

**Summary financial data and information for the year as of 1 January 2007 to 31 December 2007**  
(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](http://www.eurobankproperties.gr)), where the aforementioned information is published.

**COMPANY'S DATA**  
**Registered office:** 6 Siniosglogou Street, GR 14234, Nea Ionía  
**Main activity:** Management of Real Estate Portfolio  
**Register No:** 365/06/B/86/2  
**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):** 30/01/08  
**Certified Auditor Accountant:** Kyriakos Riris  
**Audit Firm:** PricewaterhouseCoopers S.A.  
**Auditors opinion:** Unqualified  
**Company's website:** <http://www.eurobankproperties.gr>

**Board of Directors as of 31 December 2007 :**  
 Nikolaos Bertos Chairman  
 George Papageorgiou Vice Chairman  
 Nikolaos Galetas Executive Member  
 Aristotelis Karyiounos Executive Member  
 George Chryssikos Executive Member  
 Dimitrios Serbelis Independent Non Executive Member  
 Spyridon Mikridakis Independent Non Executive Member

BALANCE SHEET INFORMATION AS AT 31 DECEMBER 2007			
Amounts in Euro thousand			
Company		Group	
31.12.2007	31.12.2006	31.12.2007	31.12.2006
<b>ASSETS</b>			
438.014	339.898	488.299	339.898
3.487	1.067	3.487	1.067
34.545	0	0	0
0	0	178	0
21.758	89	21.868	89
<b>497.804</b>	<b>341.044</b>	<b>513.772</b>	<b>341.044</b>
1.922	2.302	2.055	2.302
4.434	2.576	2.642	2.576
255.163	72.901	256.112	72.901
<b>261.519</b>	<b>77.779</b>	<b>260.899</b>	<b>77.779</b>
<b>759.323</b>	<b>418.823</b>	<b>774.581</b>	<b>418.823</b>
<b>EQUITY</b>			
129.930	51.972	129.930	51.972
466.749	221.962	466.749	221.962
5.029	4.167	5.124	4.167
98.361	79.040	99.155	79.040
<b>700.069</b>	<b>357.141</b>	<b>700.958</b>	<b>357.141</b>
<b>LIABILITIES</b>			
232	261	232	261
37.638	52.796	51.756	52.796
<b>37.638</b>	<b>52.796</b>	<b>51.756</b>	<b>52.796</b>
18.577	6.541	18.812	6.541
22	0	22	0
1.520	615	1.536	615
1.265	1.469	1.265	1.469
<b>21.384</b>	<b>8.625</b>	<b>21.635</b>	<b>8.625</b>
<b>59.254</b>	<b>61.682</b>	<b>73.623</b>	<b>61.682</b>
<b>759.323</b>	<b>418.823</b>	<b>774.581</b>	<b>418.823</b>

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.12.2007	31.12.2006	31.12.2007	31.12.2006
357.141	258.968	357.141	258.968
0	0	95	0
36.531	31.303	37.325	31.303
329.400	85.957	329.400	85.957
-6.655	-6.181	-6.655	-6.181
-16.348	-12.906	-16.348	-12.906
<b>700.069</b>	<b>357.141</b>	<b>700.958</b>	<b>357.141</b>

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

Note: The abovementioned 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 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. A first rate mortgage of €12,600 thousand has been registered in favour of Banca Romaneasca over a property of Eilade Tower S.A. (subsidiary), located at 18 Mircea Eliade Street, sector 1, Bucharest, Romania. Moreover, a first rate mortgage of €1,500 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.
- The tax authorities issued final tax assessments for both the Company and ELDEPA during November 2005 for additional income taxes, VAT and penalties totalling €2,874 thousand. 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. Except from the above, no other legal disputes or court decisions exist.
- The total number of employees at period end was 8 (2006: 6).
- The form and content of the income statement for the year ended 31 December 2007 differs from that presented during the year ended 31 December 2006. More specifically, 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. 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, has been reclassified and is now shown within financing activities. For further information refer to Note 28 of the Consolidated and Company Financial Statements for the year ended 31 December 2007.
- On 26 July 2007, the Company acquired 100% of the share capital of Reco Real Property A.D., for a purchase consideration of €22,630 thousand. On 22 August 2007, the Company acquired 99.99% of the share capital of Eilade Tower S.A., an investment property company, based on the fair value of its underlying net assets which have been provisionally estimated at €11,915 thousand together with the assignment of shareholders loans of €2,238 thousand. For further information refer to Note 8 of the Consolidated and Company Financial Statements for the year ended 31 December 2007.
- As of 20 December 2007 the Board of Directors of the ATHEX at its meeting approved the admission to trading of the 36,600,000 new ordinary registered shares of the Company. The net proceeds from the share capital increase amounted €22,745 thousand (net of costs of approximately €6,655 thousand). The date on the ATHEX that the abovementioned 36,600,000 shares started trading was on 24.12.2007.
- The related party transactions of the Group are as follows: a) Sales of goods and services €12,920 thousand, b) Purchases of goods and services €5,611 thousand, c) Receivables €255,721 thousand d) Payables €53,322 thousand. The related party transactions of the Company are as follows: a) Sales of goods and services €12,913 thousand, b) Purchases of goods and services €5,573 thousand, c) Receivables €257,623 thousand, d) Payables €39,204 thousand. The key management personnel transactions, both for the Group and the Company, are the following: a) Transactions on 8 January 2008, the Company entered into an agreement for the purchase of 100% of the shares of Greek company "Kalampokis Tours & Cargo S.A.", owner of a property located Schimatari municipality, Prefecture of Viotia, which is subject to two leases expiring at 2011. The acquisition price for the shares has been agreed at €5,350 thousand on a debt free and liability free basis. On 18 January 2008, the Company acquired two retail properties located in Kifissias Avenue by Pasa Development S.A., for a total consideration of €16,014 thousand. Both properties are subject to operating leases with SATO S.A. and the leases expire at 2016 and 2019.

INCOME STATEMENT INFORMATION FOR THE YEAR ENDED 2007			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.12.07	1.1 - 31.12.06	1.1 - 31.12.07	1.1 - 31.12.06
<b>Revenue</b>			
26.000	21.698	26.823	21.698
1.070	0	1.070	0
<b>27.070</b>	<b>21.698</b>	<b>27.893</b>	<b>21.698</b>
19.289	15.352	19.568	15.352
<b>41.815</b>	<b>34.405</b>	<b>44.405</b>	<b>34.405</b>
40.007	32.736	41.001	32.736
<b>39.962</b>	<b>32.683</b>	<b>40.956</b>	<b>32.683</b>
39.029	32.444	39.660	32.444
-2.498	-1.141	-2.335	-1.141
<b>36.531</b>	<b>31.303</b>	<b>37.325</b>	<b>31.303</b>
0	0	0	0
<b>36.531</b>	<b>31.303</b>	<b>37.325</b>	<b>31.303</b>
<b>Distributed to</b>			
-	-	37.325	31.303
-	-	0	0
-	-	1.48	1.36

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.12.07	1.1 - 31.12.06	1.1 - 31.12.07	1.1 - 31.12.06
<b>Operating activities:</b>			
39.029	32.444	39.660	32.444
45	53	45	53
-19.289	-15.352	-19.568	-15.352
-1.070	0	-1.070	0
2.363	0	2.363	0
-29	-90	-22	-90
-2.279	-1.793	-2.286	-1.793
3.212	2.032	3.582	2.032
<b>Plus/minus movements in accounts relating to working capital or relating to operating activities</b>			
915	-378	750	-378
7	2.435	-52	2.435
-2.662	-1.677	-3.032	-1.677
-1.592	-2.474	-1.592	-2.474
<b>18.650</b>	<b>15.200</b>	<b>18.776</b>	<b>15.200</b>
<b>Investing activities</b>			
-20	-44	-20	-44
-1.334	-12.715	-1.334	-12.715
-56.749	-2.206	-83.099	-2.206
-21.492	-42.470	-37.518	-42.470
-26.915	0	0	0
-21.869	0	-21.869	0
-2.238	0	2.131	0
2.124	1.793	2.131	1.793
<b>-128.293</b>	<b>-55.642</b>	<b>-141.509</b>	<b>-55.642</b>
<b>Financing activities</b>			
329.400	85.957	329.400	85.957
-5.807	-6.181	-5.807	-6.181
16.000	13.000	30.117	13.000
-30.000	0	-30.000	0
-1.362	-1.561	-1.362	-1.561
-16.326	-15.854	-16.326	-15.854
<b>291.905</b>	<b>75.361</b>	<b>306.022</b>	<b>75.361</b>
<b>Net increase / (decrease) in cash and cash equivalents for the period (a)+(b)+(c)</b>			
<b>182.262</b>	<b>34.919</b>	<b>183.291</b>	<b>34.919</b>
72.901	37.982	72.901	37.982
0	0	-80	0
<b>255.163</b>	<b>72.901</b>	<b>256.112</b>	<b>72.901</b>

Nea Ionía, 30 January 2008

The Executive Member of the BoD

The General Manager and Executive Member of the BoD

The Chief Financial Officer

Aristotelis Karyiounos  
I.D. No I 199654

Nikolaos Galetas  
I.D. No I1 028271

Ilias Papaliopoulos  
PERM. No 18103