

**Summary financial data and information for the three-month period ended 31 March 2008**  
According to the Decision 6/448/11.10.2007 of the Board of Directors of the Capital Market Commission

The financial information listed below, deriving from the financial statements, is aiming 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 performed with the Company, to visit the website of the Company where the financial statements available together with the auditors review report if required.

**COMPANY'S DATA**

**Registered office:** Σινόσσιου 6, 142 34, Νέα Ιωνία  
**Main activity:** Διοίκηση Χαρτοφυλακίου Ακίνητης Περιουσίας  
**Register No.:** 365/06/B/86/2  
**Regulatory Authority:** Υπουργείο Ανάπτυξης  
**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):** 22/04/2008  
**Company's website:** <http://www.eurobankproperties.gr>

**Board of Directors:**  
Nikolaos A. Bertosos Chairman  
George Papageorgiou Vice Chairman  
Nikolaos Galetas Executive Member  
Aristotelis Karyiotes Executive Member  
George Chryssikos Executive Member  
Dimitrios Serbetis Independent Non Executive Member  
Spyridon Makridakis Independent Non Executive Member

BALANCE SHEET INFORMATION AS AT 31 MARCH 2008			
Amounts in Euro thousand			
Company		Group	
31.03.2008	31.12.2007	31.03.2008	31.12.2007
<b>ASSETS</b>			
464.000	438.014	521.448	488.299
3.478	3.487	3.478	3.487
38.352	34.545	0	0
0	0	178	176
23.339	21.758	23.389	21.808
<b>529.169</b>	<b>497.804</b>	<b>548.493</b>	<b>513.772</b>
1.853	1.922	2.144	2.055
5.772	4.434	4.264	2.642
204.281	255.163	205.547	256.112
<b>211.906</b>	<b>261.519</b>	<b>211.955</b>	<b>260.805</b>
<b>741.075</b>	<b>759.323</b>	<b>760.448</b>	<b>774.581</b>
<b>EQUITY</b>			
129.930	129.930	129.930	129.930
466.749	466.749	466.749	466.749
5.029	5.029	5.079	5.124
99.775	98.361	102.148	99.155
<b>701.483</b>	<b>700.069</b>	<b>703.906</b>	<b>700.958</b>
<b>LIABILITIES</b>			
225	232	225	232
23.879	37.638	40.290	51.756
<b>23.879</b>	<b>37.638</b>	<b>40.290</b>	<b>51.756</b>
13.395	18.577	13.910	18.812
24	22	24	22
948	1.520	972	1.536
1.121	1.265	1.121	1.265
<b>15.488</b>	<b>21.384</b>	<b>16.027</b>	<b>21.635</b>
<b>39.592</b>	<b>59.254</b>	<b>56.542</b>	<b>73.623</b>
<b>741.075</b>	<b>759.323</b>	<b>760.448</b>	<b>774.581</b>

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.03.2008	31.03.2007	31.03.2008	31.03.2007
700.069	357.141	700.958	357.141
0	0	-45	0
11.174	10.393	12.753	10.393
-9.760	-8.540	-9.760	-8.540
<b>701.483</b>	<b>358.994</b>	<b>703.906</b>	<b>358.994</b>

SUBSIDIARIES (FULL CONSOLIDATION)			
Name	Country of incorporator	Holding (%)	Unaudited tax years
Reco Real Property A.D.	Serbia	100	2007
Eliade Tower S.A.	Romania	99.99	2006-2007
Kalamopkis Tours & Cargo S.A.	Greece	100	2007

Note: The companies Reco Real Property A.D. and Eliade Tower S.A. are consolidated for the first time in the quarter ended 30 September 2007. The company Kalamopkis Tours & Cargo S.A. is consolidated for the first time in the quarter ended 31 March 2008. For further information refer to Note 7 of the Condensed Consolidated and Company Interim Financial Statements for the three month period ended 31 March 2008.

**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 17 of the Condensed Consolidated and Company Interim Financial Statements for the three month period ended 31 March 2008.  
2. The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias S.A. (registered offices in Greece), which owns 54.88% 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 €12.600 has been registered in favour of Banca Romaneasca 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 €2.300 thousand has been registered in favour of Eurobank EFG Savings Bank a.d. over a property of Reco Real Property A.D. (subsidiary) located at 7-9 Terazije Street, Belgrade, Serbia. Finally, a first rate mortgage of €1.623 in favour of Cooperative Bank of Chania over a property of Kalamopkis Tours and Cargo S.A. (subsidiary), located at Schimatai, Voioita (Central Greece).  
4. 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.  
5. The total number of employees at period end was 9 (31.03.2007; 8).  
6. Certain comparatives previously presented in the income statement have been reclassified. Pre-tax operating income is no longer determined and presented to show the operating results prior to the effects of any adjustments from fair value changes from investment properties as a separate sub-total within operating profit. For further information refer to Note 22 of the Condensed Consolidated and Company Interim Financial Statements for the three-month period ended 31 March 2008.  
7. The prior period comparative income statement financial information for the three month period ended 31 March 2007 has been restated to show the effects of the net gain from the change in the fair value of the Company's investment property portfolio attributable to such period based on management's assessment of the market conditions in existence at the end of each balance sheet date instead of recognising such gains in the second quarter when they are supported by independent appraisals. For further information refer to Note 22 of the Condensed Consolidated and Company Interim Financial Statements for the three-month period ended 31 March 2008.  
8. On 22 August 2007, the Company acquired 99.99% of the share capital of Eliade Tower S.A., a Romanian investment property company, based on the fair value of its underlying net assets which have been provisionally estimated at €1,915 together with the assignment of shareholders loans of €2,238. The final fair value of its underlying net assets was €11,805. On 9 January 2008, the Company signed an agreement for the acquisition of the share capital of Kalamopkis Tours and Cargo S.A., an investment property company, based on the fair value of its underlying net assets which have been calculated to €3,917. For further information refer to Note 7 of the Condensed Consolidated and Company Interim Financial Statements for the three month period ended 31 March 2008.  
9. The related party transactions of the Group are as follows: a) Sales of goods and services €6,161, b) Purchases of goods and services €1,419, c) Receivables €204,876 d) Payables €40,008. The related party transactions of the Company are as follows: a) Sales of goods and services €6,153, b) Purchases of goods and services €1,129, c) Receivables €206,555, d) Payables €25,220. The key management personnel transactions, both for the Group and the Company, are the following: a) Transactions and gross salaries 115, b) Receivables €0 and c) Payables €0.  
10. On 15 April 2008, the Company acquired, from ARXIKON S.A., a retail property located in Trikala municipality. The acquisition price for the property amounted to €330. For further information refer to Note 20 of the Condensed Consolidated and Company Interim Financial Statements for the three month period ended 31 March 2008.

INCOME STATEMENT INFORMATION FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2008			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.03.08	1.1 - 31.03.07	1.1 - 31.03.08	1.1 - 31.03.07
<b>Continuing Operations</b>			
7.875	6.255	8.888	6.255
3.884	4.536	4.883	4.536
0	1.070	0	1.070
-1.213	-722	-1.342	-722
<b>10.546</b>	<b>11.139</b>	<b>12.429</b>	<b>11.139</b>
<b>10.022</b>	<b>11.030</b>	<b>11.869</b>	<b>11.030</b>
<b>12.122</b>	<b>10.960</b>	<b>13.708</b>	<b>10.960</b>
<b>11.174</b>	<b>10.393</b>	<b>12.753</b>	<b>10.393</b>
<b>Profit after tax</b>			
Distributed to:			
-	-	12.753	10.393
-	-	0	0
Earnings per share (expressed in € per share)			
0.18	0.43	0.21	0.43
<b>10.031</b>	<b>11.041</b>	<b>11.879</b>	<b>11.041</b>

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.03.08	1.1 - 31.03.07	1.1 - 31.03.08	1.1 - 31.03.07
<b>Operating activities:</b>			
12.122	10.960	13.708	10.960
0	0	0	0
9	11	10	11
-3.884	-4.536	-4.833	-4.536
0	-1.070	0	-1.070
0	2.363	0	2.363
-7	-7	-7	-7
-2.530	-593	-2.530	-593
430	683	700	683
<b>Net cash from operating activities (a)</b>			
2.410	4.687	2.813	4.687
<b>Investing activities</b>			
0	-15	0	-15
-284	-443	-1.098	-443
-21.136	0	-26.486	0
-3.000	0	-3.000	0
-3.917	0	0	0
-2.263	0	-2.263	0
110	0	0	0
1.607	593	1.616	593
<b>-28.883</b>	<b>135</b>	<b>-31.231</b>	<b>135</b>
<b>Financing activities</b>			
-748	0	-748	0
0	0	2.423	0
0	0	-130	0
-13.903	-358	-13.903	-358
-9.758	0	-9.758	0
<b>-24.409</b>	<b>-358</b>	<b>-22.116</b>	<b>-358</b>
<b>Net increase / (decrease) in cash and cash equivalents for the period</b>			
<b>-50.882</b>	<b>4.464</b>	<b>-50.534</b>	<b>4.464</b>
255.163	72.901	256.112	72.901
0	0	-31	0
<b>204.281</b>	<b>77.365</b>	<b>205.547</b>	<b>77.365</b>

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Nea Ionia, 22 April 2008

The Chairman of the BoD

The General Manager and Executive Member of the BoD

The Chief Financial Officer

Nikolaos A. Bertosos  
I.D. No Π 070963

Nikolaos Galetas  
I.D. No Π 028271

Ilias Papalioopoulos  
PERM. No 18103