

**SUMMARY FINANCIAL DATA AND INFORMATION FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2006**  
 (published according to Article 135 of Law 2190 and the Decision 17/336/21.04.2005 of the Capital Market Commission)

The financial information listed below is aiming to provide a general awareness about the financial position and the financial results of 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 ([www.eurobankproperties.gr](http://www.eurobankproperties.gr)) where the interim financial statements prepared in accordance with International Financial Reporting Standards (IFRS) are available together with the auditors review report if required.

**COMPANY'S DATA**

**Registered office:** 16 Laodikias Street, Athens, GR 11528  
**Main activity:** Management of Real Estate Portfolio  
**Register No.:** 365/06/B/86/2  
**Regulatory Authorities:** Ministry of Development  
**Capital Market Commission Decision Number:** 11/352/21.9.2005  
**Date of approval of the interim financial statements (from which summary data were compiled):** 21 July 2006

**Board of Directors:**

Haralambos Kyrkos	Chairman
Lambros Anagnostopoulos	Vice Chairman
Nikolaos Galetas	Executive Member
Aristotelis Karytinios	Executive Member
Christophoros Papachristophorou	Non Executive Member
Dimitrios Serbetis	Independent Non Executive Member
Spyridon Makridakis	Independent Non Executive Member

**Certified Auditor Accountant**

**Audit Firm:** Kyriakos Riris  
**Auditors opinion:** PricewaterhouseCoopers S.A.  
**Company's website:** Unqualified  
<http://www.eurobankproperties.gr>

BALANCE SHEET INFORMATION AS AT 30 JUNE 2006		
Amounts in Euro thousand		
	Company	
	30 June 2006	31 Dec 2005
<b>ASSETS</b>		
Investment Property	278.978	213.417
Property, plant and equipment	13.503	54.804
Other non-current assets	89	89
<b>Total non-current assets</b>	<b>292.570</b>	<b>268.310</b>
Trade and other receivables	5.115	4.500
Cash and cash equivalents	108.218	37.982
<b>Total current assets</b>	<b>113.333</b>	<b>42.482</b>
<b>TOTAL ASSETS</b>	<b>405.903</b>	<b>310.792</b>
<b>EQUITY</b>		
Share capital	51.972	40.235
Share premium	221.962	153.923
Other reserves	3.370	3.370
Retained earnings	67.692	61.440
	<b>344.996</b>	<b>258.968</b>
<b>LIABILITIES</b>		
Deferred income	275	290
Borrowings, including finance leases	46.761	41.149
<b>Total non-current liabilities</b>	<b>46.761</b>	<b>41.149</b>
Trade and other payables	11.607	4.106
Dividends payable	2	2.954
Current income tax liabilities	527	1.648
Borrowings, including finance leases	1.735	1.677
<b>Total current liabilities</b>	<b>13.871</b>	<b>10.385</b>
<b>TOTAL LIABILITIES</b>	<b>60.907</b>	<b>51.824</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>405.903</b>	<b>310.792</b>

INCOME STATEMENT INFORMATION FOR THE 1st SEMESTER 2006				
Ποσά σε χιλιάδες ευρώ				
	Company			
	Six-month period ended		Three-month period ended	
	30.06.06	30.06.05	30.06.06	30.06.05
Revenue	9.698	8.213	5.380	4.079
Net gain from fair value adjustment on investment property	4.850	7.600	4.960	8.018
Gain on disposal of investment property	0	15	0	15
Repair and maintenance costs	-14	-18	0	0
Management fees	-773	-657	-367	-269
Other direct property related expenses	-299	-436	-201	-301
Employee benefit expense	-249	-84	-157	-46
Depreciation of property, plant and equipment	-29	-25	-15	-13
Interest income	868	63	608	27
Other income	121	230	102	189
Other expenses	-754	-245	-413	-180
<b>Operating profit</b>	<b>13.419</b>	<b>14.656</b>	<b>9.897</b>	<b>11.519</b>
Finance costs	-810	-2.039	-402	-1.123
<b>Profit before income tax</b>	<b>12.609</b>	<b>12.617</b>	<b>9.495</b>	<b>10.396</b>
Income tax expense	-527	-3.940	-295	-2.761
<b>Profit for the period</b>	<b>12.082</b>	<b>8.677</b>	<b>9.200</b>	<b>7.635</b>
<b>Earnings per share (expressed in € per share)</b>				
- Basic and Diluted	<b>0,56</b>	<b>1,23</b>	<b>0,43</b>	<b>1,08</b>

**Additional information:**

- The Company has been audited by tax authorities up to 2004.
- The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias S.A., which owns 54.88% of the Company's ordinary shares.
- The fixed assets of the Company are free of charges and encumbrances.
- The Company's Management and its legal advisors believe that the outcome of the existing legal disputes will not have a significant impact on the Company's Financial Statements.
- The total number of employees as at 30.06.2006 was 7 (30.06.2005: 5).
- On April 4, 2006, the ATHEX Board of Directors approved the admission to trading of the 24,400,000 common registered shares of the Company, after it found out that the company's shares fulfil the adequate dispersion criterion. Out of the total number of shares to be admitted for trading, 7,290,066 shares were issued in the recent Public Offer (29/03/06-31/03/06) at an issue price of € 15.60 per share.  
The net proceeds from the Public Offering amounted to € 78,918 thousand (net of costs of approximately € 7,039 thousand).  
The date that the shares of Eurobank Properties started trading on Athens Exchange was April 12, 2006.
- The related party transactions of the Company are as follows: Receivables € 108,351 thousand, Payables € 46,170 thousand, Income € 3,603 thousand and Expenses € 1,496 thousand. Gross salaries of BoD members for the period 01/01-30/06/06 amounted to € 39 thousand.

STATEMENT OF CHANGES IN EQUITY		
Amounts in Euro thousand		
	Company	
	1.1 - 30.06.06	1.1 - 30.06.05
Balance at 01.01.2006 and 01.01.2005	258.968	76.972
Profit for the period	12.082	8.677
Proceeds from initial public offering	85.957	0
Costs associated with initial public offering	-6.181	0
Dividends for 2005 approved by shareholders	-5.830	0
<b>Balance as 31.03.2006 and 31.03.2005</b>	<b>344.996</b>	<b>85.649</b>

CASH FLOW STATEMENT		
Amounts in Euro thousand		
	Company	
	1.1 - 30.06.06	1.1 - 30.06.05
Net cash from operating activities	6.053	1.472
Net cash from investing activities	-12.481	-3.820
Net cash from financing activities	76.664	-225
Net increase in cash and cash equivalents	70.236	-2.573
<b>Cash and cash equivalents at beginning of the period</b>	<b>37.982</b>	<b>10.262</b>
<b>Cash and cash equivalents at end of the period</b>	<b>108.218</b>	<b>7.689</b>

Athens, 21 July 2006

 The General Manager and  
 Executive Member of the BoD

Executive Member of the BoD

The Chief Financial Officer