

Summary financial data and information for the year ended December 31 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 Annual Consolidated and Company Financial Statements for the year ended December 31 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 Annual Consolidated and Company Financial Statements for the year December 31 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
General Commercial Registry: 000239101000
Capital Market Commission Decision Number: 11/352/21.9.2005
Date of approval of the financial statements (from which summary data were compiled): 11/02/2013
Certified Auditor Accountant: Kyriacos Riris
Audit Firm: PricewaterhouseCoopers S.A.
Audit Opinion: Unqualified
Company's website: <http://www.eurobankproperties.gr>

Board of Directors:

Nikolaos A. Bertzos
 Odisseas Athanasiou
 Nikolaos Galetas
 George Chryssikos
 George Katsibris
 Vasilios Vafiades
 George Papazoglou
 Wade Burton

Chairman-Executive Member
 Vice Chairman A' - Non Executive Member
 Vice Chairman B' - Non Executive Member
 Executive Member
 Independent Non Executive Member
 Independent Non Executive Member
 Independent Non Executive Member
 Non Executive Member

STATEMENT OF FINANCIAL POSITION			
Amounts in Euro thousand			
Company		Group	
31.12.2012	31.12.2011	31.12.2012	31.12.2011
ASSETS			
457.178	511.764	547.100	612.998
1.638	1.683	1.638	1.683
-	-	-	-
55.092	55.092	-	-
100	117	435	452
-	-	391	391
5.215	-	-	-
519.223	568.656	549.564	615.524
1.335	1.850	1.905	2.392
5.431	6.641	6.179	3.885
153.005	152.678	161.091	157.482
159.771	161.169	169.175	163.759
678.994	729.825	718.739	779.283
SHAREHOLDERS' EQUITY			
129.930	129.930	129.930	129.930
466.749	466.749	466.749	466.749
(6.719)	(5.842)	(6.719)	(5.842)
10.021	10.021	10.823	10.946
31.767	76.289	26.191	78.651
631.748	677.147	626.974	680.434
LIABILITIES			
34.902	38.349	67.405	81.502
3.097	3.418	3.097	3.418
37.999	41.767	70.502	84.920
1.005	2.121	2.389	3.287
8	-	8	-
213	261	213	261
2.988	3.778	3.130	3.779
5.033	4.751	15.523	6.602
9.247	10.911	21.263	13.929
47.246	52.678	91.765	98.849
678.994	729.825	718.739	779.283

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
31.12.2012	31.12.2011	31.12.2012	31.12.2011
677.147	695.229	680.434	699.170
(20.122)	5.103	(28.183)	5.807
(877)	(1.263)	(877)	(1.263)
-	5	-	-
-	1.353	-	-
(24.400)	(23.280)	(24.400)	(23.280)
631.748	677.147	626.974	680.434

STATEMENT OF COMPREHENSIVE INCOME			
Amounts in Euro thousand			
Company		Group	
Current period		Current period	
Continuing Operations		Continuing Operations	
1.1-31.12.2012	1.1-31.12.2011	1.1-31.12.2012	1.1-31.12.2011
32.346	37.064	38.870	43.529
(54.375)	(30.528)	(65.687)	(32.604)
-	-	-	-
(1.886)	(1.603)	(2.291)	(2.217)
(23.915)	4.933	(29.108)	8.708
(25.914)	2.705	(31.471)	6.298
(18.714)	9.052	(25.890)	10.691
(20.122)	5.103	(28.060)	5.652
(20.122)	5.103	(28.183)	5.807
(20.122)	5.103	(28.183)	5.807
(0,3357)	0,0848	(0,4702)	0,0964
(25.824)	2.781	(31.381)	6.374

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1-31.12.2012	1.1-31.12.2011	1.1-31.12.2012	1.1-31.12.2011
(18.714)	9.052	(25.890)	10.691
-	-	-	-
(126)	(115)	(126)	(115)
90	76	90	76
54.375	30.528	65.687	32.604
-	-	-	-
(8.693)	(8.250)	(8.676)	(8.353)
-	-	-	-
1.493	1.903	3.095	3.960
279	(2.710)	(146)	(2.261)
(778)	(365)	(560)	(1.058)
(1.474)	(1.857)	(2.959)	(3.714)
(1.921)	(6.247)	(2.682)	(7.035)
24.531	22.015	27.956	24.640
(738)	(560)	(738)	(590)
-	(6.675)	-	(6.675)
(28)	(54)	(28)	(54)
-	16	-	16
(4.315)	-	-	-
2.238	-	-	-
7.081	7.922	6.871	8.079
4.238	649	6.105	776
(877)	(1.263)	(877)	(1.263)
(2.335)	(2.095)	(2.335)	(2.095)
(830)	(27.314)	(2.840)	(29.860)
-	23.000	-	23.000
(24.400)	(23.280)	(24.400)	(23.280)
(28.442)	(30.952)	(30.452)	(33.498)
327	(8.288)	3.609	(8.082)
152.678	160.966	157.482	165.564
153.005	152.678	161.091	157.482

Additional data and information (amounts in Euro thousand):

- The Company has not been subject to tax audit for the years ended December 31, 2008, 2009 and 2010. The Company has been audited by a certified auditor according to law 2238/1994 article 82 par. 5, and has received a tax certificate for the year 2011, while its is expected to receive a tax certificate for the year 2012. For further information, refer to Note 23 on the Annual Consolidated and Company Financial Statements for the year ended December 31 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 NGB Bank Malta Limited, member of the National Bank of Greece Group, 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 Seferco 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 Mariou & Thessalonikis and in Athens, Stadiou 49 (Note 14).
- 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 23).
- The total number of employees at the end of the year was 19 (31/12/2011: 20).
- As of December 31 2012, the Group has accounted for a cumulative provision of: a) Difference under dispute €0, b) unaudited tax years €0, and c) other provisions €1.400.
- The related party transactions of the Group are as follows: a) Revenues €25.424, b) Expenses €2.397, c) Receivables €125.955, d) Payables €52.981. The related party transactions of the Company are as follows: a) Revenues €21.693, b) Expenses €723, c) Receivables €125.906, d) Payables €18.415. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €812, b) Receivables €0 and c) Payables €0.
- Total comprehensive loss for the year ended amounts to €123 and relates to exchange rate differences.
- As of December 31 2012, the Company has acquired 1.148 own shares, at the total value of €6.719 and at an average price of €5.86 per share (Note 13).

Maroussi, February 11 2013

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 Σ 722634

 Evangelos Tentis
 PERM. NO 064953