



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

Summary financial data and information for the nine-month period ended 30 September 2009  
According to Capital Markets Commission Decision 4/507/28.04.2009 of the Board of Directors

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

COMPANY'S DATA

Authority in charge: Ministry of Development  
Registered office: 117 Kifissias Avenue, Maroussi, TK 15124  
Main Activity: Real Estate Investment Company  
Register No: 365/06/B/86/2  
Capital Market Commission Decision Number: 11/352/21.9.2005  
Date of approval of the financial statements: 27/10/2009

Board of Directors:

Nikolaos A. Bertzos Chairman-Executive Member  
George Papageorgiou Vice Chairman- Non Executive Member  
George Chryssikos Executive Member  
Nikolaos Galetas Vice Chairman B-Independent Non Executive Member  
Leonidas Theoklitos Independent Non Executive Member  
Dimitrios Serbetis Independent Non Executive Member  
Vasilios Vafeiadis Independent Non Executive Member

Company's website

<http://www.eurobankproperties.gr>

Statement of Financial Position as at 30/09/2009 Amounts in Euro thousand			
Company		Group	
30.09.2009	31.12.2008	30.09.2009	31.12.2008
<b>Assets</b>			
511.099	462.840	632.926	578.289
1.964	498	1.964	469
-	3.018	-	7.299
61.908	61.908	-	-
-	-	335	335
-	-	265	709
-	10.000	-	10.000
<b>574.971</b>	<b>538.264</b>	<b>635.490</b>	<b>597.101</b>
1.165	1.347	2.317	1.372
16.124	6.539	15.490	6.527
157.558	199.962	162.550	204.142
<b>174.847</b>	<b>207.848</b>	<b>180.357</b>	<b>212.041</b>
<b>749.818</b>	<b>746.112</b>	<b>815.847</b>	<b>809.142</b>
<b>SHAREHOLDERS' EQUITY</b>			
129.353	129.930	129.353	129.930
465.377	466.749	465.377	466.749
7.107	6.549	7.469	7.058
119.104	108.336	128.731	116.670
<b>720.941</b>	<b>711.564</b>	<b>730.930</b>	<b>720.407</b>
<b>LIABILITIES</b>			
365	203	365	203
20.641	22.598	72.766	71.980
<b>20.641</b>	<b>22.598</b>	<b>72.766</b>	<b>71.980</b>
5.402	8.263	7.592	10.072
-	27	-	26
406	1.943	451	2.026
2.063	1.514	3.743	4.428
<b>7.871</b>	<b>11.747</b>	<b>11.786</b>	<b>16.552</b>
<b>28.877</b>	<b>34.548</b>	<b>84.917</b>	<b>88.735</b>
<b>749.818</b>	<b>746.112</b>	<b>815.847</b>	<b>809.142</b>

STATEMENT OF CHANGES IN EQUITY Amounts in Euro thousand			
Company		Group	
30.09.2009	30.09.2008	30.09.2009	30.09.2008
711.564	700.069	720.407	700.958
33.338	25.867	34.484	35.442
-1.949	-	-1.949	-
558	-	558	-
-22.570	-9.760	-22.570	-9.760
<b>720.941</b>	<b>716.176</b>	<b>730.930</b>	<b>726.640</b>

Statement of comprehensive income for the period ended 30 September 2009 Amounts in Euro thousand							
Company				Ομιλος			
Current period		Comparative Period		Current period		Comparative Period	
Continuing Operations		Continuing Operations		Continuing Operations		Continuing Operations	
1.1-30.09.2009	1.1-30.09.2008	1.7-30.09.09	1.7-30.09.2008	1.1-30.09.2009	1.1-30.09.2008	1.7-30.09.09	1.7-30.09.2008
24.015	24.216	7.880	8.354	30.602	28.097	10.244	9.914
6.971	2.801	-	-642	5.892	7.799	-	-704
720	-	-	-	720	-	-	-
-1.975	-3.038	-710	-651	-3.227	-4.248	-1.207	-1.137
<b>29.731</b>	<b>23.979</b>	<b>7.170</b>	<b>7.061</b>	<b>33.987</b>	<b>31.648</b>	<b>9.037</b>	<b>8.073</b>
<b>28.880</b>	<b>22.156</b>	<b>6.656</b>	<b>6.395</b>	<b>32.456</b>	<b>32.542</b>	<b>8.345</b>	<b>10.212</b>
<b>35.169</b>	<b>28.781</b>	<b>8.107</b>	<b>8.849</b>	<b>36.706</b>	<b>37.945</b>	<b>9.309</b>	<b>11.922</b>
<b>33.338</b>	<b>25.867</b>	<b>7.744</b>	<b>7.878</b>	<b>34.875</b>	<b>34.960</b>	<b>8.946</b>	<b>10.793</b>
33.338	25.867	7.744	7.878	34.875	34.960	8.946	10.793
-	-	-	-	-	-	-	-
-	-	-	-	-391	482	21	460
33.338	25.867	7.744	7.878	34.484	35.442	8.967	11.253
33.338	25.867	7.744	7.878	34.484	35.442	8.967	11.253
-	-	-	-	-	-	-	-
0,5475	0,4240	0,1274	0,1291	0,5663	0,5810	0,1475	0,1845
<b>28.913</b>	<b>22.179</b>	<b>6.668</b>	<b>6.402</b>	<b>32.489</b>	<b>32.575</b>	<b>8.357</b>	<b>10.228</b>

CASH FLOW STATEMENT Amounts in Euro thousand			
Company		Ομιλος	
1.1-30.09.2009	1.1-30.09.2008	1.1-30.09.2009	1.1-30.09.2008
35.169	28.781	36.706	37.945
33	22	33	33
-6.971	-2.801	-5.892	-7.799
-659	-22	-521	-2.845
-6.996	-7.851	-391	372
-21	113	-7.036	-7.883
707	1.226	-21	161
-93	-58	2.786	2.480
-2.861	-1.790	-93	-1.159
-755	-1.226	-2.525	-869
-3.368	-1.914	-2.124	-2.480
-	-	-2.360	-1.914
14.185	14.480	18.562	16.042
-380	-	-380	-
-37	-346	-5.078	-687
-50.192	-36.725	-50.192	-43.323
-	-3.000	-	-3.000
12.640	-	12.640	-
-	-910	-	-
-	-3.917	-	-
-	-10.000	-	-10.000
-	-110	-	-
7.310	7.851	7.350	6.573
-30.659	-46.937	-35.660	-50.437
-1.952	-	-1.952	-
-	-	2.200	3.800
-	-	-764	-265
-1.408	-14.436	-1.408	-14.171
-22.570	-9.756	-22.570	-9.756
-25.930	-24.940	-24.494	-21.140
-42.404	-57.397	-41.592	-55.535
199.962	255.163	204.142	256.112
157.558	197.766	162.550	200.577

Additional data and information (amounts in Euro thousand):

- The Company has been audited by tax authorities up to 2007. For further information refer to Note 16 on the Condensed Consolidated and Company Interim Financial Information for the nine months ended 30 September 2009.
- The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias S.A. (registered offices in Greece), which owns 55,539% of the Company's ordinary shares, by the full consolidation method.
- The fixed assets of the Company are free of charges and encumbrances. A first rate mortgage of €11,839 has been registered in favour of Bancpost SA over a property of Eliade Tower S.A. (subsidiary), located at 18 Mircea Eliade Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of €3,810 thousand has been registered in favour of Eurobank EFG AD Beograd over a property of Reco Real Property A.D. (subsidiary) located at 7-9 Terazije Street, Belgrade, Serbia. A first rate mortgage of €9,497 in favour of Banca Romanensa over a property of Retail Development SA. (subsidiary), located in Iasi, Romania. A first rate mortgage of €27,073 in favour of Eurobank EFG Luxembourg over the property of Sefereco Development S.A. (subsidiary), located at Dimitrie Pompeiu Bd, Bucharest, Romania.
- The tax authorities issued final tax assessments for both the Company and ELDEPA during November 2005 for additional income taxes, VAT and penalties totalling €3,320 for the open tax years up to 31.12.2004. The Company's management, based on the advice of its tax lawyers, has disputed additional assessments of income taxes, VAT and penalties totalling €2,874 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. No provisions for the later amounts finally assessed by the tax authorities is necessary since the Management of the Company does not anticipate any significant liabilities to arise. Except from the above, no other legal disputes or court decisions exist.
- The total number of employees at period end was 17 (2008: 13).
- As of 30 September 2009 the company has accounted for a cumulative provision of a) Difference under dispute €0, b) unaudited tax years €0, c) other provisions €783.
- The related party transactions of the Group are as follows: a) Revenues € 19.017 b) Expenses € 3.414, c) Receivables € 98.247 d) Payables € 61.829 The related party transactions of the Company are as follows: a) Revenues € 14.244 b) Expenses € 1.408 c) Receivables € 97.302, d) Payables € 23.015. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits 422, b) Receivables €0 and c) Payables €0.
- Total comprehensive income for the period ended amounts to € -391 thousand and relates to exchange rate differences.
- As of September 2009 the Company has acquired 270,681 own shares, at the total value of €1,949 and at an average price of € 7,20 per share (note 9).

Maroussi 27 October 2009

The Chairman of the BoD

The General Manager  
Executive Member of the BoD

The Chief Financial Officer

Chief Accountant

Nikolaos A. Bertzos  
I.D. No Π 070963

George Chryssikos  
ID No. N 161578

Stylianos Probonas  
ID No Z 722634

Evangelos Tentis  
PERM. NO 064953