

Eurobank Properties REIC. nmission Decision Number 11/352/21.9.2005 - Siniosoglou 6, 142 34, Nea Ionia

Summary financial data and information for the three-month period ended 31 March 2009 According to.Capital Markets Commision Decision 4/507/28.04.2009 of the Board of Direcotrs

The financial information listed below, extacted 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 recommediate for the Company where the full financial statements are available, including the legal auditors opinion when required. ended to the reader, before any investment decision or transaction is performed with the Company, to visit the

Company's website

Σινδοσγλου 6, 142 34, Νέα Ιωνία Δωχείριση Χορτοφυλακίου Ακόνητης Περιουσίας 365(06)(9/66) 2 Υπουργία Ακόπτυξης 11/352/21 9,0005 28/04/2009 COMPANY'S DATA
Registered office:
Main Activity:
Register No:
Authority in charge:
Capital Market Commission Decision Number:
Date of approval of the financial statements

Chairman-Executive Member
Vice Chairman
Executive Member
Independent Non Executive Member
Independent Non Executive Member
Independent Non Executive Member
Independent Non Executive Member

Statement of Financial Position as at 31 March 2009 Amounts in Euro thousand				
Compar		•	Gro	
31.03.2009	31.12.2008	i	31.03.2009	31.12.2008
		ASSETS		
463.342		Investment property	584.140	578.289
483		Own occupied property, plant and equipment	483	468
		Properties under construction		7.299
61.908		Investment in subsidiaries		-
		Intnagible assets including goodwil	335	335
		Deferred tax asset	263	709
10.000	10.000	Other non-current assets	10.000	10.000
535.733	538.264	Total non-current assets	595.221	597.100
		•		
1.416	1.347	Trade receivables	1.827	1.372
4.847	6.539	Other Assets	5.657	6.528
189,398	199.962	Cash and cash equivalents	194.476	204.142
195,661		Total current assets	201,960	212.042
170.001	207.040	Total carrent assets	201.700	212.042
731.394	746 112	TOTAL ASSETS	797.181	809.142
731.394	740.112	TOTAL ASSETS	/9/.101	809.142
		EQUITY		
129.754	129.930	Share capital	129.754	129.930
466,749		Share premium	466.749	466,749
6.549		Other reserves	7.544	7.058
98,655		Retained earnings	106.965	116,670
701.707	711.564	Retained earnings	711.012	720,407
701.707	711.504	•	711.012	720.407
		LIABILITIES		
196	203	Deferred income	196	203
22,429	22 500	Demoninas instrutina finance lessos	73.328	71,980
		Borrowings, including finance leases		
22.429	22.598	Total non-current liabilities	73.328	71.980
5.039	8 123	Trade and other payables	6.579	9,505
26		Dividends payable	26	26
141		Provision	567	567
620		Current income tax liabilities	640	2.026
1,236		Borrowings, including finance leases	4.833	4.428
1.230	1.514	borrowings, including findlice leases	4.033	4.420
7.062	11.747	Total current liabilities	12.645	16.552
00.107			0/4/0	00 705
29.687	34.548	TOTAL LIABILITIES	86.169	88.735

STATEMENT OF CHANGES IN EQUITY Amounts in Euro thousand				
Company			Group	
31.03.2009	31.03.2008		31.03.2009	31.03.2008
		- Balance at the beginning of the period (01.01.200)	9 and	
711.564	700.069	01.01.2008repsectivly)	720.407	700.958
-	-	Other coprehensive income after tax	487	-45
12.889	11.174	- Profit after tax for the period	12.864	12.753
12.889		Total coprehensive income for the period after tax	13.351	12.708
-176	-	Acquisition of ow shares	-176	
-22.570	-9.760	Dividend distributed	-22.570	-9.760
		-Balance at the period end		
701.707	701.483	(31.03.2009 and 31.03.2008 repsectively)	711.012	703.906

		Statement of comprehensive income for the period	ended 31 March 2009			
		Amounts in Euro thousand				
	Company				Group	
	Current period			Current period		
	ng Operations		_	Continuing Operations		
1.1 - 31.03.2009	1.1 - 31.03.2008		_	1.1 - 31.03.2009	1.1 - 31.03.2008	
Ì						
8.028	7.875 R	tental income		10.268	8888	
3.281		let gain from the fair value adjustment of investment properties		2.335	4.883	
41		Sain on disposal of investment properties		41		
-618	-1.213 L	ess: Investment property related expenses		-1.025	-1.342	
10,732	10.546.6	iross Revenue		11.619	12.429	
10.338	10.022 E	BIT		11.101	11.869	
13.509	12.122 P	rofit before tax		13.504	13.708	
12.889	11.174 P	rofit after tax		12.864	12.753	
		distributed to:				
12.889		Owners of the parent		12.864	12.753	
		finority interest				
		Other comprehensive income/ (loss) after tax		487,00	-45	
12.889		otal comprehensive income/(loss) after tax distributed to:		13.351	12.708	
12.889		Owners of the parent finority interest		13.351	12.708	
0,2114		arnings per share (expressed in € per share)		0,2110	0,2091	
10.348	10.031 E	BITDA		11.111	11.879	

Company	CASH FLOW STATEMENT		Group
1.1 31.03.2009 1.1 - 31.03.2008		1.1 - 31.03.2009	1.1 - 31.03.2008
	Operating activities:		
13.509	12.122 Profit before tax (continuing operations) Adjustments for:	13.504	13.708
10	9 Depreciation	10	10
-3.281	-3.884 Increase in fair value of investment property	-2.335	-4.833
-41	Gain on disposal of investment property	-41	-
9.900	0 Proceeds on disposal of investment property	9.900	-
-7	 -7 Results (income, expenses, gains and losses) of investment operations 	-7	-7
	-2.530 Interest income	-3.509	-2.539
319	430 Interest and other related expenses	1.106	700
	Increase/decrease - adjustments to operating activities and working capital changes		
1.623	-346 Decrease / (increase) in receivables	416	-651
-3.133	-802 (Decrease) / increase in payables (exl. borrowings) Less:	-1.885	-629
-287	-1.062 Interest and related expenses paid	-1.072	-1.410
	-1.520 Income taxes paid	-1.942	-1.536
13.180	2.410 Net cash from operating activities (a)	14.145	2.813
	Investing activities		
	-284 Capital expenditure on investment properties	-2.089	-1.098
	20.596 Acquisition of investment properties	-4.062	-26.486
	-3.000 Acquisition of investment properties under development	-	-3.000
•	110 Refund from final price calulation of Eliade Tower S.A3.917 Acquisition of local subsidiaries		
		-	-2.263
3.232	-2.263 Advances for the acquisition of investment properties 1.067 Interest received	3,476	-2.263 1.616
	28.883 Net cash from / (used in) investing activities (b)	-2.675	-31.231
	Fianancing activities		
-176	Acquisition of own shares	-176	
	-748 Costs associated with share offering		-748
	0 Proceeds from borrowings	2,200	2.423
	13.903 Repayment of loans	-	-13.903
-168	0 Repayment of finance leases	-590	-130
-22.570	-9.758 Dividends paid	-22.570	-9.758
-22.914	Net cash used in financing activities (c)	-21.136	-22.116
	Net increase / (decrease) in cash and cash equivalents for the period		
-10.564 -	50.882 (a)+(b)+(c)	-9.666	-50.534
199.962 29	55.163 Cash and cash equivalents at the beginning of the period - Exchange losses on cash and cash equivalents	204.142	256.112 -31
189.398 2	04.281 Cash and cash equivalents at the end of the period	194,476	205.547

731.394 746.112 TOTAL EQUITY AND LIABILITIES

Additional data and information (amounts in Euro thousand):
1. The Company has been audited by tax authorities up to 2004. For further information refer to Note 6 and 12 of the three month Condensed Consolidated and Company Interim Financial Statements for the three month period ended 31 March 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 55,54% of the Company's ordinary shares, by the full consolidation method.

3. The fixed assets of the Company are free of charges and encumbrances. A first rate mortgage of €4.000 thousand has been registered favour of Eurobank EFG AD Beograd over a property of Eliade Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of €4.000 thousand has been registered favour of Eurobank EFG AD Beograd over a property of Eliade Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of €4.000 thousand has been registered favour of Cooperative Bank of Chania over a property of Kalempoiss Tours and Cargo S.A. (subsidiary), located at 5thimatiari, Violotia (Central Greece). A first rate mortgage ef £4.859 in favour of Cooperative Bank of Chania over a property of Kalempoiss Tours and Cargo S.A. (subsidiary), located at 5thimatiari, Violotia (Central Greece). A first rate mortgage ef £4.859 in favour of Cooperative Bank of Chania over a property of Kalempoiss Tours and Cargo S.A. (subsidiary), located at 5thimatiari, Violotia (Central Greece). A first rate mortgage ef £4.000 thousand has been registered favour of Cooperative Bank of Chania over a property of Kalempoiss Tours and Cargo S.A. (subsidiary), located at 5thimatiari, Violotia (Central Greece). A first rate mortgage ef £4.000 thousand has been registered favour of Cooperative Bank of Chania over a property of Kalempoiss Tours and Cargo S.A. (subsidiary), located at 5thimatiari, Violotia (Central Greece). A first rate mortgage ef £4.000 thousand has been registered favour of Cooperative Bank of Chania Over a property of Kalempoiss Tours and Cargo S.A. (subsidiary), located at 5thimatiary tour of £4.000 thousand has been registered favour of Cooperative Bank of Chania Over a property of Kenton Chanica Over a pro

A. 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 €3.340 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 €3.340 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 €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 €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 €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 €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 for 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 for 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 for 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

i. As of 31 March 2009 the company has accounted for a cumulative provision of a) Difference under dispute€0, b) unaudited tax years €0, c) other provisions € 568

7. The related party transactions of the Group are as follows: a) Revenues € 7.072 b) Expenses € 1.297, c) Receivables € 85.062 d) Payables € 39.733 The related party transactions of the Company are as follows: a) Revenues € 5.772 b) Expenses € 551 c) Receivables € 83.744, d) Payables € 20.046. The key management compensation, both for the Group and the Company, are the following: a) Salaries and other short-term employee benefits 142, b) Receivables € 30.046. The key management compensation, both for the Group and the Company, are the following: a) Salaries and other short-term employee benefits 142, b) Receivables € 30.046. The key management compensation, both for the Group and the Company, are the following: a) Salaries and other short-term employee benefits 142, b) Receivables € 30.046. The key management compensation, both for the Group and the Company, are the following: a) Salaries and other short-term employee benefits 142, b) Receivables € 30.046. The key management compensation, both for the Group and the Company, are the following: a) Salaries and other short-term employee benefits 142, b) Receivables € 30.046. The key management compensation, both for the Company, are the following: a) Salaries and other short-term employee benefits 142, b) Receivables € 30.046. The key management compensation is the Company of the Compan

8. Total coprehensive income for the period ended amounts to € 487 thousand and relates to exchange rate differences
9.4t the end of the period the Company has acquired 26,350 own shares, at the total value of € 176 and at an average price of € 6,62 per share (note 9).

797.181 809.142

Nea Ionia. 28 April 2009

The Chief Fianancial Officer

The Head of the Accounting Department

Nikolaos A. Bertsos I.D. No Π 070963

George Chryssikos ID No. N 161578

The General Manager Executive Member of the BoD

Stylianos Probonas ID No Σ 722634

Evangelos Tentis PERM, NO 064953

The Chairman of the BoD