 2017) Labyrinth 5 years (2010-2015) Great United Trading D.O.O 10 years (2008-2018)	44.666,00 8.769,20 15.500,00
3	Office building with a retail store on the ground floor	Terazije str. Belgrade	2.052,00	5.518,22	22.618,905	-	20.601.662	Prakiker 15 years (2007-2022)	83.065,00
	Retail	Obrenoviceva 33,Nis	156,00	653,20	2.066,287				
4	Retail	Tudor Vladimirescu 113, Iasi, Romania	23.075,58	8.980,00	14.500,000		2.655.648	Bancpost 15 years 2008 -2023 EFG Retail Services 15 years 2008 -2023 Bancpost branch 15 years 2008 -2023 EFG Property Services 14 years 2009 - 2023 Eurobank Leasing 14 years 2009 - 2023 Euroite Asigurari Viata SA 14 years 2009 - 2023 Euroite Asigurari Generale SA 14 years 2009 - 2023 IMO II 13 years 2010- 2023 EFG IT Shared Services 15 years 2009 - 2024	155.274,24 73.999,47 2.404,15 3.141,82 3.720,91 1.354,06 1.353,94 307,27 67.138,97
5	Office Building with a retail store	Bd.Dimitrie Pompeiu, Nr. 6A Bucharest	8.927,00	22.703,52	39.801,176		28.400,177		728.833,23
TOTAL INVESTMENTS			44.006,62	70.218,77	142.336.367,73	2.334.208,00	68.585.458,14		
TOTAL PROPERTIES AND INVESTMENTS			435.930,27	#####	589.642.045,14	#####	#####		3.663.939,63
TOTAL CASH AND CASH EQUIVALENT							160.160.036		
Cash in Hand							827,72		
Sight Deposits							958.614,00		
Time Deposits in EUR							#####		
TOTAL INVESTMENTS							#####		
Shareholders' equity per IFRS			31.12.2010 811.090.677,90	31.12.2009 #####	Receivables Payables	4.016.743 111.919.628			
Fair value of property according to the valuation as per Law 2778/99			498.698.456,00	#####					
% of valued property on total assets			61,48%	61,07%					
Fair value of investments as per Law 2778/99			68.585.458,14	77.794.228,59					
% of valued property on total assets			8,46%	9,22%					
Total cash and cash equivalents			160.160.035,72	#####					
% of total cash and cash equivalents on total assets			19,75%	18,88%					
Notes:									
1. In Column " Description of Land and Building" the current use of the building is described									
2.The Company has the full ownership, except for properties with s/n 16 and 17, where the company has a 71.87% and 20.00% ownership respectively									
3. The properties are free of encumbrances, except for those that subsidries									
4. 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 €17.240 thousand.									
5. 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, for a consideration of €11.805 thousand.									
6.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,for a consideration of €4.561thousand									
7. 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 Bucearest on Dimitrie Pompeiu Bd. and Ing. G. Constantinescu Street. The consideration for the acquisition was €21.486 thousand									
8. On December 29 2009, the Company, completed the acquisition of 100% of the share capital of the Greek company "Tavros Protypi Anaptixi S.A." The acquisition price for the acquisition of the company amunted to€9.857									
THE GENERAL MANAGER			CHIEF FINANCIAL OFFICER			HEAD OF THE ACCOUNTING DEPARTMENT			
GEORGE CHRYSYSIKOS			STYLIANOS PROBONAS			EVANGELOS TENTIS			
I.D. Number N 161578			I.D. Number N. 722634			PERM. NO. 064953			