



Eurobank Properties REIC

Register No. 365/06/B/86/2, Capital Market Commission Decision Number 11/352/21.9.2005 - Laodikias 16, 115 28 Athens

Summary Financial Data and Information for the period 1 January 2006 - 31 March 2006

(as stipulated by 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) where the interim financial statements prepared in accordance with International Financial Reporting Standards (IFRS) are available together with the auditors review report if required.

BALANCE SHEET INFORMATION AS AT 31 MARCH 2006				INCOME STATEMENT INFORMATION FOR THE 1st QUARTER 2006			
Amounts in Euro thousand				Amounts in Euro thousand			
		Company				Company	
		31 Mar 2006	31 Dec 2005			1.1 - 31.03.06	1.1 - 31.03.05
ASSETS				Revenue			
Investment Property		213.417	213.417	Net gain from fair value adjustment on investment property		4.318	4.134
Property, plant and equipment		56.030	54.804	Repair and maintenance costs		-110	-418
Other non-current assets		89	89	Management fees		-14	-18
Total non-current assets		269.536	268.310	Other direct property related expenses		-406	-388
Trade and other receivables		5.675	4.500	Employee benefit expense		-98	-135
Cash and cash equivalents		37.072	37.982	Depreciation of property, plant and equipment		-92	-38
Total current assets		42.747	42.482	Interest income		-14	-12
TOTAL ASSETS		312.283	310.792	Other income		260	36
EQUITY				Other expenses		19	41
Share capital		40.235	40.235	Operating profit		3.522	3.137
Share premium		153.082	153.923	Finance costs		-408	-916
Other reserves		3.370	3.370	Profit before income tax		3.114	2.221
Retained earnings		64.376	61.440	Income tax expense		-232	-1.179
		261.063	258.968	Profit for the period		2.882	1.042
LIABILITIES				CASH FLOW STATEMENT			
Deferred income		283	290	Amounts in Euro thousand			
Borrowings, including finance leases		40.330	41.149			Company	
Total non-current liabilities		40.330	41.149			1.1 - 31.03.06	1.1 - 31.03.05
Trade and other payables		4.217	4.106	Net cash from operating activities		1.434	1.995
Dividends payable		2.954	2.954	Net cash from investing activities		-1.090	-383
Current income tax liabilities		1.353	1.648	Net cash from financing activities		-1.254	-99
Borrowings, including finance leases		2.083	1.677	Net increase in cash and cash equivalents		-910	1.513
Total current liabilities		10.607	10.385	Cash and cash equivalents at beginning of the period		37.982	10.262
TOTAL LIABILITIES		51.220	51.824	Cash and cash equivalents at end of the period		37.072	11.775
TOTAL EQUITY AND LIABILITIES		312.283	310.792	Additional information:			
STATEMENT OF CHANGES IN EQUITY				1. The Company has been audited by tax authorities up to 2004. 2. The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias S.A., which owns 70.9% of the Company's ordinary shares. 3. The fixed assets of the Company are free of charges and encumbrances. 4. 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. 5. The total number of employees as at 31.03.2006 was 7 (31.03.2005: 5). 6. 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 fulfill 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 €79,308 thousand (net of costs of approximately €6.649 thousand). The date that the shares of Eurobank Properties started trading on Athens Exchange was April 12, 2006.* 7. The related party transactions of the Company are as follows: Receivables €37.218 thousand, Payables €39.912 thousand, Income €1.035 thousand and Expenses €721 thousand. Gross salaries of BoD members for the period 01/01-31/03/06 amounted to €20 thousand.			
Amounts in Euro thousand							
		Company					
		1.1 - 31.03.06	1.1 - 31.03.05				
- Balance at 01.01.2006 and 01.01.2005		258.968	76.972				
- Profit for the period		2.882	1.042				
- Incremental costs associated with contemplated domestic offering		-787	0				
- Balance as 31.03.2006 and 31.03.2005		261.063	78.014				

Athens, 15 May 2006

The Chairman of the BoD

The General Manager

The Executive Member of the BoD

The Chief Financial Officer

Haralambos Kyrkos
I.D. No X 052022

Nikolaos Galetas
I.D. No Π 028271

Aristotelis Karytinis
I.D. No Σ 199654

Ilias Papailiopoulos
PERM. NO 18103