

EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY
HELLENIC CAPITAL MARKET COMMISSION EDICT REFERENCED 11/352/21.9.2005
REGISTERED OFFICES: 117 KIFISIAS STREET, GR 151 24, MAROUSI

INVESTMENTS SCHEDULE 31.12.2009

S/N	DESCRIPTION OF PROPERTY		VALUE OF PROPERTY					CURRENT USE OF PROPERTY	INSURANCE COVERAGE			LEASE DETAILS						
	LOCATION AND ADDRESS	SURFACE IN S.M. LAND BUILDING	BOOK VALUE (1)	TAX VALUE (2)	FAIR VALUE (3)	% ON TOTAL INVESTMENTS (4)	FAIR VALUE SURPLUS (5) - (1)		INSURANCE CONTRACT	INSURED CAPITAL OF ASSET 2009	INSURED CAPITAL FOR CIVIL INDEMNITY 2009	TOTAL INSURED CAPITAL 2009	RISKS COVERED BY INSURANCE CONTRACT	TENANT	YEAR AND DURATION OF LEASE	MONTHLY RENTAL 31/12/2009	OTHER INFORMATION	
1	Office building with a retail store on the ground floor	Stadiou 49, Athens	457,07	3.712,00	15.277.120	8.751.215	14.924.864,00	1,88%	352.256	Office building with a retail store on the ground floor	Contract for property damage 29100975, Duration 1/1/2009-1/1/2010, and Contract for property damage 117376485794, Duration 1/1/2009-1/1/2010, and Contract for property damage FTI 29081833, Duration 15/05/2009-1/1/2010, FTI73039 Duration 15/05/2009-1/1/2010 and contract for civil indemnity 4910056 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5660375610, Duration 1/1/2009-1/1/2010	4.722.159,36	120.000,00	4.842.159,36	Glou Bros (2001-2021)	20 Years	63.856,26	
														H & M (2007-2031)	14 Years	11.012,15		
2	Three building office complex	Agrou Dimitriou 63, Alimos	26.635,00	26.331,85	37.375.608	20.705.732	43.324.114,00	5,76%	5.948.506	Office building	Contract for property damage 29101003, Duration 1/1/2009-1/1/2010, and Contract for property damage 117371486034, Duration 1/1/2009-1/1/2010, and Contract for property damage ATE-10624179/FTI 00183396, Duration 1/1/2009-1/1/2010, and Contract for property damage FTI 001941960, Duration 1/6/2009-1/1/2010, and Contract for property damage 3690171, Duration 31/12/2008-31/12/2009, Contract for property damage 2010465, Duration 1/6/2009-1/6/2010, and contract for civil indemnity 4910073 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5661479608 Duration 1/1/2009-1/1/2010	18.642.034,46	120.000,00	18.762.034,46	EFG Eurobank Ergasias (2003-2020)	17 Years	13,57	
														DIA Helas (2002-2014)	12 Years	20.973,96		
														Maniopoulos Bros (2002-2016)	14 Years	3.765,38		
														Sephora (2003-2014)	11 Years	16.174,86		
														Carrefour Marousi (2001-2016)	15 Years	31.866,02		
														Carrefour Marousi (2002-2016)	14 Years	51.496,86		
														Marks & Spencer (2003-2014)	11 Years	11.019,37		
														Maniopoulos Coffee Company (2002-2014)	12 Years	9.846,17		
														Famer AVE (2002-2016)	14 Years	69.240,45		
														Schering Plough (2006-2018)	12 Years	55.641,68		
														Vodafone (2006-2018)	12 Years	1.683,01		
														Solway (2008-2014)	6 Years	16.908,75		
														Issen (2008-2018)	10 Years	7.716,60		
														ThinkBeauty (2002-2014)	12 Years	3.732,24		
														GAP (2008-2014)	6 Years	3.414,76		
3	Retail	Demokratias Square 9, Agrinio	249,38	363,37	603.361	595.632	873.566	0,12%	270.175	Bank's Branch	Contract for property damage 29100981, Duration 1/1/2009-1/1/2010, and Contract for property damage 117423485917, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910046 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5658775986 Duration 1/1/2009-1/1/2010	267.040,47	120.000,00	387.040,47	EFG Eurobank Ergasias (2009-2011)	12 Years	4.253,37	
4	Retail	G. Tseva & Pitarou 100, Thiva	276,59	368,52	145.736	316.793	696.695,00	0,11%	709.959	Bank's Branch	Contract for property damage 29100963, Duration 1/1/2009-1/1/2010, and Contract for property damage 117421485909, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910040 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5656775984 Duration 1/1/2009-1/1/2010	359.728,45	120.000,00	479.728,45	EFG Eurobank Ergasias (2009-2011)	12 Years	2.977,37	
5	Retail	Kirentou & Farmakidou, Chalkida	1.460,00	292,50	113.696	263.888	533.366,00	0,87%	419.670	Bank's Branch	Contract for property damage 29100956, Duration 1/1/2009-1/1/2010, and Contract for property damage 117420485869, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910043 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5656775981 Duration 1/1/2009-1/1/2010	186.832,17	120.000,00	306.832,17	EFG Eurobank Ergasias (2009-2011)	12 Years	2.339,35	
6	Office building with a retail store on the ground floor	Ionos Dragoum 22, Thessaloniki	221,80	1.166,99	818.723	2.011.578	3.709.851,00	0,49%	2.891.128	Office and retail store	Contract for property damage 29100997, Duration 1/1/2009-1/1/2010, and Contract for property damage 117401485984, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910043 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5656775981 Duration 1/1/2009-1/1/2010	1.424.043,74	120.000,00	1.544.043,74	EFG Eurobank Ergasias (2009-2011)	12 Years	25.520,31	
7	Retail	Agrou Andreou 26, Patra	311,25	1.107,40	658.120	1.474.549	3.367.888,44	0,45%	2.709.769	Bank's Branch	Contract for property damage 29100955, Duration 1/1/2009-1/1/2010, and Contract for property damage 11742485906, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910041 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659375996 Duration 1/1/2009-1/1/2010	1.136.882,84	120.000,00	1.256.882,84	EFG Eurobank Ergasias (2009-2011)	12 Years	19.140,24	
8	Retail	Vasilissa Konstantinou 2, Xanthi	132,25	236,66	583.179	302.270	662.060,00	0,89%	78.871	Bank's Branch	Contract for property damage 29100959, Duration 1/1/2009-1/1/2010, and Contract for property damage 117423485914, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910045 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5658675988 Duration 1/1/2009-1/1/2010	194.794,17	120.000,00	314.794,17	EFG Eurobank Ergasias (2009-2011)	12 Years	3.362,86	
9	Retail	Diminados 171, Volos	541,58	340,96	307.625	619.335	1.696.490,00	0,23%	1.388.866	Bank's Branch	Contract for property damage 29100952, Duration 1/1/2009-1/1/2010, and Contract for property damage 117420485904, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910039 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659475997 Duration 1/1/2009-1/1/2010	443.053,93	120.000,00	563.053,93	EFG Eurobank Ergasias (2009-2011)	12 Years	12.441,16	
10	Office building with a retail store on the ground floor	Kifissias 117, Marousi	1.014,45	2.762,72	7.472.523	4.378.193	8.396.207,95	1,11%	883.686	Office and Bank's Branch	Contract for property damage 29100966, Duration 1/1/2009-1/1/2010, and Contract for property damage 11744485972, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910049 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5656775980 Duration 1/1/2009-1/1/2010, FTI48300141 Duration 25/5/2009 - 7/8/2009, FTI500619 Duration 25/5/2009 - 7/8/2009	14.864.468,18	120.000,00	14.984.468,18	EFG Eurobank Ergasias (2001-2012)	12 Years	34.143,73	
														EFG Eurobank Ergasias (2001-2013)	12 Years	7.628,75		
														Alco AG Life (2007-2019)	12 Years	6.879,26		
11	Two building office complex with common basement and a retail store on the ground floor of one of the two buildings	Agrou Konstantinou 99-61, Marousi	5.974,22	14.084,54	29.583.905	17.545.269	28.425.486,33	3,78%	-1.158.419	Office and restaurant	Contract for property damage 29100968, Duration 1/1/2009-1/1/2010, and Contract for property damage 117447485929, Duration 1/1/2009-1/1/2010, FTI29635988 Duration 1/6/2009 - 1/1/2010 and contract for civil indemnity 4910050 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659775991 Duration 1/1/2009-1/1/2010, FTI49300189 Duration 1/6/2009 - 1/1/2010, FTI76993 Duration 1/6/2009 - 1/6/2010	1.249.468,13	120.000,00	1.369.468,13	Privatsea Projects (2003-2015)	12 Years	3.945,18	
														Reckitt Benckiser (2007-2019)	12 Years	25.132,98		
														Seke Technical Services (2003-2015)	12 Years	7.074,90		
														Vivaci (2006-2018)	12 Years	62,99		
														F&M Sparks S.A. (2004-2015)	12 Years	10.048,06		
														EFG Eurobank Ergasias (2005-2016)	12 Years	474,96		
														ENNIOIA S.A. (2007-2018)	11 Years	29.500,00		
														CYTA HELLAS S.A. (2008-2020)	12 Years	7.541,22		
														Eurotel Team III (2008-2011)	3 Years	6.818,36		
														AG Helas S.A. (2008-2019)	12 Years	16.556,75		
														CYTA HELLAS SA (2009-2021)	12 Years	3.856,80		
														Fresh Gourmet (2009-2021)	12 Years	11.774,40		
12	Office	Vouliagmenis 4 & Kokkini, Athens	206,15	1.131,04	1.917.397	1.264.227	2.716.258,10	0,36%	798.862	Office	Contract for property damage 29100968, Duration 1/1/2009-1/1/2010, and Contract for property damage 117447485929, Duration 1/1/2009-1/1/2010, FTI29635988 Duration 1/6/2009 - 1/1/2010 and contract for civil indemnity 4910050 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659775991 Duration 1/1/2009-1/1/2010, FTI49300189 Duration 1/6/2009 - 1/1/2010, FTI76993 Duration 1/6/2009 - 1/6/2010	1.249.468,13	120.000,00	1.369.468,13	EFG Eurobank Ergasias (2001-2012)	12 Years	200,00	
														Euronet Odor (2009-2010)	1 Year	2.166,66		
13	Office	Vouliagmenis, Kalliros 1 & Kokkini, Athens	150,30	811,20	1.633.291	905.674	2.042.036,34	0,27%	408.746	Office	Contract for property damage 29100970, Duration 1/1/2009-1/1/2010, and Contract for property damage 117448485930, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910052 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659775984 Duration 1/1/2009-1/1/2010, FTI29635992 Duration 1/6/2009 - 1/1/2010 and contract for civil indemnity 4910051 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659675982 Duration 1/1/2009-1/1/2010, FTI49300188 Duration 1/6/2009 - 1/1/2010 and FTI50984 Duration 1/6/2009 - 1/1/2010	969.370,74	120.000,00	1.089.370,74	EFG Eurobank Ergasias (2001-2012)	12 Years	150,00	
														Euronet Odor (2009-2010)	1 Year	2.166,66		
14	Underground parking spaces	Kalliros 5, Peraisou & Kokkini, Athens	1.219,80	1.107,87	676.502	344.839	800.029,15	0,12%	223.518	Underground parking spaces	Contract for property damage 29100971, Duration 1/1/2009-1/1/2010, and Contract for property damage 117448485932, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910052 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659775984 Duration 1/1/2009-1/1/2010	448.256,45	120.000,00	568.256,45	EFG Eurobank Ergasias (2001-2012)	12 Years	4.054,70	
15	Retail	Athens 358-360, Athens	675,60	873,00	1.494.470	1.520.874	2.524.200,00	0,34%	1.029.731	Office	Contract for property damage 29100974, Duration 1/1/2009-1/1/2010, and Contract for property damage 117410485868, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910055 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5660275908 Duration 1/1/2009-1/1/2010	861.796,17	120.000,00	981.796,17	EFG Eurobank Ergasias (2001-2013)	12 Years	16.290,05	
16	Office	Papadimitriou 7	417,27	1.385,43	4.000.000	2.346.620	3.951.452,00	0,53%	44.548	Office	Contract for property damage 29101011, Duration 02/02/2009-1/1/2010, and Contract for property damage 117342485737, Duration 02/02/2009-1/1/2010, and contract for civil indemnity 4910079 Duration 02/02/2009-1/1/2010, and contract for civil indemnity 5662375966 Duration 02/02/2009-1/1/2010	1.796.288,40	120.000,00	1.916.288,40	ICAP (2009-2010)	3 Years	28.667,00	
17	Office building	Sorou 8-10, Marousi	4.141,62	6.765,00	19.254.871	9.115.767	18.287.333,10	2,43%	-867.538	Office	Contract for property damage 29100973, Duration 1/1/2009-1/1/2010, and Contract for property damage 117334486029, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910054 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5660175906 Duration 1/1/2009-1/1/2010	6.468.796,91	120.000,00	6.588.796,91	WIND (2001-2017)	16 Years	88.286,41	
														CYTA HELLAS SA (2009-2010)	1 Year	840,00		
														INTRALOT (2009-2011)	2 Years	6.000,00		
18	The floor of an office building	Laodikeas 16, Biezia	1.973,30	390,52	1.666.473	946.674	1.989.002,32	0,26%	322.529	Office	Contract for property damage 29100964, Duration 1/1/2009-1/1/2010, and Contract for property damage 117448485928, Duration 1/1/2009-1/1/2010, and contract for civil indemnity 4910048 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5659775984 Duration 1/1/2009-1/1/2010	770.545,61	120.000,00	890.545,61	D.O.L. (2008-2020)	12 Years	11.112,13	
19	Office building with a retail store on the ground floor	Agrou Konstantinou 49 & Grammos	4.907,36	4.819,28	3.533.013	1												

21	Retail	Emma 33-35, Athens	501.00	4,640.87	19,303.825	13,474.383	29,866.6172	3.97%	10,505.836	Retail Store	Contract for property damage 29101004 Duration 1/12009-1/12010, and Contract for property damage 117538486036, Duration 1/12009-1/12010, and Contract for property damage ATE 10624177 Duration 1/12009 - 1/12010, and Contract for property damage ATE-10624177(7) 021833697, Duration 1/12009-1/12010, and Contract for property damage ATE-10624177(7) 021942008, Duration 1/06/2009-1/01/2010, and Contract for property damage ATE-1066866(7) 01750416, Duration 1/01/2009-1/4/2009, and Contract for property damage ATE-1066866(7) 01187620, Duration 1/4/2009-1/7/2009, Contract for property damage 29105432 Duration 1/8/2009 - 1/8/2010 and contract for civil indemnity 49100074 Duration 1/1/2009-1/1/2010, and contract for civil indemnity 5661175621 Duration 1/1/2009-1/1/2010	7,485,891.72	120,000.00	7,606,891.72
22	Chilled Warehouse	57th Lania National Motorway 1	57,791.30	17,223.00	12,039,156	6,048,283	10,081,620.07	2.40%	6,042,520	Chilled warehouse	Contract for property damage 29101026, Duration 1/12009-1/12010, and Contract for property damage 117529486018, Duration 1/12009-1/12010, and Contract for property damage 29100881, Duration 1/12009-1/12010, Contract for property damage 117413485871, Duration 1/12009-1/12010, and contract for civil indemnity 49100058 Duration 1/12009-1/12010, and contract for civil indemnity 5658475683 Duration 1/12009-1/12010	16,024,182.22	120,000.00	16,144,182.22
23	Land plot with an industrial building	Pikermiou-Spatou Avenue	50,620.94	5,362.54	1,640,564	2,679,256	5,218,817.72	0.69%	3,579,254	industrial building	Contract for property damage 29100972 Duration 1/12009-1/12010, and Contract for property damage 117454485929, Duration 1/12009-1/12010, and contract for civil indemnity 49100003 Duration 1/12009-1/12010, and contract for civil indemnity 5650775605 Duration 1/12009-1/12010	648,000.00	120,000.00	768,000.00
24	Office building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building A)	11,363.40				26,650,520.00	3.54%		Office building with underground parking spaces				
25	Office building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building B)	3,130.04				12,509,709.00	1.66%		Office building with underground parking spaces				
26	Office building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building C)	8,151.77		67,733,340	23,943,308	14,082,973.00	1.87%	8,731,861	Office building with underground parking spaces				
27	Office building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building D)	13,867.40				23,221,999.00	3.09%		Office building with underground parking spaces				
28	Office building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building E)	10,692.67				20,681,550.00	2.75%		Office building with underground parking spaces				
29	Retail building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building F)	662.76		27,697,590	6,909,424	1,763,791.00	0.23%	5,468,810	Retail store and Bank's Branch				
30	Office building with underground parking spaces	Filika Elerias, Iolkou, Atsekou Paragouli 8 & Sinoceoglu (Building G)	5,442.62				10,721,067.00	1.43%		Office building with underground parking spaces				
31	Two building office complex with basements	Kyprou & Archimedeou, Mouschatou	3,392.10	12,083.00	14,295,641	10,225,711	19,301,747.00	2.57%	5,006,106	Office, storage basements and parking spaces	Contract for property damage 29100982, Duration 1/12009 - 1/12010, and Contract for property damage 117544485120, Duration 1/12009 - 1/12010, and contract for civil indemnity 49100059 Duration 1/12009 - 1/12010 and contract for civil indemnity 5650575613 Duration 1/12009 - 1/12010	12,641,991.36	120,000.00	12,761,991.36
32	Retail	72 Pentelis Avenue	1,064.63	393.35	2,212,742	1,224,985	2,316,391.94	0.31%	103,650	Retail Store	Contract for property damage 29100983, Duration 1/12009 - 1/12010, and Contract for property damage 117473485993, Duration 1/12009 - 1/12010, and contract for civil indemnity 49100060 Duration 1/12009 - 1/12010, and contract for civil indemnity 5650575614 Duration 1/12009 - 1/12010	445,318.00	120,000.00	565,318.00
33	Office building with underground parking spaces	Αναγ. Βυζαντιού & Κορυμπουρκίου	12,398.83	17,746.96	24,491,082	22,731,980	24,902,701.00	3.31%	411,619	Office	Contract for property damage 29100984, Duration 1/12009 - 1/12010, and Contract for property damage 117377485785, Duration 1/12009 - 1/12010, and contract for civil indemnity 49100061 Duration 1/12009 - 1/12010, and contract for civil indemnity 5650775615 Duration 1/12009 - 1/12010	20,996,029.00	120,000.00	21,116,029.00
34	Retail	Kanari 3 Kissas 1-3 & Fedration 4-6	301.86	737.00	2,781,860.29	1,479,677	1,498,689.00	0.20%	-1,282,271	Retail				
34	Retail	Kanari 3 Kissas 1-3 & Fedration 4-6	513.93		1,610,224.69	2,442,738	2,792,035.77	0.37%	1,181,811	Retail	Contract for property damage 29100985, Duration 1/12009 - 1/12010, and Contract for property damage 117344485752, Duration 1/12009 - 1/12010, and contract for civil indemnity 49100062 Duration 1/12009 - 1/12010, and contract for civil indemnity 5650575616 Duration 1/12009 - 1/12010	1,156,196.07	120,000.00	1,276,196.07
37	Office building with a retail store on the ground floor	Voukourouliou 22 & Valeorou 3	363.38	2,035.40	10,456,238	7,575,826	13,822,329.00	1.84%	3,366,091	Retail office	Contract for property damage 29100987, Duration 01/01/2009 - 1/12010, and Contract for property damage 117395485778, Duration 01/01/2009 - 1/12010, and contract for civil indemnity 49100063 Duration 01/01/2009 - 1/12010, and contract for civil indemnity 5650775617 Duration 1/12009 - 1/12010	2,536,580.66	120,000.00	2,656,580.66
38	Office	Othonos 6	1,215.33	788.50	4,773,251	2,963,498	4,300,999.00	0.57%	-472,252	Office	Contract for property damage 29100994, Duration 01/01/2009 - 1/12010, and Contract for property damage 117476485996, Duration 01/01/2009 - 1/12010, and contract for civil indemnity 49100069 Duration 01/01/2009 - 1/12010, and contract for civil indemnity 5651875664 Duration 1/12009 - 1/12010	1,141,104.96	120,000.00	1,261,104.96
39	Office building with a retail store on the ground floor	Santaroza 7	315.00	2,136.50	5,396,825	4,793,015	5,335,668.00	0.71%	-61,267	Retail office	Contract for property damage 29100993, Duration 01/01/2009 - 1/12010, and Contract for property damage 117412485870, Duration 01/01/2009 - 1/12010, and contract for civil indemnity 49100060 Duration 01/01/2009 - 1/12010, and contract for civil indemnity 5651875665 Duration 1/12009 - 1/12010	2,523,474.00	120,000.00	2,643,474.00
40	Listed office building with a retail store on the ground floor	Santaroza 5	492.81	2,336.00	5,312,166	5,546,492	5,227,147.00	0.69%	-85,018	Retail office	Contract for property damage 29100992, Duration 01/01/2009 - 1/12010, and Contract for property damage 117476485995, Duration 01/01/2009 - 1/12010, and contract for civil indemnity 49100067 Duration 01/01/2009 - 1/12010, and contract for civil indemnity 5658375681 Duration 1/12009 - 1/12010	2,585,290.32	120,000.00	2,705,290.32
41	Office building with a retail store on the ground floor	Kalliros 21 & Menestrou 1	467.09	2,235.57	4,528,699	1,542,009	4,895,304.32	0.65%	337,606	Retail office	Contract for property damage 29100988, Duration 01/01/2009 - 1/12010, and Contract for property damage 117409485866, Duration 01/01/2009 - 1/12010, and contract for civil indemnity 49100065 Duration 01/01/2009 - 1/12010, and contract for civil indemnity 5652175681 Duration 1/12009 - 1/12010	2,450,848.43	120,000.00	2,570,848.43

18 Years (2002 - 2020)	143,000.00		
12 Years (2003 - 2014)	140,949.76		
-	-		
20 Years (2006 - 2026)	181,749.20		
20 Years (2006 - 2026)	97,050.18		
20 Years (2006 - 2026)	79,186.61		
12 Years (2006-2018)	6,968.80		
12 Years (2006 - 2018)	117.26		
12 Years (2006 - 2018)	20,261.58		
9 Years (2005 - 2014)	7,805.40		
20 Years (2006 - 2026)	81,485.83		
12 Years (2006-2020)	354.80		
9 Years (2008-2011)	2,413.23		
9 Years (2005 - 2014)	124,617.26		
20 Years (2006 - 2026)	1,546.38		
20 Years (2006 - 2026)	11,902.38		
16 Years (2006 - 2022)	2,746.70		
2007 - 2019	5,481.41		
20 Years (2006 - 2026)	2,159.13		
9 Years (2005 - 2014)	842.03		
20 Years (2006 - 2026)	45,313.68		
12 Years (2007 - 2019)	9,263.94		
20 Years (2006 - 2026)	3,682.27		
9 Years (2005 - 2014)	1,211.18		
16 Years (2006-2021)	51,163.75		
16 Years (2006-2021)	49,372.65		
12 Years (2008 - 2020)	14,166.77		
12 Years (2006 - 2018)	100,974.82		
12 Years (2006 - 2018)	14,508.43		
20 Years (2006 - 2026)	8,845.89		
16 Years (2007 - 2023)	4,455.81		
16 Years (2007 - 2023)	5,172.42		
16 Years (2007 - 2023)	4,386.00		
16 Years (2007 - 2023)	27,696.10		
12 Years (2006 - 2017)	15,444.75		
16 Years (2007 - 2023)	24,127.08		
16 Years (2007 - 2023)	30,064.50		
10 Years (2007 - 2017)	29,695.39		
16 Years (2007 - 2023)	7,121.35		
16 Years (2007 - 2023)	3,892.86		
12 Years (2006 - 2018)	17,206.16		

42	Two - building office complex with a retail store on the ground floor	Kalliros 19	1.302.23	2.027.05	4.943.914	3.447.087	5.222.492.98	0.89%	278.579	Retail office	Contract for property damage 29100986, Duration 01/01/2009 - 1/1/2010, and Contract for property damage 117407485884, Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 49100064 Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 5662275682 Duration 1/1/2009 - 1/1/2010.	2.937.181.68	120.000.00	3.057.181.68	EFG Eurobank Ergasias	16 Years (2007 - 2023)	11.362.80		
43	Office building with a retail store on the ground floor	Meg Alexandrou & Kouma Larissa	953.02	1.202.80	4.515.245	3.951.055	4.500.255.00	0.60%	-5.989	Retail office	Contract for property damage 29100986, Duration 01/01/2009 - 1/1/2010, and Contract for property damage 117543486117, Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 49100070 Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 5661775636 Duration 1/1/2009 - 1/1/2010.	1.358.679.24	120.000.00	1.478.679.24	EFG Eurobank Ergasias	16 Years (2007 - 2023)	16.189.24		
44	Listed office building with a retail store on the ground floor	259 Augustou & Koroniou Crete	509.23	1.883.95	6.813.086	5.376.591	7.190.697.00	0.96%	377.631	Retail office	Contract for property damage 29100987, Duration 01/01/2009 - 1/1/2010, and Contract for property damage 117372485779, Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 49100071 Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 5661679630 Duration 1/1/2009 - 1/1/2010.	2.480.265.61	120.000.00	2.600.265.61	EFG Eurobank Ergasias	10 Years (2007 - 2017)	34.329.24		
45	Office	El Venizelou (Pangestimou) 34	905.20	2.196.14	5.733.993.30	5.472.991	5.412.734.20	0.72%	-320.859	Office	Contract for property damage 29100991, Duration 01/01/2009 - 1/1/2010, and Contract for property damage 117411485880, Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 49100068 Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 5662075660 Duration 1/1/2009 - 1/1/2010.	2.527.050.53	120.000.00	2.647.050.53	EFG Eurobank Ergasias	16 Years (2007 - 2023)	3.288.48		
47	Retail	69 Kifissias Avenue	918.30	2.186.67	9.224.142	2.342.810	8.762.732.00	1.16%	-461.410	Retail	Contract for property damage 5694244, Duration 31/12/2008 - 31/12/2009, and Contract for property damage 29101006, Duration 01/01/2009 - 01/01/2010, and Contract for property damage 117388048979, Duration 01/01/2009 - 01/01/2010 and contract for civil indemnity 49100076, Duration 01/01/2009 - 01/01/2010 and contract for civil indemnity 5661375627, Duration 01/01/2009 - 01/01/2010.	4.871.860.00	120.000.00	4.991.860.00	SATO S.A.	12 Years (2007-2019)	48.417.48		
48	Retail	42 Kifissias Avenue	2.231.48	1.221.51	7.190.341	3.062.335	7.224.135.00	0.95%	33.794	Retail	Contract for property damage 6068310, Duration 31/12/2008 - 31/12/2009, and Contract for property damage 29101005, Duration 01/01/2009 - 01/01/2010, and Contract for property damage 117370489774, Duration 01/01/2009 - 01/01/2010 and contract for civil indemnity 49100075, Duration 01/01/2009 - 01/01/2010 and contract for civil indemnity 5661275625, Duration 01/01/2009 - 01/01/2010.	2.444.432.38	120.000.00	2.564.432.38	SATO S.A.	12 Years (2004-2016)	37.665.04		
49	Retail	65 Kardina, Trikala	3.299.42	1.747.50	3.203.205	1.827.238	3.302.981.90	0.44%	69.777	Retail	Contract for property damage 29101001, Duration 01/01/2009 - 1/1/2010, and Contract for property damage 117341485731, Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 49100072 Duration 01/01/2009 - 1/1/2010, and contract for civil indemnity 5661575629 Duration 01/01/2009 - 1/1/2010.	903.000.00	120.000.00	1.023.000.00	All Vasilopoulos	20 Years (2008-2028)	17.428.40		
50	Bank Branch	Chervonomytska 66-68,Ukraine	543.10	5.754.898		3.410.653.00		0.45%	-2.344.245	Bank Branch	Contract for property damage & works 12-22/00/059, Duration 16/03/2008 - 15/03/2013	5.500.262.00		5.500.262.00	EUROBANK EFG Ukraine Distribution	5 Years (2008-2013)	38.000.00		
54	Retail	Periferiki odoos Larissa Trikala	57.879.00	8.168.38	12.731.630	6.542.280	14.625.068.00	1.94%	1.893.638	Retail	Contract for property damage 291007774, Duration 30/9/2009-30/9/2010, and Contract for property damage 122807496820, Duration 30/9/2009-30/9/2010, and contract for civil indemnity 49100178 Duration 30/9/2009-30/9/2010, and contract for civil indemnity 5781978840, Duration 30/9/2009-30/9/2010.	8.430.263.00	120.000.00	8.550.263.00	Praktiker	25 Years 2001 - 2026	87.706.10		
55	Retail	New National Motorway Patras - Pyrgou 56-58 Zarcosheka Patra	16.708.67	7.386.06	10.784.810	10.065.702	11.790.914.00	1.57%	996.104	Retail	Contract for property damage 291007774, Duration 30/9/2009-30/9/2010, and Contract for property damage 122807496820, Duration 30/9/2009-30/9/2010, and contract for civil indemnity 49100178 Duration 30/9/2009-30/9/2010, and contract for civil indemnity 5781178841, Duration 30/9/2009-30/9/2010.	6.060.520.00	120.000.00	6.180.520.00	Praktiker	25 Years 1995 - 2020	74.014.83		
56	Retail	Highway Tabou - Karatzaki - Nevo - Mpanakou (Metamorfosi)	18.773.21	15.961.81	22.413.560	21.172.483	28.214.062.00	3.75%	5.800.502	Retail	Contract for property damage 291007774, Duration 30/9/2009-30/9/2010, and Contract for property damage 122807496820, Duration 30/9/2009-30/9/2010, and contract for civil indemnity 49100177 Duration 30/9/2009-30/9/2010, and contract for civil indemnity 5780978839, Duration 30/9/2009-30/9/2010.	13.116.212.00	120.000.00	13.236.212.00	Praktiker	25 Years 2001 - 2026	153.678.38		
TOTAL PROPERTIES			377.065.82	263.896.76	449.835.668.38	257.874.966.35	815.326.568.15	0.68	63.490.699.82			253.377.141.02	5.140.800.00	258.517.141.02			2.956.350.27		
SN	DESCRIPTION OF LAND AND BUILDING	LOCATION AND ADDRESS	SURFACE IN S.M.	BOOK VALUE	TAX VALUE	FAIR VALUE OF INVESTMENT	% ON TOTAL INVESTMENTS	FAIR VALUE SURPLUS	CURRENT USE OF PROPERTY	INSURANCE CONTRACT	INSURED CAPITAL OF ASSET 2009	INSURED CAPITAL FOR CIVIL INDEMNITY 2009	TOTAL INSURED CAPITAL 2009	RISKS COVERED BY INSURANCE CONTRACT	TENANT	YEAR AND DURATION OF LEASE	MONTHLY RENTAL	OTHER INFORMATION	
1	Office building with a retail store on the ground floor	Terazije str. Beograd	2.052.00	5.503.49	22.618.904.73				Retail Office	Contract for property damage 8002099 and 8002100, Duration 1/1/2009 - 31/12/2009, and contract for civil indemnity 7753365 Duration 1/1/2009 - 31/12/2009.	10.185.903.60	400.000.00	10.585.903.60		McCann Erikson	10 Years (2007 - 2017)	44.066.00		
						23.958.848.49	3.18%	-728.343							Delta Sport D.O.O.	10 Years (2007 - 2017)	86.035.71		
															Delta Coffee D.O.O.	10 Years (2007 - 2017)	15.926.14		
2	Retail	Oboenovicva 33,Nis	156.00	653.20	2.066.287				Retail	Contract for property damage 8002102, Duration 01/01/2009 - 23/12/2009, and Contract for property damage 8002103, Duration 01/01/2009 - 31/12/2009, and contract for civil indemnity 7753366 Duration 01/01/2009 - 31/12/2009.	732.560.00	400.000.00	1.132.560.00		Great United Trading D.O.O.	10 Years (2008-2018)	15.500.00		
3	Office building	18 Mircea Eliade Blvd Bucharest	4.150.00	9.704.00	28.350.000		6.489.883.50	1.13%	-17.860.117	Office	Contract for property damage 10000010191 1, Duration 1/1/2009 - 31/12/2009, and contract for civil indemnity 40000009191 1 Duration 1/1/2009 - 31/12/2009	16.362.119.64	150.000.00	16.542.119.64		Bogdan Fratila	5 Years (2007 - 2012)	4.462.26	
															1&1 Internet / Schlund	3 Years (2004 - 2009)	11.067.00		
															Mastercopy Exim SRL	5 Years (2005 - 2009)	1.352.00		
															1&1 Internet / Schlund	5 Years (2009 - 2014)	5.925.60		
															Bia Human Resource Management Services SRL	5 Years (2005 - 2010)	3.715.96		
															Euroconsult SRL	5 Years (2007 - 2012)	1.598.31		
															Global Vision SRL	1 Years (2009 - 2010)	6.606.96		
															2020B Technical System	3 Years (2009 - 2010)	889.35		
															Fiabl SA	5 Years (2005 - 2010)	150.00		
															Retail Development SA	5 Years (2008 - 2013)	171.19		
															2B CONSULTING	5 Years (2007 - 2012)	1.361.43		
															Ske Group Romania SRL	5 Years (2005 - 2011)	4.160.36		
															AV Liquide Romania SRL	3 Years (2005 - 2010)	4.725.00		
															4 Years (2009 - 2013)	7.036.62			
															Food 4U	7 Years (2008 - 2013)	1.480.47		
															Orange Romania SA	5 Years (2008 - 2013)	1.480.47		
															Prime Telecom SRL	5 Years (2002 - 2010)	300.00		
															10 Years (2004 - 2014)	1.200.00			
															Cosmorom SA	3 Years (2004 - 2014)	800.00		
															Telemobil S.A.	10 Years (2004 - 2014)	800.00		
															Modifon SA	5 Years (2009 - 2015)	1.050.00		
															Koumbas Synergy Romania SRL	5 Years (2007 - 2013)	7.413.50		
															10 Years (2008-2018)	7.652.00			
															idilis	5 Years (2008-2013)	7.652.00		
4	Office Building with a retail store	Bd Dimitrie Pompei, Nr. 6A Bucharest	8.927.00	22.703.52	39.801.176		27.632.397.00	3.67%	-12.168.779	Office-retail store	Contract for property damage 636002675, Duration 18/7/2008 - 17/7/2009, and Contract for property damage 1341002677, Duration 18/7/2008 - 17/7/2009, and Contract for property damage works 2617002703, Duration 14/7/2008 - 13/02/2009, Contract for property damage works 10000012, Duration 31/7/2009-30/07/2010 and contract for civil indemnity 331002076 Duration 18/7/2008 - 17/7/2009, contract for civil indemnity 40000010 Duration 31/7/2009 - 31/7/2010.	32.512.021.60	150.000.00	32.662.021.60		Bancpost	10 Years 2008-2023	144.584.61	
															ERS	18 em 2008 - 2023	89.700.04		
															Bancpost Branch	15 em 2008 - 2023	2.354.70		
															15 em	2009 - 2024	66.212.00		
															EFG IT Shared Services	5 Years (2009 - 2014)	66.212.00		
5	Retail	Tudor Vladimirescu 113, Iasi Prouvenec	23.075.68	8.950.00	14.500.000		2.193.916.60	0.29%	-12.306.063	Kivomajus	Ap. Ξυβλοκαίου Πρωτοδικού 100000098(Π/1 1/Π) 2, Δελεσσο 01/01/2009 - 31/12/2009, και Ap. Ξυβλοκαίου Αρσενύ, Ευλόγιου 40000009/ 0/1 1 Δελεσσο 01/01/2009 - 31/12/2009	6.384.780.00	150.000.00	6.534.780.00		Praktiker	15 em (2007-2022)	63.065.00	
6	Warehouse	Schimatai, Voila	15.930.69	6.169.79	5.350.000	1.075.616	3.875.567.00	2.33%	-404.473	Warehouse	Contract for property damage 3407245, Duration 26/10/2008 - 26/04/2009, and Contract for property damage 581000500, Duration 26/10/2008 - 26/04/2009, Contract for property damage 2072267 Duration 7/7/2009 - 7/7/2010, Contract for property damage 6111547 Duration 7/7/2009 - 7/7/2010, Contract for property damage 2072366 Duration 26/04/2009 - 26/04/2010, Contract for property damage 8111548 Duration 26/04/2009 - 26/04/2010 and contract for civil indemnity 23773600 Duration 7/1/2008 - 7/1/2010.	6.001.301.00	120.000.00	6.121.301.00		O.E.D.B.	6 Years (2005-2011)	28.667.86	
7	Office building with underground parking spaces	25th March - Thessalonikis & Teo	5.646.04	22.645.87	37.000.000	2.443.208	11.841.916.00	15.88%	2.062.500	Office building with underground parking spaces		12.724.041.50	300.000.00	13.024.041.50		Eurobank Cards A.E.	25 Years 2010 - 2035	648.819.78	
TOTAL INVESTMENTS			69.937.51	76.329.64	147.686.367.73	3.518.624.59	77.794.228.59	0.26	-47.469.296.14			84.952.727.54	1.670.800.00	86.623.527.54					
TOTAL PROPERTIES AND INVESTMENTS			436.943.13	340.136.60	597.522.176.11	261.495.610.94	893.120.736.79	78.83%	48.170.869			676.619.736.72	13.620.000.00	690.239.736.72				7.212.340	

TOTAL CASH AND CASH EQUIVALENT	159,288,338	21.17%							
Cash in Hand	1,345,071								
Sight Deposits	179,614								
Time Deposits in EUR	158,907,959								
ADVANCES FOR THE ACQUISITION OF ASSETS		0.00%							
Advances for the acquisition of investment properties									
TOTAL INVESTMENTS	752,408,864.55	100.00%							
Share capital and Share premium	594,162,149.18								

Total Shareholders' equity	726,443,898.53
Assets	7,991,489.83
Liabilities	117,395,911.84
Number of shares - €2.13 per share	60,601,640

CONSOLIDATED INCOME STATEMENT	
01.01.2009-31.12.2009	
Revenue	42,036,628.93
Rental Income	720,951.93
Gain from sale of investment property	43,757,526.96
Net gain from fair value adjustment on investment properties	4,333,300.12
Repair and maintenance costs	-507,742.56
Management fees	-1,162,566.00
Other direct property related expenses	-2,717,870.23
Employee benefits	-1,430,640.00
expense	-47,145.94
Depreciation of property, plant and equipment	680,306.58
Other income	2,301,306.25
Other expenses	-39,803,793.68
Operating Profit (EBIT)	7,993,932.96
Interest Income	3,448,922.22
Interest Expense	44,349,168.35
Income tax expense	-2,742,893.28
Profit for the period	39,603,284.07

	31.12.2009	31.12.2008	31.12.2008	31.12.2007	31.12.2006
Shareholders' equity per IFRS	726,443,898.53	720,468,113.92	720,468,113.92	700,957,995.86	357,140,688.90
Finance Lease of Stadion 49 property	0.00	0.00	0.00	13,643,804.97	13,968,103.31
% of finance Lease of Stadion 49 property on shareholders' equity	0.00%	0.00%	0.00%	1.90%	3.91%
Finance Lease of Agiou Konstantinou 49 Property (Sale and Leaseback)	2,516,469.87	2,526,850.73	2,526,850.73	2,906,173.59	3,067,980.74
% of finance Lease of Agiou Konstantinou 49 Property on shareholders' equity	0.35%	0.35%	0.35%	0.41%	0.86%
Finance Lease of Ambient warehouse, Enoflyta, property (Sale and Leaseback)	20,148,708.15	21,779,415.92	21,779,415.92	22,352,960.99	23,229,302.01
% of finance Lease of Ambient warehouse, Enoflyta, property on shareholders' equity	2.77%	3.02%	3.02%	3.16%	6.50%
Balance of finance leases	22,665,179.02	24,306,266.65	24,306,266.65	38,902,939.56	40,265,386.06
% of finance leases on shareholders' equity	3.12%	3.37%	3.37%	5.50%	11.27%

	31.12.2009	30.06.2009	31.12.2008	31.12.2007	31.12.2006
Total Assets as per Balance Sheet (per IFRS)	843,839,810.18	807,908,998.72	809,142,179.19	774,560,970.18	418,822,763.45
Fair value of property according to the valuation as per Law 2778/99	515,325,708.19	586,142,970.11	546,769,738.15	491,775,572.43	341,289,511.57
% of valued property on total assets	61.07%	72.55%	67.57%	63.49%	81.49%
Total cash and cash equivalents	199,268,127.70	200,078,238.97	199,873,763.70	256,111,588.86	72,900,802.10
% of total cash and cash equivalents on total assets	18.88%	24.76%	24.70%	33.06%	17.41%
Shareholders' equity as per balance sheet (per IFRS)	726,443,898.53	722,148,268.61	720,468,113.92	700,957,995.86	357,140,688.90
Fair value surplus of property, plant and equipment ⁽¹⁾	1,501,000.00	335,004.00	2,282,343.00	131,111.13	494,759.19
De-recognition of minimum required dividend ⁽²⁾	0.00	0.00	0.00	0.00	0.00
De-recognition of deferred income relating to finance lease	145,000.00	380,000.00	217,500.00	232,000.00	261,000.00
Total Shareholders' equity	728,089,898.53	722,863,272.61	722,907,956.92	701,321,106.89	357,896,447.88
Number of shares	61,000,000	60,826,072	61,000,000	61,000,000	24,400,000
NAV	11.94 €	11.88 €	11.85 €	11.50 €	14.67 €
Share's closing price	8.30 €	7.10 €	7.70 €	9.10	17.82

- Notes:
- The Company has the full ownership, except for properties with sn 9 and 21, where the company has a 71.87% and 20.00% ownership respectively.
 - The properties are free of encumbrances, except for those that subsidize.
 - The fair values of the properties, which appear in the above "Investments Schedule" in the "Fair Value" (column 3) refer to the properties' values as these were established at 31.12.2009 by the Sworn-in Valuers, according to the requirements of the IFRS and Law 2778/1999. The percentage on the total of Investments is calculated based on the properties' values as per the Sworn-in Valuers' valuation.
 - The investment strategy of the Company is the future growth through selective acquisitions of office, retail, logistics and industrial spaces in prime locations, taking into consideration the prevailing market conditions.
 - For the calculation of the NAV, the Company increased shareholders' equity as per balance sheet by the difference between the fair value, as determined by SOE, and the net book value, as per balance sheet.
 - On 28 July 2007, the Company acquired 100% of the share capital of the Serbian joint stock company Real Property A.D., owner of a property (sn 36) located in the center of Belgrade and consists of offices and retail of total area of 5,503 sq.m for a consideration of €22,619 thousand.
 - On 22 August 2007, the Company acquired 99.99% of the share capital of a Romanian joint stock company Elade Tower S.A., owner of an office building (sn 39) located in the northern area of Bucharest (Ponassca area), with a total g/a of 9,704 sq.m and a fair value of €36,300 thousand.
 - On 4 June 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a Romanian joint stock company «Retail Development S.A.» (sn 51), owner of an office building. The building is located on Tudor Vladimirescu 133 in Iasi, Romania.
 - On 31 July 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a Romanian joint stock company «Relena Development S.A.» (sn 53), owner of an office building located in the area Pipera Bucarest on Dimitrie Pompeiu Bld. and Ing. G. Constantinescu Street. The consideration for the acquisition was €21,486.
 - On December 29 2008, the Company, completed the acquisition of 100% of the share capital of the Greek company «Tavros Property Acquisit S.A.». The acquisition price for the acquisition of the company amounted to €9,935.

MARCH 28 JANUARY 2010	MARCH 28 JANUARY 2010	MARCH 28 JANUARY 2010
THE GENERAL MANAGER	THE CHIEF FINANCIAL OFF	HEAD OF THE ACCOUNTING DEPARTMENT
GEORGE CHRYSIKOS I.D. Number: N 181578	STYLIANOS PROBON I.D. Number: N 72264	EVANGELOS TENTIS PEPM. NO. 044653

Report of factual findings in connection with the 'Statement of Investments'
To the Board of Directors of Eurobank Properties REIC

We have performed the procedures prescribed and agreed with the Board of Directors of the Eurobank Properties REIC and enumerated below with respect to the 'Statement of Investments of Eurobank Properties REIC' as of 31/12/2009. Eurobank Properties REIC's Board of Directors and Management are responsible for preparing the aforementioned Statement. Our engagement was undertaken in accordance with: the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee; the article 25 of the Law 2778/1999; and the International Standard on Related Services 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Procedures and Findings:

- The above 'Statement of Investments' includes all the information in compliance to the article 25 of the Law 2778/1999 and the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee.
- The descriptions of the Real Estate Properties which appear in the above 'Statement of Investments' in the 'Description of Land and Building' column are identical to those included in the corresponding Report, issued by the Chartered Actuaries/Surveyors, dated January 08 2010.
- The fair values of the Real Estate Properties which appear in the above 'Statement of Investments' in the 'Fair Value' column are identical to those included in the corresponding Report by the Chartered Actuaries/Surveyors dated January 08 2009.
- The total fair value of the Real Estate Properties which appears in the above 'Statement of Investments' agrees with the corresponding amount in the 'Investment Property' line in the Financial Statements of Eurobank Properties REIC for the period ended December 31, 2009 which were prepared in accordance with International Financial Reporting Standards.
- The Condensed Financial Statements which are included in the above 'Statement of Investments' are extracted from the Financial Statements of EUROBANK PROPERTIES REIC for the period ended at January 31, 2009, which were prepared in accordance with International Financial Reporting Standard 34 'Interim Financial Reporting'.
- The calculations in the above 'Statement of Investments' are arithmetically accurate.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention that would have been reported to you, in addition to the ones reported above.

Our report is solely for the purpose set forth in the first paragraph of this report and is addressed exclusively to the Board of Directors of the EUROBANK PROPERTIES REIC, so that the latter can fulfill its responsibilities in accordance with the mandatory reporting requirements prescribed in the 8/259/19.12.2002 edict of the Hellenic Capital Markets Committee. This report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the full financial statements prepared by the Company.

PRICEWATERHOUSECOOPERS
PricewaterhouseCoopers SA
Kifissias 268
Halandri 15232
SOEL Reg No. 113

Halandri, January 29 2010
The Certified Auditor

Paolina Manios
SOEL Reg No. 38081