

EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY
HELLENIC CAPITAL MARKET COMMISSION EDICT REFERENCED 11/352/21.9.2005
REGISTERED OFFICES: 117 KIFISIAS STREET, GR 151 24, MAROUSI
INVESTMENTS SCHEDULE 30.06.2013

A/A	DESCRIPTION OF PROPERTY	VALUE OF PROPERTY		FAIR VALUE	LEASE DETAILS TENANT - YEAR AND DURATION OF LEASE	MONTHLY RENTAL 30/06/2013		
		SURFACE IN S.M.					BOOK VALUE	TAX VALUE
		LAND	BUILDING				(1)	(2)
1	Office building with a retail store on the ground floor Stadiou 49, Athens	457,07	3.680,58	13.818.083	8.751.215	9.560.782	H & M (2011-2023)	29.261,00
2	Three building office complex Agiou Dimitriou 63, Alimos	26.635,00	25.130,38	37.375.608	20.705.732	35.543.622	Eurobank Ergasias (2003-2020) Marinopoulos Bros (2002 - 2016) Sephora (2003 - 2016) Carrefour Marinopoulos (2001 - 2016) Carrefour Marinopoulos (2001 - 2016) Marks & Spencer (2003 - 2016) Marinopoulos Coffee Company (2002 - 2016) Famar AVE (2002 - 2016) Merck Sharp & Dohme (2002-2018) Vodafone (2006-2018) Abbot (2006 - 2016) Ipsen (2006 - 2018) ThinkBeauty (2002 - 2016) GAP (2008-2016) Intervet (2010-2022) UCB (2011-2023)	14,94 3.987,65 8.177,26 33.778,06 58.488,12 11.540,63 10.039,82 68.394,95 58.409,36 1.852,81 17.906,86 8.172,10 1.519,64 3.616,00 11.153,86 15.856,54
3	Retail, G. Tseva & Pindarou 100, Thiva	276,59	278,52	150.645	316.793	501.537	Eurobank Ergasias (2011 - 2023)	2.948,00
4	Retail, Kriezotou & Farmakidou, Chalkida	1.460,00	292,50	130.492	263.898	341.786	Eurobank Ergasias (2011 - 2023)	2.059,00
5	Retail, Agiou Andreou 26, Patra	311,25	1.107,40	732.557	1.474.549	2.506.936	Eurobank Ergasias (2011 - 2023)	16.847,00
6	Retail, Vassileos Konstantinou 2, Xanthi	132,25	238,56	583.179	302.270	515.097	Eurobank Ergasias (2011 - 2023)	2.752,81
7	Office building with a retail store on the ground floor, Kifissias 117, Maroussi	1.014,45	2.236,98	7.781.276	4.378.193	6.691.527	Eurobank Ergasias (2010 - 2021) Eurobank Ergasias (2011 - 2023) Alico AIG Life (2007 - 2019)	35.089,13 5.107,00 7.634,28
8	Two-building office complex with common basement and a retail store on the ground floor of one of the two buildings, Agiou Konstantinou 59-61, Maroussi	5.974,22	12.124,68	29.629.114	17.545.269	21.946.677	Vivodi (2006-2018) F&B Sparks S.A (2004 - 2015) Eurobank Ergasias (2005 - 2016) ENNOIA S.A. (2013-2015) CYTA HELLAS AE (2008-2020) CHARTIS Hellas A.E. (2008-2019) CYTA HELLAS AE (2009-2021) Asset Interiors (2010-2021) Imagina (2011-2023) CHARTIS Hellas A.E. (2011-2023) CHARTIS Hellas A.E. (2012-2023) CYTA HELLAS AE (2012-2024) HD CAPITAL LTD (2011-2023)	58,21 5.000,00 523,88 11.000,00 7.982,95 17.275,00 4.268,30 5.072,16 2.898,00 5.280,00 698,40 1.765,00 5.000,00
9	Office, Vouliagmenis 4 & Kokkini, Athens	206,15	1.189,45	1.931.856	1.264.227	1.674.843		
10	Office, Vouliagmenis, Kallirois 1 & Kokkini, Athens	150,30	924,16	1.643.694	905.874	1.278.739		
11	Underground parking spaces, Kallirois 5, Perraiou & Kokkini, Athens	1.219,80	1.107,87	676.502	244.839	584.000		
12	Retail, Aharnon 358-360, Athens	675,00	873,00	1.494.470	1.520.874	1.257.660		
13	Office building Papadiamandopoulou 7	417,27	2.352,53	5.375.902	3.198.437	4.057.985	Agnitio Hospital (2003 - 2015) WOMAN CLINIC M.E.H.E. - Kalogirou Ioannis (1/1/2013-31/12/2013) Papadopoulos Eustathios (1/1/2013-31/12/2013) Spyropoulos Christos (1/1/2013-31/12/2013) Vasilopoulos Georgios (1/1/2013-31/12/2013) Poulantza Maria (1/1/2013-31/12/2013) Neratzoulakis Menelaos (1/1/2013-31/12/2013) Eustathiou Antigoni (1/1/2013-31/12/2013) Feretzaki Maria (1/1/2013-31/12/2013) Mamiatakis Dimitris (1/1/2013-31/12/2013)	6.072,90 100,00 100,00 100,00 100,00 100,00 120,00 120,00 120,00 120,00
14	Office building Sorou 8-10, Marousi	4.141,62	7.077,00	19.267.171	9.115.767	12.612.687	INTRALOT (2011 - 2013) GE Medical system (2012 - 2024) Elpedison (2010 - 2022)	6.294,00 29.560,00 16.756,50
15	7th floor of an office building, Laodikias 16, Ilissia	1.973,30	603,80	1.691.610	946.974	1.321.114		
16	Office building with a retail store on the ground floor, Agiou Konstantinou 49 & Grammou	4.007,36	4.840,64	3.533.013	1.567.084	2.115.887	Hyatt (2009 - 2021) Procter & Gamble (2012 - 2024) Carrefour Marinopoulos (2010 - 2022)	2.546,52 9.940,00 119.177,42
17	Ambient Warehouse, 57th Lamia National Motorway 2	73.765,36	29.412,00	25.071.557	7.628.496	16.744.396	Marks & Spencer (2010 - 2030)	110.000,00
18	Retail, Ermou 33-35, Athens	501,00	4.774,97	19.685.860	13.474.393	20.527.083	Carrefour Marinopoulos (2012 - 2024)	108.000,00
19	Chilled Warehouse, 57th Lamia National Motorway 1	57.791,30	17.229,80	8.852.464	5.048.283	15.098.320		
20	Land plot with an industrial building, Pikermiou-Spaton Avenue	50.620,94	5.362,54	1.675.490	2.679.256	3.038.497		
21	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building A)	20.247,05	11.775,90	67.877,079	23.943.308	20.950.641	Eurobank Ergasias (2006 - 2026)	149.776,00
22	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building B)	3.130,04					Eurobank Ergasias (2006 - 2026)	115.246,00
23	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building C)	8.151,77					Eurobank Ergasias (2006 - 2026)	84.068,00
24	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building D)	14.148,74					Business Exchanges A.E. (2006-2018) Internet Services S.A. (2006 - 2018) Eurobank Property Services S.A. (2006 - 2026) Singular Software A.E. (2005 - 2014) Eurobank Ergasias (2006 - 2026)	748,08 172,00 20.999,00 12.114,00 104.491,00

25	Office building with underground parking spaces			11.133,07		6.909.424	15.809.039	Singular Software A.E. (2005 - 2014)	91.420,21
	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building E)							Eurobank Property Services S.A. (2006 - 2026)	1.000,00
								Eurobank Ergasias (2006 - 2026)	9.824,00
26	Retail building with underground parking spaces			577,30			930.302	Eurobank Ergasias (2006 - 2026)	1.071,00
	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building F)							Everest S.A.(2007 - 2019)	5.090,00
								Eurobank Ergasias (2006 - 2022)	2.362,08
								Singular Software A.E. (2005 - 2014)	658,00
27	Office building with underground parking spaces			5.310,49			8.561.412	EFG Eurobank Ergasias (2006 - 2018)	50.581,72
	Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building G)							Internet Services S.A. (2006 - 2018)	9.095,00
								Eurobank Ergasias (2006 - 2026)	3.218,00
								Singular Software A.E. (2005 - 2014)	807,00
28	Two-building office complex with basements, Kyrpou & Archimidous, Moschato	3.392,10	12.083,00	14.319.636	10.225.711	16.042.208		Eurobank Remedial Services (2006-2021)	31.006,00
								Eurobank Cards A.E. (2006-2021)	335,33
								Eurobank Ergasias (2010 - 2021)	37.235,00
								OPEN 24 (2012-2024)	40.349,49
29	Reatil, 72 Pentelis Avenue	1.064,83	484,96	2.218.808	1.224.985	1.572.363		Sephora (2010 - 2022)	10.130,00
30	Office building with underground parking spaces, Av. Byzantiou & Kahramanoglou	12.398,83	17.831,77	24.492.483	22.731.980	19.489.292		L'oreal A.E. (2011 - 2023)	70.557,60
31	Retail, Kanari 3 Krissis 1-3 & Fedriadon 4-6	737,05	301,86	2.781.860	2.442.738	1.789.449		Eurobank Ergasias (2006 - 2018)	12.918,00
32	Retail, Kanari 3 Krissis 1-3 & Fedriadon 4-6		513,93	1.610.225	1.479.677	1.230.972		AB Vasilopoulos (2006 - 2026)	8.890,00
33	Office building with a retail store on the ground floor, Voukourestiou 22 & Valaoritou 3	363,38	2.055,35	10.460.370	7.575.826	9.917.903		Eurobank Ergasias (2011 - 2023)	4.593,46
								Eurobank Ergasias (2011 - 2023)	4.823,28
								Eurobank Ergasias (2011 - 2023)	5.625,65
								Eurobank Ergasias (2011 - 2023)	30.135,17
								Eurobank Ergasias (2011 - 2023)	9.196,01
34	Office, Othonos 8	1.215,35	1.543,50	8.531.925	5.914.594	6.203.273		Eurobank Ergasias (2011 - 2023)	23.100,34
								Eurobank Ergasias (2011 - 2023)	20.935,83
35	Office building, Santaroza 7	315,00	2.136,56	5.396.825	4.793.015	4.556.529		Eurobank Ergasias (2011 - 2023)	28.457,86
36	Office building, Santaroza 5	482,81	2.336,60	5.312.165	5.546.492	4.338.660		EFG Eurobank Ergasias (2011 - 2017)	28.108,08
37	Office building with a retail store on the ground floor, Kallirois 21 & Menechmou 1	467,09	2.325,47	4.543.681	1.542.008	3.645.679		Eurobank Ergasias (2011 - 2023)	6.198,19
								Eurobank Ergasias (2011 - 2023)	2.942,35
								Eurobank EFG Business Services S.A. (2011 - 2023)	13.543,47
38	Two - building office complex with a retail store on the ground floor, Kallirois 19	1.302,23	2.629,06	4.943.914	3.447.087	4.186.744		Eurobank Ergasias (2011 - 2023)	10.575,94
								Eurobank Ergasias (2011 - 2023)	9.098,21
								Eurobank Ergasias (2011 - 2023)	6.864,48
39	Office building with a retail store on the ground floor, Meg.Alexandrou & Kouma Larissa	953,52	1.347,80	4.526.396	3.551.555	3.184.824		Eurobank Ergasias (2011 - 2023)	12.314,74
								Eurobank Ergasias (2011 - 2023)	4.360,61
40	Listed office building with a retail store on the ground floor, 25th Augoustou & Koronaou	509,23	1.883,95	6.813.066	5.376.591	5.526.456		Eurobank Ergasias (2007 - 2017)	26.144,50
								Eurobank Equities (2005 - 2017)	3.228,80
41	Office, El.Venizelou (Panepistimiou) 34	905,20	2.624,61	5.733.593	5.472.991	4.387.936		Eurobank Ergasias (2011 - 2023)	2.862,72
								Eurobank Ergasias (2011 - 2023)	24.073,06
								Eurobank Ergasias (2011 - 2023)	539,28
42	Retail, 69 Kifissias Avenue	918,30	2.343,67	9.503.996	2.342.810	4.529.010		Oriflame (2012 - 2024)	20.000,00
43	Retail, 42 Kifissias Avenue	2.231,48	1.354,84	7.411.676	3.092.335	4.258.777		Global Design (2011-2023)	24.015,06
44	Retail, 65 Karditsis, Trikala	3.299,42	1.745,50	3.265.094	1.827.238	2.434.710		AB Vasilopoulos (2008-2028)	17.950,00
45	Retail, Chervonoarmyska 66-68,Ukraine		541,60	5.775.735		3.019.430		Eva Rush (2011-2014)	11.000,00
46	Retail, Periferiaki odos Larisas Trikalon	57.978,00	9.732,95	13.072.108	6.542.280	10.373.515		Praktiker (1995 - 2022)	66.000,00
47	Retail, New National Motorway Patron - Pyrgou 56-58 Zarouchleika Patra	16.708,67	7.389,06	10.941.951	10.065.702	10.031.044		Praktiker (1995 - 2022)	71.000,00
48	Retail, Highway Tatoiou - Karaiskaki - Niovis - Mparkouli (Metamorfosi)	18.773,21	16.595,93	22.632.688	21.172.483	24.392.918		Praktiker (2001 - 2026)	162.780,00
49	Warehouse, Schimatari, Viotia	15.930,69	6.371,20	1.829.681	1.075.616	2.895.671		Archeiothiki (2012 - 2024)	4.206,00
50	Office building, 25th Martiou - Thessalonikis & Teo	5.646,04	24.314,43	28.902.665	12.852.097,00	35.308.863		Eurobank Cards A.E. (2009 - 2035)	147.336,00
								Eurobank Ergasias (2010 - 2035)	67.065,00
								Eurobank Property Services S.A. (2012 - 2035)	2.812,00
51	Office, Othonos 10	1.516,14	1.010,50	2.917.587	2.551.348	2.569.012		Eurobank Ergasias (2011 - 2023)	15.197,69
								Lamda Estate Development (2011-2023)	2.070,35
	TOTAL PROPERTIES	399.085,85	296.562,77	484.614.609,09	275.032.314,07	432.749.044,00			2.654.072,70
A/A	DESCRIPTION OF LAND AND BUILDING	SURFACE IN S.M.		COST OF INVESTMENT	TAX VALUE	FAIR VALUE OF INVESTMENT	TENANT	MONTHLY RENT 30/06/2013	
		LAND	BUILDING	(1)	(2)	(3)			
1	Office building	4.150,00	9.704,00	11.804.957	-	3.146.661	1&1 Internet (2011-2015)	5.508,14	
	18 Mircea Eliade Blvd Bucharest						1&1 Internet (2010-2015)	29.059,40	
							1&1 Internet (2012-2015)	9.068,81	
							1&1 Internet (2012-2015)	9.186,32	
							Retail Development SA (2008 - 2018)	184,88	
							Ske Group Romania SRL (2006 - 2014)	3.275,00	
							Air Liquide Romania SRL (2005 - 2014)	4.130,00	
							Orange Romania SA (2006 - 2018)	1.577,32	
							Cosmorom SA (2004 - 2014)	1.292,23	
							Telemobil S.A (2004 - 2014)	625,00	
							Modifon SA (2005 - 2015)	1.155,96	
							Gaia Pro Invest S.R.L (2007 - 2013)	6.937,70	
							Seferco (2012 -2015)	395,20	
							Access Net (2010-2016)	246,24	
							Polisano (2010-2020)	6.993,55	
							Seferco (2012 -2015)	13.391,39	

2	Office building with a retail store on the ground floor, Terazije str., Belgrade	2.052,00	5.123,40	17.240.216	-	12.821.852	Universal Media (2011 - 2014)	40.367,00
							Labyrinth (2010-2015)	7.317,00
	Retail, Obrenoviceva 33,Nis	156,00	653,20				Eurobank a.d. (2012 - 2052)	23.000,00
							Eurobank a.d. (2012 - 2052)	8.000,00
3	Retail, Tudor Vladimirescu 113,Iasi Romania	23.075,58	8.980,00	4.560.651		3.053.869	Praktiker (2007-2022)	76.400,00
4	Office Building with a retail store Bd. Dimitrie Pompeiu, Nr. 6A Bucharest	8.927,00	22.703,52	21.485.880		31.089.203	Bancpost (2008 -2023) Retail Services (2008 -2023)	159.777,19 76.145,45
							Bancpost Branch (2008 -2023)	2.473,87
							Property Services (2009 - 2023)	3.232,93
							Eurobank Leasing (2009 - 2023)	3.151,12
							Eurobank Finance (2013 - 2023)	338,52
							ERB COM (2013 - 2023)	338,52
							Eurolife Asigurari Viata SA (2009 - 2023)	1.393,33
							Eurolife Asigurari Generale SA (2009 - 2023)	1.393,20
							IMO II (2010- 2023)	316,18
							IT Shared Services (2009 - 2024)	70.537,61
	TOTAL INVESTMENTS	38.360,58	47.164,12	55.091.704,03		50.111.583,92		567.209,06
TOTAL PROPERTIES AND INVESTMENTS								
		437.446,43	343.726,89	539.706.313,12	275.032.314,07	482.860.627,92		3.221.281,76
TOTAL CASH AND CASH EQUIVALENT								
						162.541.690,71		
	Cash in Hand					404,43		
	Sight Deposits					1.815.014,76		
	Time Deposits in EUR					160.726.271,52		
	TOTAL INVESTMENTS					645.402.318,63		
	Receivables			18.306.840,00				
	Payables			46.287.069,00				

	30.06.2013	31.12.2012	31.12.2011
Shareholders' equity per IFRS	669.004.483,00	678.994.622,00	729.875.318,86
Fair value of property according to the valuation as per Law 2778/99	432.749.047,36	458.665.391,00	513.384.000,00
% of valued property on total assets	64,69%	67,55%	70,34%
Fair value of investments as per Law 2778/99	50.111.583,92	50.006.066,87	58.068.974,69
% of valued property on total assets	7,49%	7,36%	7,96%
Total cash and cash equivalents	162.541.690,71	153.004.956,91	152.678.474,94
% of total cash and cash equivalents on total assets	24,30%	22,53%	20,92%

NOTES

- In Column "Description of Land and Building" the current use of the building is described.
- The Company has the full ownership, except for properties with s/n 6 and 16, where the company has a 71.87% and 20.00% ownership respectively.
- The Company has acquired the properties with s/n 16 and 17 with finance lease.
- The properties are free of encumbrances, except for those of the subsidiaries as well as properties with s/n 1 and 50.
- On 26 July 2007, the Company acquired 100% of the share capital of the Serbian joint stock company "Reco Real Property A.D.", owner of two properties located in Serbia and consists of offices and retail stores, for a consideration of €17.240 thousand.
- On 22 August 2007, the Company acquired 99.99% of the share capital of a Romanian joint stock Company "Eliade Tower S.A.", owner of an office building with a retail store on the ground floor located in 18 Mircea Eliade Blvd, Bucharest, Romania, for a consideration of €1.805 thousand.
- On 4 June 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a Romanian joint stock company "Retail Development S.A.", owner of a retail store (box) located in Tudor Vladimirescu 113 in Iasi, Romania, for a consideration of €9.561 thousand.
- On 31 July 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a Romanian joint stock company "Seferco Development S.A" owner of an office building with a retail store located in the area Pipera Bucarest on Dimitrie Pompeiu Bd. and Ing. G. Constantinescu Street, Romania. The consideration for the acquisition was €21.486 thousand.
- As of 30.06.2013, the Company has invested in property a lower percentage of its total assets than that required by article 22, paragraph a) of Law 2778/1999 as amended by Law 3581/2007. This is due to the lack of investment opportunities based on the criteria set out by the Company's Investment Committee from 2008 and onwards, as a result of the rapidly deteriorating economic conditions that have also affected the Real Estate Industry.

MAROUSI 30 JULY 2013

THE GENERAL MANAGER

CHIEF FINANCIAL OFFICER

HEAD OF THE ACCOUNTING DEPARTMENT

GEORGE CHRYSOSIKOS
I.D. Number N 161578

STYLIANOS PROBONAS
I.D. Number S. 722634

EVANGELOS TENTIS
PERM. NO. 064953

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Statement of Investments'

To the Board of Directors of Eurobank Properties REIC

We have performed the procedures prescribed and agreed with the Board of Directors of Eurobank Properties REIC and enumerated below with respect to the 'Statement of Investments of Eurobank Properties REIC as of June 30, 2013. Eurobank Properties' Board of Directors and Management are responsible for preparing the aforementioned Statement. Our engagement was undertaken in accordance with: the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee as amended by the edict referenced 10/566/26.10.2010; the article 25 of the Law 2778/1999; and the International Standard on Related Services 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Procedures and Findings:

- The above "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999 and the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee, as amended by the edict referenced 10/566/26.10.2010.
- The descriptions of the Real Estate Properties which appear in the above "Statement of Investments" in the "Description of Land and Buildings" column are identical to those included in the corresponding Report, issued by the Greek Body of Certified Valuers, dated July 18, 2013.
- The fair values of the aforementioned investments in Real Estate Properties and securities which appear in the above "Statement of Investments" in the "Fair Value" column are identical to those included in the corresponding Report by the Chartered Greek Body of Certified Valuers dated July 18, 2013.
- The total fair value of investment in Real Estate Properties which appear in the above "Statement of Investments" agrees with the corresponding amount of "Investment Property" line in the Interim Financial Information of Eurobank Properties REIC for the six month period ended June 30, 2013 which was prepared in accordance with International Accounting Standard 34.
- The Financial Information which is included in the above "Statement of Investments" is extracted from the Interim Financial Information of Eurobank Properties REIC for the six month period ended at June 30, 2013 which was prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting".
- The calculations in the above "Statement of Investments" are arithmetically accurate.

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

Our report is solely for the purpose set forth in the first paragraph of this report and is addressed exclusively to the Board of Directors of the Eurobank Properties REIC, so that the latter can fulfill its responsibilities in accordance with the mandatory reporting requirements prescribed in the 8/259/19.12.2002 edict of the Hellenic Capital Markets Committee as amended by the edict referenced 10/566/26.10.2010. This report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the interim condensed financial information prepared by the Company for the period ended June 30, 2013 for which a separate Interim Review Report will be issued dated July 31, 2013.


PricewaterhouseCoopers
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Athens, July 31, 2013
Kyriacos Riris
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