



Eurobank Properties REIC.
Register No. 365/06/8/86/2, Capital Market Commission 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 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

Registered office: Σινώσσογλου 6, 142 34, Νέα Ιωνία
Main Activity: Διαχείριση Χαρτοφυλακίου Ακίνητης Περιουσίας
Register No: 365/06/8/86/2
Authority in charge: Υπουργείο Ανάπτυξης
Capital Market Commission Decision Number: 11/352/21.9.2005
Date of approval of the financial statements: 28/04/2009

Company's website: <http://www.eurobankproperties.gr>

Board of Directors:

Nikolaos A. Bertos Chairman-Executive Member
George Papageorgiou Vice Chairman
George Chryssikos Executive Member
Nikolaos Galetas Independent Non Executive Member
Leonidas Theoklitos Independent Non Executive Member
Dimitrios Serbelis Independent Non Executive Member
Spyridon Makridakis Independent Non Executive Member

Statement of Financial Position as at 31 March 2009			
Amounts in Euro thousand			
Company		Group	
31.03.2009	31.12.2008	31.03.2009	31.12.2008
ASSETS			
463.342	462.840	584.140	578.289
483	468	483	468
61.908	61.908	-	7.299
-	-	335	335
-	-	263	709
10.000	10.000	10.000	10.000
535.733	538.264	595.221	597.100
1.416	1.347	1.827	1.372
4.847	6.539	5.657	6.528
189.398	190.922	194.476	204.142
195.661	207.848	201.960	212.042
731.394	746.112	797.181	809.142
EQUITY			
129.754	129.930	129.754	129.930
466.749	466.749	466.749	466.749
6.549	6.549	7.544	7.058
98.655	108.336	106.965	116.670
701.707	711.564	711.012	720.407
LIABILITIES			
196	203	196	203
22.429	22.598	73.328	71.980
22.429	22.598	73.328	71.980
5.039	8.123	6.579	9.505
26	26	26	26
141	141	567	567
620	1.943	640	2.026
1.236	1.514	4.833	4.408
7.062	11.747	12.645	16.552
29.687	34.548	86.169	88.735
731.394	746.112	797.181	809.142
STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.03.2009	31.03.2008	31.03.2009	31.03.2008
711.564	700.069	720.407	700.958
-	-	487	45
12.889	11.174	12.864	12.753
12.889	11.174	13.351	12.708
-176	-	-176	-
-22.570	-9.760	-22.570	-9.760
701.707	701.483	711.012	703.906

Statement of comprehensive income for the period ended 31 March 2009			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.03.2009	1.1 - 31.03.2008	1.1 - 31.03.2009	1.1 - 31.03.2008
Operating activities:			
8.028	7.875	10.268	8888
3.281	3.884	2.335	4.883
41	0	41	-
-618	-1.213	-1.025	-1.342
10.732	10.546	11.619	12.429
10.338	10.022	11.101	11.869
13.509	12.122	13.504	13.708
12.889	11.174	12.864	12.753
-	-	-	-
-	-	-	-
12.889	11.174	12.864	12.753
-	-	-	-
-	-	-	-
12.889	11.174	12.864	12.753
-	-	-	-
0.2114	0.1832	0.2110	0.2091
10.348	10.031	11.111	11.879
CASH FLOW STATEMENT			
Company		Group	
1.1 - 31.03.2009	1.1 - 31.03.2008	1.1 - 31.03.2009	1.1 - 31.03.2008
13.509	12.122	13.504	13.708
-	-	-	-
10	9	10	10
-3.281	-3.884	-2.335	-4.833
-41	0	-41	-
9.900	0	9.900	-
-7	-7	-7	-7
-3.490	-2.530	-3.509	-2.539
319	430	1.106	700
1.623	-346	416	-651
-3.133	-802	-1.885	-629
-	-	-	-
-287	-1.062	-1.072	-1.410
-1.942	-1.520	-1.942	-1.536
13.180	2.410	14.145	2.813
Investing activities			
-	-284	-2.089	-1.098
-4.062	-20.596	-4.062	-26.486
-	-3.000	-	-3.000
-	110	-	-
-	-3.917	-	-
-	-2.263	-	-2.263
3.232	1.067	3.476	1.616
-830	-28.883	-2.675	-31.231
Financing activities			
-176	-	-176	-
-	-748	-	-748
-	0	2.200	2.423
-168	-13.903	-	-13.903
-22.570	0	-590	-130
-22.914	-9.758	-21.570	-9.758
-22.914	-24.409	-22.136	-22.116
-10.564	-50.882	-9.666	-50.534
199.962	255.163	204.142	256.112
-	-	-	31
189.398	204.281	194.476	205.547

Additional data and information (amounts in Euro thousand):

- 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.
- The fixed assets of the Company are free of charges and encumbrances. A first rate mortgage of €12.227 has been registered in favour of Elade Tower S.A. (subsidiary), located at 18 Mircea Eliade Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of €4.000 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 Teražije Street, Belgrade, Serbia. A first rate mortgage of €1.859 in favour of Cooperative Bank of Chania over a property of Kalampokis Tours and Cargo S.A. (subsidiary), located at Schimatari, Vioitia (Central Greece). A first rate mortgage of €29.275 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 16 (2008: 8).
- 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
- 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(€0 and c) Payables €0.
- Total comprehensive income for the period ended amounts to € 487 thousand and relates to exchange rate differences
- At 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).

Nea Ionia, 28 April 2009

The Chairman of the BoD

The General Manager
Executive Member of the BoD

The Chief Financial Officer

The Head of the Accounting Department

Nikolaos A. Bertos
I.D. No Π 070963

George Chryssikos
ID No. N 161578

Styllanos Probonas
ID No Z 722634

Evangelos Tentis
PERM. NO 064953