



Eurobank Properties REIC

CONDENSED CONSOLIDATED AND COMPANY
INTERIM FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2011

This financial report has been translated from the original report that has been prepared in the Greek language. Reasonable care has been taken to ensure that this report represents an accurate translation of the original text. In the event that differences exist between this translation and the original Greek language financial report, the Greek language financial report will prevail over this document.

All amounts expressed in €'000s unless otherwise stated

Table of Contents	page
CONSOLIDATED AND COMPANY BALANCE SHEET	3
CONSOLIDATED AND COMPANY INCOME STATEMENT	4
CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY	6
COMPANY STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY	7
CONSOLIDATED AND COMPANY CASH FLOW STATEMENT	8
1 GENERAL INFORMATION	9
2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES	9
3 ACCOUNTING POLICIES	9
4 SEGMENT INFORMATION	10
5 INVESTMENT PROPERTY	12
6 INVESTMENT IN SUBSIDIARIES	12
7 TRADE AND OTHER RECEIVABLES	13
8 CASH AND CASH EQUIVALENTS	13
9 SHARE CAPITAL	13
10 BORROWINGS INCLUDING OBLIGATIONS UNDER FINANCE LEASES	14
11 TRADE AND OTHER PAYABLES	15
12 INCOME TAX EXPENSES	15
13 DIVIDENDS PER SHARE	15
14 EARNINGS PER SHARE	15
15 CONTINGENT LIABILITIES	15
16 RELATED PARTY TRANSACTIONS	16
17 EVENTS AFTER THE BALANCE SHEET DATE	18

All amounts expressed in €'000s unless otherwise stated

Consolidated and Company Balance sheet

	Note	Group		Company	
		31/03/2011	31/12/2010	31/03/2011	31/12/2010
ASSETS					
<i>Non-current assets</i>					
Investment Property	5	638.752	638.752	535.471	497.048
Property, plant and equipment		1.729	1.740	1.729	1.740
Goodwill and Intangible Assets		335	335	-	-
Investments in subsidiaries	6	-	-	55.092	64.951
Deferred tax asset		696	683	-	-
		641.512	641.510	592.292	563.739
<i>Non-current assets</i>					
Trade and other receivables	7	4.305	4.017	5.725	5.739
Cash and cash equivalents	8	165.990	165.564	161.344	160.160
		170.295	169.581	167.069	165.899
Total assets		811.807	811.091	759.361	729.638
SHAREHOLDERS' EQUITY AND LIABILITIES					
<i>Capital and reserves</i>					
Share capital	9	129.930	129.930	129.930	129.930
Share premium	9	466.749	466.749	466.749	466.749
Acquisition of own shares	9	(4.961)	(4.579)	(4.961)	(4.579)
Other reserves		10.746	10.778	9.203	9.203
Revaluation Reserve		558	558	558	558
Retained earnings		105.924	95.734	104.015	93.368
Total shareholders' equity		708.946	699.170	705.494	695.229
<i>Non-current liabilities</i>					
Borrowings, including finance leases	10	62.338	64.138	17.021	18.363
		62.338	64.138	17.021	18.363
<i>Current liabilities</i>					
Trade and other payables	11	10.332	9.337	8.625	7.076
Current income tax liabilities	12	3.665	5.349	3.665	5.115
Borrowings, including finance leases	10	26.526	33.097	24.556	3.855
		40.523	47.783	36.846	16.046
Total liabilities		102.861	111.921	53.867	34.409
Total shareholders' equity and liabilities		811.807	811.091	759.361	729.638

All amounts expressed in €'000s unless otherwise stated

Consolidated and Company Income Statement

	Note	Group		Company	
		Period ended 31/03/2011	Period ended 31/03/2010	Period ended 31/03/2011	Period ended 31/03/2010
Revenue					
Rental Income		11.039	10.864	9.292	8.773
Gain from sale of investment property		-	240	-	240
		11.039	11.104	9.292	9.013
Net gain from fair value adjustment on investment property		-	-	-	-
Repair and maintenance costs		(28)	(99)	(8)	(88)
Management fee		(256)	(285)	(127)	(215)
Other direct property relating expenses		(610)	(597)	(225)	(275)
Employee benefit expense		(253)	(272)	(249)	(268)
Depreciation of property, plant and equipment		(17)	(12)	(17)	(12)
Other income		16	15	16	15
Other expenses		(190)	(483)	(185)	(332)
Operating profit (EBIT)		9.701	9.371	8.497	7.838
Interest income		1.913	1.185	1.879	1.171
Finance costs		(1.049)	(432)	(543)	(111)
Profit before income tax		10.565	10.124	9.833	8.898
Income tax expense	12	(375)	(305)	(370)	(293)
Profit for the period		10.190	9.819	9.463	8.605
Earnings per share (expressed in € per share)					
- Basic and Diluted	14	0,17	0,16	0,16	0,14

All amounts expressed in €'000s unless otherwise stated

Consolidated and Company Statement of Comprehensive Income

	Group Period ended		Company Period ended	
	31/03/2011	31/03/2010	31/03/2011	31/03/2010
Profit for the period	10.190	9.819	9.463	8.605
Other comprehensive income/(losses) after tax				
Exchange rate differences transferred to income/(losses) after taxes	(32)	157	-	-
Other comprehensive income for the period	(32)	157	-	-
Total Comprehensive income for the period	10.158	9.976	9.463	8.605
Total Comprehensive income for				
- Shareholders (Owners of the parent)	10.158	9.976	9.463	8.605
- Minority interest	-	-	-	-
Total Comprehensive income after taxes	10.158	9.976	9.463	8.605

The Condensed Consolidated and Company Interim Financial Statements were approved by the Board of Directors on 04 May 2011 and are signed on its behalf by:

Chairman of the B.o.D.

General Manager

Chief Financial Officer

Chief Accountant

Nikolaos A. Bertzos

Georgios Chryssikos

Stylianios Probonas

Evangelos Tentis

All amounts expressed in €'000s unless otherwise stated

Consolidated Statement of changes in shareholders' equity

	Note	Share capital	Share premium	Acquisition of Own shares	Other reserves	Retained earnings	Total Equity
Balance at 1/1/2010		129.930	466.749	(2.577)	9.893	122.449	726.444
Profit for the period		-	-	-	-	9.819	9.819
Other Comprehensive Income after tax		-	-	-	-	-	-
Exchange rate differences		-	-	-	157	-	157
Total Comprehensive income for the period		-	-	-	157	9.819	9.976
Acquisition of Own Shares	9	-	-	(305)	-	-	(305)
Dividends relating to 2009 approved by the shareholders		-	-	-	-	(24.402)	(24.402)
Balance at 31/03/2010		129.930	466.749	(2.882)	10.050	107.866	711.713
Balance at 1/1/2011		129.930	466.749	(4.579)	11.336	95.734	699.170
Profit for the period		-	-	-	-	10.190	10.190
Other Comprehensive Income/(loss) after tax		-	-	-	-	-	-
Exchange rate differences		-	-	-	(32)	-	(32)
Total Comprehensive income/(loss) for the period		-	-	-	(32)	10.190	10.158
Acquisition of Own Shares	9	-	-	(382)	-	-	(382)
Balance at 31/03/2011		129.930	466.749	(4.961)	11.304	105.924	708.946

All amounts expressed in €'000s unless otherwise stated

Company Statement of changes in shareholders' equity

	Note	Share capital	Share premium	Acquisition of Own shares	Other reserves	Retained earnings	Total Equity
Balance at 1/1/2010		129.930	466.749	(2.577)	9.124	114.955	718.181
Profit for the period		-	-	-	-	8.605	8.605
Other Comprehensive Income after tax		-	-	-	-	-	-
Total Comprehensive income for the period		-	-	-	-	8.605	8.605
Acquisition of Own Shares	9	-	-	(305)	-	-	(305)
Dividends relating to 2009 approved by the shareholders		-	-	-	-	(24.402)	(24.402)
Balance at 31/03/2010		129.930	466.749	(2.882)	9.124	99.158	702.079
Balance at 1/1/2011		129.930	466.749	(4.579)	9.761	93.368	695.229
Profit for the period		-	-	-	-	9.463	9.463
Other Comprehensive Income after tax		-	-	-	-	-	-
Total Comprehensive income for the period		-	-	-	-	9.463	9.463
Acquisition of Own Shares	9	-	-	(382)	-	-	(382)
Retained earnings from merger of subsidiary		-	-	-	-	1.184	1.184
Balance at 31/03/2011		129.930	466.749	(4.961)	9.761	104.015	705.494

All amounts expressed in €'000s unless otherwise stated

Consolidated and Company cash flow statement

	Note	Group		Company	
		1/1 – 31/03/2011	1/1 – 31/03/2010	1/1 – 31/03/2011	1/1 – 31/03/2010
Cash flows from operating activities					
Profit /(loss) before income tax		10.190	9.819	9.463	8.605
Adjustments for:					
Other gains and (losses)		(16)	(15)	(16)	(15)
Provisions		18	(132)	18	-
Interest income		(1.913)	(1.185)	(1.879)	(1.171)
Finance costs		1.050	432	543	111
Income tax expense	12	375	305	370	293
Depreciation of property, plant and equipment		17	12	17	12
Changes in working capital					
(Increase) / decrease in receivables		(540)	(79)	17	218
Increase / (decrease) in payables		1.208	(3.002)	650	(179)
Cash generated from operations		10.389	6.155	9.183	7.874
Interest paid		(900)	(271)	(456)	(111)
Income tax paid		(2.005)	(3.211)	(1.868)	(3.159)
Net cash generated from operating activities		7.484	2.673	6.859	4.604
Cash flows from investing activities					
Subsequent capital expenditure on investment property	5	-	(155)	-	-
Disposals of investment property		-	3.950	-	3.950
Interest received		1.836	1.070	1.832	1.057
Net cash used in investing activities		1.836	4.865	1.832	5.007
Cash flows from financing activities					
Purchase of treasury shares	9	(381)	(305)	(381)	(305)
Repayments of borrowings		(8.481)	(1.268)	(7.932)	(547)
Net cash used in financing activities		(8.862)	(1.573)	(8.313)	(852)
Net (decrease) / increase in cash and cash equivalents		458	5.965	378	8.759
Cash and cash equivalents at the beginning of the year		165.564	166.848	160.966	159.288
Exchange gains / (losses) on cash and cash equivalents		(32)	157	-	-
Cash and cash equivalents at the end of the year	8	165.990	172.970	161.344	168.047

Cash and cash equivalent at the beginning of the year 2011 for the Company include cash of €806 from the merger of the subsidiary “Tavros Prottypi Anaptyxi S.A” with transformation balance sheet dated 31 July 2010 (Note 6)

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

1 General information

Eurobank Properties Real Estate Investment Company (the “Company”) and its subsidiaries (together the “Group”) is an investment property group with a major portfolio in Greece and Southeastern Europe. Its business is leasing out investment property under operating leases and is classified as a real estate investment vehicle under Greek Law 2778/1999 with effect from 29 September 2005.

The Company is incorporated and domiciled in Maroussi, Athens, Greece. The address of its registered office is Kifisias Avenue 117 & Ag. Konstantinou, Maroussi, Athens, Greece (Reg. n. 365/06/B/86/2) and is listed in the Athens Stock Exchange.

The total number of employees as at the end of the period was 18 (31/03/2010: 20)

These Condensed Consolidated and Company Interim Financial Statements have been approved for issue by the Board of Directors on 04 May 2011.

2 Summary of significant accounting policies

These Condensed Consolidated and Company Interim Financial Statements for the three months ended 31 March 2011 have been prepared in accordance with IAS 34 Interim Financial Reporting. The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group’s annual financial statements as at 31 December 2010.

3 Accounting Policies

The accounting policies adopted in the preparation of the Condensed Consolidated and Company Interim Financial Statements for the three months ended 31 March 2011 are consistent with those followed in the preparation of the Group’s annual financial statements for the year ended 31 December 2010.

Rental Income is not subject to seasonality.

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning at 01 January 2011 and unless otherwise stated, the following amendments do not have a material impact on the Group’s financial statements.

IFRS 9 “Financial Instruments” (effective for annual periods beginning on or after 1 January 2013) The Group cannot currently early adopt IFRS 9 as it has not been endorsed by the EU. Only once approved will the Group decide if IFRS 9 will be adopted prior to 1 January 2013.

IAS 12 (Amendment) “Income Taxes” (effective for annual periods beginning on or after 1 January 2012)

IAS 24 (Revised) “Related Party Disclosures” (effective for annual periods beginning on or after 1 January 2011)

IFRS 7 (Amendment) “Financial Instruments: Disclosures” – transfers of financial assets (effective for annual periods beginning on or after 1 July 2011).

IFRIC 19 “Extinguishing Financial Liabilities with Equity Instruments” (effective for annual periods beginning on or after 1 July 2010)

IFRIC 14 (Amendment) “The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction” (effective for annual periods beginning on or after 1 January 2011)

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

4 Segment Information

α) Primary reporting format – business segments

For the period ended 31 March 2011:

	Offices	Logistics	Retail	Mixed use	Group
REVENUE					
Rental revenue	5.999	1.091	2.225	1.532	10.847
Service charges	169	-	6	17	192
Gain from disposal of investment property	-	-	-	-	-
Total	6.168	1.091	2.231	1.549	11.039
RESULTS					
Net gain / (loss) from fair value adjustments	-	-	-	-	-
Other direct property relating expenses	(432)	(26)	(72)	(80)	(610)
Management fee	(164)	(15)	(48)	(29)	(256)
Finance costs	(915)	(12)	(84)	(38)	(1.049)
Profit relating to investment property	4.657	1.038	2.027	1.402	9.124
Reconciliation of net profit for the period					
Profit relating to investment property					9.124
Interest income					1.913
Other expenses					(488)
Other income					16
Income tax					(375)
Net profit for the period					10.190

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

For the period ended 31 March 2010:

	Offices	Logistics	Retail	Mixed use	Group
REVENUE					
Rental revenue	5.448	1.157	2.306	1.799	10.710
Service charges	125	-	9	20	154
Gain from disposal of investment property	240	-	-	-	240
Total	5.813	1.157	2.315	1.819	11.104
RESULTS					
Net gain / (loss) from fair value adjustments	-	-	-	-	-
Other direct property relating expenses	(369)	(58)	(61)	(68)	(556)
Management fee	(147)	(52)	(43)	(43)	(285)
Finance costs	(325)	(15)	(75)	(17)	(432)
Profit relating to investment property	4.972	1.032	2.136	1.691	9.831
Reconciliation of net profit for the period					
Profit relating to investment property					9.831
Interest income					1.185
Other expenses					(907)
Other income					15
Income tax					(305)
Net profit for the period					9.819

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

5 Investment Property

	Group	
	31/03/2011	31/12/2010
At the beginning of the period	638.752	669000
Additions:		
- Direct acquisitions of investment property	-	1.219
- Subsequent capital expenditure on investment property	-	1.430
- Net capital expenditures for legislation of space/settlement of tax differences	-	638
Disposals	-	(6.280)
Net gain / (loss) from fair value adjustments on investment property	-	(27.255)
At the end of the period	638.752	638.752

	Company	
	31/03/2011	31/12/2010
At the beginning of the period	497.048	513.822
Additions:		
- Direct acquisitions of investment property	-	1.219
- Subsequent capital expenditure on investment property	-	107
- Net capital expenditures for legislation of space/settlement of tax differences	-	1.985
Transfer of asset from subsidiary	38.423	4.946
Disposals	-	(6.280)
Net gain / (loss) from fair value adjustments on investment property	-	(18.751)
At the end of the period	535.471	497.048

In accordance with existing Greek REIC legislation, property valuations are supported by independent appraisals performed by the Greek Body of Sworn-In Valuers of Greece ("SOE") for 30 June and 31 December each year. Valuations are based primarily on discounted cash flow projections due to the absence of sufficient current prices for an active market. From September 30, 2009 onwards the valuations of investment property for the interim periods are based on the SOE valuations of the previous period ended.

6 Investment in Subsidiaries

	<u>Country of incorporation</u>	<u>% of interest</u>	31/03/2011	31/12/2010	<u>Unaudited Tax fiscal years</u>
Reco Real Property A.D.	Serbia	100%	17.240	17.240	2007-2010
Eliade Tower S.A.	Romania	99,99%	11.805	11.805	2006-2010
Retail Development S.A.	Romania	99,99%	4.561	4.561	2007-2010
Seferco Development S.A.	Romania	99,99%	21.486	21.486	2009-2010
Tavros Protypi Anaptyxi S.A.	Greece	100%	-	9.859	2007-2010
			55.092	64.951	

On March 15th 2011 the Ministry of Economy, Competitiveness and the Marine approved the merger by absorption of the company "Tavros Protypi Anaptyxi S.A." by "Eurobank Properties REIC, with transformation balance sheet dated July 31,2010.

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

7 Trade and other receivables

The analysis of trade and other receivables is as follows:

	Group		Company	
	31/03/2011	31/12/2010	31/03/2011	31/12/2010
Trade receivables	1.492	1.593	941	993
Receivables from related parties (Note 16)	313	212	3.204	3.152
Other receivables	2.500	2.212	1.580	1.594
Current assets	4.305	4.017	5.725	5.739

Receivables from related parties as at 31 March 2011 include shareholders loans of €2.238 and €911 by the foreign subsidiaries, Eliade Tower S.A. and Retail Development S.A., respectively (Note 16).

Trade receivables as at 31st March 2011 include a cumulative provision for bad debts amounting to €707 out of which €0 was recorded in the current period.

8 Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	31/03/2011	31/12/2010	31/03/2011	31/12/2010
Cash in hand	2	2	1	1
Cash at bank and short term deposits	162.078	165.562	157.433	160.159
Treasury Bills	3.910	-	3.910	-
	165.990	165.564	161.344	160.160

9 Share Capital

The analysis and movement of the share capital and the share premium is as follows:

	Number of shares (thousands)	Share capital	Share premium	Own Shares	Total
At 1 January 2010	60.652	129.930	466.749	(2.577)	594.102
Acquisition of own shares	(41)	-	-	(305)	(305)
At 31 March 2010	60.611	129.930	466.749	(2.882)	593.797
At 1 January 2011	60.322	129.930	466.749	(4.579)	592.100
Acquisition of own shares	(60)	-	-	(382)	(382)
At 31 March 2011	60.262	129.930	466.749	(4.961)	591.718

The total authorised number of ordinary shares is 61.000 (31 March 2010 – 61.000 thousands) with a par value of €2.13 per share. All shares are fully paid up. All shares are listed in the Athens Stock Exchange (category of high capitalization). The Company shares are ordinary shares with voting right.

The Company in 2011 purchased 60.083 treasury shares with a total cost of €381.480 and average price €6.35 per share, according to the Annual Shareholders Meeting at March 16, 2009 which approved the purchase of treasury shares up to 2% on the total amount of shares at a maximum price of €9 and a minimum price of €2.13, in accordance with article 16 par.5-13 and Law 2190/1920 before the amendment of Law 3604/2007. As of March 31, 2011 the company owned 738.429 treasury shares with an average price of €6.72 per share. As of December 31, 2010 the company owned 678.346 treasury shares with an average price of €6.75 per share.

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

Given that the initial time limit of two years allowed by law during which the Company purchased own shares amounting to 1.2% on the total amount of shares expired, the Annual Shareholders Meeting on April 06, 2011 approved for the Company to proceed for a period of one year and under the same terms for the acquisition of own shares up to 0.8% of the total amount of shares in order for initial objective of 2% to be achieved.

10 Borrowings including obligations under finance leases

All borrowings are at variable interest rates. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. Interest costs may increase or decrease as a result of such changes.

Movement in borrowings is analysed as follows:

	Group		Company	
	31/03/2011	31/12/2010	31/03/2011	31/12/2010
Non-current				
Bank borrowings	45.317	45.775	-	-
Finance lease obligations	17.021	18.363	17.021	18.363
Total non-current borrowings	62.338	64.138	17.021	18.363
Current				
Bank borrowings	23.585	30.942	21.615	1.700
Finance lease obligations	2.941	2.155	2.941	2.155
Total current borrowings	26.526	33.097	24.556	3.855
Total borrowings	88.864	97.235	41.577	22.218

Lease liabilities are effectively secured as the rights to the leased asset revert to the lessor in the event of default.

Upon merger of the company "Tavros Protypi Anaptyxi SA", the Company assumed the subsidiary loan amounting to €19.915.

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.

A first rate mortgage of €3.810 thousand has been registered in favour of Eurobank EFG Savings Bank ad. 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 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 the Company, located in Athens, Greece.

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

11 Trade and other payables

The analysis of trade and other payables is as follows:

	Όμιλος		Εταιρεία	
	31/03/2011	31/12/2010	31/03/2011	31/12/2010
Trade payables	526	362	300	117
Other payables and accruals	7.391	6.028	6.035	4.551
Amounts due to related parties (Note 16)	2.415	2.947	2.290	2.408
	10.332	9.337	8.625	7.076

The Company for the period ended March 31, 2011 has received rental guarantees amounting to €3.818

12 Income Tax Expenses

The Company is exempted from corporate income tax under Greek REIC legislation and is subject to an annual tax determined by reference to the fair value of its investment properties and cash and cash equivalents at the tax rate of 10% of the aggregate European Central Bank reference rate plus 1% (the taxation formula is as follows: 10% * (ECB reference rate + 1%)). The above tax is final and relieves the Company and its shareholders of any further tax liabilities. The income tax for the Group and the Company for the period ended March 31, 2011 amounts to €370 and €375 respectively.

The Company's foreign subsidiaries are taxed on their taxable income based on tax rates of 10% (Serbia) and 16% (Romania), applicable to each respective tax jurisdiction. No significant foreign income tax expense was incurred for the period ended March 31, 2011.

13 Dividends per Share

Dividends are not recorded if they have not been approved by the Annual Shareholders Meeting.

14 Earnings per share

Basic earnings per share is calculated by dividing the consolidated net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Three month period ended	
	31/03/2011	31/03/2010
Profit attributable to equity holders of the Company	10.190	9.819
Weighted average number of ordinary shares in issue (thousands)	60.293	60.828
Basic earnings per share (€ per share)	0,17	0,16

There were no dilutive potential ordinary shares. Therefore, the dilutive earnings per share is the same as the basic earnings per share for all periods presented.

15 Contingent Liabilities

The Company has not been subject to tax audit for the years ended December 31, 2008, 2009 and 2010. Management does not believe that any significant additional taxes will be finally assessed by the tax authorities for the open tax years.

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 income taxes, and penalties totalling

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

€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.

16 Related party Transactions

The Company is controlled by EFG Eurobank Ergasias (incorporated in Athens and listed on the Athens Stock Exchange, Greece), which owns 55,54% of the Company's shares. A further 13,86% of the Company's shares are held by Lamda Development S.A., a Company related to Latsis Group. as at March 31st 2011 the ultimate parent company of the Bank, Private Financial Holdings Limited (PFH), holds through 100% controlling subsidiaries 44,8% of the Bank's share capital

All the voting of the ultimate parent company (that is EFG Bank European Financial Group before or Private Financial Holdings Limited after) are held directly and /or indirectly by the Latsis family.

The following transactions were carried out with related parties:

a) Rental income received and sale of services – Group and Company

	Three month period ended	
	31/03/2011	31/03/2010
Rental revenue		
Parent (EFG Eurobank Ergasias S.A.)	2.828	2.717
Subsidiaries of parent company	1.662	1.391
	4.490	4.108

b) Purchase of services

Group

	Group		Company	
	Three month period ended 31/03/2011	Three month period ended 31/03/2010	Three month period ended 31/03/2011	Three month period ended 31/03/2010
Έξοδα συμβουλευτικών υπηρεσιών				
Θυγατρική της μητρικής (Eurobank Property Services)	(256)	(285)	(127)	(215)
	(256)	(285)	(127)	(215)

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

c) Financing incurred on borrowings

	Group		Company	
	31/03/2011	31/03/2010	31/03/2011	31/03/2010
Bank Borrowings				
Parent (EFG Eurobank Ergasias S.A.)	(12)	(15)	(12)	-
Subsidiary of parent company (Eurobank EFG Stedionica A.D., Beograd)	(38)	(17)	-	-
Subsidiary of Parent Company (Eurobank EFG Luxemburg)	(384)	(213)	-	-
Finance Leases				
Subsidiary of parent company (EFG Eurobank Ergasias Leasing SA)	(128)	(97)	(128)	(97)
	(562)	(342)	(140)	(97)

d) Interest income earned on cash and cash equivalents

	Group		Company	
	31/03/2011	31/03/2010	31/03/2011	31/03/2010
Parent (EFG Eurobank Ergasias S.A.)	1.431	970	1.431	970
Subsidiary of Parent Company (Eurobank EFG Stedionica A.D., Beograd)	1	2	-	-
Subsidiary of parent company (SC Bancpost S.A)	18	5	-	-
	1.450	977	1.431	970

e) Transfers under financing arrangements:

	Group		Company	
	31/03/2011	31/03/2010	31/03/2011	31/03/2010
Net cash transfers in/(out) under financing arrangements				
Subsidiary of parent company (Eurobank EFG Luxemburg)	(420)	(420)	-	-
Subsidiary of parent company (EFG Eurobank Ergasias Leasing SA)	(476)	(491)	(476)	(491)
	(896)	(911)	(476)	(491)

f) Key management compensation – Group and Company

	Three month period ended	
	31/03/2011	31/03/2010
Salaries and other short-term employee benefits	109	119

Notes to the Financial Statements

All amounts expressed in €'000s unless otherwise stated

g) Period-end balances arising from transactions with related parties

	Note	Group		Company	
		31/03/2011	31/03/2010	31/03/2011	31/03/2010
Trade receivables from related parties					
Subsidiaries		-	-	3.148	3.148
Other related parties		313	212	56	4
	7	313	212	3.204	3.152
Trade payables to related parties					
Parent (EFG Eurobank Ergasias S.A.)		2.062	1.642	2.062	1.642
Other related parties		353	1.305	228	766
	11	2.415	2.947	2.290	2.408
Borrowings, including finance lease obligations					
Parent (EFG Eurobank Ergasias S.A.)		1.700	1.700	1.700	1.700
Subsidiary of parent company (Eurobank EFG Luxemburg)		33.972	34.537	-	-
Subsidiary of parent company (Eurobank EFG Stedionica A.D., Beograd)		3.660	3.660	-	-
Subsidiary of Parent Company (EFG Eurobank Ergasias Leasing SA)		17.526	18.202	17.526	18.202
		56.858	58.099	19.226	19.902
Cash and cash equivalents					
Parent (EFG Eurobank Ergasias S.A.)		6.879	28.603	6.879	27.814
Subsidiary of Parent Company (Bancpost S.A.)		1.518	1.635	-	-
Subsidiary of Parent Company (Eurobank EFG Stedionica A.D., Beograd)		1.617	1.500	-	-
		10.014	31.738	6.879	27.814

h) Commitments and contingent liabilities

There are no commitments and contingent liabilities between the Company and related parties.

17 Events after the balance sheet date

On 06 April, 2011 the Company's shareholders approved the payment of dividend for the year 2010 of € 32.330 including the interim dividend paid in December 2010 amounting to €9.050. The remaining dividend to be paid on 21 April 2011 amounts to € 23.280.