

Summary financial data and information for the nine-month period ended 30 September 2007
According to the Decision 2396/31.08.2006 of the Board of Directors 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 Accounting Standards are available together with the auditors review report if required.

COMPANY'S DATA
Registered office: 6 Siriosoglou Street, GR 142 34, Nea Ionia
Main activity: Management of Real Estate Portfolio
Register No: 365/06/B/89/2
Regulatory Authority: Ministry of Development
Capital Market Commission Decision Number: 11/352/21.9.2005
Date of approval of the nine months interim financial information (from which summary data were compiled): 18/10/2007
Certified Auditor Accountant: Kyrillos Rina
Audit Firm: PricewaterhouseCoopers S.A.
Auditors opinion: Unqualified
Company's website: <http://www.eurobankproperties.gr>

Board of Directors:

Haralambos Kyrkos Chairman
George Papaioannou Vice Chairman
Nikolaos Galatas Executive Member
Aristoteles Karyfiou Executive Member
George Chrysiakos Executive Member
Dimitrios Sarantis Independent Non Executive Member
Spyrton Makridakis Independent Non Executive Member

BALANCE SHEET INFORMATION AS AT 30 SEPTEMBER 2007
Amounts in Euro thousand

Company		Group	
30.09.2007	31.12.2006	30.09.2007	31.12.2006
ΕΝΕΡΓΗΤΙΚΟ			
359.733	339.888	Investment Property	339.888
20.553	1.067	Property, plant and equipment	43.634
34.545	0	Investment in Subsidiaries	0
89	89	Other non-current assets	141
414.920	341.044	Total non-current assets	429.559
13.851	2.302	Trade receivables	13.854
4.602	2.576	Other assets	2.396
23.671	72.901	Cash and cash equivalents	25.691
42.124	77.779	Total current assets	42.071
457.044	418.823	TOTAL ASSETS	471.929
EQUITY			
51.972	51.972	Share capital	51.972
219.398	221.982	Share premium	219.398
4.167	4.167	Other reserves	4.613
99.839	79.040	Retained earnings	99.854
376.376	357.141	Total Equity	376.837
LIABILITIES			
239	261	Deferred income	239
55.615	52.796	Borrowings, including finance leases	68.312
55.615	52.796	Total non-current liabilities	68.312
23.686	6.541	Trade and other payables	23.913
18	0	Dividends payable	18
542	615	Current income tax liabilities	542
1.568	1.469	Borrowings, including finance leasing	3.068
25.814	8.625	Total current liabilities	27.541
81.668	61.682	TOTAL LIABILITIES	96.092
457.044	418.823	TOTAL EQUITY AND LIABILITIES	471.929

STATEMENT OF CHANGES IN EQUITY
Amounts in Euro thousand

Company		Group	
30.09.2007	30.09.2006	30.09.2007	30.09.2006
357.141	258.968	Balance at 01.01.2007 and 01.01.2006	357.141
29.339	0	Currency translation reserves	446
29.339	21.242	Profit after tax for the period	29.354
0	85.957	Share capital increase	0
-2.564	-6.181	Costs associated with share offering	-2.564
		Dividends for 2006 and 2005 approved by shareholders	-8.540
-8.540	-5.830	Shareholders	-8.540
376.376	354.156	Balance as 30.09.2007 and 30.09.2006	376.837

SUBSIDIARIES (FULL CONSOLIDATION)

Name	Country of incorporation	Holding (%)	Unaudited tax years
Reco Real Property A.D.	Serbia	100	-
Elidae Tower S.A.	Romania	99.99	-

Note: The aforementioned companies are consolidated for the first time in the quarter ended 30 September 2007.

Additional Information:

- The Company has been audited by tax authorities up to 2004.
- The Company's financial statements 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. A first rate mortgage of €12,600 has been registered in favour of Banca Romaneasca over a property of Elidae Tower S.A. (subsidiary), located at 18 Mircea Elidae Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of 1,500 has been registered in favour of Eurobank EFG Savings Bank a.s.
- The tax authorities issued final tax assessments for both the Company and ELIDEPA during November 2005 for additional income taxes, VAT and penalties totalling €3,230 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 at period end was 8 (30.09.2006: 7).
- Certain comparatives previously presented in the income statement have been reclassified in order to better present the company performance. Interest income, previously presented within operating profit, have been reclassified and is now shown within financing activities. For further information refer to Note 21 of the Condensed Company Interim Financial Information.
- The prior period comparative income statement financial information for the three month period ended 30 September 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 21 of the Condensed Company Interim Financial Information.
- In accordance with the 24.07.07 BoD decision, on 28 July 2007, the Company acquired the entire share capital of Reco Real Property A.D. for a purchase consideration of €22,600. Moreover, in accordance with the 21.08.07 BoD decision, on 22 August 2007, the Company acquired 99.99% of the share capital of Elidae Tower S.A., an 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 €2,235. For further information refer to Note 7 of the Condensed Company Interim Financial Information.
- The related party transactions of the Group are as follows: a) Sales of goods and services €9,441, b) Purchases of goods and services €3,890, c) Receivables €22,600, d) Payables €58,393. The related party transactions of the Company are as follows: a) Sales of goods and services €9,441, b) Purchases of goods and services €3,890, c) Receivables €26,305, d) Payables €56,893. The key management personnel transactions, both for the Group and the Company, are the following: a) Transactions and gross salaries 262, b) Receivables/and c) Payables 60.
- The Company's management is contemplating a further offering of the ordinary shares for purposes of funding new investment property acquisitions in Greece and abroad. The contemplated offering of shares was approved by the Company's shareholders at its Extraordinary General Meeting on 3 September 2007. The offering is expected to be completed during November 2007 and result in gross proceeds of approximately €350,000.

INCOME STATEMENT INFORMATION FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2007
Amounts in Euro thousand

Company					Group				
1.1 - 30.09.07	1.1 - 30.09.06	1.7 - 30.09.07	1.7 - 30.09.06		1.1 - 30.09.07	1.1 - 30.09.06	1.7 - 30.09.07	1.7 - 30.09.06	
Revenues									
19.208	15.592	6.506	5.894	Rental income	19.351	15.592	6.649	5.894	Rental income
1.070	0	0	0	Κέρδη από πώληση επενδυτικών ακινήτων	1.070	0	0	0	Κέρδη από πώληση επενδυτικών ακινήτων
20.278	15.592	6.506	5.894		20.421	15.592	6.649	5.894	
15.395	9.990	2.857	4.740	Net gain from fair value adjustment of investment property	15.395	9.990	2.857	4.740	Net gain from fair value adjustment of investment property
32.935	23.418	8.166	9.956	Gross Revenue	33.032	23.418	8.263	9.956	Gross Revenue
31.605	22.118	7.914	9.538	EBITDA	31.737	22.118	7.646	9.538	EBITDA
31.572	22.077	7.603	9.528	EBIT	31.704	22.077	7.635	9.528	EBIT
30.658	22.073	7.036	9.464	Profit before tax	30.873	22.073	7.051	9.464	Profit before tax
-1.519	-831	-542	-304	Less: Taxes	-1.519	-831	-542	-304	Less: Taxes
29.339	21.242	6.494	9.160	Earnings after tax from continuing operations (a)	29.354	21.242	6.509	9.160	Earnings after tax from continuing operations (a)
-	-	-	-	Earnings / (Losses) after tax from discontinued operations (b)	0	0	0	0	Earnings / (Losses) after tax from discontinued operations (b)
29.339	21.242	6.494	9.160	Earnings after tax (continuing and discontinued operations) (a) + (b)	29.354	21.242	6.509	9.160	Earnings after tax (continuing and discontinued operations) (a) + (b)
Distributed to Shareholders of the Company									
-	-	-	-	Minority Interest	29.354	21.242	6.509	9.160	Minority Interest
-	-	-	-	Earnings per share (expressed in € per share) - Basic and Diluted	0	0	0	0	Earnings per share (expressed in € per share) - Basic and Diluted
-	-	-	-		1.20	0.95	0.27	0.41	

CASH FLOW STATEMENT
Amounts in Euro thousand

Company			Group		
1.1 - 30.09.07	1.1 - 30.09.06		1.1 - 30.09.07	1.1 - 30.09.06	
Operating activities:					
30.858	22.073	Profit before tax	30.873	22.073	Profit before tax
-33	41	Adjustments for:	-33	41	Adjustments for:
-15.305	-9.590	Depreciation	-15.305	-9.590	Depreciation
-1.070	0	Increase in fair value of investment property	-1.070	0	Increase in fair value of investment property
2.363	0	Gain on disposal of investment property	2.363	0	Gain on disposal of investment property
-21	-79	Proceeds on disposal of investment property	-43	-79	Proceeds on disposal of investment property
-1.599	-1.375	Results (income, expenses, gains and losses) of investment operations	-1.599	-1.375	Results (income, expenses, gains and losses) of investment operations
2.313	1.379	Interest income	2.313	1.379	Interest income
-	-	Interest and other related expenses	-	-	Interest and other related expenses
212	24	Movements in accounts relating to working capital:	-158	24	Movements in accounts relating to working capital:
-2.288	-615	Decrease / (increase) in receivables	-1.418	-615	Decrease / (increase) in receivables
-	-	(Decrease) / increase in payables (excl. borrowings)	-	-	(Decrease) / increase in payables (excl. borrowings)
-	-	Less:	-	-	Less:
-1.592	-2.123	Interest and related expenses paid	-1.592	-2.123	Interest and related expenses paid
-1.909	-1.377	Income taxes paid	-2.026	-1.377	Income taxes paid
11.965	8.461	Net cash from operating activities (a)	12.488	8.461	Net cash from operating activities (a)
Investing activities					
-15	-32	Purchases of property, plant and equipment	-15	-32	Purchases of property, plant and equipment
-868	-9.143	Capital expenditure on investment properties	-868	-9.143	Capital expenditure on investment properties
-4.392	0	Acquisition of investment properties	-30.742	0	Acquisition of investment properties
-10.377	-42.263	Acquisition of investment properties under development	-25.828	-42.263	Acquisition of investment properties under development
-26.915	0	Acquisition of foreign subsidiaries	0	0	Acquisition of foreign subsidiaries
-11.549	0	Advances for the acquisition of investment properties and foreign subsidiaries	-11.549	0	Advances for the acquisition of investment properties and foreign subsidiaries
-2.238	0	Purchase of foreign subsidiary loan	0	0	Purchase of foreign subsidiary loan
1.599	1.375	Interest received	1.599	1.375	Interest received
-54.755	-50.063	Net cash from / (used in) investing activities (b)	-67.403	-50.063	Net cash from / (used in) investing activities (b)
Financing activities					
0	85.957	Proceeds from share capital increase	0	85,957	Proceeds from share capital increase
-866	-6.181	Costs associated with share offering	-866	-6,181	Costs associated with share offering
16.000	6.500	Proceeds from borrowings	16.197	6,500	Proceeds from borrowings
-1.082	-1.251	Repayment of finance leases	-1.082	-1,251	Repayment of finance leases
-8.522	-8.784	Dividends paid	-8.522	-8,784	Dividends paid
-6.470	76.241	Net cash used in financing activities (c)	7.727	76.241	Net cash used in financing activities (c)
-49.230	34.639	Net increase / (decrease) in cash and cash equivalents for the period (a)+(b)+(c)	-47.188	34.639	Net increase / (decrease) in cash and cash equivalents for the period (a)+(b)+(c)
72.901	37.982	Cash and cash equivalents at the beginning of the period	72.901	37.982	Cash and cash equivalents at the beginning of the period
0	0	Exchange losses on cash and cash equivalents	-22	0	Exchange losses on cash and cash equivalents
23.671	72.621	Cash and cash equivalents at the end of the period	25.691	72.621	Cash and cash equivalents at the end of the period