



**Eurobank Properties REIC**

Register No. 365/06/B/86/2, Capital Market Commission Decision Number 11/352/21.9.2005 - 117 Kifissias Avenue, Maroussi, 151 24

**Summary financial data and information for the period ended September 30 2012**  
(according to Law 2190/20, article 135, for companies that prepare annual financial statements according to I.F.R.S.)

The financial information listed below, extracted from the Interim Condensed Consolidated and Company Financial Statements for the period ended September 30 2012, 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 Interim Condensed Consolidated and Company Financial Statements for the period ended September 30 2012, are available.

**COMPANY'S DATA**

**Authority in charge:** Ministry of Regional Development and Competitiveness  
**Registered office:** 117 Kifissias Avenue, Maroussi, 15124  
**Business:** Real Estate Investment Company  
**Register No.:** 365/06/B/86/2  
**Capital Market Commission Decision Number:** 11/352/21.9.2005  
**Date of approval of the financial statements (from which summary data were compiled):** 05/11/2012  
**Audit Firm:** PricewaterhouseCoopers S.A.  
**Company's website:** <http://www.eurobankproperties.gr>

**Board of Directors:**

Nikolaos A. Bertzos 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  
 Wade Burton Non Executive Member

Company		Group	
30.09.2012	31.12.2011	30.09.2012	31.12.2011
<b>STATEMENT OF FINANCIAL POSITION</b> Amounts in Euro thousand			
<b>ASSETS</b>			
470.963	511.764	566.766	612.998
1.644	1.683	1.644	1.683
55.092	55.092	-	-
91	117	426	452
-	-	391	391
5.226	-	-	-
<b>533.016</b>	<b>568.656</b>	<b>569.227</b>	<b>615.524</b>
1.347	1.850	1.933	2.392
3.378	6.641	3.192	3.885
147.273	152.678	154.587	157.482
<b>151.998</b>	<b>161.169</b>	<b>159.712</b>	<b>163.759</b>
<b>685.014</b>	<b>729.825</b>	<b>728.939</b>	<b>779.283</b>
<b>SHAREHOLDERS' EQUITY</b>			
129.930	129.930	129.930	129.930
466.749	466.749	466.749	466.749
(6.567)	(5.842)	(6.567)	(5.842)
10.021	10.021	10.828	10.946
37.203	76.289	36.765	78.651
<b>637.336</b>	<b>677.147</b>	<b>637.705</b>	<b>680.434</b>
<b>LIABILITIES</b>			
35.741	38.349	68.749	81.502
3.317	3.418	3.317	3.418
<b>39.058</b>	<b>41.767</b>	<b>72.066</b>	<b>84.920</b>
1.156	2.121	1.181	3.287
8	-	8	-
19	261	19	261
2.435	3.778	2.468	3.779
5.002	4.751	15.492	6.602
<b>8.620</b>	<b>10.911</b>	<b>19.168</b>	<b>13.929</b>
<b>47.678</b>	<b>52.678</b>	<b>91.234</b>	<b>98.849</b>
<b>685.014</b>	<b>729.825</b>	<b>728.939</b>	<b>779.283</b>

Company		Group	
30.06.2012	30.09.2011	30.09.2012	30.09.2011
<b>STATEMENT OF CHANGES IN EQUITY</b> Amounts in Euro thousand			
677.147	695.229	680.434	699.170
(14.686)	14.910	(17.604)	16.728
(725)	(1.011)	(725)	(1.011)
-	5	-	-
-	1.352	-	-
(24.400)	(23.280)	(24.400)	(23.280)
<b>637.336</b>	<b>687.205</b>	<b>637.705</b>	<b>691.607</b>

Company		Group	
Current period	Comparative Period	Current period	Comparative Period
1.1-30.09.2012	1.1-30.09.2011	1.1-30.09.2012	1.1-30.09.2011
<b>STATEMENT OF COMPREHENSIVE INCOME</b> Amounts in Euro thousand			
24.763	27.893	8.024	9.283
(40.693)	(11.407)	-	-
(1.430)	(1.078)	(508)	(445)
<b>(17.360)</b>	<b>15.408</b>	<b>7.516</b>	<b>8.838</b>
<b>(18.797)</b>	<b>14.137</b>	<b>6.429</b>	<b>8.469</b>
<b>(13.411)</b>	<b>18.297</b>	<b>8.647</b>	<b>10.062</b>
<b>(14.686)</b>	<b>14.910</b>	<b>8.712</b>	<b>7.585</b>
(14.686)	14.910	8.712	7.585
-	-	-	-
(14.686)	14.910	8.712	7.585
(14.686)	14.910	8.712	7.585
(0,2449)	0,2475	0,1454	0,1260
<b>(18.730)</b>	<b>14.189</b>	<b>6.752</b>	<b>8.486</b>

Company		Group	
1.1-30.09.2012	1.1-30.09.2011	1.1-30.09.2012	1.1-30.09.2011
<b>CASH FLOW STATEMENT</b> Amounts in Euro thousand			
(13.411)	18.297	(15.698)	20.689
(3)	(26)	-	-
67	52	67	52
40.693	11.407	46.124	11.829
(6.609)	(5.698)	116	(164)
-	240	(6.599)	(5.813)
1.223	1.538	-	240
424	-627	2.480	3.103
(911)	1.365	1.152	(545)
(1.220)	(1.326)	(1.354)	792
(1.885)	(6.643)	-	-
<b>18.368</b>	<b>18.579</b>	<b>(2.294)</b>	<b>(2.695)</b>
		<b>(3.432)</b>	<b>(7.094)</b>
		<b>20.559</b>	<b>20.368</b>
(704)	(449)	(704)	(478)
-	(6.675)	-	(6.675)
(9)	(26)	(9)	(26)
-	-	-	-
-	-	-	16
6.499	5.575	6.247	5.690
<b>5.786</b>	<b>(1.559)</b>	<b>5.534</b>	<b>(1.473)</b>
(725)	(1.011)	(725)	(1.011)
(4.315)	-	-	-
(1.734)	(1.574)	(1.734)	(1.574)
(623)	(7.423)	(2.129)	(9.435)
2.238	-	-	-
(24.400)	(23.280)	(24.400)	(23.280)
<b>(29.559)</b>	<b>(33.288)</b>	<b>(28.988)</b>	<b>(35.300)</b>
(5.405)	(16.268)	(2.895)	(16.405)
152.678	160.966	157.482	165.564
<b>147.273</b>	<b>144.698</b>	<b>154.587</b>	<b>149.159</b>

**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 17 on the Interim Condensed Consolidated and Company Financial Statements for the period ended September 30 2012.
- The Company's financial statements are included in the consolidated financial statements of 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 rate mortgage of € 3.960 has been registered in favour of Eurobank a.d. Beograd over a property of Reco Real Property A.D. (subsidiary) located at 7-9 Terazije Street, Belgrade, Serbia. A mortgage of € 9.500 in favour of Nationak Bank of Greece S.A., London Branch over a property of Retail Development S.A. (subsidiary), located in Iasi, Romania. A mortgage of € 29.275 in favour of Bancpost S.A. over the property of Seferoo Development S.A. (subsidiary), located at Dimitrie Pompeiu Bd, Bucharest, Romania. A mortgage of € 29.900 in favour of Emporiki Bank S.A. over the property of Company located in Tauros, 25 Martiou & Thessalonikis and in Athens, Stadiou 49 (Note 11).
- 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 believes that no provision for the later amounts that may be assessed by the tax authorities is necessary in these financial statements since no significant obligations will arise (Note 17).
- The total number of employees at the end of the period was 20 (30/09/2011: 19).
- As of September 30 2012, the Company has accounted for a cumulative provision of: a) Difference under dispute € 0, b) unaudited tax years € 0, and c) other provisions € 1.312.
- The related party transactions of the Group are as follows: a) Revenues € 19.297, b) Expenses € 1.856, c) Receivables € 121.355, d) Payables € 54.029. The related party transactions of the Company are as follows: a) Revenues € 16.496, b) Expenses € 357, c) Receivables € 121.849, d) Payables € 19.018. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits € 357, b) Receivables € 0 and c) Payables € 0.
- Total comprehensive loss for the period ended amounts to € 116 and relates to exchange rate differences.
- As of September 30 2012, the Company has acquired 1.116 own shares, at the total value of € 6.567 and at an average price of € 5,88 per share (Note 10).

Maroussi, November 05, 2012

The Chairman of the BoD

The General Manager  
Executive Member of the BoD

The Chief Financial Officer

Chief Accountant

Nikolaos A. Bertzos  
I.D. No. AH 023829

George Chryssikos  
ID No. N 161578

Stylianos Probonas  
ID No. Z 722634

Evangelos Tentis  
PERM. NO 064953