



Eurobank Properties REIC

FINANCIAL REPORT
for the six month period ended
June 30 2014
According to Article 5 of Law 3553/2007

This financial report has been translated from the original report that has been prepared in the Greek language. Reasonable care has been taken to ensure that this report represents an accurate translation of the original text. In the event that differences exist between this translation and the original Greek language financial report, the Greek language financial report will prevail over this document.

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STATEMENT OF THE BOARD OF DIRECTORS OF

«EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY»

**FOR THE INTERIM CONDENSED FINANCIAL INFORMATION FOR THE SIX MONTH PERIOD
ENDED JUNE 30 2014**

(in accordance with article 5 par.2 of Law 3556/2007)

We state that to the best of our knowledge that the Interim Condensed Financial Information of the Company and the Group of “Eurobank Properties” for the six month period ended June 30 2014, were prepared according to the applicable accounting standards, and present fairly the financial position and the results of the Group and the Company, as well as the subsidiary Companies which are included in the consolidation as a total according to paragraphs 3 to 5 of article 5 of Law 3556/2007.

Furthermore, to the best of our knowledge the Report of the Board of Directors for the period presents fairly the information required by paragraph 6 of article 5 of Law 3556/2007.

Athens, August 6, 2014

Nikolaos A. Bertzos

Georgios Chryssikos

Georgios Katsibris

Chairman of the BoD
Non-executive member of the BoD

Chief Executive Officer
Executive member of the BoD

Independent non-executive
member of the BoD

**DIRECTORS' REPORT OF
«EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY»
FOR THE CONDENSED CONSOLIDATED AND COMPANY INTERIM FINANCIAL INFORMATION
FOR THE SIX MONTH PERIOD ENDED JUNE 30 2014**

Dear Shareholders,

According to the law 3556/2007 and the executive decisions 1/434/3.7.2007 and 7/448/11.10.2007 of the Hellenic Capital Market Commission, we present the semi annual Board of Directors' report of Eurobank REIC for the Interim Condensed Financial Information for the six month period ending June 30 2014.

FINANCIAL POSITION OF THE GROUP

During the first six months of 2014, the Greek economy has entered into a phase of balancing and stability, a fact confirmed by the reduction in the interest rates of Greek Government Bonds and reinforced by the ability of the country to enter again in the international capital markets. Based on the available financial and macroeconomic data, a better outlook for the Greek economy emerges and the forecast for positive growth in the current year can be achieved. At the same time from the beginning of 2014, global economic activity is reinforced.

In this economic environment, the conditions for stabilization and gradual recovery in the commercial real estate sector where our Group operates exist. This is reflected in Group's financial results for the first six months of 2014. The Group remained committed to its strategy by maintaining high investment standards and implemented its investment policy and strategy through the realization of new investments while at the same time seeking for new investment opportunities.

The first six months of 2014 was characterized by the stabilization in property values resulting to an increase in our portfolio value by €2.384 compared to losses of €27.600 in the previous period mainly due to our new investments.

As at June 30 2014, our portfolio consists of 75 properties versus 56 as at 30/06/2013. Most of Group's portfolio properties are located in Greece, 50 located in the greater Athens area, 19 located in other major cities and 1 plot of land in Spata. In Central and Eastern Europe, the Group owns two (2) commercial properties in Serbia and three (3) in Romania.

As at June 30 2014, Groups' portfolio consists of 620.000 s.q.m. with a fair value of €726.305 as assessed by NAI HELLAS and Savills, certified appraisers.

Revenue: Group's revenue for the period ending June 30 2014, amounted to €22.760 compared to €19.048 showing an increase of €3.712 or 19.5%. The increase is derived from our new investment while for the properties existing as at 31/12/2013 rental income has decreased due to the re-negotiation of the agreements during the second semester of 2013.

Results from fair value adjustment on investment property: Group's profit from fair value adjustments for the period ended June 30 2014 was €2.384 compared to €27.600 loss in the previous period. Profit for the period arise from the adjustment of €4.793 in the values of new investments whereas the fair value of the properties of the existing portfolio of 2013 presented losses of €2.409m..

Operating profit/ (Loss): Group's operating profit for the six-month period ending June 30, 2014 amounted to €22.237 compared to €10.306 loss in the previous period. Group's operation profit, excluding fair value adjustment on investment property, provisions for bad debts and other income, amounted to €19.846 compared to €17.261 of the previous period showing an increase of €2.585 or 15%. The increase is mainly due to the increase in the revenue.

Interest Income: Group's interest income for the six month period ending June 30 2014 amounted to €4.052 compared to €4.038 of the previous period showing an increase of €14 or 0.35%. The reduction in interest rates during the first six month of 2014 was offset by Group's increased cash equivalents during this period.

Finance costs: Group's finance costs for the six month period ending June 30, 2014 amounted to €1,085 compared to €1,198 for the previous year, a decrease of €113 or 9.4%. The decrease is due to the reduced outstanding loans and the reduced Euribor rates during the period.

Taxes: Group's taxes for the period ending June 30, 2014 amounted to €2.016 compared to €1.381 of the previous period, an increase of €635 or 46%. The increase is mainly due to the provision for the imposition of aggregate tax on property. As described in note 15 of the Interim Condensed Financial Information, the Company is subject to an annual tax determined by reference to the fair value of its investment properties and cash equivalents at a tax rate of 10% of the aggregate European Central Bank reference rate plus 1%.

Net gain/(loss) after Tax: As a result of the above, net gain after tax for the period ending June 30, 2014 amounted to €24.441 compared to losses of €8.847 of the previous period.

Treasury Shares: The Company in 2014 did not purchase any treasury shares. As of June 30, 2013 the Company owned 1.150.571 treasury shares with a total cost of €6.735 and an average price of €5,85 per share.

Basic Ratios

The Group evaluates the results and performance on a monthly basis identifying timely and effectively variances from the objectives and taking corrective measures when this is necessary. Group's performance is measured using the following financial performance indicators which are internationally used :

	30.06.2014	31.12.2014
Liquidity Ratios		
Current Ratio	10.1x	2.8x
Leverage Ratio		
Total debt to Total Assets	7%	16%
LTV	9%	22%
Market Ratios		
NAV (amount in €)	€8.20	€10.34

The improvement of ratios is mainly due to Company's Share Capital Increase, as well as from the increased rental income..

Fund from Operations

For the better understanding of Groups' financial results, we will use the Fund From Operations method (FFO). This method is better for the understanding the performance of real estate investment companies relating to profits for the period:

	30.06.2014	30.06.2013	Movement	%
Fund from Operations (F.F.O.)	20.920	18.767	2.153	11%

SIGNIFICANT EVENTS

1. As at November 08, 2013, the Extraordinary Shareholders Meeting decided the Share Capital Increase, through the payment in cash and by pre-emption right in favor of the existing shareholders, through the issuance of 40.260.000 new common registered shares, of a nominal value of (amount in €) €2,13 and issue price of (amount in €) €4,80 each. The Share Capital Increase which started on January 14, 2014, was successfully completed and fully covered on January 31, 2014. As a consequence, Company's Share Capital was increased by €5.754 through the issuance of 40.260.000 new common shares and the resulting difference of €107.494 was credited to a special reserve "share premium account" as provided by law.

Following the completion of the Share Capital Increase of the Company and the listing of the new shares in the Athens Stock Exchange on February 6, 2014, the Company's shareholder structure with stakes over 5% is as follows:

• Fairfax Financial Holdings Limited	41.50%
• Eurobank Ergasias SA	33.95%
• Fidelity Management & Research LLC	5.80%

On June 25, 2014, parent company Eurobank Ergasias S.A. sold 13,636,848 registered ordinary Company shares with voting rights, which amount to 13.47% of a total amount of €19,322 of the Company's share capital of a total amount and consequently today holds directly and indirectly through fully controlled subsidiaries, 20,742,130 registered ordinary Company shares with voting rights, which amount to 20.48% of the Company's share capital. Company's share composition of persons that on 30.06.2014 exceeds the 5%, according to the received notification statement in TR-1 form made by these obligated persons, is the following:

• Fairfax Financial Holdings Limited	41.50%
• Eurobank Ergasias SA	20.48%
• Wellington Management Company LLP	11.16%
• Fidelity Management & Research LLC	5.84%

The abovementioned percentage of Fairfax Financial Holdings Limited includes Wentworth Insurance Company Limited (subsidiary of Fairfax Financial Holdings Limited) which owns directly 5.278.797 common shares amounting to 5,21% of Company's Share Capital. Also Odyssey Reinsurance Company (subsidiary of Fairfax Financial Holdings Limited) is included which owns directly 9.596.988 common shares amounting to 9,48% of Company's Share Capital.

Fairfax Financial Holdings Limited and Eurobank Ergasias SA have entered into a Shareholders' Agreement, which regulates their relationship as major shareholders of the Company. They have acquired specific rights from the Shareholders Agreement which depends on the relative time period. From the date of signing of the shareholders agreement until the earliest (I) of the date on which the participation of Eurobank Ergasias SA in the share capital of the Company falls below 20 %, and (II) of the date of 06.30.2020 (Initial Period), the parties will implement a common policy regarding management of the Company. After the expiry of the initial period, Fairfax Financial Holdings Limited will automatically and ipso jure acquire the control of the Company and the parties will cooperate on the issues of the composition of the B.o.D, the Investment Committee, other Committees of the Company as well as to the dismissal / hiring of the Chief Executive Officer. If the percentage of Eurobank Ergasias SA falls below 20 % but it remains above 5 % , then it has the right to exercise a veto on certain strategic issues. Eurobank Ergasias S.A. will cease to have any veto rights after the lapse of 18 months from the expiry of the initial period regardless its shareholding percentage in the Share Capital of the Company.

2. On February, 27 2014, the share capital increase of Cloud Hellas Ktimatiki S.A. a Group subsidiary 100% , was successfully completed for a total amount of € 50,000 through payment in cash. The subsidiary on 28.2.2014 prepaid in full its existing outstanding bond loan and became free of liabilities.
3. On 6.3.2014 and 20.3.2014 the Company acquired 2 out of the 3 warehouses in Aspropyrgos, Attica, following the agreement dated 23.12.2013 for the acquisition of a portfolio of 3 warehouses. It is noted that the financial, fiscal, legal and technical due diligence for the third warehouse is still in progress. The total price paid by the Company amounted to €14,200, respectively €5.880 and € 8.320 for each warehouse.

According to the reports of independent appraisers the values of the two properties as at acquisition date amounted to €7.770 and €10.770, respectively.

4. The Ordinary General Shareholders Meeting which convened on 14.4.2014, decided the distribution from previous years retained earnings of a dividend in the amount of (amount in euro) 0.18 euro per share.
5. On May 12, 2014 the Company acquired a portfolio of 14 assets from the Hellenic Republic Asset Development Fund and their respective lease to the Hellenic Republic for 20 years, was concluded and the relevant sale and lease deeds were signed. The price paid for the acquisition of the portfolio amounted to €145.810 plus €353 acquisition costs. The total surface of the properties is approximately 189,000.00 sqm.. The major assets of the portfolio are the Ministry of Education and Religious Affairs, Ministry of Health, Ministry of Justice, Transparency and Human Rights and Athens Police. This deal contributes to the further diversification of Company's property portfolio.

OUTLOOK

The prospect of recovery of the real estate market is significantly affected by the decline of uncertainty for the Greek economy and reinforcement of the prospects for improvement. It is directly related to the macroeconomic and microeconomic environment, the return of liquidity in the country and the financial and fiscal stability. The first half of 2014 was marked by increased investment activity in the sector compared to the previous periods. The expectations for positive growth of the Greek economy in 2014 positively influence further investment activity in the real estate market and lead to a relative stabilization of the commercial real estate values. Particularly, the trend of stabilization of the commercial real estate values mainly applies to the prime properties, while as for the secondary properties, the pressure on their values and rents is expected to be continued during the second half of 2014.

The Company intends to invest the proceeds of the abovementioned Share Capital Increase according to the provisions of Law 2778/1999, as amended, and to its investment policy and strategy within 36 months. The investment objectives of the Company for the SCI proceeds from and in general, are particularly, investments in commercial real estate in prime locations.

Our Company is consistently focused on its investment objective of creating long term value for its shareholders. The high quality portfolio which produces steady income, low LTV and high liquidity establishes the Company as a key player in the Greek and Southeastern Europe market.

SIGNIFICANT RISKS AND UNCERTAINTIES

Fluctuations in Property Values:

Fluctuations in property values, which are reflected in the Income Statement and Balance Sheet, are dependent on the market value of our commercial properties. In this period the Group recorded gains from fair value adjustments that reflects the general stabilization trends in the real estate sector. The fluctuation of market values has a significant impact on Group profitability and assets. However, due to the long term duration of the leases, the impact on cash flows is not expected to be significant.

Non-Performance of Tenants:

Income may be adversely affected by the non-performance of tenants. However, the Group has a diversified tenant base consisting mainly of blue chip Companies in Greece and Central-Eastern Europe and this should minimise the impact of failure from any individual tenants.

Interest rate risk

Group's interest rate risk arises from long-term finance leases, bank borrowings and the amount of cash held in deposits. The decrease in term deposit interest rates will result in lower interest income. Similarly a decrease in borrowing rates will result in lower interest expense.

Inflation Risk

Group's exposure to inflation risk is limited as the Group in general enters into long term operating lease arrangements with tenants for a minimum of 12 years. The annual rental increases are linked to the consumer price index plus a spread of up to 1%.

Regulatory and Compliance Risks:

As mentioned above, the Company has invested in South-eastern Europe. The Company has investments in Romania and Serbia. A lack of understanding of the local regulatory environment could result in increased international and local taxes or other regulatory sanctions. For mitigating these risks, we contract local consultants such as legal advisors and local accountants to offer us advice regarding the regulatory environment, as well as our rights and obligations, both before and after a new investment.

External Environmental Factors

The Company has investments in Greece, Romania, and Serbia. The Company can be affected in general by external factors such as political instability, economic uncertainty, and changes in tax regulations.

RELATED PARTY TRANSACTIONS

Related party transactions as defined by IAS 24 of the Parent Company and the Group are fully disclosed in note 20 of the Interim Condensed Financial Information for the six month period ended June 30 2014.

Maroussi

August 06, 2014

The Board of Directors

Nikolaos A. Bertzos

Georgios Chryssikos

Georgios Katsibris

Chairman of the BoD
Non-executive member of the BoD

Chief Executive Officer
Executive member of the BoD

Independent non-executive
member of the BoD

Interim Condensed Financial Information

**for the six month period ended
June 30 2014**

[Translation from the original text in Greek]

Report on Review of Interim Financial Information

To the Shareholders of Eurobank Properties R.E.I.C

Introduction

We have reviewed the accompanying condensed company and consolidated Balance Sheet of Eurobank Properties R.E.I.C (the “Company”) as of 30 June 2014 and the related condensed company and consolidated statements of comprehensive income , changes in equity and cash flows for the six-month period then ended and the selected explanatory notes, that comprise the interim condensed financial information and which form an integral part of the six-month financial report as required by article 5 of L.3556/2007. Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard “IAS 34”). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Reference to Other Legal and Regulatory Requirements

Our review has not revealed any inconsistency or discrepancy of the other information of the six-month financial report, as required by article 5 of L.3556/2007, with the accompanying interim condensed financial information.

PricewaterhouseCoopers S.A

Kifisias Av. 268, Halandri

SOEL Reg. No. 113

Date: 7 August, 2014

Dimitris Sourbis

SOEL Reg. No. 16891

Consolidated and Company Balance sheet

	Note	Group		Company	
		30/06/2014	31/12/2013	30/06/2014	31/12/2013
ASSETS					
Non-current assets					
Investment property	6	726.305	564.194	574.674	413.739
Property, plant and equipment		2.633	1.600	2.630	1.596
Goodwill and Intangible Assets		380	390	45	55
Investment in subsidiaries	8	-	-	105.092	105.092
Deferred tax asset		391	391	-	-
Other long term receivables	9	3.132	2.959	15.374	15.281
		732.841	569.534	697.815	535.763
Current assets					
Trade and other receivables	10	10.346	5.125	8.698	3.913
Cash and cash equivalents	11	164.581	190.695	153.336	176.945
		174.927	195.820	162.034	180.858
TOTAL ASSETS		907.768	765.354	859.849	716.621
SHAREHOLDERS' EQUITY AND LIABILITIES					
Capital and reserves					
Share Capital	12	215.684	129.930	215.684	129.930
Share premium	12	571.234	466.749	571.234	466.749
Own shares	12	(4.894)	(6.735)	(4.894)	(6.735)
Other reserves	12	10.786	10.779	10.021	10.021
Retained earnings		35.150	28.924	21.132	21.453
Total shareholders' equity		827.960	629.647	813.177	621.418
Non-current liabilities					
Borrowings, including finance leases	13	59.386	62.104	29.658	31.451
Tenant deposits		2.889	2.962	2.889	2.962
Other non-current liabilities		290	319	290	319
		62.565	65.385	32.837	34.732
Current liabilities					
Trade and other payables	14	6.124	4.541	5.360	2.606
Short term liabilities due to subsidiaries		-	-	-	50.000
Dividends payable		13	7	13	7
Current income tax liabilities		3.636	2.425	2.843	2.342
Borrowings, including finance leases	13	7.077	62.985	5.226	5.152
Tenant deposits		393	364	393	364
		17.243	70.322	13.835	60.471
Total liabilities		79.808	135.707	46.672	95.203
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		907.768	765.354	859.849	716.621

The notes on pages 18 to 39 form an integral part of the Interim Condensed Financial Information for the six month period ended June 30 2014.

Consolidated Income Statement

	Note	Six month period ended		Three month period ended	
		30/06/2014	30/06/2013	30/06/2014	30/06/2013
Revenue					
Rental income		22.760	19.048	12.231	9.525
		22.760	19.048	12.231	9.525
Net gain/(loss) from fair value adjustments on investment property		2.384	(27.600)	(1.794)	(27.600)
Technical service fees		(153)	(295)	(59)	(147)
Other direct property relating expenses		(716)	(688)	(481)	(364)
Provisions for bad debts		0	0	0	0
Employee benefit expense- BoD		(1.188)	(288)	(561)	(36)
Depreciation of assets		(123)	(47)	(103)	(24)
Other income		7	33	-	33
Other expenses		(734)	(469)	(364)	(229)
Operating profit/ (loss)		22.237	(10.306)	8.869	(18.842)
Interest income		4.052	4.038	1.756	1.981
Finance costs		(1.085)	(1.198)	(547)	(596)
Negative goodwill arising from subsidiary's acquisition	7	1.253	-	-	-
Profit/ (loss) before tax		26.457	(7.466)	10.078	(17.457)
Taxes	15	(2.016)	(1.381)	(1.053)	(599)
Profit/ (loss) for the period		24.441	(8.847)	9.025	(18.056)
Earnings/ (losses) per share (expressed in € per share)					
- Basic and Diluted	17	0,27	(0,15)		

Company Income Statement

	Note	Six month period ended		Three month period ended	
		30/06/2014	30/06/2013	30/06/2014	30/06/2013
Revenue					
Rental income		16.603	15.674	9.367	7.817
		16.603	15.674	9.367	7.817
Net gain/(loss) from fair value adjustments on investment property					
		1.208	(25.880)	(2.969)	(25.880)
Technical service fees		(57)	(134)	(15)	(62)
Other direct property relating expenses		(558)	(579)	(409)	(317)
Employee benefit expense- BoD		(1.166)	(271)	(551)	(29)
Depreciation of assets		(123)	(47)	(103)	(23)
Other income		7	29	-	29
Other expenses		(564)	(410)	(281)	(203)
Operating profit/ (loss)		15.350	(11.618)	5.039	(18.668)
Interest income					
		4.334	4.212	1.891	2.116
Finance costs		(522)	(614)	(262)	(317)
Profit/ (loss) before tax		19.162	(8.020)	6.668	(16.869)
Taxes					
	15	(1.267)	(995)	(627)	(428)
Profit/ (loss) for the period		17.895	(9.015)	6.041	(17.297)

Consolidated and Company Statement of Comprehensive Income

	Group		Company	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Profit/ (loss) for the period	24.441	(8.847)	17.895	(9.015)
Other comprehensive income/ (loss) after taxes:				
Items that may be subsequently reclassified to profit or loss				
Exchange rate differences transferred to income/ (loss) after taxes	8	(40)	-	-
Total comprehensive income/ (loss)	8	(40)	-	-
Total comprehensive income/ (loss) after taxes for the period	24.449	(8.887)	17.895	(9.015)
Total comprehensive income/ (loss) attributable to:				
- Shareholders (Owners of the parent)	24.449	(8.887)	17.895	(9.015)
- Minority interest	-	-	-	-
Total comprehensive income/ (loss) after taxes for the period	24.449	(8.887)	17.895	(9.015)

The Interim Condensed Financial Information for the six month period ended June 30 2014 were approved by the Board of Directors on August 06 2014 and are signed on its behalf by:

Nikolaos A. Bertzos

Georgios Chryssikos

Panagiotis Aristeidis Varfis

Evangelos Tentis

Chairman of the BoD

Chief Executive Officer

Chief Financial Officer

Chief Accountant

Non-executive member of the BoD

Executive member of the BoD

Consolidated Statement of changes in shareholders' equity

	Note	Share capital	Share premium	Own shares	Other reserves	Retained earnings	Total Equity
Balance January 01, 2013		129.930	466.749	(6.719)	10.823	26.191	626.974
Profit/ (loss) for the period		-	-	-	-	(8.847)	(8.847)
Foreign exchange differences		-	-	-	(44)	4	(40)
Total comprehensive income/ (loss) for the period		-	-	-	(44)	(8.843)	(8.887)
Acquisition of own shares	12	-	-	(16)	-	-	(16)
Transfer to reserves		-	-	-	4	(4)	-
Balance June 30, 2013		129.930	466.749	(6.735)	10.783	17.344	618.071
Balance January 01, 2014		129.930	466.749	(6.735)	10.779	28.924	629.647
Profit/ (loss) for the period		-	-	-	-	24.441	24.441
Foreign exchange differences		-	-	-	7	1	8
Total comprehensive income/ (loss) for the period		-	-	-	7	24.442	24.449
Share capital increase	12	85.754	107.494	-	-	-	193.248
Share capital issue costs	12	-	(3.009)	-	-	11	(2.998)
Acquisition of own shares		-	-	-	-	-	-
Sale of pre-emption rights of own shares	12	-	-	1.841	-	-	1.841
Dividend relating to previous years approved by the shareholders		-	-	-	-	(18.227)	(18.227)
Balance June 30, 2014		215.684	571.234	(4.894)	10.786	35.150	827.960

Company Statement of changes in shareholders' equity

	Note	Share capital	Share premium	Own shares	Other reserves	Retained earnings	Total Equity
Balance January 01, 2013		129.930	466.749	(6.719)	10.021	31.767	631.748
Profit/ (loss) for the period		-	-	-	-	(9.015)	(9.015)
Other comprehensive income/ (loss) after tax		-	-	-	-	-	-
Total comprehensive income/ (loss) for the period		-	-	-	-	(9.015)	(9.015)
Acquisition of own shares	12	-	-	(16)	-	-	(16)
Balance June 30, 2013		129.930	466.749	(6.735)	10.021	22.752	622.717
Balance January 01, 2014		129.930	466.749	(6.735)	10.021	21.453	621.418
Profit/ (loss) for the period		-	-	-	-	17.895	17.895
Other comprehensive income/ (loss) after tax		-	-	-	-	-	-
Total comprehensive income/ (loss) for the year		-	-	-	-	17.895	17.895
Share capital increase	12	85.754	107.494	-	-	-	193.248
Share capital issue costs	12	-	(3.009)	-	-	11	(2.998)
Sale of pre-emption rights of own shares	12	-	-	1.841	-	-	1.841
Dividend relating to previous years approved by the shareholders		-	-	-	-	(18.227)	(18.227)
Balance June 30, 2014		215.684	571.234	(4.894)	10.021	21.132	813.177

Consolidated and Company cash flow statement

	Note	Group		Company	
		01/01 - 30/06/2014	01/01 - 30/06/2013	01/01 - 30/06/2014	01/01 - 30/06/2013
Cash flows from operating activities					
Profit/ (loss) for the period		24.441	(8.847)	17.895	(9.015)
Other (gains)/ losses		(7)	(33)	(7)	(29)
Negative goodwill arising from subsidiary's acquisition	7	(1.253)	-	-	-
Provisions		(571)	-	(497)	-
Interest income		(4.052)	(4.038)	(4.334)	(4.212)
Finance costs		1.085	1.198	522	614
Taxes	15	2.016	1.381	1.267	995
(Increase)/decrease of fair value of investment property	6	(2.384)	27.600	(1.208)	25.880
Depreciation of assets		123	47	123	47
Changes in working capital:					
Decrease/ (increase) in receivables		(2.053)	(206)	(1.607)	(624)
Increase / (decrease) in payables		860	(222)	(135)	641
Cash generated from operating activities		18.205	16.880	12.019	14.297
Interest paid		(1.086)	(1.212)	(530)	(621)
Taxes paid		(1.672)	(1.148)	(724)	(762)
Net cash generated from operating activities		15.447	14.520	10.765	12.914
Cash flows from investing activities					
Subsidiary's share capital increase	7	-	-	(50.000)	-
Subsequent capital expenditure on investment property	6	(86)	(73)	(86)	(73)
Purchases of investment property	6	(160.608)	-	(160.608)	-
Purchases of property, plant and equipment		(179)	(5)	(179)	-
Loans due from subsidiaries		-	-	-	(8.070)
Repayments of loans due from subsidiaries abroad		(925)	-	-	900
Repayments of loans due from local subsidiaries	7	(55.983)	-	-	-
Interest received		4.094	5.484	4.365	5.542
Net cash used in investing activities		(213.687)	5.406	(206.508)	(1.701)
Cash flows from financing activities					
Proceeds from share capital increase (incl. share capital issue costs)	12	190.239	-	190.239	-
Proceeds from sale of pre-emption rights of own shares	12	1.841	-	1.841	-
Purchase of treasury shares		-	(16)	-	(16)
Repayments of borrowings		(1.719)	(11.224)	(1.719)	(1.660)
Dividends paid	16	(18.227)	-	(18.227)	-
Net cash used in financing activities		172.134	(11.240)	172.134	(1.676)
Net increase/ (decrease) in cash and cash equivalents for the period					
		(26.106)	8.686	(23.609)	9.537
Cash and cash equivalents at the beginning of the period	11	190.695	161.091	176.945	153.005
Exchange gains / (losses) on cash and cash equivalents		(8)	40	-	-
Cash and cash equivalents at the end of the period	13	164.581	169.817	153.336	162.542

The notes on pages 18 to 39 form an integral part of the Interim Condensed Financial Information for the six month period ended June 30 2014.

Notes to the Interim Condensed Financial Information

1 General information

The present Interim Condensed Financial Information include the financial statements of the Company Eurobank Properties Real Estate Investment Company (the “Company”) and the consolidated financial statements of the Company and its subsidiaries (together the “Group”) for the period ended June 30, 2014.

The Company and the Group is a real estate fund with a major portfolio in Greece and in Central-eastern Europe. Its business is leasing out investment property under operating leases and is classified as a real estate investment company under Greek Law 2778/1999 with effect from 29 September 2005.

The Company is incorporated and domiciled in Maroussi, Athens, Greece. The address of its registered office is 117 Kifisias Avenue & Ag. Konstantinou, Maroussi, Athens, Greece (Reg. n. 365/06/B/86/2) and is listed in the Athens Stock Exchange.

The total number of employees of the Group as at the end of the period was 21 (30/06/2013: 18).

These Interim Condensed Consolidated and Company Financial Statements (Financial Statements) have been approved by the Board of Directors on August 06, 2014.

2 Basis of Preparation

These Condensed Consolidated and Company Interim Financial Statements have been prepared in accordance with IAS 34 ‘Interim Financial Reporting’, and should be read in conjunction with Group’s annual financial statements as at December 31 2013.

Comparatives

Certain comparative figures have been reclassified for presentation purposes, in order to become comparable with those figures in the current period.

3 Accounting Policies

The accounting policies adopted in the preparation of these Interim Condensed Financial Information are consistent with those followed in the preparation of the Group’s annual financial statements for the year ended December 31 2013 excluding those mentioned below

Rental Income is not subject to seasonality.

New standards and interpretations adopted by the Group The following new standards and amendments to standards, as issued by the International Accounting Standards Board (IASB) and endorsed by the European Union (EU), apply from 1 January 2014:

IAS 27, Amendment - Separate Financial Statements The amendment is issued concurrently with IFRS 10 ‘Consolidated Financial Statements’ and together they supersede IAS 27 ‘Consolidated and Separate Financial Statements’. The amendment prescribes the accounting and disclosure requirements for investments in subsidiaries, joint ventures and associates when an entity prepares separate financial statements. The adoption of the amendment had no impact on the Group’s condensed consolidated interim financial statements.

IAS 28, Amendment - Investments in Associates and Joint Ventures The amendment replaces IAS 28 ‘Investments in Associates’. The objective of the amendment is to prescribe the accounting for investments in associates and to set out the requirements for the application of the equity method when accounting for investments in associates and joint ventures following the publication of IFRS 11. An exemption from applying the equity method is provided, when the investment in associate or joint venture is held by, or is held indirectly through, an entity that is a venture capital organization, or a mutual fund, unit trust and similar entities including investment –linked insurance funds. In this case, investments in those associates and joint ventures may be measured at fair value through profit or loss. The adoption of the amendment had no impact on the Group’s condensed consolidated interim financial statements.

Notes to the Interim Condensed Financial Information

IAS 32, Amendment - Offsetting Financial Assets and Financial Liabilities The amendment clarifies the requirements for offsetting financial assets and financial liabilities. The adoption of the amendment had no impact on the Group's condensed consolidated interim financial statements.

IAS 36, Amendment - Recoverable Amount Disclosures for Non-Financial Assets The amendments restrict the requirement to disclose the recoverable amount of an asset or cash generating unit only to periods in which an impairment loss has been recognized or reversed. They also include detailed disclosure requirements applicable when an asset or cash generating unit's recoverable amount has been determined on the basis of fair value less costs of disposal and an impairment loss has been recognized or reversed during the period. The adoption of the amendment had no impact on the Group's condensed consolidated interim financial statements.

IAS 39, Amendment - Novation of derivatives and continuation of hedge accounting The amendment provides relief from discontinuing hedge accounting when, as a result of laws and regulations, a derivative designated as a hedging instrument is novated to effect clearing with a central counterparty and specific criteria are met. The adoption of the amendment had no impact on the Group's condensed consolidated interim financial statements.

IFRS 10, Consolidated Financial Statements IFRS 10 replaces the part of IAS 27 'Consolidated and Separate Financial Statements' that deals with consolidated financial statements and SIC 12 'Consolidation-Special Purpose Entities'. Under IFRS 10, there is a new definition of control, providing a single basis for consolidation for all entities. This basis is built on the concept of power over the investee, variability of returns from the involvement with the investee and their linkage, replacing thus focus on legal control or exposure to risks and rewards, depending on the nature of the entity. The adoption of IFRS 10 had no impact on the consolidation of investments held by the Group nor on the Group's condensed consolidated interim financial statements.

IFRS 11, Joint Arrangements IFRS 11 replaces IAS 31 'Interests in Joint Ventures' and SIC-13 'Jointly Controlled Entities- Non – monetary Contributions by Ventures'. and establishes principles for financial reporting by entities that have an interest in arrangements that are controlled jointly. Under IFRS 11, there are only two types of joint arrangements, joint operations and joint ventures and their classification is based on the parties' rights and obligations arising from the arrangement, rather than its legal form.

The equity method of accounting is now mandatory for joint ventures. The option to use the proportionate consolidation method to account for joint ventures, which was not applied by the Group, is no longer allowed. In joint operations, each party that has joint control of the arrangement recognizes in its financial statements, in relation to its involvement in the joint operation, its assets, liabilities and transactions, including its share in those arising jointly. The adoption of this standard had no impact on the Group's condensed consolidated interim financial statements.

IFRS 12, Disclosure of Interests in Other Entities IFRS 12 specifies the disclosures required in annual financial statements to enable users of financial statements to evaluate the nature of and risks associated with the reporting entity's interests in subsidiaries, associates, joint arrangements and unconsolidated structured entities. Accordingly, the Group will apply the aforementioned disclosures in the Consolidated Financial Statements for the year ending 31 December 2014.

IFRS 10, 11 and 12 Amendments - Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance The amendments clarify the transition guidance in IFRS 10 and provide additional transition relief in IFRS 10, 11 and 12, requiring adjusted comparative information to be limited only to the preceding comparative period. In addition, for disclosures related to unconsolidated structured entities, the requirement to present comparative information for periods before IFRS 12 is first applied, is removed. The adoption of the amendment had no impact on the Group's condensed consolidated interim financial statements.

IFRS 10, 12 and IAS 27 Amendments - Investment Entities The amendments require that 'investment entities', as defined below, account for investments in controlled entities, as well as investments in associates and joint ventures, at fair value through profit or loss. The only exception would be subsidiaries that are considered an extension of the investment entity's investing activities. Under the amendments an 'Investment entity' is an entity that:

(a) obtains funds from one or more investors for the purpose of providing those investors with investment management services;

Notes to the Interim Condensed Financial Information

(b) commits to its investors that its business purpose is to invest funds solely for returns from capital appreciation, investment income, or both; and

(c) measures and evaluates the performance of substantially all of its investments on a fair value basis.

The amendments also set out disclosure requirements for investment entities.

The adoption of the amendments had no impact on the Group's condensed consolidated interim financial statements.

4 Financial risk management

4.1 Financial risk factors

Group's activities are exposed to a variety of financial risks: market risk (including price risk and cash flow interest rate risk), credit risk and liquidity risk. The financial risks are related to the following financial instruments: trade and other receivables, cash and cash equivalents, trade and other payables and borrowings.

The condensed interim financial statements do not include all financial risk management information and disclosures required in the annual financial statements; they should be read in conjunction with the group's annual financial statements as at December 31, 2013.

There have been no changes in any risk management policies since the year end.

4.2 Fair value estimation

Group uses the following hierarchy for the determination of the fair value of the financial assets and liabilities:

Level 1: Quoted prices in an active market for identical assets and liabilities

Level 2: Other valuation techniques, other than quoted prices in Level 1, derived principally from or corroborated by observable market data by correlation or other means

Level 3: valuation techniques by using inputs having significant influence in fair value measurement and are unobservable

The following table analyses within the fair value hierarchy the Group's assets and liabilities not measured at fair value at June 30, 2014, but for which fair value is disclosed:

Financial Liabilities	Level 1	Level 2	Level 3	Total
Borrowings, including finance leases	-	-	66.463	66.463
Total	-	-	66.463	66.463

The liabilities included in the above table are carried at amortized cost and their carrying values are a reasonable approximation of fair value.

As at June 30, 2014 the book value of "trade and other receivables", "cash and cash equivalents" and "trade and other payables" approximates the fair value

There were no transfers between Level 1 and 2 during the year, neither transfers in and out of Level 3 concerning the estimation of fair value.

Notes to the Interim Condensed Financial Information

5 Segment analysis

α) Operating segments

For the six month period ended June 30 2014:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	8.610	1.864	6.233	5.363	647	22.717
Income/ (expense) from service charges	39	-	11	(7)	-	43
Total	8.649	1.864	6.244	5.356	647	22.760
RESULTS						
Net gain/ (loss) from fair value adjustments on investment property	(15)	3.720	(343)	(1.147)	169	2.384
Other direct property relating expenses	(299)	(63)	(147)	(185)	(22)	(716)
Technical service fees	(86)	(6)	(26)	(33)	(2)	(153)
Finance costs	(1.014)	(17)	(1)	(53)	-	(1.085)
Profit/ (loss) relating to investment property	7.235	5.498	5.727	3.938	792	23.190
Reconciliation of net profit/ (loss) for the period:						
Profit/ (loss) relating to investment property						23.190
Interest income						4.052
Other expenses						(2.045)
Other income						7
Negative goodwill arising from subsidiary's acquisition						1.253
Taxes						(2.016)
Net profit/ (loss) for the period						24.441

Notes to the Interim Condensed Financial Information

For the six month period ended June 30 2013:

	Offices	Logistics	Retail	Mixed use	Total
REVENUE					
Rental revenue	7.689	1.400	3.819	6.107	19.015
Income/ (expense) from service charges	37	-	11	(15)	33
Total	7.726	1.400	3.830	6.092	19.048
RESULTS					
Net gain/ (loss) from fair value adjustments on investment property	(9.201)	(1.289)	(3.228)	(13.882)	(27.600)
Other direct property relating expenses	(280)	(52)	(129)	(227)	(688)
Technical service fees	(158)	(12)	(54)	(71)	(295)
Finance costs	(1.086)	(17)	(40)	(55)	(1.198)
Profit/ (loss) relating to investment property	(2.999)	30	379	(8.143)	(10.733)
Reconciliation of net profit/ (loss) for the period:					
Profit/ (loss) relating to investment property					(10.733)
Interest income					4.038
Other expenses					(804)
Λοιπά έσοδα					33
Taxes					(1.381)
Net profit/ (loss) for the period					(8.847)

Notes to the Interim Condensed Financial Information

For the three month period ended June 30 2014:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	5.905	1.100	1.760	2.785	647	12.197
Income/ (expense) from service charges	28	-	5	1	-	34
Total	5.933	1.100	1.765	2.786	647	12.231
RESULTS						
Net gain/ (loss) from fair value adjustments on investment property	(15)	(458)	(343)	(1.147)	169	(1.794)
Other direct property relating expenses	(224)	(47)	(62)	(126)	(22)	(481)
Technical service fees	(41)	(2)	(3)	(11)	(2)	(59)
Finance costs	(513)	(8)	-	(26)	-	(547)
Profit/ (loss) relating to investment property	5.140	585	1.357	1.476	792	9.350
Reconciliation of net profit/ (loss) for the period:						
Profit/ (loss) relating to investment property						9.350
Interest income						1.756
Other expenses						(1.028)
Other income						-
Negative goodwill arising from subsidiary's acquisition						-
Taxes						(1.053)
Net profit/ (loss) for the period						9.025

Notes to the Interim Condensed Financial Information

For the three month period ended June 30 2013:

	Offices	Logistics	Retail	Mixed use	Total
REVENUE					
Rental revenue	3.757	711	1.967	3.078	9.513
Income/ (expense) from service charges	11	-	5	(4)	12
Total	3.768	711	1.972	3.074	9.525
RESULTS					
Net gain/ (loss) from fair value adjustments on investment property	(9.201)	(1.289)	(3.228)	(13.882)	(27.600)
Other direct property relating expenses	(152)	(29)	(70)	(113)	(364)
Technical service fees	(79)	(6)	(26)	(36)	(147)
Finance costs	(562)	(6)	-	(28)	(596)
Profit/ (loss) relating to investment property	(6.226)	(619)	(1.352)	(10.985)	(19.182)
Reconciliation of net profit/ (loss) for the period:					
Profit/ (loss) relating to investment property					(19.182)
Interest income					1.981
Other expenses					(289)
Λοιπά έσοδα					33
Taxes					(599)
Net profit/ (loss) for the period					(18.056)

b) Geographical segments

For the period ended June 30 2014:

	Revenue	Non-current assets
Greece	19.388	644.053
Romania	2.936	74.967
Serbia	436	13.430
	22.760	732.450

Notes to the Interim Condensed Financial Information

For the period ended June 30 2013:

	Revenue	Non-current assets
Greece	15.674	435.464
Romania	2.895	74.901
Serbia	479	13.661
	19.048	524.026

For the three month period ended:

	30/06/2014 Revenue	30/06/2013 Revenue
Greece	10.541	7.817
Romania	1.468	1.454
Serbia	222	254
	12.231	9.525

6 Investment property

	Group	
	30/06/2014	31/12/2013
Balance at the beginning of the period	564.194	547.100
Additions:		
Acquisition of investment property	160.608	-
Subsequent capital expenditure on investment property	86	83
Acquisition of subsidiary	-	63.181
Disposals	-	(3.019)
Transfer from investment property to property, plant and equipment (own use)	(967)	-
Net gain/(loss) from fair value adjustments on investment property	2.384	(43.151)
Balance at the end of the period	726.305	564.194

	Company	
	30/06/2014	31/12/2013
Balance at the beginning of the period	413.739	457.178
Additions:		
Acquisition of investment property	160.608	-
Subsequent capital expenditure on investment property	86	83
Disposals	-	(3.019)
Transfer from investment property to property, plant and equipment (own use)	(967)	-
Net gain/(loss) from fair value adjustments on investment property	1.208	(40.503)
Balance at the end of the period	574.674	413.739

Notes to the Interim Condensed Financial Information

On March 06, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €5.880 (excluding legal expenses of €103). The fair value of the property as evaluated by independent valutors is €7.770. It is noted that the acquisition was financed through the existing funds of the Company, which originated from its 2007 Share Capital Increase.

Additionally, on March 20, 2014, the Company completed the acquisition of a second warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €8.320 (excluding legal expenses of €9). The fair value of the property as evaluated by independent valutors is €10.770. It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2007 Share Capital Increase.

On May 12, 2014 the Company acquired a portfolio of 14 assets from the Hellenic Republic Asset Development Fund and their respective lease to the Hellenic Republic for 20 years, was concluded and the relevant sale and lease deeds were signed. The price paid for the acquisition of the portfolio amounted to €145.810 plus €53 acquisition costs. The total surface of the properties is approximately 189,000.00 sqm.. The major assets of the portfolio are the Ministry of Education and Religious Affairs, Ministry of Health, Ministry of Justice, Transparency and Human Rights and Athens Police. This deal contributes to the further diversification of Company's property portfolio. The acquisition was financed for the amount of €8,7m. through the Company's remaining funds originated from its 2007 Share Capital Increase and for the amount of €7,5m. through the funds originated from the Share Capital Increase of 2014. It is noted that on December 06, 2013 the Company signed the heads terms of a five year bond loan for an amount of €60m. with HSBC Bank plc, London, which will finance part of the above mentioned investment.

Within the period an amount of €67 was transferred from investment property to property to property plant and equipment (own use). This amount relates to the 4th and 5th floors of the property located in 117 Kifisias Avenue & Ag. Konstantinou, Maroussi, Athens, Greece.

Group's investment property is measured at fair value. The following table analyses Group's investment property per operating and geographical segment:

Country	Greece	Greece	Greece	Greece	Greece	Romania	Romania	Serbia	Serbia	30.06.2014	31.12.2013
	Offices	Logistics	Retail	Mixed use	Special use	Retail	Offices	Mixed use	Retail		
Segment										Total	Total
Fair value hierarchy	3	3	3	3	3	3	3	3	3		
Fair value at January 01	148.517	37.546	141.700	149.157	0	10.862	63.200	12.045	1.167	564.194	547.100
Additions:											
-Acquisition of investment property	99.329	14.444			46.835					160.608	-
-Subsequent capital expenditure on investment property	38	12	12	24						86	83
-Acquisition of investment property through Acquisition of a subsidiary										-	63.181
Transfer from investment property to property, plant and equipment (own use)					(967)					(967)	-
Disposals										-	(3.019)
Net gain/(loss) from fair value adjustments on investment property	(512)	3.720	(303)	(1.331)	169	(46)	496	184	7	2.384	(43.151)
Fair value at June 30, 2014	247.372	55.722	141.409	146.883	47.004	10.816	63.696	12.229	1.174	726.305	564.194

Notes to the Interim Condensed Financial Information

Information about the fair value measurements of the investment property per operating and geographical segment:

Country	Segment	Fair Valud	Valuation technique	Monthly Rent	Discount rate (%)
Greece	Offices	247.372	80% discounted cash flows (DCF) & 20% sales comparison or income method	1.736	9% -13,27%
Greece	Logistics	52.684	80% discounted cash flows (DCF) & 20% sales comparison	332	11% -12%
Greece	Retail	141.409	80% discounted cash flows (DCF) & 20% sales comparison	923	9,95% -11%
Greece	Mixed use	146.883	80% discounted cash flows (DCF) & 20% sales comparison	908	9% -10,2%
Greece	Land plot	3.038	Sales comparison	-	-
Greece	Special use	47.004	80% discounted cash flows (DCF) & 20% income method	388	12,10% - 12,87%
Romania	Retail	10.816	80% discounted cash flows (DCF) & 20% sales comparison	72	11,25%
Romania	Offices	63.696	80% discounted cash flows (DCF) & 20% sales comparison	396	10% -11,5%
Serbia	Mixed use	12.229	80% discounted cash flows (DCF) & 20% sales comparison	96	10,70%
Serbia	Retail	1.174	80% discounted cash flows (DCF) & 20% sales comparison	9	11,20%
	Total	<u>726.305</u>			

Company's investment property valuation is performed taking into consideration the high and best use (HABU) of each asset wherever possible, legally permissible and financially possible. This valuation is based on physical characteristics of each asset, the allowed usage and the opportunity cost of each investment.

Were the length of vacant periods as at June 30, 2014, were to increase or decrease in the DCF by +/-5% from management's estimates, the carrying amount of investment properties that are valued would be estimated +/- €63 lower or higher, respectively.

Were the discount rate as at June 30, 2014, used in the DCF analysis to increase or decrease by +/-5%, the carrying amount of investment properties would be an estimated €18.396 lower or €20.647 higher, respectively.

According to IFRS 40, the net carrying amount of investment property held under finance leases as at June 30, 2014 amounts to €18.602 (30/06/2013:€18.860).

In accordance with existing Greek REIC legislation, property valuations are supported by independent appraisals performed for June 30 and December 31 each year. Valuations are based on two methods according to the appraising standards, and for this portfolio the discounted cash flow method and the comparative method are used.

For lease liabilities and bank borrowings that are effectively secured as the rights to the leased asset revert to the lessor in the event of default please refer to note 13.

Notes to the Interim Condensed Financial Information

7 Acquisition of subsidiary

Based on the framework agreement, among others, between Eurobank Properties REIC and its subsidiary Cloud Hellas Ktimatiki S.A. dated December 31, 2013, there was a contractual obligation for the Company to proceed with a Share Capital Increase of €50.000, through payment in cash. It is noted that Cloud's share capital increase was financed through existing funds of the Company, which originated from its 2007 Share Capital increase and was successfully completed on February 27, 2014.

Thereafter, Cloud Hellas Ktimatiki S.A on February 28, 2014 prepaid in full the outstanding bond loan (€56m.) and became free of any liabilities by using the proceeds of this share capital increase and the remaining cash and cash equivalents.

Upon the finalization of the transaction, the conclusion of the shareholders agreement and the haircut of the bond loan of the subsidiary, the negative goodwill was finalized to a total amount of €13.303, out of which €1.253 was recorded in the current period.

The fair values of assets and liabilities acquired are as follows:

Investment property	63.181
Trade receivables	195
Receivables from Parent Company	50.000
Cash and cash equivalents	5.983
Total Assets	119.359
Trade and other payables	1.877
Borrowings	54.179
Total Liabilities	56.056
Total net assets acquired	63.303
Consideration of transaction	50.000
Negative goodwill 31.12.2013	12.050
Negative goodwill 30.06.2014	1.253

8 Investment in subsidiaries

	Country of incorporation	Percentage of interest	30/06/2014	31/12/2013	Unaudited tax fiscal years
Reco Real Property A.D.	Serbia	100%	17.240	17.240	2008-2013
Eliade Tower S.A.	Romania	99,99%	11.805	11.805	2009-2013
Retail Development S.A.	Romania	99,99%	4.561	4.561	2009-2013
Seferco Development S.A.	Romania	99,99%	21.486	21.486	2009-2013
Cloud Hellas Ktimatiki S.A.	Greece	100%	50.000	50.000	2010,2013
			105.092	105.092	

It is noted that subsidiary Cloud Hellas Ktimatiki S.A. has been audited by a certified auditor according to article 82 par. 5 of Law 2238/1994, and has received on July 9, 2014 a tax certificate for the year 2013.

Notes to the Interim Condensed Financial Information

9 Other long term receivables

Company's figure "Other long term receivables" for the period ended June 30, 2014, includes shareholders loans of €4.315 (31/12/2013: €4.315) and €8.070 (31/12/2013: €8.070) payable by the foreign subsidiaries Eliade Tower S.A. and Retail Development S.A. respectively. Additionally, this figure includes accrued rental receivable of €2.989 (31/12/2013: €2.896).

Group's figure "Other long term receivables" for the period ended June 30, 2014, includes accrued rental receivable of €3.132 (31/12/2013: €2.959).

10 Trade and other receivables

The analysis of trade and other receivables is as follows:

	Note	Group		Company	
		30/06/2014	31/12/2013	30/06/2014	31/12/2013
Trade receivables		6.711	857	6.350	554
Receivables from related parties	20	543	805	486	707
Other receivables		3.092	3.463	1.862	2.652
Trade and other receivables		10.346	5.125	8.698	3.913

Trade receivables of the Company and the Group as of June 30, 2014 have increased mainly due to the delayed rental payment from the Greek Public Sector.

Trade receivables of the Company as of June 30, 2014 include provisions for bad debts amounting to €1.601 recorded in the previous periods (31.12.2013: 1.601).

Trade receivables of the Group as of June 30, 2014 include provisions for bad debts amounting to €2.136 recorded in the previous periods (31.12.2013: 2.136).

The ageing analysis of trade receivables is as follows:

	Group		Company	
	30/06/2014	31/12/2013	30/06/2014	31/12/2013
Trade receivables				
Due within due date	6.648	477	6.287	368
Past due but not impaired:				
- 4 to 6 months	63	380	63	186
- over 6 months		-		-
Doubtful debts	2.136	2.136	1.601	1.601
Less: Provision for doubtful debts past due	(2.136)	(2.136)	(1.601)	(1.601)
	6.711	857	6.350	554

Notes to the Interim Condensed Financial Information

11 Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	30/06/2014	31/12/2013	30/06/2014	31/12/2013
Cash in hand	2	4	-	1
Cash at bank and short-term deposits	164.579	190.691	153.336	176.944
Cash and cash equivalents	164.581	190.695	153.336	176.945

The Company can make use of its own funds freely as long as it upholds its articles of association and the limitations set by Law 2778/1999 as in force.

12 Share capital

The analysis and movement of the share capital and the share premium is as follows:

	Number of shares (thousands)	Share capital	Share premium	Own shares	Total
Balance January 01, 2013	59.853	129.930	466.749	(6.719)	589.960
Acquisition of own shares	(3)	-	-	(16)	(16)
Balance June, 30 2013	59.850	129.930	466.749	(6.735)	589.944
Balance January 01, 2014	59.850	129.930	466.749	(6.735)	589.944
Share capital increase	40.260	85.754	107.494	-	193.248
Share capital issue costs	-	-	(3.009)	-	(3.009)
Sale of pre-emption rights of own shares	-	-	-	1.841	1.841
Balance June, 30 2014	100.110	215.684	571.234	(4.894)	782.024

As at November 08, 2013, the Extraordinary Shareholders Meeting decided the Share Capital Increase, through the payment in cash and by pre-emption right in favor of the existing shareholders, through the issuance of 40.260.000 new common registered shares, of a nominal value of (amount in €) €2,13 and issue price of (amount in €) €4,80 each.

The Share Capital Increase which started on January 14, 2014, was successfully completed and fully covered on January 31, 2014. As a consequence, Company's Share Capital was increased by €85.754 through the issuance of 40.260.000 new common shares and the resulting difference of €107.494 was credited to a special reserve "share premium account" as provided by law. The share capital issue costs amounted to €3.009.

On June 25, 2014, parent company Eurobank Ergasias S.A. sold 13,636,848 registered ordinary Company shares with voting rights, which amount to 13.47% of a total amount of €19,322 of the Company's share capital of a total amount and consequently today holds directly and indirectly through fully controlled subsidiaries, 20,742,130 registered ordinary Company shares with voting rights, which amount to 20.48% of the Company's share capital.

The total authorised number of ordinary shares as at June 30, 2014, is 101.260.000 (December 31, 2013 – 61.000.000) with a par value of (amount in €) €2,13 per share. All shares are fully paid up amounting to €215.684. All shares are listed in the main market of Athens Stock Exchange. The Company shares are ordinary shares with voting rights.

Notes to the Interim Condensed Financial Information

The Company's shareholder structure with stakes over 5% as at June 30, 2014, is as follows:

- | | |
|--------------------------------------|--------|
| • Fairfax Financial Holdings Limited | 41.50% |
| • Eurobank Ergasias A.E. | 20.48% |
| • Wellington Management Company LLP | 11,16 |
| • Fidelity Management & Research LLC | 5.84% |

The abovementioned percentage of Fairfax Financial Holdings Limited includes Wentworth Insurance Company Limited (subsidiary of Fairfax Financial Holdings Limited) which owns directly 5.278.797 common shares amounting to 5,21% of Company's Share Capital. Also Odyssey Reinsurance Company (subsidiary of Fairfax Financial Holdings Limited) is included which owns directly 9.596.988 common shares amounting to 9,48% of Company's Share Capital.

It is noted that the above percentages are in accordance with the TR1 disclosures notified by the above shareholders.

As at June 30, 2014 and also as at December 31, 2013, the Company owned 1.150.571 of own shares of a total cost of €6.735 with an average price of (amount in €) €5,85 per share.

The Company, based on the decision of the Extraordinary Shareholders Meeting dated on November 08, 2013, disposed the pre-emption rights of 1.150.571 own shares through Athens Stock Exchange. Specifically, on January 14, 2014 the Company disposed 994.320 pre-emption rights at a value of €1.591 and on January 15, 2014, the Company disposed 156.251 pre-emption rights at a value of €250.

On April 14, 2014, the Annual General Meeting of the Shareholders approved the purchase of own shares for an additional period of two years. As at June 30, 2014, the total amount of shares owned by the Company amounts to 1,1% of its Share Capital.

Other reserves

Other reserves mainly include statutory reserves and reserves from income taxed in a special way relating to gains from sale of shares not listed, namely the company Immobiliare Rio Nuovo S.p.A in the year 2002.

13 Borrowings including finance leases

All borrowings are at variable interest rates. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. Interest costs may increase or decrease as a result of such changes.

	Group		Company	
	30/06/2014	31/12/2013	30/06/2014	31/12/2013
Non-current				
Bank borrowings	49.783	51.138	20.055	20.485
Finance lease liabilities	9.603	10.966	9.603	10.966
Non-current borrowings, including finance leases	59.386	62.104	29.658	31.451
Current				
Bank borrowings	4.405	60.383	2.555	2.550
Finance lease liabilities	2.672	2.602	2.671	2.602
Current borrowings, including finance leases	7.077	62.985	5.226	5.152
Total borrowings, including finance leases	66.463	125.089	34.884	36.603

Notes to the Interim Condensed Financial Information

The maturity of borrowings including finance leases is as follows:

	Group		Company	
	30/06/2014	31/12/2013	30/06/2014	31/12/2013
Up to 1 year	7.077	62.985	5.226	5.152
From 1 to 5 years	28.076	29.059	11.825	12.462
Over 5 years	31.310	33.045	17.833	18.989
	66.463	125.089	34.884	36.603

The exposure of the Group's borrowings to interest rate changes and the contractual reprising dates are limited to a maximum period of 6 months.

The fair value of borrowings with variable interest rates approximates their carrying amount on reporting dates, as the impact of discounting is not significant. The fair value is based on cash flows discounted using a rate based on current variable interest rates.

The Group is not exposed to foreign exchange risk in relation to the loans undertaken, as all borrowings are denominated in the functional currency (Euro).

Lease liabilities and bank borrowings are secured by investment property.

A mortgage of €4.660 has been registered in favor of Eurobank A.D. Beograd over a property of its subsidiary Reco Real Property A.D. located at 7-9 Terazije Street, Belgrade, Serbia.

A mortgage of €22.000 has been registered in favor of Eurobank Ergasias S.A. over the property of its subsidiary Seferco Development S.A., located at Bucharest, Romania.

A mortgage of €12.000 has been registered in favor of Eurobank Ergasias S.A. over the property of its subsidiary Eliade Tower S.A., located at Bucharest, Romania.

Finally, a mortgage of €29.900 has been registered in favor of Alpha Bank S.A. over the property of the parent Company located in Tauros, 25 Martiou & Thessalonikis and in Athens, 49 Stadiou.

14 Trade and other payables

The analysis of trade and other payables is as follows:

	Note	Group		Company	
		30/06/2014	31/12/2013	30/06/2014	31/12/2013
Trade payables		756	1.051	556	544
Other payables and accruals		5.040	2.433	4.532	1.052
Amounts due to related parties	20	328	1.057	272	1.010
Trade and other payables		6.124	4.541	5.360	2.606

Other payables of the Company as of June 30, 2014 increased mainly due to the recognition of non accrued income of the following trimester according to the agreement signed with Hellenic Republic Asset Development Fund for the lease of 14 properties to the Hellenic Republic.

Notes to the Interim Condensed Financial Information

15 Taxes

	Group		Company	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Current tax	773	699	467	554
Other taxes relating to investment property	1.243	414	800	173
Extraordinary property tax imposed according law 4021/3-10-2011	-	268	-	268
Taxes	2.016	1.381	1.267	995

The Company is exempted from corporate income tax under Greek REIC legislation and is subject to an annual tax determined by reference to the fair value of its investment properties and cash and cash equivalents at the tax rate of 10% of the aggregate European Central Bank reference rate plus 1% (the taxation formula is as follows: 10% * (ECB reference rate + 1%)). The above tax is final and relieves the Company and its shareholders of any further tax liabilities. The income tax for the Group and the Company for the period ended June 30 2014 amounts to €2.016 and €1.267 respectively.

Company's taxes, for the period ended June 30, 2014, include a provision of current tax amounting to €467 and also a provision from the imposition of aggregate tax on property of €800. For the period ended June 30, 2013, Company taxes include a provision of amount €347 from the imposition of extraordinary property tax according Law 4021/3-10-2011. Furthermore it includes a partial reversal of the respective provision recorded in 2012 of amount €79. It is noted that in 2014 the aggregate tax on property replaced the extraordinary property tax according Law 4021/3-10-2011 as well as property tax..

Company's foreign subsidiaries are taxed on their taxable income based on tax rates of 10% (Serbia) and 16% (Romania), applicable to each respective tax jurisdiction. No significant foreign income tax expense was incurred for the period ended June 30, 2014.

16 Dividends per Share

On April 14, 2014, Company's shareholders approved the distribution from previous years retained earnings of a dividend of €18.222 from retained earnings of past years (€0.18 euro per share).

The payment of dividend commenced on Tuesday April 29th, 2014, through the paying Bank, Eurobank Ergasias S.A..

17 Earnings per share

Basic earnings per share is calculated by dividing the consolidated net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Profit/ (loss) attributable to equity holders of the Company	24.441	(8.847)	9.025	(18.056)
Weighted average number of ordinary shares in issue (thousands)	91.879	59.851	100.109	59.850
Basic earnings/ (losses) per share (€ per share)	0,27	(0,15)	0,09	(0,30)

Notes to the Interim Condensed Financial Information

The Share Capital Increase concluded as at 31.01.2014 had as a consequence the increase in the weighted average number of ordinary shares in issue in the second trimester of 2014 compared to the first trimester of 2014. The calculation for the three month period has taken into consideration the number of shares available as at 30.06.2014 while the respective calculation for the six month period has also taken into account the number of shares prior the SCI completion.

There were no dilutive potential ordinary shares. Therefore, the dilutive earnings per share is the same as the basic earnings per share for all periods presented.

18 Contingent Liabilities

The Company has not been subject to tax audit for the years ended December 31, 2008, 2009 and 2010. The Company has been audited by a certified auditor according to law 2238/1994 article 82 par. 5, and has received a tax certificate for the year 2011, 2012 and on July 4, 2014 the Company received the tax certificate for the year 2013.

The tax authorities issued final tax assessments for the Company during November 2005 for additional income taxes, and penalties totalling €1.191 for the open tax years to December 31 2004. Company's management, based on the advice of its legal advisors, disputes additional assessments of incomes taxes, and penalties totalling €1.072 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. Company's management believes that no provision for the later amounts that may be assessed by the tax authorities is necessary in these financial statements since no significant obligations will arise.

19 Capital Expenditures

On June 30, 2014, Group's capital expenditure relating to improvements on investment property amounted to €32.

20 Related party Transactions

The Company is controlled by Eurobank Ergasias S.A. (incorporated in Athens and listed on the Athens Stock Exchange, Greece). Following the completion of the Company's Share Capital increase on January 31, 2014 and the listing of the new shares in Athens Stock Exchange on February 06, 2014, the participation of Eurobank Ergasias S.A. in the Company's Share Capital was 33,95%.

On June 25, 2014 Eurobank Ergasias S.A. sold through the Athens Exchange to institutional investors 13,636,848 of common shares with voting rights of Eurobank Properties corresponding to approximately 13.5% of Eurobank Properties share capital. Following the completion of this transaction the participation of the Eurobank Ergasias S.A. in the Company's Share Capital was reduced from 33,95% to 20,48%.

Following the successful completion of the recapitalization of the Eurobank Ergasias S.A. from the European Financial Stability Facility (E.F.S.F.) and the introduction of its new shares in the Athens Stock Exchange on June 19, 2013 the E.F.S.F. acquired 3,789,317,358 ordinary shares with voting rights issued by Eurobank Ergasias SA, representing 98.56% of the ordinary voting shares. Following the issuance of 205,804,664 new ordinary shares in July, as resolved at the Annual General Meeting of the Shareholders on June 27, 2013, the percentage of the voting rights held in Eurobank by HFSF decreased to 93.55%. Following the share capital increase approved by the Extraordinary General Meeting of 26 August 2013, the percentage of the voting rights held by HFSF increased to 95.23%.

The BoG, following the assessment of Eurobank's capital needs, concluded on March 6, 2014 and notified Eurobank that its Core Tier I capital should increase by €2,945 million. Eurobank Ergasias S.A. with its letter to BoG on March 24, 2014, submitted its capital enhancement plan whereby revised its capital actions providing for an additional positive impact on regulatory capital of €81 million and stated that it intends to cover the remaining capital needs of €2,864 million through a share capital increase,

Following the completion of Bank's share capital increase and the commencement of trading of the new ordinary shares on the Athens Exchange on May 9, 2014, the percentage of the ordinary shares with voting rights held by

Notes to the Interim Condensed Financial Information

the HFSF decreased from 95.23% to 35.41%, which corresponds to 5,208,067,358 ordinary shares with voting rights issued by Bank out of total 14,707,876,542 ordinary shares with voting rights.

All transactions with related parties are entered into in the normal course of business on an arm's length basis.

The following transactions were carried out with related parties:

a) Rental income received and sale of services – Group and Company

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2014</u>	<u>30/06/2013</u>	<u>30/06/2014</u>	<u>30/06/2013</u>
Rental income				
Parent (Bank Eurobank Ergasias S.A.)	5.325	5.488	2.671	2.513
Other related parties	3.609	3.746	1.804	1.854
	8.934	9.234	4.475	4.367

Group's rental revenues from leases with EFG Eurobank Ergasias S.A. amount to 23% for the period ended June 30 2014 (30/06/2013: 29%).

b) Purchase of services

Group

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2014</u>	<u>30/06/2013</u>	<u>30/06/2014</u>	<u>30/06/2013</u>
Technical service fees				
Subsidiary of parent company (Eurobank Property Services S.A.)	153	295	59	147
	153	295	59	147

Company

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2014</u>	<u>30/06/2013</u>	<u>30/06/2014</u>	<u>30/06/2013</u>
Technical service fees				
Subsidiary of parent company (Eurobank Property Services S.A.)	57	134	15	62
	57	134	15	62

Notes to the Interim Condensed Financial Information

c) Financing incurred on borrowings

Group

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Bank borrowings				
Parent (Bank Eurobank Ergasias S.A.)	173	177	88	89
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	357	330	183	168
Subsidiary of parent company (Eurobank A.D. Beograd)	19	21	9	11
Subsidiary of parent company (SC Bancpost S.A.)	3	-	1	-
Subsidiary of parent company (New Europe Funding B.V.)	33	33	16	17
Finance lease liabilities				
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	129	149	63	74
	714	710	360	359

Company

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Bank borrowings				
Parent (Bank Eurobank Ergasias S.A.)	23	17	14	7
Finance lease liabilities				
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	129	149	63	74
	152	166	77	81

d) Interest income earned on cash and cash equivalents

Group

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Parent (Bank Eurobank Ergasias S.A.)	3.067	3.034	1.298	1.516
Subsidiary of parent company (Eurobank Private Bank Luxembourg S)	43	-	-	-
Subsidiary of parent company (Eurobank A.D. Beograd)	17	13	10	6
Subsidiary of parent company (SC Bancpost S.A.)	10	172	6	84
	3.137	3.219	1.314	1.606

Notes to the Interim Condensed Financial Information

Company

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Subsidiary (Eliade Tower S.A.)	130	130	65	65
Subsidiary (Retail Development S.A.)	243	160	122	123
Parent (Bank Eurobank Ergasias S.A.)	3.057	3.034	1.288	1.516
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	43	-	-	-
Subsidiary of parent company (SC Bancpost S.A.)	-	83	-	40
	3.473	3.407	1.475	1.744

e) Transfers under financing arrangements:

Group

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Net cash transfers in/ (out) under financing arrangements				
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	(840)	(840)	(420)	(420)
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	(1.171)	(1.122)	(587)	(562)
Subsidiary of parent company (Eurobank A.D. Beograd)	(50)	(50)	(50)	(50)
Subsidiary of parent company (New Europe Funding B.V.)	(35)	(35)	(35)	(35)
	(2.096)	(2.047)	(1.092)	(1.067)

Company

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Net cash transfers in/ (out) under financing arrangements				
Subsidiary (Retail Development S.A.)	-	(7.170)	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	(1.171)	(1.122)	(587)	(562)
	(1.171)	(8.292)	(587)	(562)

f) Key management compensation – Group and Company

	Six month period ended		Three month period ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Salaries and other short-term employee benefits	696	253	475	145
	696	253	475	145

Notes to the Interim Condensed Financial Information

g) Period-end balances arising from transactions with related parties

	Group		Company	
	30/06/2014	31/12/2013	30/06/2014	31/12/2013
Other long term receivables				
Subsidiary (Eliade Tower S.A.)	-	-	4.315	4.315
Subsidiary (Retail Development S.A.)	-	-	8.070	8.070
Parent (Bank Eurobank Ergasias S.A.)	1.373	1.591	1.373	1.591
Other related parties	44	45	-	-
	1.417	1.636	13.758	13.976
Trade and other receivables from related parties				
Subsidiary (Eliade Tower S.A.)	-	-	65	66
Subsidiary (Retail Development S.A.)	-	-	122	124
Parent (Bank Eurobank Ergasias S.A.)	170	298	165	297
Other related parties	373	507	134	220
	543	805	486	707
Trade payables to related parties				
Subsidiary (Cloud Hellas S.A.)	-	-	-	50.000
Parent (Bank Eurobank Ergasias S.A.)	118	764	118	764
Other related parties	210	293	154	246
	328	1.057	272	51.010
Long-term tenant deposits				
Parent (Bank Eurobank Ergasias S.A.)	1.604	1.769	1.604	1.769
Other related parties	480	489	480	489
	2.084	2.258	2.084	2.258
Other non-current liabilities				
Parent (Bank Eurobank Ergasias S.A.)	279	307	279	307
Other related parties	11	12	11	12
	290	319	290	319
Short-term tenant deposits				
Parent (Bank Eurobank Ergasias S.A.)	18	18	18	18
Other related parties	7	-	7	-
	25	18	25	18
Long-term borrowings, including finance leases				
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	26.833	27.673	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	8.382	9.620	8.382	9.620
Subsidiary of parent company (Eurobank A.D. Beograd)	350	400	-	-
Subsidiary of parent company (New Europe Funding B.V.)	2.545	2.580	-	-
	38.110	40.273	8.382	9.620
Short-term borrowings, including finance leases				
Parent (Bank Eurobank Ergasias S.A.)	1.700	1.700	1.700	1.700
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	1.680	1.680	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	2.424	2.357	2.424	2.357
Subsidiary of parent company (Eurobank A.D. Beograd)	100	100	-	-
Subsidiary of parent company (New Europe Funding B.V.)	70	70	-	-
	5.974	5.907	4.124	4.057
Cash and cash equivalents				
Parent (Bank Eurobank Ergasias S.A.)	111.072	147.630	108.224	147.630
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	1	1	1	1
Subsidiary of parent company (Eurobank A.D. Beograd)	2.601	2.386	-	-
Subsidiary of parent company (SC Bancpost S.A.)	1.671	1.482	1	1
	115.345	151.499	108.226	147.632

As at June 30, 2014, receivables from key management for the Group and the Company amounted to €31.

Notes to the Interim Condensed Financial Information

h) Commitments and contingent liabilities

There are no commitments and contingent liabilities between the Company and related parties.

21 Events after the balance sheet date

No significant events have taken place after June 30, 2014 that affect the financial position of the Group or Company that need to be mentioned according to the International Financial Reporting Standards.



General Commercial Registry 000239101000, Hellenic Capital Market Committee Decision 11/352/21.9.2005 - 117 Kifissias Avenue, Maroussi, 151 24

Summary financial data and information for the period ended June 30, 2014
(according to Law 2190/20, article 135, for companies that prepare annual financial statements according to I.F.R.S.)

The financial information listed below, extracted from the Interim Condensed Financial Information for the period ended June 30, 2014, aims to provide a general awareness about the financial position and the financial results of the Company Eurobank Properties REIC. Consequently, it is recommended to the reader, before any investment decision or transaction is performed with the Company, to visit the website of the Company where the Interim Condensed Financial Information for the period ended June 30, 2014 is available.

COMPANY'S DATA
Authority in charge: Ministry of Regional Development and Competitiveness
Registered office: 117 Kifissias Avenue, Maroussi, 15124
Business: Real Estate Investment Company
Capital Market Commission Decision Number: 11/352/21.9.2005
General Commercial Registry: 000239101000
Date of approval of the financial statements (from which summary data were compiled): 06.08.2014
Certified Auditor Accountant: Dimitris Sourbis
Audit Firm: PricewaterhouseCoopers S.A.
Audit Opinion: Unqualified
Company's website: <http://www.eurobankproperties.gr>

Board of Directors: Nikolaos A. Bertos Chairman, Non Executive Member
 Petros Katsoulas Vice-President A', Non Executive Member
 Wade Sebastian Burton Vice-President B', Non Executive Member
 Georgios Chryssikos CEO, Executive Member
 Platonas Monokrousos Non Executive Member
 Georgios Bersis Non Executive Member
 Georgios Katsimbris Independent Non Executive Member
 Georgios Papazoglou Independent Non Executive Member
 Ignace Charles Rotman Independent Non Executive Member
 Takis Kanellopoulos Independent Non Executive Member
 Dimitris Papadopoulos Independent Non Executive Member

STATEMENT OF FINANCIAL POSITION			
Amounts in Euro thousand			
Company		Group	
30.06.2014	31.12.2013	30.06.2014	31.12.2013
ASSETS			
574.674	413.739	726.305	564.194
2.630	1.596	2.633	1.600
45	55	380	390
105.092	105.092	-	-
-	-	391	391
15.374	15.281	3.132	2.959
697.815	535.763	732.841	569.534
Total non-current assets			
6.350	554	6.711	857
2.348	3.359	3.635	4.268
153.336	176.945	164.581	190.695
162.034	180.858	174.927	195.820
Total current assets			
859.849	716.621	907.768	765.354
TOTAL ASSETS			
SHAREHOLDERS' EQUITY			
215.684	129.930	215.684	129.930
571.234	466.749	571.234	466.749
(4.894)	(8.735)	(4.894)	(6.735)
10.021	10.021	10.786	10.779
21.132	21.453	35.150	28.924
813.177	621.418	827.960	629.647
LIABILITIES			
29.658	31.451	59.386	62.104
2.889	2.962	2.889	2.962
290	319	290	319
32.837	34.732	62.565	65.385
Total non-current liabilities			
5.360	2.606	6.124	4.541
-	50.000	-	-
13	7	13	7
393	364	393	364
2.843	2.342	3.636	2.425
5.226	5.152	7.077	62.385
13.835	60.471	17.243	70.322
Total current liabilities			
46.672	95.203	79.808	135.707
TOTAL LIABILITIES			
859.849	716.621	907.768	765.354
TOTAL EQUITY AND LIABILITIES			

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
30.06.2014	30.06.2013	30.06.2014	30.06.2013
621.418	631.748	629.647	626.974
17.895	(9.015)	24.449	(8.887)
-	(16)	-	(16)
193.248	-	193.248	-
(2.998)	-	(2.998)	-
1.841	-	1.841	-
(18.227)	-	(18.227)	-
813.177	622.717	827.960	618.071
Balance at the end of the period (30.06.2014 and 30.06.2013 respectively)			

STATEMENT OF COMPREHENSIVE INCOME			
Amounts in Euro thousand			
Company		Group	
Current period	Comparative period	Current three month period	Comparative three month period
Continuing Operations	Continuing Operations	Continuing Operations	Continuing Operations
1.1-30.06.2014	1.1-30.06.2013	1.4-30.06.2014	1.4-30.06.2013
16.603	15.674	9.367	7.817
1.208	(25.880)	(2.969)	(25.880)
(615)	(713)	(424)	-
17.196	(10.919)	5.974	(18.442)
Gross profit/ (loss) from investment activities			
15.350	(11.618)	5.039	(16.668)
19.162	(8.020)	6.668	(16.869)
17.895	(9.015)	6.041	(17.297)
Profit/ (loss) before tax			
17.895	(9.015)	6.041	(17.297)
17.895	(9.015)	6.041	(17.297)
17.895	(9.015)	6.041	(17.297)
17.895	(9.015)	6.041	(17.297)
0.1948	(0.1506)	0.0603	(0.2890)
15.473	(11.571)	5.142	(16.645)
EBITDA			

Company		Group	
1.1-30.06.2014	1.1-30.06.2013	1.1-30.06.2014	1.1-30.06.2013
19.162	(8.020)	26.457	(7.466)
(7)	(29)	-	-
123	47	(7)	(33)
(1.208)	25.880	123	47
-	-	(2.384)	27.600
-	-	-	-
-	-	(8)	40
(4.334)	(4.212)	(1.253)	-
(497)	-	(4.052)	(4.038)
522	614	(571)	-
-	-	1.085	1.198
(1.607)	(624)	-	-
(135)	641	(2.053)	(206)
(530)	(621)	(1.672)	(1.148)
(724)	(782)	860	(222)
(1.248)	(1.404)	(1.086)	(1.212)
(1.248)	(1.404)	(1.086)	(1.212)
10.765	12.914	15.439	14.560
Net cash from/ (used in) operating activities (a)			
(50.000)	-	-	-
(160.608)	-	(160.608)	-
(86)	(73)	(86)	(73)
(179)	-	(179)	(5)
-	(8.070)	-	-
-	900	-	-
-	-	(925)	-
-	-	(55.983)	-
4.365	5.542	4.094	5.484
(206.508)	(1.701)	(213.687)	5.406
Net cash from/ (used in) investing activities (b)			
190.239	-	190.239	-
1.841	-	1.841	-
-	(16)	-	(16)
(1.294)	(1.242)	(1.294)	(1.242)
(425)	(418)	(425)	(9.952)
(18.227)	-	(18.227)	-
172.134	(1.676)	172.134	(11.240)
Net cash used in financing activities (c)			
(23.609)	9.537	(26.114)	8.726
176.945	153.005	190.695	161.091
153.336	162.542	164.581	169.817
Cash and cash equivalents at the end of the period			

- Additional data and information (amounts in Euro thousand):**
- The Company has not been subject to tax audits for the years ended December 31, 2008, 2009 and 2010. The Company has been audited by a certified auditor according to article 82 par. 5 of Law 2238/1994, and has received a tax certificate for the year 2011, 2012 and 2013. For further information, refer to note 18 on the Interim Condensed Financial Information for the period ended June 30, 2014.
 - Company's Financial Statements are included in the Consolidated Financial Statements of Eurobank Ergasias S.A. (registered offices in Greece), which owns 20,48% of the Company's ordinary shares, by the full consolidation method.
 - As at November 08, 2013, the Extraordinary Shareholders Meeting decided the Share Capital Increase, through the payment in cash and by pre-emption right in favor of the existing shareholders, through the issuance of 40.260.000 new common registered shares, of a nominal value of (amount in €) €2,13 and issue price of (amount in €) €4,80 each. The Share Capital Increase which started on January 14, 2014, was successfully completed and fully covered on January 31, 2014. As a consequence, Company's Share Capital increased by €85.754 through the issuance of 40.260.000 new common shares and the resulting difference of €107.494 was credited to a special reserve "share premium account" as provided by law. Share Capital issue costs amounted to €3.009 (note 12).
 - On March 06, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €5.880 (excluding acquisition costs of €103). The fair value of the property as evaluated by independent valuers is €7.770. It is noted that the acquisition was financed through the existing funds of the Company, which originated from its 2007 Share Capital Increase. Additionally, on March 20, 2014, the Company completed the acquisition of a second warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €8.320 (excluding acquisition costs of €142). The fair value of the property as evaluated by independent valuers is €10.770. It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2007 Share Capital Increase. Finally, on May 12, 2014, the Company completed the acquisition of portfolio of 14 assets from the Hellenic Republic Asset Development Fund (HRADF) and the respective lease to the Hellenic Republic for 20 years and the relevant sale and lease deeds were signed. This transaction significantly improves the diversification of the existing portfolio. The acquisition price of the portfolio was €145.810 (excluding acquisition costs of €353 thousand), (note 6).
 - The fixed assets of the Group are free of charges and encumbrances, except from the following. A mortgage of €4.660 has been registered in favor of Eurobank A.D. Beograd over a property of its subsidiary Reco Real Property A.D. located at 7-9 Terazije Street, Belgrade, Serbia. A mortgage of €22.000 has been registered in favor of Eurobank Ergasias S.A. over the property of its subsidiary Sefercio Development S.A., located at Bucharest, Avenue Dimitrie Pompeiu 6A, Romania. A mortgage of €12.000 has been registered in favor of Eurobank Ergasias S.A. over the property of its subsidiary Eliade Tower S.A., located at Bucharest, Avenue Mircea Eliade 18, Romania. Finally, a mortgage of €29.900 has been registered in favor of Alpha Bank S.A. over the property of the parent Company located in Tauros, 25 Martiou & Thessalonikis and in Athens, 49 Stadiou. (note 13).
 - The tax authorities issued final tax assessments for the Company during November 2005 for additional income taxes, and penalties totalling €1.191 for the open tax years to December 31, 2004. Company's management, based on the advice of its legal advisors, disputes additional assessments of incomes taxes, and penalties totalling €1.191 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. The trial took place on April 01, 2014 and the decision is pending. Company's management believes that no provision for the later amounts that may be assessed by the tax authorities is necessary in these financial statements since no significant obligations will arise (note 18).
 - Group's total number of employees at the end of the period was 21 (30.06.2013: 18).
 - As of June 30, 2014, the Group has accounted for a cumulative provision of: a) difference under dispute €0, b) unaudited tax years €0 and c) other provisions €2.136.
 - The related party transactions of the Group are as follows: a) Revenues €12.071, b) Expenses €667, c) Receivables €117.305 and d) Payables €46.811. The related party transactions of the Company are as follows: a) Revenues €10.304, b) Expenses €209, c) Receivables €122.470 and d) Payables €15.177. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €696, b) Receivables €331 and c) Payables €0.
 - Total comprehensive (loss)/ income for the period ended amounts to €8 and relates to exchange rate differences.
 - As of June 30, 2014 the Company owned 1.150.571 own shares, at a total cost of €6.735 and at an average price of (amount in €) €5,85 per share (note 12).

Maroussi, August 06, 2014

The Chairman of the BoD

The Chief Executive Officer

The Chief Financial Officer

The Chief Accountant

Nikolaos A. Bertos
I.D. No AH 023829

Georgios Chryssikos
ID No. N 161578

Panagiotis - Aristeidis Varfis
ID No Z 163166

Evangelos Tentis
Perm. No 064953

It is hereby notified, in accordance with decision as of 20.12.2007 of the Athens Stock Exchange, that from the Company's Share Capital Increase through cash to existing shareholders, at a ratio of three new shares for every two shares, which took place on the basis of decisions of the Company's Extraordinary General Assemblies on 03.09.2007 and 15.10.2007 respectively, raised a net capital of €322.745 thousand (total amount of €329.400 thousand less issuing costs of €6.655 thousand). From this Share Capital Increase 36.600.000 new common shares have been issued at an issue price of €9 per share, which were listed for trading on the Athens Stock Exchange on 24.12.2007. Company's Share Capital Increase was certified by the Board of Directors of the Company on 13.12.2007. Until **30.06.2014** the proceeds from the Share Capital Increase were distributed, in accordance with the Offering Memorandum, as follows:

TIMESCHEDULE FOR THE USE OF PROCEEDS FROM THE SHARE CAPITAL INCREASE

(Amounts in € thousand)	SHARE CAPITAL INCREASE PROCEEDS 2 nd Semester 2007	Investments								Total Invested 30.06.2014	Remaining balance to be invested
		2007	2008	2009	2010	2011	2012	2013	2014		
Investment in Real Estate Property providing income used as Offices or other Professional or Industrial Purposes	322.745	52.312	45.208	50.647	1.214	6.675	-	-	14.445	170.501	0
Refund from final price calculation of "Tavros Protypi Anaptixi S.A."		-	-	(425)	-	-	-	-	-	(425)	
Subsidiary's share capital increase		-	-	-	-	-	-	-	50.000	50.000	
Investment in Real Estate Property to accommodate Public Services		-	-	-	-	-	-	-	58.670	58.670	
Payment from final price calculation of subsidiaries acquisition		-	-	-	434	-	-	-	-	434	
Repayment of Loans		30.000	13.565	-	-	-	-	-	-	43.565	
Total		322.745	82.312	58.773	50.222	1.648	6.675	-	123.115	322.745	

Notes:

- The final amount of net proceeds from the Share Capital Increase amounted to €322.745 thousand. This amount is greater than the amount reported in the Offering Memorandum by €646 thousand, due to reduced share issue costs. The final share issue costs amounted to €6.655 thousand.
- As at December 24, 2007, the Company completed the acquisition of nine investment properties, comprising retail and office spaces located in Athens, Larissa and Heraklion, from its parent company, for a total consideration of €51.630 thousand, which was partially funded from the proceeds of the Share Capital Increase. Furthermore, on December 24, 2007, the Company used €30.000 thousand of the proceeds from the Share Capital Increase to repay outstanding borrowings.
- As at December 28, 2007, the Company entered into a preliminary agreement with third parties to acquire a commercial investment property located in Kiev, Ukraine, for a total purchase consideration of €5.503 thousand. In accordance with the agreement, the Company has paid an advance of €82 thousand.
- As at January 8, 2008, the Company acquired 100% of the shares of "Kalampokis Tours & Cargo S.A.", owner of a property located in Schimatari municipality, prefecture of Viotia for a price of €5.350 thousand. The Company paid an amount of €3.917 thousand, which was the agreed price less liabilities and debt, the amount has been funded from the Share Capital Increase proceeds.
- As at January 18, 2008, the Company acquired two retail properties located in Kifissias Avenue from "Pasal Development S.A.". The Company paid an amount of €16.272 thousand (including lawyers and notaries fees of €257 thousand), which was funded from the Share Capital Increase proceeds.
- As at March 15, 2008, the Company signed the final agreement and paid an amount of €5.069 thousand (including lawyers and notary fees of €245 thousand), which was funded from the Share Capital Increase proceeds.
- As at March 27, 2008, the Company paid a finance lease for the acquisition of property and paid an amount of €13.565 thousand and property related transfer expenses of €216 thousand, that all were funded from the Share Capital Increase proceeds.
- As at April 15, 2008, the Company acquired a commercial property located in Trikala. The company paid an amount of €3.203 thousand (including lawyers and notaries fees of €53 thousand), which were funded from the Share Capital Increase proceeds.
- As at May 7, 2008, the Company signed a preliminary agreement for the purchase of 100% of the shares of the company "Tavros Protypi Anaptixi S.A." from "Demand S.A.". According to the preliminary agreement, a down payment payment for the acquisition of "Tavros Protypi Anaptixi S.A." shares has been agreed at €10.000 thousand which were paid on July 1st 2008. The total acquisition price (including the down payment) has been agreed at €50.350 thousand on a liability and debt-free basis.
- As at June 4, 2008, the Company acquired 99.99% of the shares of the Romanian Company "Retail Development S.A." owner of a property in Iasi, Romania, for a total consideration of €14.500 thousand. The Company paid an amount of €4.152 thousand, which was the agreed price less liabilities and debt, the amount has been funded from the Share Capital Increase proceeds.
- As at August 8, 2007, the Company entered into a preliminary agreement for the acquisition of 99.99% of the share capital of a Romanian Company "Seferco Development S.A.", owner of an office property in Bucharest. As at July 31, 2008, the final agreement was signed and the Company paid an amount of €2.263 thousand (part of the total purchase consideration), which was funded from the Share Capital Increase proceeds.
- Amount of €116 thousand relates to property acquisition costs (lawyers, notaries etc) that the Company acquired in 2007, was funded from the Share Capital Increase proceeds.
- As at February 2, 2009, the Company signed a contract for the acquisition of an office use building in a central location of Athens from "ICAP GROUP S.A.". The property is located in the municipality of Athens, at 7 Papadiamantopoulou street and it consists 1.281,5 sq.m. of office spaces and 238,03 sq.m. auxiliary spaces. The acquisition price for the property was €4.000 thousand and the fair value as estimated by the Sworn-In Valuers of Greece (SOE) was €4.034 thousand approximately.
- As at September 29, 2009, the Company completed the acquisition of three retail boxes leased to "Praktiker Hellas S.A.", affiliate of the German multinational Company "Praktiker AG". The acquisition price for the three properties was €46.647 thousand and was funded from the proceeds of the Company Share Capital Increase of December 2007 (including notaries and lawyers fees of €647 thousand).
- As at December 29, 2009, the Company completed the acquisition of 100% of the share capital of the company "Tavros Protypi Anaptixi S.A.", owner of a property. Due to the company's net debt amounting to €27.4m. the price to be paid amounted to €9.6m.. According to the relevant valuation performed by Sworn-In Valuers of Greece (SOE), the fair value of the investment property was €39,1m.. Amount of €425 thousand was refunded to the Company upon completion of the agreement.
- As at April 30, 2010, the Company completed the acquisition of part of the property located in 7 Papadiamantopoulou Street, Athens. Specifically, the Company has acquired the ground floor along with its auxiliary spaces totaling 385 sq.m. and 36 parking spaces that take up the three basement levels. The acquisition price of the property was €1.214 thousand (including lawyers and notary fees of amount €14 thousand). The fair value of the property as evaluated by Sworn-In Valuers of Greece (SOE) was €1.300 thousand.
- As at September 27, 2010, amount €250 thousand relating to outstanding issues was paid to the seller of the company "Reco Real Property A.D." and according to the agreement, that amount was incorporated in the acquisition price respectively increasing the participation cost.
- As at December 10, 2010, amount of €184 thousand initially provided for in the initial price consideration for the acquisition of the subsidiary "Tavros Protypi Anaptixi S.A" on the basis of contingent liabilities was refunded to the seller.
- As at May 13, 2011, the Company completed the acquisition of part of the properties located in 8 and 10 Othonos Street, Syntagma Square. Specifically, the Company acquired 1.314 sq.m. of offices spaces in the 2nd and 3rd floor and 451,5 sq.m. of auxiliary spaces in the abovementioned properties. The office spaces are leased by EFG Eurobank Ergasias and auxiliary spaces by Lamda Estate Development. The acquisition price was €6,675 thousand (including notaries and lawyers fees of €102 thousand).
- As at February 27, 2014, the Company completed Cloud's Hellas Kimatiki S.A. share capital increase in the amount of €50.000 thousand through payment in cash. Subsidiary's share capital increase was funded from the proceeds of the Company Share Capital Increase of December 2007.
- As at March 6, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €5.880 thousand (excluding acquisition costs of €103 thousand), which was financed through the existing funds of the Company originated from its 2007 Share Capital Increase. The fair value of the property as evaluated by independent valuers is €7.770 thousand.
- As at March 20, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €8.320 thousand (excluding acquisition costs of €142 thousand), which was financed through the existing funds of the Company originated from its 2007 Share Capital Increase. The fair value of the property as evaluated by independent valuers is €10.770 thousand.
- As at May 12, 2014, the Company completed the acquisition of a portfolio of 14 assets from the Hellenic Republic Asset Development Fund and the respective lease to the Hellenic Republic for 20 years and the relevant sale and lease deeds were signed. The acquisition price of the portfolio was €145.810 thousand (excluding acquisition costs of €353 thousand), which was financed for the amount of €58,7m. through the Company's remaining funds originated from its 2007 Share Capital Increase.

Maroussi, August 06, 2014

THE CHAIRMAN OF THE BoD

THE CHIEF EXECUTIVE OFFICER

THE CHIEF FINANCIAL OFFICER

NIKOLAOS A. BERTSOS
I.D. Number AH 023829

GEORGIOS CHRYSSIKOS
I.D. Number N 161578

PANAGIOTIS - ARISTEIDIS VARFIS
I.D. Number E 163166

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Report on Usage of Funds'

To the Board of Directors of Eurobank Properties REIC

We have performed the procedures prescribed and agreed with the Board of Directors of the Eurobank Properties REIC (the Company) and enumerated below with respect to the 'Report on the usage of funds of Eurobank Properties REIC' which relates to the share capital increase paid in cash, during 2007. The Company's Board of Directors is responsible for preparing the aforementioned Report. Our engagement was undertaken in accordance with: the regulatory framework of the Athens Stock Exchange; the relevant legal framework of the Hellenic Capital Markets Committee; and the International Standard on Related Services 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Procedures:

- We examined the content of the Report and its consistency with the provisions of the decision 7/448/11.10.2007 of the Hellenic Capital Markets Committee and the decision 25/17.07.2008 of the Athens Stock Exchange.
- We examined the content of the Report and its consistency with what is referred to in the Prospectus issued by the Company on 15/11/2007 for this purpose and the relevant Company's decisions and announcements.
- We have agreed the amount of the share capital increase mentioned in the report to: a) the amounts approved by the 03/09/2007 and 15/10/2007 decisions of the General Meetings of Shareholders (b) the amounts referred to in the relevant Prospectus (c) the amounts deposited in the relevant bank account maintained by the Company.
- We examined whether the amount certified by the Board of Directors on 13/12/2007 from the said Share Capital Increase, agrees to the amount recorded in the books and records of the Company, considering the relevant accounting entries.
- We examined whether the share issue costs mentioned in the Report agree to the amounts recorded in the Company's books and records, by examining on a sample basis supporting documents.
- We examined whether the amount of the share capital increase has been allocated in accordance with its intended use and schedule, based on the provisions of paragraph 1.5 of the Prospectus issued on 15/11/2007, by examining on a sample basis documents that support the relevant accounting entries.

We report our findings below:

- The content of the Report is consistent with the provisions of the decision 7/448/11.10.2007 of the Hellenic Capital Markets Committee and the decision 25/17.07.2008 of the Athens Stock Exchange.
- The content of the Report is consistent with what is referred to in the Prospectus issued by the company on 15/11/2007 for this purpose and the relevant Company's decisions and announcements.
- The amount of the share capital increase mentioned in the report agrees to: a) the amounts approved by the 03/09/2007 and 15/10/2007 decisions of the General Meetings of Shareholders (b) the amounts referred to in the relevant Prospectus (c) the amounts deposited in the relevant bank account maintained by the Company.
- The amount certified by the Board of Directors on 13/12/2007 from the said Share Capital Increase, agrees to the amount recorded in the books and records of the Company, considering the relevant accounting entries.
- The share issue costs mentioned in the Report agree to the amounts recorded in the company's books and records, by examining on a sample basis supporting documents.
- The amount of the share capital increase has been allocated in accordance with its intended use and schedule, based on the provisions of paragraph 1.5 of the Prospectus issued on 15/11/2007, by examining on a sample basis documents that support the relevant accounting entries.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the Report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention that would have been reported to you, in addition to the ones reported above.

Our report is solely for the purpose set forth in the first paragraph of this report and is addressed exclusively to the Board of Directors of the Company, so that the latter can fulfill its responsibilities in accordance with the legal framework of the Athens Stock Exchange and the relevant regulatory framework of the Hellenic Capital Markets Commission. This report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the financial statements prepared by the Company for the period from January 1, 2014 to June 30, 2014, for which we have issued a separate review report, as of August 7, 2014.

It is hereby notified, in accordance with decision as of 04.02.2014 of the Athens Stock Exchange, that from the Company's Share Capital Increase through the payment in cash and by pre-emption right in favor of the existing shareholders, at a ratio of 0,66 new shares to one old share, which took place on the basis of the decision of the Company's Extraordinary General Assembly on 08.11.2013, raised a net capital of €190.239 thousand (total amount of €193.248 thousand less issuing costs of €3.009 thousand). From the Share Capital Increase 40.260.000 new common registered voting shares have been issued at an issue price of €4,8 per share and of nominal value €2,13 per share, which were listed for trading on the Athens Stock Exchange on 06.02.2014. Company's Share Capital Increase was certified by the Board of Directors of the Company on 31.01.2014. Until **30.06.2014** the proceeds from the Share Capital Increase were distributed, in accordance with the Offering Memorandum, as follows:

TIMESCHEDULE FOR THE USE OF PROCEEDS FROM THE SHARE CAPITAL INCREASE

(Amounts in € thousand)	SHARE CAPITAL INCREASE PROCEEDS		Total Invested 30.06.2014	Remaining balance to be invested
	1 st Semester 2014	2014		
Investment in Real Estate Property to accommodate public services	190.239	87.493	87.493	102.746
Total	190.239	87.493	87.493	102.746

Notes:

- As at May 12, 2014, the Company completed the acquisition of a portfolio of 14 assets from the Hellenic Republic Asset Development Fund and the respective lease to the Hellenic Republic for 20 years and the relevant sale and lease deeds were signed. The acquisition price of the portfolio was €145.810 thousand (excluding acquisition costs of €353 thousand), which was financed for the amount of €58,7m. through the Company's remaining funds originated from its 2007 Share Capital Increase and for the amount of €37,5m. through the funds originated from the Share Capital Increase of 2014. It is noted that on December 06, 2013 the Company signed the head of terms of a five year bond loan for an amount of €60m. with HSBC Bank plc, London, which will finance part of the above mentioned investment.
- The remaining balance to be invested of €102.746 thousand has been temporarily invested in short term investment (time deposits) as reported in the Condensed Consolidated and Company Interim Financial Statements for period ended June 30, 2014.

Maroussi, August 06, 2014

THE CHAIRMAN OF THE BoD

THE CHIEF EXECUTIVE OFFICER

THE CHIEF FINANCIAL OFFICER

NIKOLAOS A. BERTSOS
I.D. Number AH 023829

GEORGIOS CHRYSIKOS
I.D. Number N 161578

PANAGIOTIS - ARISTEIDIS VARFIS
I.D. Number Ξ 163166

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Report on Usage of Funds'

To the Board of Directors of Eurobank Properties REIC

We have performed the procedures prescribed and agreed with the Board of Directors of the Eurobank Properties REIC (the Company) and enumerated below with respect to the 'Report on the usage of funds of Eurobank Properties REIC' which relates to the share capital increase paid in cash, during 2014. The Company's Board of Directors is responsible for preparing the aforementioned Report. Our engagement was undertaken in accordance with: the regulatory framework of the Athens Stock Exchange; the relevant legal framework of the Hellenic Capital Markets Committee; and the International Standard on Related Services 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Procedures:

- We examined the content of the Report and its consistency with the provisions of the decision 7/448/11.10.2007 of the Hellenic Capital Markets Committee and the decision 25/17.07.2008 of the Athens Stock Exchange.
- We examined the content of the Report and its consistency with what is referred to in the Prospectuses issued by the Company on 03/01/2014 and 16/01/2014 for this purpose and the relevant Company's decisions and announcements.
- We have agreed the amount of the share capital increase mentioned in the report to: a) the amount approved by the 08/11/2013 decision of the General Meeting of Shareholders (b) the amounts referred to in the relevant Prospectus (c) the amounts deposited in the relevant bank account maintained by the Company.
- We examined whether the amount certified by the Board of Directors on 31/01/2014 from the said Share Capital Increase, agrees to the amount recorded in the books and records of the Company, considering the relevant accounting entries.
- We examined whether the share issue costs mentioned in the Report agree to the amounts recorded in the Company's books and records, by examining on a sample basis supporting documents.
- We examined whether the amount of the share capital increase has been allocated in accordance with its intended use and schedule, based on the provisions of paragraph 4.3 of the Prospectus issued on 03/01/2014, by examining on a sample basis documents that support the relevant accounting entries.

We report our findings below:

- The content of the Report is consistent with the provisions of the decision 7/448/11.10.2007 of the Hellenic Capital Markets Committee and the decision 25/17.07.2008 of the Athens Stock Exchange.
- The content of the Report is consistent with what is referred to in the Prospectuses issued by the company on 03/01/2014 and 16/01/2014 for this purpose and the relevant Company's decisions and announcements.
- The amount of the share capital increase mentioned in the report agrees to: a) the amount approved by the 08/11/2013 decision of the General Meeting of Shareholders (b) the amounts referred to in the relevant Prospectus (c) the amounts deposited in the relevant bank account maintained by the Company.
- The amount certified by the Board of Directors on 31/01/2014 from the said Share Capital Increase, agrees to the amount recorded in the books and records of the Company, considering the relevant accounting entries.
- The share issue costs mentioned in the Report agree to the amounts recorded in the Company's books and records, by examining on a sample basis supporting documents.
- The amount of the share capital increase has been allocated in accordance with its intended use and schedule, based on the provisions of paragraph 4.3 of the Prospectuses issued on 03/01/2014 and 16/01/2014, by examining on a sample basis documents that support the relevant accounting entries.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the Report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention that would have been reported to you, in addition to the ones reported above.

Our report is solely for the purpose set forth in the first paragraph of this report and is addressed exclusively to the Board of Directors of the Company, so that the latter can fulfill its responsibilities in accordance with the legal framework of the Athens Stock Exchange and the relevant regulatory framework of the Hellenic Capital Markets Commission. This report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the financial statements prepared by the Company for the period from January 1, 2014 to June 30, 2014, for which we have issued a separate review report, as of August 7, 2014.

<u>Category</u>	<u>Title</u>	<u>Date of publication</u>
Corporate Announcements and Press Releases	Acquisition of 4 commercial real estate properties in Athens and Thessaloniki	2/1/2014
Corporate Announcements and Press Releases	Announcement for SCI with cash payment and exercise of pre-emption rights by existing shareholders	3/1/2014
Corporate Announcements and Press Releases	Investment public announcement	8/1/2014
Corporate Announcements and Press Releases	Investment public announcement pursuant to Law 3340/2005	10/1/2014
Transaction Disclosure and Other Announcements	Investment public announcement	15/1/2014
Corporate Announcements and Press Releases	Press release for transfer of preemption rights	23/1/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	23/1/2014
Corporate Announcements and Press Releases	Full coverage of SCI through payment in cash & by pre-emption right in favor of existing shareholders	31/1/2014
Corporate Announcements and Press Releases	Announcement of listing of shares from share capital increase	4/2/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	6/2/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	11/2/2014
Annual Financial Statements 2013	Investment Schedule 31.12.2013	14/2/2014
Annual Financial Statements 2013	Consolidated and Company Financial Statements for the year ended December 31 2013	17/2/2014
Corporate Announcements and Press Releases	Net operating profit of €2.7m for 2013 for Eurobank Properties	17/2/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	21/2/2014
Corporate Announcements and Press Releases	Changes in Management Structure	25/2/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	26/2/2014
Corporate Announcements and Press Releases	Announcement regarding the total number of voting rights & the amount of paid in Share Capital	28/2/2014
Corporate Announcements and Press Releases	Prepayment of subsidiary's bond loan	4/3/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	4/3/2014
Corporate Announcements and Press Releases	Acquisition of a warehouse in the traditional industrial area of Aspropyrgos, Attica	6/3/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	6/3/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	12/3/2014

<u>Category</u>	<u>Title</u>	<u>Date of publication</u>
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	17/3/2014
Corporate Announcements and Press Releases	Repeal of State Court's of Auditors Decision	19/3/2014
Corporate Announcements and Press Releases	Acquisition of a 2nd warehouse in the traditional industrial area of Aspropyrgos, Attica	20/3/2014
Corporate Announcements and Press Releases	Invitation to the Ordinary General Shareholders' Meeting on 14.04.2014	20/3/2014
Corporate Announcements and Press Releases	Proposal for distribution of 0.18 euro per share dividend	21/3/2014
Corporate Announcements and Press Releases	Proxy form for the participation in the Ordinary General Meeting of Shareholders on 14.04.2014	21/3/2014
Corporate Announcements and Press Releases	Information Pack for the Ordinary General Meeting of the Shareholders on 14.04.2014	21/3/2014
Corporate Events Calendar	Corporate Events Calendar for the year 2014	21/3/2014
Corporate Announcements and Press Releases	Information Pack for the Ordinary General Meeting of the Shareholders on 14.04.2014	4/4/2014
Corporate Announcements and Press Releases	Information Pack for the Ordinary General Meeting of the Shareholders on 14.04.2014 (updated)	11/4/2014
Corporate Announcements and Press Releases	Resolutions of Eurobank Properties REIC's Annual Shareholders Meeting on 14.04.2014	14/4/2014
Corporate Announcements and Press Releases	Announcement of the Distribution of Dividend from past years	14/4/2014
Corporate Announcements and Press Releases	Announcement for Ex-dividend	17/4/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information	22/4/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information	2/5/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	9/5/2014
Corporate Announcements and Press Releases	The acquisition of a portfolio of 14 properties from HRADF has been completed	13/5/2014
First Quarter 2014	Condensed Consolidated & Company Interim Financial Statements for the period ended March 31, 2014	21/5/2014
First Quarter 2014	Summary Financial Data and Information 31.03.2014	21/5/2014
Corporate Announcements and Press Releases	Net operating profit of €15.4m recorded in the first quarter of 2014 for Eurobank Properties REIC	21/5/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information	10/6/2014
Transaction Disclosure and Other Announcements	Announcement of regulated information	13/6/2014
Presentations	Company Presentation at the Road Show in New York 06.2014	10/6/2014
Offering Memoranda	Annual Report 2013	14/4/2014

<u>Category</u>	<u>Title</u>	<u>Date of publication</u>
Transaction Disclosure and Other Announcements	Announcement of regulated information according to the law 3556/2007	30/6/2014
Transaction Disclosure and Other Announcements	Notification concerning changes in voting rights (L.3556/2007)	30/6/2014
Transaction Disclosure and Other Announcements	Notification concerning changes in voting rights (L.3556/2007)	30/6/2014