

SUMMARY FINANCIAL DATA AND INFORMATION FOR THE YEAR ENDED 31 DECEMBER 2006

(published according to Article 135 of Law 2190, for companies preparing annual financial statements, consolidated or not, in accordance with the IFRS)

Information listed below is aiming to provide general awareness about the financial position and the financial results of Eurobank Properties REIC. Users requiring non-summarised information of the company's financial position and results, must refer to the annual financial statements prepared under International Financial Reporting Standards (IFRS), as well as the certified auditors opinion. Indicatively, users may visit the company's website (www.eurobankproperties.gr), where the aforementioned information is published.

COMPANY'S DATA

Registered office: 6 Siniosgiou Street, GR 14234, Nea Ionía
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 annual financial statements (from which summary data were compiled): 30 January 2007
Certified Auditor Accountant: Kyriakos Riiris
Audit Firm: PricewaterhouseCoopers S.A.
Auditors opinion: Unqualified
Company's website: <http://www.eurobankproperties.gr>

Board of Directors:
 Haralambos Kyrkos Chairman
 George Papageorgiou 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

BALANCE SHEET INFORMATION AS AT 31 DECEMBER 2006

Amounts in Euro thousand

	31.12.2006	31.12.2005
ASSETS		
Investment Property	339.888	213.417
Property, plant and equipment	1.067	54.804
Other non-current assets	89	89
Total non-current assets	341.044	268.310
Trade receivables	2.302	2.578
Other receivables	2.576	1.922
Cash and cash equivalents	72.901	37.982
Total current assets	77.779	42.482
TOTAL ASSETS	418.823	310.792
EQUITY		
Share capital	51.972	40.235
Share premium	221.962	153.923
Other reserves	4.167	3.370
Retained earnings	79.040	61.440
TOTAL EQUITY	357.141	258.968
LIABILITIES		
Deferred income	261	290
Borrowings, including finance leases		
	52.796	41.149
Total non-current liabilities	52.796	41.149
Trade and other payables	6.541	4.106
Dividends payable	0	2.954
Current income tax liabilities	615	1.648
Borrowings, including finance leases	1.469	1.677
Total current liabilities	8.625	10.385
TOTAL LIABILITIES	61.682	51.824
TOTAL EQUITY AND LIABILITIES	418.823	310.792

INCOME STATEMENT INFORMATION FOR THE YEAR ENDED 31 DECEMBER 2006

Amounts in Euro thousand

	1.1 - 31.12.2006	1.1 - 31.12.2005
Rental Income	21.698	16.864
Gain on disposal of investment property	0	15
Revenue	21.698	16.879
Gross Revenue	19.053	14.768
Net gain from fair value adjustment of investment property	15.352	7.269
EBITDA	32.736	21.659
EBIT	32.683	21.607
Earnings before tax	32.444	18.809
Less: Taxes	-1.141	8.262
Earnings after tax	31.303	27.071
Earnings per share (expressed in € per share)		
- Basic and Diluted	1,36	2,36
Proposed dividend per share (expressed in € per share)	0,64	0,36

CASH FLOW STATEMENT

Amounts in Euro thousand

	1.1 - 31.12.2006	1.1 - 31.12.2005
Operating activities		
Profit before tax	32.444	18.809
Adjustments for:		
Depreciation	53	52
Increase in fair value of investment property	-15.352	-7.269
Gain on disposal of investment property	0	-15
Results (income, expenses, gains and losses) of investment operations	-90	-88
Proceeds on disposal of investment property	0	236
Other income	0	-532
Interest income	-1.793	-246
Interest and other related expenses	2.032	3.044
Movements in accounts relating to working capital		
Decrease / (increase) in receivables	-378	-1.166
(Decrease) / increase in payables (excl. borrowings)	2.435	996
Less:		
Interest paid	-1.677	-2.907
Income taxes paid	-2.474	-2.943
Net cash from operating activities (a)	15.200	7.971
Investing activities		
Proceeds on disposal of joint venture	0	1.800
Proceeds on disposal of available-for-sale securities	0	1.510
Purchases of property, plant and equipment	-44	-24
Capital expenditure on investment properties	-12.715	-3.014
Purchases of investment properties	-2.206	0
Advances relevant to investment properties	-42.470	-53.488
Interest received	1.793	246
Net cash (used in) / from investing activities (b)	-55.642	-52.970
Financing activities		
Proceeds from share capital increase	85.957	159.722
Costs associated with initial public offering	-6.181	-985
Proceeds from borrowings	13.000	41.544
Repayments of borrowings	0	-126.818
Repayments of finance leases	-1.561	-744
Dividends paid	-15.854	-985
Net cash from / (used in) financing activities (c)	75.361	72.719
Net increase / (decrease) in cash and cash equivalents for the period (a)+(b)+(c)	34.919	27.720
Cash and cash equivalents at the beginning of the period	37.982	10.262
Cash and cash equivalents at the end of the period	72.901	37.982

STATEMENT OF CHANGES IN EQUITY

Amounts in Euro thousand

	31.12.2006	31.12.2005
- Balance at 01.01.2006 and 01.01.2005	258.968	76.972
- Profit after tax for the period	31.303	27.071
	290.271	104.043
- Proceeds from share capital increase	85.957	159.722
- Costs associated with initial public offering	-6.181	-985
- Dividends approved by shareholders	-5.830	-985
- Interim dividends	-7.076	0
- Minimum required dividend	0	-2.954
- Balance as 31.12.2006 and 31.12.2005	357.141	258.968

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. (registered offices in Greece), which owns 54.88% of the Company's ordinary shares, by the full consolidation method.
- The fixed assets of the Company are free of charges and encumbrances.
- 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 thousand 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 thousand on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. No further 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 as at 31.12.2006 was 6 (31.12.2005: 5).
- On April 4, 2006, the ATHEX BoD 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, 7,290,068 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 Company due to its restructuring into a REIC during August 2005 disposed its 50% interest in a joint venture, Zenon Real Estate S.A., resulting in the Company not to be obliged to prepare consolidated financial statements.
- The related party transactions of the Company and transactions with the management for the year ended 31.12.2006 are as follows: a) Sales of goods and services € 8.955 thousand, b) Purchases of goods and services €3,917 thousand, c) Receivables €73,053 thousand, d) Payables €53,517 thousand, e) Transactions and gross salaries of BoD members and management €292 thousand, f) Receivables from BoD member and management €0 thousand, g) Payables to BoD members and management €0 thousand.
- Certain comparatives in the Income Statement and Cash Flow Statement have been reclassified in order to better present the Company's performance. In the Income statement for 2005, revenue and gross revenue do not include net gain from fair value adjustment of investment property, now presented separately, and interest income is included in investment activities. Finally, in the Cash Flow Statement for 2005, gain from disposal of investment property is included in operating activities, not in investing activities, since the operating activities of the Company include the sale of properties.

Nea Ionía, 30 January 2007

 The General Manager and
Executive Member of the BoD

Executive Member of the BoD

The Chief Financial Officer