



## Grivalia Properties REIC

### FINANCIAL REPORT

for the six month period ended

June 30, 2016

According to Article 5 of Law 3556/30.04.2007

**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.**

<b>A. STATEMENT OF THE BOARD OF DIRECTORS OF THE COMPANY.....</b>	<b>3</b>
<b>B. BOARD OF DIRECTORS' REPORT.....</b>	<b>4</b>
<b>C. INDEPENDENT AUDITORS REPORT.....</b>	<b>9</b>
<b>D. INTERIM CONDENSED CONSOLIDATED AND COMPANY FINANCIAL STATEMENTS</b>	
<b>CONSOLIDATED AND COMPANY BALANCE SHEET.....</b>	<b>11</b>
<b>CONSOLIDATED INCOME STATEMENT .....</b>	<b>12</b>
<b>COMPANY INCOME STATEMENT.....</b>	<b>13</b>
<b>CONSOLIDATED AND COMPANY STATEMENT OF COMPREHENSIVE INCOME.....</b>	<b>14</b>
<b>CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY .....</b>	<b>15</b>
<b>COMPANY STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY.....</b>	<b>16</b>
<b>CONSOLIDATED AND COMPANY CASH FLOW STATEMENT .....</b>	<b>17</b>
1 GENERAL INFORMATION.....	18
2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES .....	18
3 ACCOUNTING POLICIES .....	18
4 FINANCIAL RISK MANAGEMENT.....	20
4.1 Financial risk factors.....	20
4.2 Fair value estimation.....	20
5 SEGMENT ANALYSIS .....	21
6 INVESTMENT PROPERTY .....	25
7 INVESTMENT IN SUBSIDIARIES.....	27
8 OTHER LONG TERM RECEIVABLES .....	27
9 TRADE AND OTHER RECEIVABLES.....	28
10 CASH AND CASH EQUIVALENTS .....	28
11 SHAREHOLDER EQUITY .....	29
12 BORROWINGS INCLUDING OBLIGATIONS UNDER FINANCE LEASES .....	30
13 TRADE AND OTHER PAYABLES.....	31
14 PROPERTY TAXES .....	31
15 OTHER INCOME.....	31
16 TAXES .....	31
17 DIVIDENDS PER SHARE .....	32
18 EARNINGS/ (LOSSES) PER SHARE.....	32
19 CONTINGENT LIABILITIES.....	32
20 CAPITAL EXPENDITURES.....	32
21 RELATED PARTY TRANSACTIONS .....	33
22 EVENTS AFTER THE BALANCE SHEET DATE .....	39
<b>E. USE OF PROCEEDS</b>	
<b>F. CORPORATE ANNOUNCEMENTS</b>	

**STATEMENT OF THE BOARD OF DIRECTORS OF  
«GRIVALIA PROPERTIES REAL ESTATE INVESTMENT COMPANY»  
FOR THE INTERIM CONDENSED FINANCIAL INFORMATION FOR THE SIX MONTH PERIOD  
ENDED JUNE 30, 2016  
(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 “Grivalia Properties” for the six month period ended June 30, 2016, 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.

Maroussi, July 28, 2016

The undersigned

Nikolaos A. Bertsos

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**  
**«GRIVALIA PROPERTIES REAL ESTATE INVESTMENT COMPANY»**  
**FOR THE CONDENSED CONSOLIDATED AND COMPANY INTERIM FINANCIAL**  
**INFORMATION**  
**FOR THE SIX MONTH PERIOD ENDED JUNE 30, 2016**

**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 Grivalia Properties REIC for the Interim Condensed Financial Information for the six month period ending June 30, 2016.

**GROUP FINANCIAL POSITION**

During the first semester of 2016, albeit belatedly, the first evaluation of the implementation of the Third Economic Adjustment program passed in August 2015, was completed. The completion of the first evaluation lifted considerably on one hand the uncertainty regarding liquidity issues, and on the other hand led to additional budgetary measures and the implementation of further reforms. Despite the high expectations from the Greek side, no agreement was reached on relating to public debt, which would enhance the economic climate and increase confidence in the prospects of the Greek economy. The fiscal measures agreed for completing the first evaluation are mostly recessionary to the extent that additional direct and indirect taxes are encumbered to households and businesses. Reic's were significantly encumbered with additional tax measures. More specifically, the tax rate on assets under management for the Company increased by 614% compared to the previous period, which is unprecedented for any kind of tax burden, while the reduced rate for additional tax on real estate (ENFIA) was repealed resulting to its increase by 120%.

In this environment, the commercial real estate sector showed a slight downward trend despite the stabilization observed in the previous periods, with prime assets being in a more advantageous position. Despite the ongoing recession for the eighth consecutive year and its negative effect on the real economy, the Company continued to successfully manage credit risk both on receivables and cash. In the case of Marinopoulos SA, its specific weight on the entire portfolio is decreasing over time due to decreasing property values and the tenant portfolio diversification with creditworthy tenants. As a result the Group maintained its high occupancy rate (approximately 94%) and despite the adverse circumstances recorded high profitability and realized new investments while at the same time continued the implementation of its corporate social responsibility program in schools, universities and in multiple social actions.

The Company continued with the energy upgrade of the existing portfolio aiming at the modernization of workspaces and a sustainable approach to its business activity. The shift in the sustainable approach for the Group's business activity will be in the future a key pillar of its strategy. The energy upgrade of Kifissias Plaza which was renamed Green Plaza ([www.greenplaza.gr](http://www.greenplaza.gr)) falls in the above-mentioned context. The so investment is estimated to €7.000 and will be completed in 2016. The upgraded Green Plaza, once completed, will be the first "green" building in Greece to be certified according to the special LEED version for Core & Shell, applied for assets intended for lease. Additionally, the Company received its third certificate for the office building located in Kifissias Avenue 69, in Maroussi which was certified according to LEED for Existing Buildings: Operations & Maintenance GOLD.

The Company remained committed to its strategy by maintaining high investment standards and at the same time by continuously analyzing and evaluating the evolving economic conditions is seeking new investment opportunities to invest its liquidity.

The first six months of 2016 were characterized by the declining trend in property values resulting to a decrease in the value of our portfolio value by €11.676. The decrease is reasonable considering the macroeconomic problems in the real economy and the real estate sector.

As at June 30, 2016 Group's portfolio consisted of eighty seven (87) properties. Most of Group's portfolio properties are located in Greece, fifty three (53) located in the greater Athens area, the remaining twenty eight (28) located in other major cities in Greece and one (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, 2016 Group's portfolio consists of approximately 746.084 sqm with a fair value of €827.140 as assessed by AVENT S.A. (NAI HELLAS) and Savills Hellas Ltd, certified valuers.

**Revenue:** Group's revenue for the period ended June 30, 2016 amounted to €30.329 compared to €27.637 for the previous period, showing an increase of €2.692 or 10%. The increase attributable to the incorporation of revenues deriving from 2015 investments and the new investment on the property located at 68, Vasilissis Sofias Av. in Athens acquired during the period.

**Net gain/ (loss) from fair value adjustments on investment property:** Group's net loss from fair value adjustments on investment property for the period ended June 30, 2016 amounted to €11.676 compared to gains €140 for the previous period.

**Operating profit:** Group's operating profit for the period ended June 30, 2016 amounted to €7.031 compared to €21.889 for the previous period. During the period the Group recorded a provision for doubtful debt relating to Marinopoulos S.A. and Marinopoulos Bros S.A. amounting to €4.039 (100% of the rent receivable due), from the operating lease of four (4) commercial properties, part of it is covered by bank guarantees. It is noted that the Group has for more than a decade these properties in its possession. Additionally, the Group on June 29, 2016 proceeded to the forfeiture of a bank guarantee in favour of Marinopoulos S.A. of €1.410 as penalty for the non-performance of its contractual obligations, which was collected on July 1, 2016.

Additionally during 2016, a reclassification of property taxes was performed from line "Taxes" to operating profit/(losses). These taxes mainly include the provision of the aggregate tax on property (ENFIA) for the Company and the Group amounting to €2.491 and €2.776 respectively as at June 30, 2016 (30.06.2015:€1.556 and €1.805). The increase in aggregate tax on property (ENFIA) is due to the incorporation of 2015 investments as well as the increase in additional tax on real estate (ENFIA) due to the change in the tax law.

Group's operation profit, excluding fair value adjustment on investment property, provision for doubtful debt and other income, amounted to €22.684 compared to €21.736 for the previous period showing an increase of €948 or 4%. This increase is mainly due to increased revenues.

**Finance Income:** Group's finance income for the period ended June 30, 2016 amounted to €154 compared to €283 for the previous period, showing a decrease of €129 or 46%. The reduction in finance income is due to the significantly reduced deposit rates as well as the reduced available cash resulting from the acquisitions of new investments.

**Finance costs:** Group's finance costs for the period ended June 30, 2016 amounted to €784 compared to €937 for the previous period, showing a decrease of €153 or 16%. The decrease is due to the reduced outstanding loans and the reduced Euribor rates.

**Taxes:** Group's taxes for the period ended June 30, 2016 amounted to €1.360 compared to €748 of the previous period, showing an increase of €612 or 82%. As described in note 16 of the 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%. Under the new tax law, the tax due cannot be less than 0,75% ( annually) of its investments.

**Profit after tax:** As a result of the above, profit after tax for the period ended June 30, 2016 amounted to €5.041 compared to €20.487 for the previous period.

**Treasury Shares:** The Company in 2016 purchased 1.178.189 own shares of a total cost of €8.588 with an average price of (amount in €) €7,29 per share (price lower by €1,06 or by 13% compared to the net book value as at June 30, 2016), according to the Extraordinary General Meeting of the Shareholders dated on July 30, 2015 which approved the purchase of own shares for an additional period of two years. The maximum number of treasury shares to be acquired approved to be up to 10% of Company's Share Capital, with a maximum purchase price of (amount in €) €10 per share and a minimum purchase price of (amount in €) €0,25, in accordance with article 16 of Law 2190/1920 as in force. As at June 30, 2016 the Company owned 3.342.973 own shares of a total cost of €22.922 with an average price of (amount in €) €6,86 per share, excluding the sale of pre-emption rights of own shares amounting to €1.841. As at June 30, 2015 the Company owned 1.577.442 own shares of a total cost of €9.820, with an average price of (amount in €) €6,22 per share, excluding the sale of pre-emption rights of own shares amounting to €1.841.

### Basic Ratios

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

	30.06.2016	31.12.2015		
<b>Liquidity Ratios</b>				
Current Ratio	4.3x	6.5x		
<b>Leverage Ratio</b>				
Total debt to Total Assets	6%	6%		
Loans to value (L.T.V.)	7%	7%		
<b>Market ratios</b>				
NAV (amount in €)	€8,35	€8,69		
<b>Funds from Operations</b>				
	<b>30.06.2016</b>	<b>30.06.2015</b>	<b>Movement</b>	<b>%</b>
Funds from Operations (F.F.O.)	16.712	20.388	(3.676)	(18%)

### SIGNIFICANT EVENTS DURING THE PERIOD

- On February 17, 2016 the Company completed the acquisition of 20% of joint ownership in 86 premises located in the office building Kronos Business Center in Marousi. These premises were financially leased to Grivalia by Hellas Capital Leasing SA and were transferred to it upon expiration of the financial lease. The residual value paid on the date of the signing of the transfer contract, amounts to €968. Furthermore on July 12, 2016 the Company completed the acquisition of 20% of joint ownership in 1 premise located in the abovementioned building. The residual value paid on the date of the signing of the transfer contract, amounts to €85.
- On March 16, 2016, Company's Annual Shareholders Meeting approved the distribution of dividend from profits of the year 2015 amounting to €30.884 ([amount in €] €0,305 per share). The payment of dividend commenced on March 24, 2016, through the paying Bank, Eurobank Ergasias S.A..
- On March 16, 2016 the Company, completed the acquisition of a property located at 68, Vasilissis Sofias Av. in Athens. The acquisition price was €11.250 (excluding acquisition costs of €349). This multi-storey building enjoys great promotion, A-class specifications and excellent accessibility. Combining commercial and office use, the asset also features underground parking spaces. The total leasable area is approximately 3.990 sqm., most of which is leased to large multinational organizations. It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.
- On June 27, 2016 the Company's office building located in Kifissias Avenue 69, in Maroussi was certified according to LEED for Existing Buildings: Operations & Maintenance GOLD. The said certification was the result of the implementation of the certification system LEED for Operations and Maintenance, which takes into consideration a series of interventions and systematic monitoring of their effectiveness.

### SUBSEQUENT EVENTS

Apart from the above mentioned events, no significant events have taken place after June 30, 2016 that affect the financial position of the Group or the Company that need to be mentioned.

## OUTLOOK

During the first semester of 2016, the Greek economy continued its recessionary course and the positive impact of the successful completion of the first evaluation was offset both by the recessionary fiscal measures and by the negative international environment since the outcome of the referendum in the United Kingdom, the outbreak of terrorism, refugee flows and the recent political events in the neighboring country of Turkey. The negative international environment shaped by the abovementioned events is expected to delay foreign investments and has a negative impact on tourism sector in 2016.

According to the data of the first semester of 2016, the Greek economy will remain in recession- perhaps marginal- for 2016. The factors contributing are the weakening of domestic consumption due to the reduction in disposable income from increased taxes and pension cuts. Investments are not expected to increase in the second semester of 2016 since the liquidity of domestic financial institutions is unlikely to be significantly reinforced.

The prospect of the real estate market is significantly affected by the general economic environment and future investments. Prices for «prime» estate are expected to have stable or slightly downward trend. Lifting of capital control restrictions and the privatization program, if implemented, may lead to a reduction of country risk and the inflow of foreign direct investment (FDI) which will lead to the restoration of the real estate sector where the Group operates.

Revenues from leases of the Group for 2016 are expected to further increase as a result of the incorporation of revenues deriving from 2015 investments as well as new investments.

The Company continues to invest the proceeds of its Share Capital Increase concluded on the first semester of 2014, according to the provisions of Law 2778/1999, as amended, and in accordance with its investment policy and strategy. The investment objectives of the Company from the proceeds and in general are mainly investments in commercial real estate in prime locations. The Company continues to implement its investment strategy while maintaining high investment standards and at the same time continuously analyzing and evaluating the evolving economic conditions is seeking new investment opportunities to utilize its liquidity. The Company plans in 2016 to complete the upgrade and energy certification of one (1) more building and at the same time explores and evaluates investment opportunities in the tourism sector where the subsidiary company Grivalia Hospitality operates.

Our Company is consistently focusing on its investment objective which is long term value creation for its shareholders. The high quality portfolio which produces steady income and the high liquidity establishes the Company as a key player in the Greek and New Europe markets allowing to the Company to achieve its goals.

## SIGNIFICANT RISKS

### Fluctuations in Property Values

Fluctuations in property values are reflected in the Income Statement and Balance Sheet depending on the market value of our commercial properties. During the reference period, the Group recorded losses from fair value adjustments. The fluctuations of market values have a significant impact on Group's profitability and assets. The Company enters into long-term leases with quality tenants.

### Non-Performance of Tenants

Income may be adversely affected by the non-performance of tenants. However, the Group has a diversified portfolio consisting mainly of reputable companies in Greece and Southeastern Europe and this should minimize the impact of the non-performance of any individual tenant.

During the period the Group recorded a provision for doubtful debt relating to Marinopoulos S.A. and Marinopoulos Bros S.A. amounting to €4.039 (100% of the rent receivable due), from the operating lease of four (4) commercial properties, part of it is covered by bank guarantees. It is noted that the Group has for more than a decade these properties in its possession.

### Interest rate risk

Group's interest rate risk arises from long-term finance leases and bank borrowings in floating rates.



### **Inflation Risk**

Group's exposure to inflation risk is limited as the Group in general enters into long term operating lease agreements with most tenants for 12 years. The annual rental increases are linked to the Greek CPI and the HICP and in the case of deflation there is no negative impact to the Company's income.

### **Regulatory and Compliance Risks**

As mentioned above, the Company has invested in Central and South-eastern Europe. The Company has investments in Romania, Serbia and Luxembourg. 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, Serbia and Luxembourg. The Group can be affected in general by external factors such as political instability, economic uncertainty and changes in tax regulations.

### **RELATED PARTY TRANSACTIONS**

All transactions from and with related parties are executed under the prevailing market terms. Related party transactions as defined by IAS 24 of the Parent Company and the Group are fully disclosed in note 21 of the Interim Condensed Financial Information for the six month period ended June 30, 2016.

Maroussi, July 28, 2016

The undersigned

Nikolaos A. Bertzos

Georgios Chryssikos

Georgios Katsibris

Chairman of the BoD

Chief Executive Officer

Independent non-executive

Non-executive member of the BoD

Executive member of the BoD

member of the BoD



[Translation from the original text in Greek]  
**Report on Review of Interim Financial Information**

**To the Shareholders of Grivalia Properties R.E.I.C**

***Introduction***

We have reviewed the accompanying condensed company and consolidated balance sheet of Grivalia Properties Reic (the “Company”) as of 30 June 2016 and the related condensed company and consolidated) income statements and 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 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: 29 July, 2016

Dimitris Sourbis  
SOEL Reg. No. 16891

**Interim Condensed Financial Information**

**for the six month period ended  
June 30, 2016**

**Consolidated and Company Balance Sheet**

		Group		Company	
	Note	30/06/2016	31/12/2015	30/06/2016	31/12/2015
<b>ASSETS</b>					
<b>Non-current assets</b>					
Investment property	6	827.140	825.598	675.157	673.347
Property, plant and equipment		3.197	2.959	2.753	2.506
Intangible Assets and Goodwill		354	349	12	14
Investment in subsidiaries	7	-	-	99.374	107.374
Deferred tax asset		312	312	-	-
Other long term receivables	8	3.262	3.708	10.706	11.234
		<b>834.265</b>	<b>832.926</b>	<b>788.002</b>	<b>794.475</b>
<b>Current assets</b>					
Trade and other receivables	9	6.874	6.780	5.940	5.863
Cash and cash equivalents	10	75.551	111.755	69.035	92.020
		<b>82.425</b>	<b>118.535</b>	<b>74.975</b>	<b>97.883</b>
<b>TOTAL ASSETS</b>		<b>916.690</b>	<b>951.461</b>	<b>862.977</b>	<b>892.358</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>					
<b>Capital and reserves</b>					
Share Capital	11	215.684	215.684	215.684	215.684
Share premium	11	571.234	571.234	571.234	571.234
Own shares	11	(21.081)	(12.493)	(21.081)	(12.493)
Share based payment reserve	11	3.153	2.430	3.153	2.430
Other reserves	11	12.688	12.532	11.903	11.903
Retained earnings	11	64.431	90.417	41.526	62.394
<b>Total shareholders' equity</b>		<b>846.109</b>	<b>879.804</b>	<b>822.419</b>	<b>851.152</b>
<b>Non-current liabilities</b>					
Borrowings, including finance leases	12	48.180	50.159	22.151	23.205
Tenant deposits		2.968	2.870	2.968	2.870
Other non-current liabilities		223	251	223	251
		<b>51.371</b>	<b>53.280</b>	<b>25.342</b>	<b>26.326</b>
<b>Current liabilities</b>					
Trade and other payables	13	6.201	7.437	5.588	6.706
Dividends payable		41	36	41	36
Current income tax liabilities		5.408	1.734	4.731	1.424
Borrowings, including finance leases	12	7.335	8.817	4.631	6.361
Tenant deposits		225	353	225	353
		<b>19.210</b>	<b>18.377</b>	<b>15.216</b>	<b>14.880</b>
<b>Total liabilities</b>		<b>70.581</b>	<b>71.657</b>	<b>40.558</b>	<b>41.206</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>		<b>916.690</b>	<b>951.461</b>	<b>862.977</b>	<b>892.358</b>

## Consolidated Income Statement

	Note	Six month period ended		Three month period ended	
		30/06/2016	30/06/2015	30/06/2016	30/06/2015
<b>Revenue</b>					
Rental income		30.329	27.637	14.895	13.726
		<b>30.329</b>	<b>27.637</b>	<b>14.895</b>	<b>13.726</b>
Net gain/(loss) from fair value adjustments on investment property	5	(11.676)	140	(11.099)	(130)
Technical service fees		(14)	(14)	(7)	(7)
Other direct property relating expenses		(1.030)	(777)	(640)	(434)
Property taxes	14	(2.920)	(1.868)	(1.778)	(830)
Company Social Responsibility		(47)	-	3	-
Provision for doubtful debts		(4.039)	-	(4.039)	-
Employee benefit expense- BoD		(2.278)	(2.479)	(1.351)	(1.243)
Depreciation of assets		(57)	(54)	(28)	(29)
Other income		62	13	54	3
Other expenses		(1.299)	(709)	(319)	(441)
<b>Operating profit/ (loss)</b>		<b>7.031</b>	<b>21.889</b>	<b>(4.309)</b>	<b>10.615</b>
Finance income		154	283	96	30
Finance costs		(784)	(937)	(378)	(449)
<b>Profit/ (loss) before tax</b>		<b>6.401</b>	<b>21.235</b>	<b>(4.591)</b>	<b>10.196</b>
Taxes	16	(1.360)	(748)	(938)	(309)
<b>Profit/ (loss) for the period</b>		<b>5.041</b>	<b>20.487</b>	<b>(5.529)</b>	<b>9.887</b>
<b>Earnings/ (losses) per share (expressed in € per share)</b>					
- Basic and Diluted	18	<b>0,05</b>	<b>0,20</b>		

## Company Income Statement

	Note	Six month period ended		Three month period ended	
		30/06/2016	30/06/2015	30/06/2016	30/06/2015
<b>Revenue</b>					
Rental income		24.701	21.997	12.089	10.896
		<b>24.701</b>	<b>21.997</b>	<b>12.089</b>	<b>10.896</b>
Net gain/(loss) from fair value adjustments on investment property		(11.408)	501	(10.831)	231
Technical service fees		-	-	-	-
Other direct property relating expenses		(752)	(503)	(382)	(192)
Property taxes	14	(2.626)	(1.610)	(1.738)	(811)
Company Social Responsibility		(47)	-	3	-
Provision for doubtful debts		(3.552)	-	(3.552)	-
Employee benefit expense- BoD		(2.118)	(2.454)	(1.201)	(1.234)
Depreciation of assets		(45)	(46)	(22)	(23)
Other income	15	7.994	13	2.897	3
Other expenses		(1.110)	(624)	(273)	(393)
<b>Operating profit/ (loss)</b>		<b>11.037</b>	<b>17.274</b>	<b>(3.010)</b>	<b>8.477</b>
Finance income		383	498	214	124
Finance costs		(357)	(458)	(171)	(212)
<b>Profit/ (loss) before tax</b>		<b>11.063</b>	<b>17.314</b>	<b>(2.967)</b>	<b>8.389</b>
Taxes	16	(1.047)	(453)	(813)	(214)
<b>Profit/ (loss) for the period</b>		<b>10.016</b>	<b>16.861</b>	<b>(3.780)</b>	<b>8.175</b>

## Consolidated and Company Statement of Comprehensive Income

	<b>Group</b>		<b>Company</b>	
	<b>36/06/2016</b>	<b>30/06/2015</b>	<b>36/06/2016</b>	<b>30/06/2015</b>
<b>Profit/ (loss) for the period</b>	<b>5.041</b>	<b>20.487</b>	<b>10.016</b>	<b>16.861</b>
<b>Other comprehensive income:</b>				
<b>Items that may be subsequently reclassified to profit or loss</b>				
Exchange rate differences transferred to income/ (loss) after taxes	13	(39)	-	-
Total comprehensive income/ (loss) after taxes	13	(39)	-	-
<b>Total comprehensive income after taxes for the period</b>	<b>5.054</b>	<b>20.448</b>	<b>10.016</b>	<b>16.861</b>
<b>Total comprehensive income/ (loss) of the period attributable to:</b>				
- Shareholders (Owners of the parent)	5.054	20.448	10.016	16.861
- Minority interest	-	-	-	-
<b>Total comprehensive income/ (loss) after taxes for the period</b>	<b>5.054</b>	<b>20.448</b>	<b>10.016</b>	<b>16.861</b>

The Interim Condensed Financial Information for the six month period ended June 30, 2016 were approved by the Board of Directors on July 28, 2016 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	Share based payment reserve	Other reserves	Retained earnings	Total Equity
<b>Balance January 01, 2015</b>		<b>215.684</b>	<b>571.234</b>	<b>(5.199)</b>	<b>865</b>	<b>12.641</b>	<b>58.822</b>	<b>854.047</b>
Profit/ (loss) for the period		-	-	-	-	-	20.487	20.487
Foreign exchange differences		-	-	-	-	(40)	1	(39)
<b>Total comprehensive income for the period</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(40)</b>	<b>20.488</b>	<b>20.448</b>
<b>Transactions with shareholders:</b>								
Acquisition of own shares		-	-	(2.780)	-	-	-	(2.780)
Equity settled share based payments		-	-	-	885	-	-	885
Dividend relating to 2014 approved by the shareholders		-	-	-	-	-	(30.378)	(30.378)
<b>Balance June 30, 2015</b>		<b>215.684</b>	<b>571.234</b>	<b>(7.979)</b>	<b>1.750</b>	<b>12.601</b>	<b>48.932</b>	<b>842.222</b>
<b>Balance January 01, 2016</b>		<b>215.684</b>	<b>571.234</b>	<b>(12.493)</b>	<b>2.430</b>	<b>12.532</b>	<b>90.417</b>	<b>879.804</b>
Profit/ (loss) for the period		-	-	-	-	-	5.041	5.041
Foreign exchange differences		-	-	-	-	13	-	13
<b>Total comprehensive income for the period</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13</b>	<b>5.041</b>	<b>5.054</b>
<b>Transactions with shareholders:</b>								
Acquisition of own shares	11	-	-	(8.588)	-	-	-	(8.588)
Formation of statutory reserve of local subsidiary		-	-	-	-	143	(143)	-
Equity settled share based payments	11	-	-	-	723	-	-	723
Dividend relating to 2015 approved by the shareholders	17	-	-	-	-	-	(30.884)	(30.884)
<b>Balance June 30, 2016</b>		<b>215.684</b>	<b>571.234</b>	<b>(21.081)</b>	<b>3.153</b>	<b>12.688</b>	<b>64.431</b>	<b>846.109</b>



## Company Statement of Changes in Shareholders' Equity

	Note	Share capital	Share premium	Own shares	Share based payment reserve	Other reserves	Retained earnings	Total Equity
<b>Balance January 01, 2015</b>		<b>215.684</b>	<b>571.234</b>	<b>(5.199)</b>	<b>865</b>	<b>11.903</b>	<b>38.888</b>	<b>833.375</b>
Profit/ (loss) for the period		-	-	-	-	-	16.861	16.861
Foreign exchange differences		-	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16.861</b>	<b>16.861</b>
<b>Transactions with shareholders:</b>								
Acquisition of own shares		-	-	(2.780)	-	-	-	(2.780)
Equity settled share based payments		-	-	-	885	-	-	885
Dividend relating to 2014 approved by the shareholders		-	-	-	-	-	(30.378)	(30.378)
<b>Balance June 30, 2015</b>		<b>215.684</b>	<b>571.234</b>	<b>(7.979)</b>	<b>1.750</b>	<b>11.903</b>	<b>25.371</b>	<b>817.963</b>
<b>Balance January 01, 2016</b>		<b>215.684</b>	<b>571.234</b>	<b>(12.493)</b>	<b>2.430</b>	<b>11.903</b>	<b>62.394</b>	<b>851.152</b>
Profit/ (loss) for the period		-	-	-	-	-	10.016	10.016
Foreign exchange differences		-	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10.016</b>	<b>10.016</b>
<b>Transactions with shareholders:</b>								
Acquisition of own shares	11	-	-	(8.588)	-	-	-	(8.588)
Equity settled share based payments	11	-	-	-	723	-	-	723
Dividend relating to 2015 approved by the shareholders	17	-	-	-	-	-	(30.884)	(30.884)
<b>Balance June 30, 2016</b>		<b>215.684</b>	<b>571.234</b>	<b>(21.081)</b>	<b>3.153</b>	<b>11.903</b>	<b>41.526</b>	<b>822.419</b>

## Consolidated and Company Cash Flow Statement

		Group		Company	
	Note	01/01 - 30/06/2016	01/01 - 30/06/2015	01/01 - 30/06/2016	01/01 - 30/06/2015
<b>Cash flows from operating activities</b>					
Profit/ (loss) for the period		5.041	20.487	10.016	16.861
Other (gains)/ losses		(62)	(4)	(7.994)	(4)
Provisions		759	1.175	529	1.331
Finance income		(154)	(283)	(383)	(498)
Finance costs		784	937	357	458
Taxes	16	1.360	748	1.047	453
(Increase)/decrease of fair value of investment property		11.676	(140)	11.408	(501)
Depreciation of assets		57	54	45	46
<b>Changes in working capital:</b>					
Decrease/ (increase) in receivables		788	2.140	846	2.193
Increase / (decrease) in payables		2.582	(1.386)	2.219	(1.897)
Cash generated from operating activities		22.831	23.728	18.090	18.442
Interest paid		(794)	(944)	(357)	(458)
Taxes paid		(1.359)	(1.209)	(553)	(531)
Net cash generated from operating activities		20.678	21.575	17.180	17.453
<b>Cash flows from investing activities</b>					
Establishment of subsidiary		-	-	-	(1.000)
Amortization of subsidiary's share capital	7	-	-	8.000	-
Dividend received from subsidiaries	15	-	-	7.794	-
Subsequent capital expenditure on investment property		(2.115)	(193)	(2.115)	(143)
Purchases of investment property		(11.491)	(14.910)	(11.491)	(14.910)
Purchases of property, plant and equipment		(385)	(104)	(376)	(53)
Interest received		115	284	343	501
Net cash used in investing activities		(13.876)	(14.923)	2.155	(15.605)
<b>Cash flows from financing activities</b>					
Acquisition of own shares		(8.669)	(2.650)	(8.669)	(2.650)
Repayments of loans		(1.127)	(1.095)	(454)	(415)
Repayments of finance leases		(2.313)	(1.378)	(2.313)	(1.378)
Dividends paid	17	(30.884)	(30.378)	(30.884)	(30.378)
Net cash used in financing activities		(42.993)	(35.501)	(42.320)	(34.821)
<b>Net increase/ (decrease) in cash and cash equivalents for the period</b>					
Cash and cash equivalents at the beginning of the period	10	111.755	185.448	92.020	173.701
Exchange gains / (losses) on cash and cash equivalents		(13)	39	-	-
Cash and cash equivalents at the end of the period	10	75.551	156.638	69.035	140.728

## Notes to Interim Condensed Financial Information

### 1 General information

The present Interim Condensed Financial Information includes the financial statements of the Company Grivalia 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 on June 30, 2016.

The Company was renamed to Grivalia Properties REIC following the decision K2-4690/30.9.2014 of the Vice-Minister of Development and Competitiveness. This decision approved the amendment of article 1 of its Articles of Association regarding trade name, as previously approved by the Extraordinary Shareholders Meeting held on August 28, 2014.

The Company and the Group is an investment property group with the majority of its portfolio located 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 September 29, 2005. Furthermore, pursuant to the decision 7/708/17.03.2015 of the Board of Directors of the Hellenic Capital Markets Commission, the Company has been licenced as an Alternative Investment Fund with internal management pursuant to article 6 and paragraphs 1 & 5 of article 53 of Law 4209/2013 as currently in force.

The Company is incorporated and domiciled in Maroussi, Greece. The address of its registered office is 117 Kifisias Avenue & Ag. Konstantinou, Maroussi, Greece (General Comm.Registry 000239101000) and is listed in the Athens Stock Exchange.

The total number of employees of the Company and the Group as at the end of the period was 28 and 31 respectively (30.06.2015: 27 and 30).

These Interim Condensed Consolidated and Company Financial Statements (the “Financial Statements”) have been approved by the Board of Directors on July 28, 2016.

### 2 Summary of significant accounting policies

These 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, 2015.

#### 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 the Condensed Consolidated and Company Interim Financial Statements for the six month period ended June 30, 2016 are consistent with those followed in the preparation of Group’s annual financial statements for the year ended December 31, 2015.

Rental Income is not subject to seasonality.

#### Amendments to standards and new interpretations adopted by the Group

The following amendments to standards and new interpretations, as issued by the International Accounting Standards Board (IASB) and the IFRS Interpretations Committee (IC) and endorsed by the European Union (EU), apply from 1 January 2016:

##### IAS 1, Amendment - Disclosure initiative

The amendment clarifies guidance in IAS 1 on materiality and aggregation, the presentation of subtotals, the structure of financial statements and the disclosure of accounting policies.

##### IAS 16 and IAS 38, Amendments - Clarification of Acceptable Methods of Depreciation and Amortization

The amendments clarify that the use of revenue-based methods to calculate the depreciation of an asset is not appropriate and it also clarifies that revenue is generally presumed to be an inappropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset.

## Notes to Interim Condensed Financial Information

### IAS 19, Amendment- Defined Benefit Plans: Employee Contributions

The amendment clarifies the accounting for post-employment benefit plans where employees or third parties are required to make contributions which do not vary with the length of employee service, for example, employee contributions calculated according to a fixed percentage of salary. The amendment allows these contributions to be deducted from service cost in the year in which the related employee service is delivered, instead of attributing them to periods of employee service.

### IAS 27, Amendment- Equity Method in Separate Financial Statements

This amendment allows entities to use the equity method to account for investments in subsidiaries, joint ventures and associates in their separate financial statements and clarifies the definition of separate financial statements. In particular, separate financial statements are those presented in addition to consolidated financial statements or in addition to the financial statements of an investor that does not have investments in subsidiaries but has investments in associates or joint ventures which are required by IAS 28 Investments in Associates and Joint Ventures to be accounted for using the equity method.

### IFRS 11, Amendment – Accounting for Acquisitions of Interests in Joint Operations

This amendment requires an investor to apply the principles of business combination accounting when it acquires an interest in a joint operation that constitutes a 'business'.

### Annual Improvements to IFRSs 2010-2012 Cycle

The amendments introduce key changes to seven IFRSs following the publication of the results of the IASB's 2010-12 cycle of the annual improvements project. The topics addressed by these amendments are set out below:

- Definition of vesting condition in IFRS 2 'Share – based Payment';
- Accounting for contingent consideration in a business combination in IFRS 3 'Business Combinations';
- Aggregation of operating segments and reconciliation of the total of the reportable segments' assets to the entity's assets in IFRS 8 'Operating Segment';
- Short-term receivables and payables in IFRS 13 'Fair Value Measurement';
- Revaluation method - proportionate restatement of accumulated depreciation in IAS 16 'Property, Plant and Equipment';
- Key management personnel in IAS 24 'Related Party Disclosures'; and
- Revaluation method - proportionate restatement of accumulated amortization in IAS 38 'Intangible Assets'.

### Annual Improvements to IFRSs 2012-2014 Cycle

The amendments introduce key changes to four IFRSs following the publication of the results of the IASB's 2012-14 cycle of the annual improvements project. The topics addressed by these amendments are set out below:

- Clarifying in IFRS 5 'Non-current assets held for sale and discontinued operations' that, when an asset (or disposal group) is reclassified from 'held for sale' to 'held for distribution', or vice versa, this does not constitute a change to a plan of sale or distribution, and does not have to be accounted for as such.
- Adding in IFRS 7 'Financial instruments: Disclosures' specific guidance to help management determine whether the terms of an arrangement to service a financial asset which has been transferred constitute continuing involvement. It also clarifies that the additional disclosure required by the amendments to IFRS 7, 'Disclosure – Offsetting financial assets and financial liabilities' is not specifically required for all interim periods, unless required by IAS 34.
- Clarifying in IAS 19 'Employee benefits' that, when determining the discount rate for post-employment benefit obligations, it is the currency that the liabilities are denominated in that is important, and not the country where they arise.

## Notes to Interim Condensed Financial Information

- Clarifying in IAS 34 'Interim financial reporting' what is meant by the reference in the standard to 'information disclosed elsewhere in the interim financial report'.

The adoption of the amendments had no impact on the Interim Condensed Consolidated and Company Financial Statements.

### 4 Financial risk management

#### 4.1 Financial risk factors

The Group is exposed to a variety of financial risks: market risk (including foreign exchange risk, price risk and cash flow interest rate risk), credit risk and liquidity risk. The financial risks relate to the following financial instruments: trade and other receivables, cash and cash equivalents, trade and other payables and, long and short term guarantees and borrowings.

The Interim Condensed Financial Information for the six month period ended June 30, 2016 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, 2015.

#### 4.2 Fair value estimation

The Group uses the following hierarchy for the determination and the disclosures of the fair value of the financial assets and liabilities per valuation techniques :

**Level 1:** Financial assets traded in active markets who's fair value is determined on the basis of quoted prices at the reporting date for identical assets or liabilities.

**Level 2:** Financial assets that are not traded in active markets, who's fair value is determined by using valuation techniques and assumptions based directly or indirectly on published market prices at the reporting date.

**Level 3:** Financial assets not traded in active markets, who's fair value is determined by the use of techniques not based on available market information.

The following table analyses within the fair value hierarchy the Group's assets and liabilities not measured at fair value at June 30, 2016, but for which fair value is disclosed:

<b>Liabilities</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
<b>Borrowings, including finance leases</b>	-	-	55.515	55.515
<b>Total</b>	-	-	55.515	55.515

As at June 30, 2016 the book value of "trade and other receivables", "cash and cash equivalents" , "short term debt" and "trade and other payables" approximates the fair value.

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

## Notes to Interim Condensed Financial Information

### 5 Segment analysis

A) Group's operating segments

For the six month period ended on June 30, 2016:

	Offices	Logistics	Retail	Mixed use	Special use	Total
<b>REVENUE</b>						
Rental revenue	11.550	1.794	9.730	4.921	2.361	30.356
Income/ (expense) from service charges	(25)	-	-	(2)	-	(27)
<b>Total</b>	<b>11.525</b>	<b>1.794</b>	<b>9.730</b>	<b>4.919</b>	<b>2.361</b>	<b>30.329</b>

### RESULTS

Net gain/ (loss) from fair value adjustments on investment property	(3.428)	(1.803)	(1.815)	(3.528)	(1.102)	(11.676)
Other direct property relating expenses	(482)	(55)	(246)	(175)	(72)	(1.030)
Property taxes	(1.013)	(191)	(979)	(486)	(251)	(2.920)
Technical service fees	(6)	-	(4)	(4)	-	(14)
Provision for doubtful debts	(659)	(2.893)	(487)	-	-	(4.039)
Finance costs	(729)	(13)	(1)	(40)	(1)	(784)
<b>Profit/ (loss) relating to investment property</b>	<b>5.208</b>	<b>(3.161)</b>	<b>6.198</b>	<b>686</b>	<b>935</b>	<b>9.866</b>

### Reconciliation of net profit/ (loss) for the period:

Profit/ (loss) relating to investment property	9.866
Finance income	154
Other expenses	(3.681)
Other income	62
Taxes	(1.360)
<b>Net profit/ (loss) for the period</b>	<b>5.041</b>

## Notes to Interim Condensed Financial Information

For the six month period ended on June 30, 2015:

	Offices	Logistics	Retail	Mixed use	Special use	Total
<b>REVENUE</b>						
Rental revenue	11.583	2.047	6.567	5.100	2.360	27.657
Income/ (expense) from service charges	(24)	-	11	(7)	-	(20)
<b>Total</b>	<b>11.559</b>	<b>2.047</b>	<b>6.578</b>	<b>5.093</b>	<b>2.360</b>	<b>27.637</b>
<b>RESULTS</b>						
Net gain/ (loss) from fair value adjustments on investment property	586	(662)	1.159	(1.231)	288	140
Other direct property relating expenses	(424)	(51)	(116)	(127)	(59)	(777)
Property taxes	(702)	(150)	(497)	(346)	(173)	(1.868)
Technical service fees	(6)	-	(4)	(4)	-	(14)
Finance costs	(877)	(14)	(1)	(45)	-	(937)
<b>Profit/ (loss) relating to investment property</b>	<b>10.136</b>	<b>1.170</b>	<b>7.119</b>	<b>3.340</b>	<b>2.416</b>	<b>24.181</b>
<b>Reconciliation of net profit/ (loss) for the period:</b>						
Profit/ (loss) relating to investment property						24.181
Finance income						283
Other expenses						(3.242)
Other income						13
Taxes						(748)
<b>Net profit/ (loss) for the period</b>						<b>20.487</b>



## Notes to Interim Condensed Financial Information

For the three month period ended on June 30, 2016:

	Offices	Logistics	Retail	Mixed use	Special use	Total
<b>REVENUE</b>						
Rental revenue	5.762	671	4.847	2.445	1.181	14.906
Income/ (expense) from service charges	(10)	-	-	(1)	-	(11)
<b>Total</b>	<b>5.752</b>	<b>671</b>	<b>4.847</b>	<b>2.444</b>	<b>1.181</b>	<b>14.895</b>
<b>RESULTS</b>						
Net gain/ (loss) from fair value adjustments on investment property	(3.428)	(1.803)	(1.815)	(2.951)	(1.102)	(11.099)
Other direct property relating expenses	(334)	(22)	(144)	(103)	(37)	(640)
Property taxes	(671)	(126)	(494)	(321)	(166)	(1.778)
Technical service fees	(3)	-	(2)	(2)	-	(7)
Provision for doubtful debts	(659)	(2.893)	(487)	-	-	(4.039)
Finance costs	(351)	(6)	(1)	(20)	-	(378)
<b>Profit/ (loss) relating to investment property</b>	<b>306</b>	<b>(4.179)</b>	<b>1.904</b>	<b>(953)</b>	<b>(124)</b>	<b>(3.046)</b>
<b>Reconciliation of net profit/ (loss) for the period:</b>						
Profit/ (loss) relating to investment property						(3.046)
Finance income						96
Other expenses						(1.695)
Other income						54
Taxes						(938)
<b>Net profit/ (loss) for the period</b>						<b>(5.529)</b>

## Notes to Interim Condensed Financial Information

For the three month period ended on June 30, 2015:

	Offices	Logistics	Retail	Mixed use	Special use	Total
<b>REVENUE</b>						
Rental revenue	5.799	998	3.374	2.381	1.180	13.732
Income/ (expense) from service charges	(11)	-	4	1	-	-6
<b>Total</b>	<b>5.788</b>	<b>998</b>	<b>3.378</b>	<b>2.382</b>	<b>1.180</b>	<b>13.726</b>

## RESULTS

Net gain/ (loss) from fair value adjustments on investment property	586	(662)	889	(1.231)	288	(130)
Other direct property relating expenses	(276)	(22)	(59)	(51)	(26)	(434)
Property taxes	(354)	(76)	(139)	(174)	(87)	(830)
Technical service fees	(3)	-	(2)	(2)	-	(7)
Finance costs	(419)	(6)	(1)	(23)	-	(449)
<b>Profit/ (loss) relating to investment property</b>	<b>5.322</b>	<b>232</b>	<b>4.066</b>	<b>901</b>	<b>1.355</b>	<b>11.876</b>

## Reconciliation of net profit/ (loss) for the period:

Profit/ (loss) relating to investment property	11.876
Finance income	30
Other expenses	(1.713)
Other income	3
Taxes	(309)
<b>Net profit/ (loss) for the period</b>	<b>9.887</b>

## B) Group's geographical segments

For the period ended on June 30, 2016:

	Revenue	Non-current assets
Greece	27.475	745.035
Romania	2.452	75.099
Serbia	402	13.819
	<b>30.329</b>	<b>833.953</b>

## Notes to Interim Condensed Financial Information

For the period ended June 30, 2015:

	Revenue	Non-current assets
Greece	24.771	663.416
Romania	2.449	74.324
Serbia	417	13.728
	<b>27.637</b>	<b>751.468</b>

For the three month period ended:

	30/06/2016 Revenue	30/06/2015 Revenue
Greece	13.476	12.282
Romania	1.229	1.231
Serbia	190	213
	<b>14.895</b>	<b>13.726</b>

## 6 Investment Property

	Group	
	30/06/2016	31/12/2015
<b>Balance at the beginning of the period</b>	<b>825.598</b>	<b>729.301</b>
Additions:		
Acquisition of investment property	11.599	75.377
Subsequent capital expenditure on investment property	1.619	1.486
Transfer from investment property to property, plant and equipment (own use)	-	(318)
Net gain/(loss) from fair value adjustments on investment property	(11.676)	19.752
<b>Balance at the end of the period</b>	<b>827.140</b>	<b>825.598</b>

  

	Company	
	30/06/2016	31/12/2015
<b>Balance at the beginning of the period</b>	<b>673.347</b>	<b>577.707</b>
Additions:		
Acquisition of investment property	11.599	75.377
Subsequent capital expenditure on investment property	1.619	1.060
Net gain/(loss) from fair value adjustments on investment property	(11.408)	19.203
<b>Balance at the end of the period</b>	<b>675.157</b>	<b>673.347</b>

On March 16, 2016 the Company, completed the acquisition of a property located at 68, Vasilissis Sofias Av. in Athens. The acquisition price was €11.250 (excluding acquisition costs of €349). It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.

## Notes to Interim Condensed Financial Information

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	30.06.2016	31.12.2015
Segment	Offices	Logistics	Retail	Mixed use	Special use	Retail	Offices	Mixed use	Retail	Total	Total
Fair value hierarchy	3	3	3	3	3	3	3	3	3		
<b>Fair value at the beginning</b>	<b>250.973</b>	<b>55.064</b>	<b>236.326</b>	<b>146.794</b>	<b>48.125</b>	<b>11.093</b>	<b>63.620</b>	<b>12.418</b>	<b>1.185</b>	<b>825.598</b>	729.301
Additions:											
-Acquisition of investment property	-	-	-	11.599	-	-	-	-	-	<b>11.599</b>	75.377
-Subsequent capital expenditure on investment property	55	18	106	1.440	-	-	-	-	-	<b>1.619</b>	1.486
Transfer from investment property to property, plant and equipment (own use)	-	-	-	-	-	-	-	-	-	-	(318)
Net gain/(loss) from fair value adjustments on investment property	(3.104)	(1.803)	(1.647)	(3.660)	(1.102)	(157)	(325)	133	(11)	<b>(11.676)</b>	19.752
<b>Fair value at the end</b>	<b>247.924</b>	<b>53.279</b>	<b>234.785</b>	<b>156.173</b>	<b>47.023</b>	<b>10.936</b>	<b>63.295</b>	<b>12.551</b>	<b>1.174</b>	<b>827.140</b>	825.598

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

Country	Segment	Fair Value	Valuation technique	Monthly Rent	Discount rate (%)
Greece	Offices	247.924	80% discounted cash flows (DCF) & 20% sales comparison or income method	1.841	7,5% -13,27%
Greece	Logistics	53.279	80% discounted cash flows (DCF) & 20% sales comparison or 100% sales comparison (used only for the valuation of the land plot)	347	11,75% -12%
Greece	Retail	234.785	80% discounted cash flows (DCF) & 20% sales comparison	1.652	9% -11,25%
Greece	Mixed use	156.173	80% discounted cash flows (DCF) & 20% sales comparison	918	9% -10,7%
Greece	Special use	47.023	80% discounted cash flows (DCF) & 20% income method	405	12,10% - 12,87%
Romania	Retail	10.936	80% discounted cash flows (DCF) & 20% sales comparison	72	10,75%
Romania	Offices	63.295	80% discounted cash flows (DCF) & 20% sales comparison	395	10%-10,75%
Serbia	Mixed use	12.551	80% discounted cash flows (DCF) & 20% sales comparison	95	10,70%
Serbia	Retail	1.174	80% discounted cash flows (DCF) & 20% sales comparison	8	11,20%
	<b>Total</b>	<b>827.140</b>			

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.

## Notes to Interim Condensed Financial Information

Were the length of vacant periods as at June 30, 2016, 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 +/- €806 lower or higher, respectively.

Were the discount rate as at June 30, 2016, used in the DCF analysis to increase or decrease by +/-5%, the carrying amount of investment properties would be an estimated €15.477 lower or €16.613 higher, respectively.

The net carrying amount of investment property held under finance leases as at June 30, 2016 amounts to €17.589 (31.12.2015: €18.077).

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 comparative or income method in conjunction with the method of discounted cash flow method are used. It is noted that the income method has been used only for the 14 assets leased to the Hellenic Republic.

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 12.

### 7 Investment in Subsidiaries

	Country of incorporation	Percentage of interest	30/06/2016	31/12/2015	Unaudited tax fiscal years
Reco Real Property A.D.	Serbia	100%	17.240	17.240	2010-2015
Eliade Tower S.A.	Romania	99,99%	12.037	12.037	2011-2015
Retail Development S.A.	Romania	99,99%	4.561	4.561	2011-2015
Seferco Development S.A.	Romania	99,99%	21.486	21.486	2011-2015
Cloud Hellas Ktimatiki S.A.	Greece	100%	42.000	50.000	2010, 2015
Grivalia Hospitality S.A.	Luxembourg	100%	2.000	2.000	2015
Grivalia New Europe S.A.	Luxembourg	100%	50	50	2015
			<b>99.374</b>	<b>107.374</b>	

It is noted that, in accordance to the decision of the Annual General Meeting on April 11, 2016 the subsidiary Cloud Hellas Ktimatiki S.A. decreased its share capital by an amount of €8.000 through cash payment to the Company, thus reducing the participation of the Company's in this subsidiary.

### 8 Other long term receivables

Company's "Other long term receivables" for the period ended June 30, 2016, includes a shareholders loan of €8.070 (31.12.2015: €8.070) receivable from the foreign subsidiary Retail Development S.A.. Additionally, it includes accrued rental receivable of €2.636 (31.12.2015: €3.164). The intercompany loan is interest-bearing and interest recognized in financial income.

Group's "Other long term receivables" for the period ended on June 30, 2016, includes accrued rental receivable of €3.262 (31.12.2015: €3.708).

## Notes to Interim Condensed Financial Information

### 9 Trade and other receivables

The analysis of trade and other receivables is as follows:

	Note	Group		Company	
		30/06/2016	31/12/2015	30/06/2016	31/12/2015
Trade receivables		7.497	3.667	6.978	3.444
Provision for doubtful debts on trade receivables		(3.605)	-	(3.118)	-
Receivables from related parties	21	124	228	157	173
Other receivables		3.292	2.885	2.357	2.246
Provision for doubtful debts on other receivables		(434)	-	(434)	-
<b>Trade and other receivables</b>		<b>6.874</b>	<b>6.780</b>	<b>5.940</b>	<b>5.863</b>

Trade receivables of the Company as at June 30, 2016, include provisions for doubtful debts amounting to €4.730 (31.12.2015: €1.612), out of which amount €3.118 was recorded during the period and relates to rental receivables from Marinopoulos S.A. and Marinopoulos Bros S.A, from the operating lease of three commercial properties.

Trade receivables of the Group as at June 30, 2016, include provisions for doubtful debts amounting to €5.685 (31.12.2015: €2.080), out of which amount €3.605 was recorded during the period and relates to rental receivables from Marinopoulos S.A. and Marinopoulos Bros S.A, from the operating lease of four commercial properties.

The ageing analysis of trade receivables is as follows:

	Group		Company	
	30/06/2016	31/12/2015	30/06/2016	31/12/2015
<b>Trade receivables</b>				
Due within due date	3.601	3.648	3.570	3.424
Past due but not impaired:				
- 4 to 6 months	290	20	290	20
- over 6 months	-	-	-	-
Doubtful debts	5.685	2.080	4.730	1.612
Less: Provision for doubtful debts past due	(5.685)	(2.080)	(4.730)	(1.612)
	<b>3.892</b>	<b>3.667</b>	<b>3.860</b>	<b>3.444</b>

Furthermore, "other receivables" include provision for doubtful debts amounting to €434 which was recorded during the period and relates to checks that have been marked as void from Marinopoulos S.A..

### 10 Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	30/06/2016	31/12/2015	30/06/2016	31/12/2015
Cash in hand	914	2.501	-	236
Cash at bank and short-term deposits	74.637	109.254	69.035	91.784
<b>Cash and cash equivalents</b>	<b>75.551</b>	<b>111.755</b>	<b>69.035</b>	<b>92.020</b>

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.

## Notes to Interim Condensed Financial Information

### 11 Shareholder Equity

The Group's shareholder equity is analysed as follows:

	Number of shares (thousands)	Share capital	Share premium	Own shares	Share based payment reserve	Other reserves	Retained earnings	Total Equity
<b>Balance January 01, 2015</b>	<b>100.069</b>	<b>215.684</b>	<b>571.234</b>	<b>(5.199)</b>	<b>865</b>	<b>12.641</b>	<b>58.822</b>	<b>854.047</b>
Acquisition of own shares	(386)	-	-	(2.780)	-	-	-	(2.780)
Profit/ (loss) for the period	-	-	-	-	-	-	20.487	20.487
Foreign exchange differences	-	-	-	-	-	(40)	1	(39)
Equity settled share based payments	-	-	-	-	885	-	-	885
Dividend relating to 2014 approved by the shareholders	-	-	-	-	-	-	(30.378)	(30.378)
<b>Balance June 30, 2015</b>	<b>99.683</b>	<b>215.684</b>	<b>571.234</b>	<b>(7.979)</b>	<b>1.750</b>	<b>12.601</b>	<b>48.932</b>	<b>842.222</b>
<b>Υπόλοιπο 01 Ιανουαρίου 2016</b>	<b>99.095</b>	<b>215.684</b>	<b>571.234</b>	<b>(12.493)</b>	<b>2.430</b>	<b>12.532</b>	<b>90.417</b>	<b>879.804</b>
Acquisition of own shares	(1.178)	-	-	(8.588)	-	-	-	(8.588)
Profit/ (loss) for the period	-	-	-	-	-	-	5.041	5.041
Foreign exchange differences	-	-	-	-	-	13	0	13
Formation of statutory reserve of local subsidiary	-	-	-	-	-	143	(143)	-
Equity settled share based payments	-	-	-	-	723	-	-	723
Dividend relating to 2015 approved by the shareholders	-	-	-	-	-	-	(30.884)	(30.884)
<b>Balance June 30, 2016</b>	<b>97.917</b>	<b>215.684</b>	<b>571.234</b>	<b>(21.081)</b>	<b>3.153</b>	<b>12.688</b>	<b>64.431</b>	<b>846.109</b>

The total authorised number of ordinary shares as at June 30, 2016, is 101.260.000 (December 31, 2015 – 101.260.000) 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 the Athens Stock Exchange. Company's shares are ordinary shares with voting rights.

Company's shareholder structure with stakes over 5% as at June 30, 2016, is as follows:

- Fairfax Financial Holdings Limited 41,50%
- Eurobank Ergasias S.A. 20,48%
- Wellington Management Company LLP 11,16%
- Fidelity Management & Research LLC 5,84%

The abovementioned percentage of Fairfax Financial Holdings Limited includes 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.

The Company during the current period purchased 1.178.189 own shares of a total cost of €8.588 with an average price of (amount in €) €7,29 per share, according to the Extraordinary General Meeting of the Shareholders dated on July 30<sup>th</sup>, 2015, which approved the purchase of own shares for an additional period of two years. The maximum number of treasury shares to be acquired approved to be up to 10% of Company's Share Capital, with a maximum purchase price of (amount in €) €10 and a minimum purchase price of (amount in €) €0,25, in accordance with article 16 of Law 2190/1920 as in force.

As at June 30, 2016 the Company owned 3.342.973 own shares of a total cost of €22.922 with an average price of (amount in €) €6,86 per share, excluding the sale of pre-emption rights of own shares amounting to €1.841. As at June 30, 2015 the Company owned 1.577.442 own shares of a total cost of €9.820 with an average price of (amount in €) €6,22 per share, excluding the sale of pre-emption rights of own shares amounting to €1.841.



## Notes to Interim Condensed Financial Information

### Share based payment reserve

Share based payment reserve includes an amount of €3.153 relating to equity settled share based payments to key management, of which €529 was recognized as an expense in the account "Employee benefit expense- BoD" in the current period. The cost of these benefits is determined based on the fair value of these rights at the granting date and are recognized as an expense over the period between the granting and the maturity date with an equal increase in equity.

Additionally, this reserve includes an amount of €194 relating to additional benefits granted to key management of the Company in 2015, whose payment is deferred for 3 years.

### 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.

## 12 Borrowings including obligations under 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.

	<b>Group</b>		<b>Company</b>	
	<b>30/06/2016</b>	<b>31/12/2015</b>	<b>30/06/2016</b>	<b>31/12/2015</b>
<b>Non-current</b>				
Bank borrowings	44.264	45.669	18.235	18.715
Finance lease liabilities	3.916	4.490	3.916	4.490
<b>Non-current borrowings, including finance leases</b>	<b>48.180</b>	<b>50.159</b>	<b>22.151</b>	<b>23.205</b>
<b>Current</b>				
Bank borrowings	5.364	5.098	2.660	2.642
Finance lease liabilities	1.971	3.719	1.971	3.719
<b>Current borrowings, including finance leases</b>	<b>7.335</b>	<b>8.817</b>	<b>4.631</b>	<b>6.361</b>
<b>Total borrowings, including finance leases</b>	<b>55.515</b>	<b>58.976</b>	<b>26.782</b>	<b>29.566</b>

On February 17, 2016 the Company completed the acquisition of 20% of joint ownership in 86 premises located in the office building Kronos Business Center in Marousi by paying its residual value of €968 to Hellas Capital Leasing S.A.. These premises were financially leased to Company and were transferred to it upon expiration of the financial lease. Furthermore on July 12, 2016 the Company completed the acquisition of 20% of joint ownership in 1 premise located in the abovementioned building. The residual value paid on the date of the signing of the transfer contract amounted to €85.

The maturity of bank borrowings, including finance leases is as follows:

	<b>Group</b>		<b>Company</b>	
	<b>30/06/2016</b>	<b>31/12/2015</b>	<b>30/06/2016</b>	<b>31/12/2015</b>
Up to 1 year	7.335	8.817	4.631	6.361
From 1 to 5 years	34.295	35.644	8.266	8.690
Over 5 years	13.885	14.515	13.885	14.515
	<b>55.515</b>	<b>58.976</b>	<b>26.782</b>	<b>29.566</b>

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

## Notes to Interim Condensed Financial Information

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 are effectively secured as the rights to the leased asset revert to the lessor in the event of default.

Three mortgages of total amount €4.660 have been registered in favor of Eurobank A.D. Serbia over a property of the 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 the subsidiary Seferco Development S.A., located at Bd.Dimitrie Pompeiu, Nr. 6A Bucharest, Romania.

A mortgage of €12.000 has been registered in favor of Eurobank Ergasias S.A. over the property of the subsidiary Eliade Tower S.A., located at 18 Mircea Eliade Blvd Bucharest, Romania.

Finally, a prenotation of 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.

### 13 Trade and other payables

The analysis of trade and other payables is as follows:

Note	Group		Company	
	30/06/2016	31/12/2015	30/06/2016	31/12/2015
Trade payables	457	892	293	613
Amounts due to related parties	21	275	285	285
Other payables and accruals	5.469	6.260	5.020	5.808
<b>Trade and other payables</b>	<b>6.201</b>	<b>7.437</b>	<b>5.588</b>	<b>6.706</b>

“Other payables and accruals” for the Group and the Company as of June 30, 2016, include an amount of €3.521 (31.12.2015: €3.514) due to the recognition of deferred income relating to the following trimester according to the agreement signed with Hellenic Republic Asset Development Fund for the lease of 14 properties to the Hellenic Republic.

### 14 Property Taxes

Property taxes mainly include the provision of the aggregate tax on property (ENFIA) for the Company and the Group for the period ended June 30, 2016 amounting to €2.491 and €2.776 respectively (30.06.2015: €1.556 and €1.805). The increase in aggregate tax on property (ENFIA) is due to the incorporation of 2015 investments, as well as the increase in additional tax on real estate (ENFIA) due to the change in the tax law.

### 15 Other income

On April 12, 2016 the Company received dividend amounting to €7.794 from its subsidiaries as analyzed below:

- Amount of €2.463 from its subsidiary Seferco Development S.A. located in Romania.
- Amount of €2.631 from its subsidiary Reco Real Property A.D. located in Serbia.
- Amount of €2.700 from its subsidiary Cloud Hellas Ktimatiki S.A. located in Greece.

### 16 Taxes

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 a 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%)). Under the new tax law, the tax due cannot be less than 0.75% (annually) of its investments. The above tax is final and relieves the Company and its shareholders of any further tax liabilities. Taxes for the Company and the Group for the period ended on June 30, 2016, amount to €1.047 and €1.360 respectively.

## Notes to Interim Condensed Financial Information

Taxes for the Company and the Group, for the period ended June 30, 2016, include a provision of current tax amounting to €858 and €931 respectively (30.06.2015: €453 and €490). Current tax for the Group includes the Company and its subsidiary Cloud Hellas Ktimatiki S.A., which is incorporated in Greece and taxed under REICs' tax regime.

Company's foreign subsidiaries are taxed on their taxable income based on tax rates of 16% (Romania) and 10% (Serbia), applicable to each respective tax jurisdiction. For the period ended June 30, 2016 for the subsidiaries located in Romania the income tax amounted to €230 (30.06.2015: €229), whereas for the subsidiary located in Serbia no significant tax arose.

For the subsidiaries located in Luxembourg no significant taxes arose.

Furthermore an amount of €189 is included in taxes for the Company and the Group relating to the tax audit differences from the unaudited fiscal years 2008-2010.

### 17 Dividends per share

On March 16, 2016, Company's Annual Shareholders Meeting approved the distribution of dividend from profits of the year 2015 amounting to €30.884 ([amount in €] €0,305 per share)

The payment of dividend commenced on March 24, 2016, through the paying Bank, Eurobank Ergasias S.A..

### 18 Earnings/ (losses) per share

Basic earnings/ (losses) per share are calculated by dividing the consolidated net profit/ (loss) attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

Basic and diluted earnings per share for the six period ended June 30, 2016 amounted to €0,05 (30.06.2015: €0,20).

### 19 Contingent Liabilities

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 up to December 31, 2004. Company's management, based on the opinion of its legal advisors, believes that there is a serious dispute basis and has made appeal for the cancellation for additional income tax and fines up to the amount of €1.191. The hearing of the case took place on April 1, 2014 and decision numbered 4324/2015 of the Athens Administrative Court was issued, annulling the additional income tax and fines to the amount referred above. The decision was notified to the Company on March 08, 2016. It is expected that the Greek State may file for a revision. 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 are expected to arise.

Following the mandate dated 22.12.2015 from Ministry of Finance an audit for the unaudited fiscal years 2008, 2009 and 2010 was performed which was completed with the delivery of the findings to the Company on 25.05.2016. Following the audit the tax authorities concluded that the Company will be charged with an amount of €361. The Greek government received the allocated amount in total by partially offsetting lease receivables due to the Company. The Company on 10.06.2016 filed an administrative appeal to the tax authorities claiming partial annulment of the assessment notice for an amount of €172 and the return of this amount as unduly paid.

The Company has been audited by a certified auditor according to Law 4174/2013 article 65 <sup>A</sup> and the POL no. 1124/18.6.2015 decision of the General Secretary of Public Revenue of the Ministry of Finance and has received a tax certificate for the year 2011, 2012, 2013 and 2014, while it is expected to receive a tax certificate for the year 2015. Management does not believe that any significant additional taxes will be finally assessed.

### 20 Capital expenditures

On June 30, 2016 Group's capital expenditure relating to improvements on investment property amounted to €3.748.

## Notes to Interim Condensed Financial Information

### 21 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 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 the Eurobank Ergasias S.A. in Company's Share Capital is 33,95%.

On June 25, 2014 Eurobank Ergasias S.A. sold through the Athens Stock Exchange to institutional investors 13.636.848 of common shares with voting rights, which correspond to 13,47% of Company's share capital. Following the completion of this transaction the participation of the Eurobank Ergasias S.A. in the Company's Share Capital reduced from 33,95% to 20,48%.

On May 2014, following the completion of the Bank's share capital increase fully covered by investors, institutional and others, the percentage of the ordinary shares with voting rights held by the Hellenic Financial Stability Fund (HFSF), the controlling shareholder of the Bank until that date, decreased from 95,23% to 35,41%. Accordingly, as of that date HFSF was considered to have significant influence over the Bank. On November 2015, following the completion of the Bank's share capital increase, fully covered by investors, institutional and others, the percentage of the ordinary shares with voting rights held by HFSF decreased to 2,38%.

In the context of the Law 3864/2010, as in force, HFSF exercises its voting rights in the Bank's General Assembly only for decisions concerning the amendment of the Bank's Articles of Association, including the increase or decrease of the Bank's capital or the granting of a corresponding authorization to the Bank's Board, decisions concerning the mergers, divisions, conversions, revivals, extension of duration or dissolution of the Bank, the transfer of assets, or any other issue requiring approval by an increased majority as provided for in Company Law 2190/1920. In addition, the Bank has entered into a new Relationship Framework Agreement (RFA) with the HFSF on December 4, 2015, replacing the previous one, signed on August 26, 2014. Taking into account the terms of the revised RFA, the HFSF is still considered to have significant influence over the Bank.

According to the shareholders agreement executed on October 17, 2014, between Fairfax Financial Holdings Limited and Eurobank Ergasias S.A. they undertook the responsibility to jointly control the Company. Furthermore Fairfax Financial Holdings Limited participates in the Company's Share Capital by 41,50% and owns 100% of the share capital of Praktiker Hellas S.A.. Therefore an indirect relationship of the Company with Praktiker derives as a related party.

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

	Six month period ended		Three month period ended	
	30/06/2016	30/06/2015	30/06/2016	30/06/2015
<b>Rental income</b>				
Parent (Bank Eurobank Ergasias S.A.)	5.786	5.704	2.893	2.854
Other related parties	8.087	7.748	4.044	3.961
	<b>13.873</b>	<b>13.452</b>	<b>6.937</b>	<b>6.815</b>

Group's rental revenues from leases with Eurobank Ergasias S.A. amount to 19% for the period ended June 30, 2016 (30.06.2015: 21%).

## Notes to Interim Condensed Financial Information

### Company

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
<b>Rental income</b>				
Subsidiary (Cloud Hellas Ktimatiki S.A.)	13	13	6	6
Parent (Bank Eurobank Ergasias S.A.)	5.786	5.704	2.893	2.854
Other related parties	3.492	3.177	1.746	1.668
	<b>9.291</b>	<b>8.894</b>	<b>4.645</b>	<b>4.528</b>

### b) Purchase of services- Group

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
<b>Technical service fees</b>				
Subsidiary of parent company (Eurobank Property Services S.A.[Romania])	10	10	5	5
Subsidiary of parent company (ERB Property Services d.o.o. Beograd)	4	4	2	2
	<b>14</b>	<b>14</b>	<b>7</b>	<b>7</b>

### c) Insurance expense of investment property

### Group

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
<b>Insurance expense</b>				
Subsidiary of parent company (Eurolife ERB General Insurance S.A.)	197	211	99	106
Subsidiary of parent company (Eurolife ERB Asigurari Generale S.A.)	14	14	7	7
Other related parties	(25)	(26)	(25)	(26)
	<b>186</b>	<b>199</b>	<b>81</b>	<b>87</b>

### Company

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
<b>Insurance expense</b>				
Subsidiary of parent company (Eurolife ERB General Insurance S.A.)	177	187	94	94
Other related parties	(12)	(13)	(12)	(13)
	<b>165</b>	<b>174</b>	<b>82</b>	<b>81</b>

## Notes to Interim Condensed Financial Information

d) Insurance expenses for personnel- Group and Company

### Other employee benefits

Subsidiary of parent company (Eurolife ERB Life Insurance S.A.)

Six month period ended		Three month period ended	
30/06/2016	30/06/2015	30/06/2016	30/06/2015
126	114	69	60
<b>126</b>	<b>114</b>	<b>69</b>	<b>60</b>

e) Income from dividends received

Subsidiary (Cloud Hellas Ktimatiki S.A.)

Subsidiary (Reco Real Property A.D.)

Subsidiary (Seferco Development S.A.)

Six month period ended		Three month period ended	
30/06/2016	30/06/2015	30/06/2016	30/06/2015
2.700	-	2.700	-
2.770	-	139	-
2.463	-	-	-
<b>7.933</b>	<b>-</b>	<b>2.839</b>	<b>-</b>

f) Finance Costs

### Group

#### Bank borrowings

Parent (Bank Eurobank Ergasias S.A.)

Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)

Subsidiary of parent company (Eurobank A.D. Beograd)

Subsidiary of parent company (SC Bancpost S.A.)

Subsidiary of parent company (New Europe Funding B.V.)

#### Finance lease liabilities

Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)

Six month period ended		Three month period ended	
30/06/2016	30/06/2015	30/06/2016	30/06/2015
149	179	73	77
250	284	118	135
14	16	7	8
2	1	1	-
26	29	13	14
59	93	27	45
<b>500</b>	<b>602</b>	<b>239</b>	<b>279</b>

### Company

#### Bank borrowings

Parent (Bank Eurobank Ergasias S.A.)

Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)

#### Finance lease liabilities

Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)

Six month period ended		Three month period ended	
30/06/2016	30/06/2015	30/06/2016	30/06/2015
16	38	8	7
1	1	-	-
59	93	27	45
<b>76</b>	<b>132</b>	<b>35</b>	<b>52</b>



## Notes to Interim Condensed Financial Information

g) Interest income earned on cash and cash equivalents

### Group

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
Parent (Bank Eurobank Ergasias S.A.)	51	27	4	11
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	19	201	19	-
Subsidiary of parent company (Eurobank A.D. Beograd)	4	18	-	9
Subsidiary of parent company (SC Bancpost S.A.)	1	3	-	2
	<b>75</b>	<b>249</b>	<b>23</b>	<b>22</b>

### Company

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
Subsidiary (Eliade Tower S.A.)	-	38	-	-
Subsidiary (Retail Development S.A.)	245	243	123	122
Parent (Bank Eurobank Ergasias S.A.)	50	15	3	11
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	18	201	18	-
	<b>313</b>	<b>497</b>	<b>144</b>	<b>133</b>

h) Property relating taxes ( re-invoices of property duties from tenants)

### Group

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
Other related parties	15	12	7	12
	<b>15</b>	<b>12</b>	<b>7</b>	<b>12</b>

### Company

	<u>Six month period ended</u>		<u>Three month period ended</u>	
	<u>30/06/2016</u>	<u>30/06/2015</u>	<u>30/06/2016</u>	<u>30/06/2015</u>
Other related parties	6	4	3	4
	<b>6</b>	<b>4</b>	<b>3</b>	<b>4</b>



## Notes to Interim Condensed Financial Information

### i) Key management compensation

#### Group

	Six month period ended		Three month period ended	
	30/06/2016	30/06/2015	30/06/2016	30/06/2015
Key management compensation	1.332	1.147	339	216
Equity settled share based payments	529	680	264	340
	<b>1.861</b>	<b>1.827</b>	<b>603</b>	<b>556</b>

#### Company

	Six month period ended		Three month period ended	
	30/06/2016	30/06/2015	30/06/2016	30/06/2015
Key management compensation	1.197	1.147	204	216
Equity settled share based payments	529	680	264	340
	<b>1.726</b>	<b>1.827</b>	<b>468</b>	<b>556</b>

As at June 30, 2016, the balance of interest bearing loans advanced to key management amounted to €197.

## Notes to Interim Condensed Financial Information

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

	<b>Group</b>		<b>Company</b>	
	<b>30/06/2016</b>	<b>31/12/2015</b>	<b>30/06/2016</b>	<b>31/12/2015</b>
<b>Other long term receivables</b>				
Subsidiary (Retail Development S.A.)	-	-	8.070	8.070
Parent (Bank Eurobank Ergasias S.A.)	1.138	1.197	1.138	1.197
Other related parties	522	115	480	72
	<b>1.660</b>	<b>1.312</b>	<b>9.688</b>	<b>9.339</b>
<b>Trade and other receivables from related parties</b>				
Subsidiary (Retail Development S.A.)	-	-	122	124
Parent (Bank Eurobank Ergasias S.A.)	7	(10)	7	(10)
Other related parties	117	238	28	59
	<b>124</b>	<b>228</b>	<b>157</b>	<b>173</b>
<b>Trade payables to related parties</b>				
Parent (Bank Eurobank Ergasias S.A.)	46	39	46	39
Other related parties	229	246	229	246
	<b>275</b>	<b>285</b>	<b>275</b>	<b>285</b>
<b>Long-term tenant deposits</b>				
Parent (Bank Eurobank Ergasias S.A.)	1.750	1.750	1.750	1.750
Other related parties	334	334	334	334
	<b>2.084</b>	<b>2.084</b>	<b>2.084</b>	<b>2.084</b>
<b>Other non-current liabilities</b>				
Parent (Bank Eurobank Ergasias S.A.)	223	251	223	251
	<b>223</b>	<b>251</b>	<b>223</b>	<b>251</b>
<b>Short-term tenant deposits</b>				
Parent (Bank Eurobank Ergasias S.A.)	18	18	18	18
	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>
<b>Long-term borrowings, including finance leases</b>				
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	23.474	24.314	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	3.916	4.490	3.916	4.490
Subsidiary of parent company (Eurobank A.D. Beograd)	150	200	-	-
Subsidiary of parent company (New Europe Funding B.V.)	2.405	2.440	-	-
	<b>29.945</b>	<b>31.444</b>	<b>3.916</b>	<b>4.490</b>
<b>Short-term borrowings, including finance leases</b>				
Parent (Bank Eurobank Ergasias S.A.)	1.713	1.714	1.713	1.714
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	2.531	2.283	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	1.885	2.623	1.885	2.623
Subsidiary of parent company (Eurobank A.D. Beograd)	102	103	-	-
Subsidiary of parent company (New Europe Funding B.V.)	70	70	-	-
	<b>6.301</b>	<b>6.793</b>	<b>3.598</b>	<b>4.337</b>
<b>Cash and cash equivalents</b>				
Parent (Bank Eurobank Ergasias S.A.)	13.173	42.318	12.926	40.891
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	19.496	51.118	17.709	43.138
Subsidiary of parent company (Eurobank A.D. Beograd)	557	3.161	-	-
Subsidiary of parent company (SC Bancpost S.A.)	654	1.980	-	-
	<b>33.880</b>	<b>98.577</b>	<b>30.635</b>	<b>84.029</b>

It is noted that "other long term receivables" for the Group include receivable arising from the recognition, during the lease term, from various incentives offered to tenants.

k) Commitments and contingent liabilities

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

**Notes to Interim Condensed Financial Information****22 Events after the balance sheet date**

Apart from the mentioned events (note 12), no significant events have taken place after June 30, 2016, that affect the financial position of the Group or the Company that need to be mentioned according to the International Financial Reporting Standards.



Category	Title	Upload Date
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 31.12.2015	04/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 04.01.2016	05/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 05.01.2016	07/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 07.01.2016	08/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 08.01.2016	11/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 11.01.2016	12/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 12.01.2016	13/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 13.01.2016	14/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 14.01.2016	15/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 15.01.2016	18/01/2016
Press Releases and Other Announcements	New Grivalia Hospitality Director 18.01.2016	18/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 18.01.2016	19/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 19.01.2016	20/01/2016
Financial Log	Corporate events calendar 2016 20.01.2016	20/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 20.01.2016	21/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 21.01.2016	22/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 22.01.2016	25/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 25.01.2016	26/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 26.01.2016	27/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 27.01.2016	28/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 28.01.2016	29/01/2016
Press Releases and Other Announcements	Net profit of €62,0 million for 2015 for Grivalia Properties 29.01.2016	29/01/2016
Financial Results   2015	Consolidated and Company Financial Statements for the year ended 31.12.2015	29/01/2016
Financial Results   2015	Investment Schedule 31.12.2015	29/01/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 29.01.2016	01/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 01.02.2016	02/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 02.02.2016	03/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 03.02.2016	04/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 04.02.2016	05/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 05.02.2016	08/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 08.02.2016	09/02/2016
Press Releases and Other Announcements	Press release 09.02.2016	09/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 09.02.2016	10/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 10.02.2016	11/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 11.02.2016	12/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 12.02.2016	15/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 15.02.2016	16/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 16.02.2016	17/02/2016
Press Releases and Other Announcements	Acquisition of premises due to the expiration of financial lease 17.02.2016	17/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 17.02.2016	18/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 18.02.2016	19/02/2016

Transaction Disclosure	Announcement- Acquisition of Treasury Shares 19.02.2016	22/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 22.02.2016	23/02/2016
Press Releases and Other Announcements	Proposal to distribute dividend of €0.305/share for 2015_23.02.2016	23/02/2016
Press Releases and Other Announcements	Information Pack for the Ordinary General Shareholders" Meeting on 16.03.2016_23.02.2016	23/02/2016
Press Releases and Other Announcements	Proxy form for the participation in the Ordinary General Shareholders" Meeting on 16.03.2016_23.02.2016	23/02/2016
Press Releases and Other Announcements	Invitation to the Ordinary General Shareholders" Meeting on 16.03.2016_23.02.2016	23/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 23.02.2016	24/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 24.02.2016	25/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 25.02.2016	26/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 26.02.2016	29/02/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 29.02.2016	01/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 01.03.2016	02/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 02.03.2016	03/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 03.03.2016	04/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 04.03.2016	07/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 07.03.2016	08/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 09.03.2016	10/03/2016
Press Releases and Other Announcements	Successful bid for the acquisition of a property located at 68, Vasilissis Sofias Avenue_10.03.2016	10/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 11.03.2016	15/03/2016
Transaction Disclosure	Announcement of regulated information according to the law 3556_2007 16.03.2016	16/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 15.03.2016	16/03/2016
Press Releases and Other Announcements	Constitution into body of the Board of Directors which was re-elected by the Ordinary General Meeting of Shareholders dated March 16th 2016 16.03.2016	16/03/2016
Press Releases and Other Announcements	Announcement of Dividend Distribution for year 2015 16.03.2016	16/03/2016
Press Releases and Other Announcements	Resolutions of Ordinary General Shareholders Meeting 16.03.2016	16/03/2016
Offering Memoranda	Annual Report 2015 16.03.2016	16/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 21.03.2016	22/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 22.03.2016	23/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 23.03.2016	24/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 24.03.2016	28/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 29.03.2016	30/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 30.03.2016	31/03/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 31.03.2016	01/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 01.04.2016	04/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 04.04.2016	05/04/2016
Press Releases and Other Announcements	Annual Presentation to Analysts and Institutional Investors for 2015 Full Year Financial Results 05.04.2016	05/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 05.04.2016	06/04/2016

Transaction Disclosure	Announcement- Acquisition of Treasury Shares 06.04.2016	07/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 07.04.2016	08/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 11.04.2016	12/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 12.04.2016	13/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 13.04.2016	14/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 14.04.2016	15/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 15.04.2016	18/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 18.04.2016	19/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 19.04.2016	20/04/2016
Presentations	Company Presentation 31.12.2015_28.03.2016	21/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 21.04.2016	22/04/2016
Press Releases and Other Announcements	Notification of Home Member State 25.04.2016	25/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 25.04.2016	26/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 26.04.2016	27/04/2016
Transaction Disclosure	Announcement of regulated information according to Law 3556/2007, 28.04.2016	28/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 27.04.2016	28/04/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 28.04.2016	04/05/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 04.05.2016	05/05/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 18.05.2016	19/05/2016
Press Releases and Other Announcements	Net profit of €10.6 million for the first quarter of 2016 for Grivalia Properties 19.05.2016	19/05/2016
Financial Results   2016	Condensed Consolidated & Company Interim Financial Statements for the Period Ended 31.03.2016	19/05/2016
Financial Results   2016	Summary Financial Data and Information 31.03.2016	19/05/2016
Press Releases and Other Announcements	Appointment of Portfolio Management Director 01.06.2016	01/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 15.06.2016	16/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 16.06.2016	17/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 17.06.2016	21/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 21.06.2016	22/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 22.06.2016	23/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 24.06.2016	27/06/2016
Press Releases and Other Announcements	Gold certification for Grivalia's office building in Kifisias Avenue 27.06.2016	27/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 27.06.2016	28/06/2016
Transaction Disclosure	Announcement of regulated information according to Law 3556/2007, 29.06.2016	29/06/2016
Transaction Disclosure	Announcement- Acquisition of Treasury Shares 28.06.2016	29/06/2016