

Summary financial data and information for the year ended 31 December 2009
According to Law 2190/20, article 135 for companies that prepare annual financial statements according to IFRS

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
Κύρια Δραστηριότητα: Real Estate Investment Company
Register No: 365/06/B/86/2

Board of Directors:

Nikolaos A. Bertos 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

Capital Market Commission Decision Number: 11/352/21.9.2005

Date of approval of the three months interim financial statements (from which summary data were compiled): 28/01/2010

Certified Auditor Accountant: Marios Psaltis
Audit Firm: PricewaterhouseCoopers S.A. Unqualified
Audit Opinion: Unqualified
Company's website: <http://www.eurobankproperties.gr>

BALANCE SHEET INFORMATION AS AT 31 DECEMBER 2009			
Amounts in Euro thousand			
Company		Group	
31.12.2009	31.12.2008	31.12.2009	31.12.2008
ASSETS			
513.822	462.840	669.000	578.289
1.732	498	1.734	469
-	3.018	-	7.299
69.768	61.908	-	-
-	-	335	335
-	-	709	709
-	10.000	-	10.000
585.322	538.264	671.778	597.101
1.071	1.347	1.590	1.372
6.131	6.539	3.623	6.527
159.288	199.962	166.848	204.142
166.490	207.848	172.061	212.041
751.812	746.112	843.839	809.142
SHAREHOLDERS' EQUITY			
129.188	129.930	129.188	129.930
464.914	466.749	464.914	466.749
9.124	6.549	9.893	7.058
114.955	108.336	122.449	116.670
718.181	711.564	726.444	720.407
LIABILITIES			
145	203	145	203
20.463	22.598	97.445	71.980
20.463	22.598	97.445	71.980
7.558	8.263	12.324	10.072
29	27	29	26
3.234	1.943	3.436	2.026
2.202	1.514	4.016	4.428
13.023	11.747	19.805	16.552
33.631	34.548	117.395	88.735
751.812	746.112	843.839	809.142

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.12.2009	31.12.2008	31.12.2009	31.12.2008
-	-	-	-
-	-	-	-910
711.564	700.069	720.407	700.958
40.353	30.404	39.773	38.359
-	-	-	-3.917
-	-	-	-10.000
-	-	-	110
-	-	-	8.442
-	-	-	11.091
-	-	-	-40.697
-2.577	-	-2.577	-
558	-	558	-
-	-	-	-748
-31.717	-18.909	-31.717	-18.910
-	-	-	-
718.181	711.564	726.444	720.407

INCOME STATEMENT INFORMATION FOR THE YEAR ENDED			
Amounts in Euro thousand			
Company		Group	
Current period		Current period	
Continuing Operations		Continuing Operations	
1.1 - 31.12.2009	1.1 - 31.12.2008	1.1 - 31.12.2009	1.1 - 31.12.2008
32.847	32.634	42.037	39.229
9.474	-795	4.533	2.160
720	-	720	-
-2.704	-4.138	-4.388	-5.290
40.337	27.701	42.902	36.099
38.222	24.765	39.804	34.286
45.012	34.290	44.349	41.576
40.353	30.404	39.603	38.424
40.353	30.404	39.603	38.424
-	-	-	-
-	-	170	-65
40.353	30.404	39.773	38.359
40.353	30.404	39.773	38.359
-	-	-	-
0.6632	0.4984	0.6537	0.6288
38.269	24.803	39.851	34.325
0.5500 €	0.5200 €	0.5500 €	0.5200 €

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
Current period		Current period	
Continuing Operations		Continuing Operations	
1.1 - 31.12.2009	1.1 - 31.12.2008	1.1 - 31.12.2009	1.1 - 31.12.2008
45.012	34.290	44.349	41.576
-	-	-	-
47	38	47	39
-9.474	795	-4.533	-2.160
-573	-46	-680	-2.810
-	-	143	-
-7.941	-11.091	-7.994	-11.126
-108	669	-108	1.066
1.151	1.556	3.449	3.836
684	769	2.794	-669
-2.266	-3.396	901	-4.613
-761	-1.556	-3.058	-3.941
-3.293	-3.434	-3.379	-3.434
22.478	18.594	31.931	17.794
-98	-	-98	-
-302	-346	-5.742	-687
-50.740	-36.725	-50.740	-40.905
12.640	-	12.640	-
-	-	-	-
-	-	-	-
-	-	-	-
3.148	110	3.148	-10.000
8.442	11.091	8.499	11.126
-26.910	-40.697	-32.293	-40.466
-	-	-	-
-	-748	-	-748
-2.577	-	-2.577	-
-	-	2.200	3.800
-	-	-2.890	-
-	-	-1.951	-13.444
-1.951	-13.444	-31.714	-18.906
-31.714	-18.906	-31.714	-18.906
-36.242	-33.098	-36.932	-29.298
-40.674	-55.201	-37.294	-51.970
199.962	255.163	204.142	256.112
159.288	199.962	166.848	204.142

Πρόσθετα στοιχεία και πληροφορίες (ποσά σε χιλιάδες ευρώ):

- The Company has been audited by tax authorities up to 2007. For further information refer to Note 19 on the Condensed Consolidated and Company Financial Statements
- 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 €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 Romana 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 Seferico 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 Tavros Prototy Anapixi SA (subsidiary), located in Athens, Greece.
- 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 auditors, 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 19 (2008: 17).
- As of 31 December 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 € 24.916 b) Expenses € 4.010 c) Receivables € 64.794 d) Payables € 60.141 The related party transactions of the Company are as follows: a) Revenues € 18.349 b) Expenses € 1.688 c) Receivables € 64.614, d) Payables € 22.260. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits 1.093, b) Receivables €0 and c) Payables €0.
- Total comprehensive income for the period ended amounts to € 170 thousand and relates to exchange rate differences.
- As of 31 December 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).

Marousi 29 January 2010

The Chairman of the BoD

The General Manager
Executive Member of the BoD

The Chief Financial Officer

Chief Accountant

Nikolaos A. Bertos
I.D. No Π 070963

George Chryssikos
ID No. N 161578

Stylianios Probonas
ID No Σ 722634

Evangelos Tentis
PERM. NO 064953