



**Eurobank Properties REIC**

Register No. 365/06/B/86/2, Capital Market Commission Decision Number 11/352/21.9.2005 - 117 Kifissias Avenue, Maroussi, 15124

**Summary financial data and information for the year ended 31 December 2011**  
(according to Law 2190/20, article 135, for companies that prepare annual financial statements according to IFRS)

The financial information listed below, extracted from the financial statements, aims to provide a general awareness about the financial position and the financial results of the Company Eurobank Properties REIC. Consequently, it is recommended to the reader, before any investment decision or transaction is performed with the Company, to visit the website of the Company where the full financial statements for the year ended 31 December 2011 are available, including the legal auditors opinion when required.

**COMPANY'S DATA**

**Authority in charge:** Ministry of Regional Development and Competitiveness  
**Registered office:** 117 Kifissias Avenue, Maroussi, 15124  
**Business:** Real Estate Investment Company  
**Register No:** 365/06/B/86/2  
**Capital Market Commission Decision Number:** 11/352/21.9.2005  
**Date of approval of the annual financial statements (from which summary data were compiled):** 01/02/2012  
**Certified Auditor Accountant:** Marios Psaltis  
**Audit Firm:** PricewaterhouseCoopers S.A.  
**Audit Opinion:** Unqualified  
**Company's website:** <http://www.eurobankproperties.gr>

**Board of Directors:**

Nikolaos A. Bertos Chairman-Executive Member  
 Odiseas Athanasiou Vice Chairman A' - Non Executive Member  
 Nikolaos Galetas Vice Chairman B' - Non Executive Member  
 George Chryssikos Executive Member  
 George Katsibris Independent Non Executive Member  
 Vassilios Vafiades Independent Non Executive Member  
 George Papazoglou Independent Non Executive Member

STATEMENT OF FINANCIAL POSITION			
Amounts in Euro thousand			
Company		Group	
31.12.2011	31.12.2010	31.12.2011	31.12.2010
<b>ASSETS</b>			
511.764	497.048	612.998	638.752
1.683	1.719	1.683	1.719
55.092	64.951	-	-
117	21	452	356
-	-	391	683
<b>568.656</b>	<b>563.739</b>	<b>615.524</b>	<b>641.510</b>
1.850	993	2.392	1.593
6.641	4.746	3.885	2.424
152.678	160.160	157.482	165.564
<b>161.169</b>	<b>165.899</b>	<b>163.759</b>	<b>169.581</b>
<b>729.825</b>	<b>729.638</b>	<b>779.283</b>	<b>811.091</b>
<b>SHAREHOLDERS' EQUITY</b>			
129.930	129.930	129.930	129.930
466.749	466.749	466.749	466.749
-5.842	-4.579	-5.842	-4.579
10.021	9.761	10.946	11.336
76.289	93.368	78.651	95.734
<b>677.147</b>	<b>695.229</b>	<b>680.434</b>	<b>699.170</b>
<b>LIABILITIES</b>			
38.349	18.363	81.502	64.138
<b>38.349</b>	<b>18.363</b>	<b>81.502</b>	<b>64.138</b>
5.776	5.501	6.744	7.762
3.778	6.690	3.779	6.924
4.775	3.855	6.824	33.097
<b>14.329</b>	<b>16.046</b>	<b>17.347</b>	<b>47.783</b>
<b>52.678</b>	<b>34.409</b>	<b>98.849</b>	<b>111.921</b>
<b>729.825</b>	<b>729.638</b>	<b>779.283</b>	<b>811.091</b>

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.12.2011	31.12.2010	31.12.2011	31.12.2010
695.229	718.181	699.170	726.444
5.103	12.594	5.807	8.180
-1.263	-2.002	-1.263	-2.002
1.358	-92	-	-
-23.280	-33.452	-23.280	-33.452
<b>677.147</b>	<b>695.229</b>	<b>680.434</b>	<b>699.170</b>

STATEMENT OF COMPREHENSIVE INCOME			
Amounts in Euro thousand			
Company		Group	
Current period		Current period	
Continuing Operations		Continuing Operations	
1.1 - 31.12.2011	1.1 - 31.12.2010	1.1 - 31.12.2011	1.1 - 31.12.2010
37.064	35.578	43.529	43.640
-30.528	-18.751	-32.604	-27.255
-	570	-	570
-1.604	-1.829	-2.217	-2.599
<b>4.932</b>	<b>15.568</b>	<b>8.708</b>	<b>14.356</b>
<b>2.705</b>	<b>13.152</b>	<b>6.298</b>	<b>11.603</b>
<b>9.052</b>	<b>19.520</b>	<b>10.691</b>	<b>15.609</b>
<b>5.103</b>	<b>12.594</b>	<b>5.652</b>	<b>8.001</b>
5.103	12.594	5.652	8.001
-	-	-	-
5.103	12.594	155	179
5.103	12.594	5.807	8.180
5.103	12.594	5.807	8.180
-	-	-	-
0.0848	0.2105	0.0964	0.1367
<b>2.781</b>	<b>13.218</b>	<b>6.374</b>	<b>11.669</b>

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1 - 31.12.2011		1.1 - 31.12.2010	
9.052	19.520	10.691	15.609
-	-	-	-
76	66	76	66
30.528	18.751	32.604	27.255
-116	-86	-115	-88
-	-	-155	-179
-8.250	-6.812	-8.353	-6.899
-	-477	-	-477
1.903	444	3.960	2.893
-2.709	851	-2.260	457
-366	-1.066	-1.059	-3.846
-1.856	-521	-3.714	-2.659
-6.247	-4.692	-7.035	-4.744
<b>22.015</b>	<b>25.978</b>	<b>24.640</b>	<b>27.388</b>
-54	-72	-54	-72
-560	-107	-590	-1.007
-6.675	-1.219	-6.675	-1.219
-	6.850	-	6.850
16	-	16	-
-	-434	-	-434
7.922	6.802	8.079	6.890
<b>649</b>	<b>11.820</b>	<b>776</b>	<b>11.008</b>
-1.263	-2.002	-1.263	-2.002
23.000	-	23.000	-
-27.314	-	-29.860	-2.078
-2.095	-2.148	-2.095	-2.148
-23.280	-33.452	-23.280	-33.452
<b>-30.952</b>	<b>-37.602</b>	<b>-33.498</b>	<b>-39.680</b>
<b>-8.288</b>	<b>196</b>	<b>-8.082</b>	<b>-1.284</b>
160.966	159.964	165.564	166.848
<b>152.678</b>	<b>160.160</b>	<b>157.482</b>	<b>165.564</b>

Cash and cash equivalent at the beginning of the year 2011 for the Company include cash 4606 from the merger of the subsidiary "Tavros Protymi Anaptyxi S.A." with transformation balance sheet dated 31 July 2010 (Note 9)

**Additional data and information (amounts in Euro thousand):**

- The Company has been audited by tax authorities up to 2007. For further information, refer to Note 22 on the Consolidated and Company Financial Statements for year ended 2011.
- The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias S.A. (registered offices in Greece), which owns 55.56% of the Company's ordinary shares, by the full consolidation method.
- The fixed assets of the Company are free of charges and encumbrances. A first rate mortgage of €11.839 has been registered in favour of Bancpost S.A. over a property of Eliade Tower S.A. (subsidiary), located at 18 Mircea Eliade Street, sector 1, Bucharest, Romania. A first rate mortgage of €3.810 thousand has been registered in favour of Eurobank EFG Stadionica A.D. over a property of Reco Real Property A.D. (subsidiary) located at 7-9 Terazije Street, Belgrade, Serbia. A first rate mortgage of €9.497 in favour of Banca Romaneasca over a property of Retail Development S.A. (subsidiary), located in Iasi, Romania. A first rate mortgage of €27.073 in favour of Bancpost S.A. over the property of Seferco Development S.A. (subsidiary), located at Dimitrie Pompeiu Bd, Bucharest, Romania. A first rate mortgage of €29.900 in favour of Emponiki Bank S.A. over the property of Company located in Tauros, 25 Martiou & Thessalonikis and in Athens, Stadiou 49.
- The tax authorities issued final tax assessments for the Company during November 2005 for additional income taxes, and penalties totalling €1.191 for the open tax years to December 31, 2004. The Company's management, based on the advice of its legal advisors, disputes additional assessments of incomes taxes, and penalties totalling €1.072 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. The Company's management believes that no provision for the later amounts finally assessed by the tax authorities is necessary in these financial statements since no significant obligations will arise (Note 22).
- The total number of employees at the end of the year was 20 (31/12/2010: 18).
- As of 31 December 2011 the Company has accounted for a cumulative provision of: a) Difference under dispute €195, b) unaudited tax years €0, c) other provisions €707.
- The related party transactions of the Group are as follows: a) Revenues € 26.089, b) Expenses €3.133, c) Receivables € 98.527, d) Payables € 57.333. The related party transactions of the Company are as follows: a) Revenues € 21.494, b) Expenses €1.279, c) Receivables € 98.059, d) Payables € 20.884. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €831, b) Receivables €0 and c) Payables €0.
- Total comprehensive income for the year ended amounts to € 155 and relates to exchange rate differences.
- On March 15th 2011 the Ministry of Regional Development and Competitiveness approved the merger by absorption of the company "Tavros Protymi Anaptyxi S.A." by "Eurobank Properties REIC, with transformation balance sheet dated July 31, 2010 (Note 9).
- As of 31 December 2011, the Company has acquired 926.154 own shares, at the total value of €5.842 and at an average price of € 6.31 per share (Note 12).

Maroussi, 01 February 2012

The Chairman of the BoD

The General Manager  
Executive Member of the BoD

The Chief Financial Officer

Chief Accountant