



Eurobank Properties REIC  
General Commercial Registry 000239101000, 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 2013  
(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 Condensed Interim Consolidated and Company Financial Statements for the period ended September 30 2013, 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 period ended September 30 2013, 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  
**Capital Market Commission Decision Number:** 11/352/21.9.2005  
**General Commercial Registry :** 000239101000  
**Date of approval of the financial statements (from which summary data were compiled):** 08/11/2013  
**Certified Auditor Accountant:** Kyriacos Riris  
**Audit Firm:** PricewaterhouseCoopers S.A.  
**Company's website:** <http://www.eurobankproperties.gr>

**Board of Directors:** Nikolaos A. Bertzos, Petros Katsoulas, Wade Sebastian Burton, Georgios Chryssikos, Platonas Monokrousos, Georgios Papazoglou, Georgios Bersis, Georgios Katsimbris, Georgios Papazoglou, Ignace Charles Rotman, Takis Kanelopoulos, Dimitris Papadopoulos  
Chairman, Non-executive member  
Vice- President A, non- executive member  
Vice- President B, non- executive member  
Executive member, CEO  
Non-executive member  
Independent Non Executive Member  
Independent Non Executive Member  
Independent non-executive member  
Independent non-executive member  
Independent non-executive member  
Independent non-executive member

STATEMENT OF FINANCIAL POSITION			
Amounts in Euro thousand			
Company		Group	
30.09.2013	31.12.2012	30.09.2013	31.12.2012
<b>ASSETS</b>			
431.372	457.178	519.573	547.100
1.604	1.638	1.608	1.638
55.092	55.092	-	-
66	100	401	435
-	-	391	391
14.727	6.988	2.356	1.773
<b>502.861</b>	<b>520.996</b>	<b>524.329</b>	<b>551.337</b>
134	1.195	188	1.765
3.117	3.798	3.874	4.546
167.971	153.005	175.628	161.091
<b>171.222</b>	<b>157.998</b>	<b>179.690</b>	<b>167.402</b>
<b>674.083</b>	<b>678.994</b>	<b>704.019</b>	<b>718.739</b>
<b>SHAREHOLDERS' EQUITY</b>			
129.930	129.930	129.930	129.930
466.749	466.749	466.749	466.749
(6.735)	(6.719)	(6.735)	(6.719)
10.021	10.021	10.781	10.823
28.689	31.767	24.222	26.191
<b>628.654</b>	<b>631.748</b>	<b>624.947</b>	<b>626.974</b>
<b>LIABILITIES</b>			
32.311	34.902	63.469	67.405
2.793	3.097	2.793	3.097
<b>35.104</b>	<b>37.999</b>	<b>66.262</b>	<b>70.502</b>
2.079	1.005	2.627	2.389
7	8	7	8
588	213	588	213
2.521	2.988	2.608	3.130
5.130	5.033	6.980	15.523
<b>10.325</b>	<b>9.247</b>	<b>12.810</b>	<b>21.263</b>
<b>45.429</b>	<b>47.246</b>	<b>79.072</b>	<b>91.765</b>
<b>674.083</b>	<b>678.994</b>	<b>704.019</b>	<b>718.739</b>

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
30.09.2013	30.09.2012	30.09.2013	30.09.2012
631.748	677.147	626.974	680.434
(3.078)	(14.686)	(2.011)	(17.604)
(16)	(725)	(16)	(725)
-	(24.400)	-	(24.400)
<b>628.654</b>	<b>637.336</b>	<b>624.947</b>	<b>637.705</b>

STATEMENT OF COMPREHENSIVE INCOME			
Amounts in Euro thousand			
Company		Group	
Current period	Comparative period	Current period	Comparative period
Continuing Operations	Continuing Operations	Continuing Operations	Continuing Operations
1.1-30.09.2013	1.1-30.09.2012	1.1-30.09.2013	1.1-30.09.2012
22.741	24.763	7.067	8.024
(25.880)	(40.693)	-	-
(1.851)	(1.430)	(1.137)	(508)
<b>(4.990)</b>	<b>(17.360)</b>	<b>5.930</b>	<b>7.516</b>
<b>(6.693)</b>	<b>(18.797)</b>	<b>4.926</b>	<b>6.729</b>
<b>(1.561)</b>	<b>(13.411)</b>	<b>6.460</b>	<b>8.647</b>
<b>(3.078)</b>	<b>(14.686)</b>	<b>5.939</b>	<b>8.712</b>
(3.078)	(14.686)	5.939	8.712
-	-	-	-
-	-	-	-
(3.078)	(14.686)	5.939	8.712
(3.078)	(14.686)	5.939	8.712
(0,0514)	(0,2449)	0,0992	0,1454
<b>(6.624)</b>	<b>(18.730)</b>	<b>4.948</b>	<b>6.752</b>

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1-30.09.2013	1.1-30.09.2012	1.1-30.09.2013	1.1-30.09.2012
(1.561)	(13.411)	140	(15.698)
-	-	-	-
(1)	(3)	(1)	(3)
69	67	69	67
25.880	40.693	27.600	46.124
-	-	-	-
(6.043)	(6.609)	44	116
-	-	(5.730)	(6.599)
909	1.223	-	-
357	424	1.724	2.480
470	(911)	864	1.152
(895)	(1.220)	(375)	(1.354)
(1.423)	(1.885)	-	-
<b>17.762</b>	<b>18.368</b>	<b>1.603</b>	<b>(2.294)</b>
(74)	(704)	<b>(2.358)</b>	<b>(3.432)</b>
(8.070)	(4.315)	<b>6.736</b>	<b>6.247</b>
900	2.238	<b>6.658</b>	<b>5.534</b>
6.958	6.499	-	-
<b>(286)</b>	<b>3.709</b>	-	-
(16)	(725)	(16)	(725)
(1.868)	(1.734)	(1.868)	(1.734)
(626)	(623)	(10.611)	(2.129)
-	(24.400)	-	(24.400)
<b>(2.510)</b>	<b>(27.482)</b>	<b>(12.495)</b>	<b>(28.988)</b>
<b>14.966</b>	<b>(5.405)</b>	<b>14.537</b>	<b>(2.895)</b>
153.005	152.678	161.091	157.482
<b>167.971</b>	<b>147.273</b>	<b>175.628</b>	<b>154.587</b>

- 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 years 2011 and 2012. For further information, refer to Note 16 on the Condensed Interim Consolidated and Company Financial Statements for the period ended September 30 2013.
  - 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. On April 5th, 2013 the mortgage was deleted after the loan was fully repaid by Retail Development S.A.. A mortgage of €29.275 in favour of Bancpost S.A. over the property of Selerco 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 16).
  - The total number of employees at the end of the period was 20 (30/09/2012: 20).
  - As of September 30 2013, the Group has accounted for a cumulative provision of: a) Difference under dispute €0, b) unaudited tax years €0, and c) other provisions €2.136.
  - The related party transactions of the Group are as follows: a) Revenues €18.409, b) Expenses €1.421, c) Receivables €140.783, d) Payables €50.570. The related party transactions of the Company are as follows: a) Revenues €15.593, b) Expenses €424, c) Receivables €149.719, d) Payables €17.498. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €388, b) Receivables €0 and c) Payables €0.
  - Total comprehensive loss for the period ended amounts to €44 and relates to exchange rate differences.
  - As of September 30 2013, the Company has acquired 1.150 thousands own shares, at the total value of €6.735 and at an average price of €5,85 per share (Note 10).

Maroussi, November 08 2013

The Chairman of the BoD

Chief Executive Officer

The Chief Financial Officer

Chief Accountant

Nikolaos A. Bertzos  
I.D. No AH 023829

Georgios Chryssikos  
ID No. N 161578

Panagiotis Aristeidis Varfis  
ID No Z 163166

Evangelos Tentis  
PERM. NO 064953