

**Summary financial data and information for the year ended December 31, 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 Annual Consolidated and Company Financial Statements for the year ended December 31, 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 Annual Consolidated and Company Financial Statements for the year December 31, 2013 are available.

**COMPANY'S DATA**

**Authority in charge:** Ministry of Regional Development and Competitiveness  
**Registered office:** 117 Kiffissias 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):** 13/2/2014  
**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, Petros Katsoulas, Wade Sebastian Burton, Georgios Chryssikos, Platonas Monokrousos, Georgios Bersis, Georgios Katsimbris, Georgios Papazoglou, Ignace Charles Rotman, Takis Kanellopoulos, Dimitris Papadopoulos  
 Chairman, Non Executive Member  
 Vice-President A', Non Executive Member  
 Vice-President B', Non Executive Member  
 CEO, Executive Member  
 Non Executive Member  
 Non Executive Member  
 Independent Non Executive Member  
 Independent Non Executive Member  
 Independent Non Executive Member  
 Independent Non Executive Member

Company		Group	
31.12.2013	31.12.2012	31.12.2013	31.12.2012
<b>ASSETS</b>			
413.739	457.178	564.194	547.100
1.596	1.638	1.600	1.638
-	-	-	-
105.092	55.092	-	-
55	100	390	435
-	-	391	391
15.281	6.988	2.959	1.773
<b>535.763</b>	<b>520.996</b>	<b>569.534</b>	<b>551.337</b>
554	1.195	857	1.765
3.359	3.798	4.268	4.546
176.945	153.005	190.695	161.091
<b>180.858</b>	<b>157.998</b>	<b>195.820</b>	<b>167.402</b>
<b>716.621</b>	<b>678.994</b>	<b>765.354</b>	<b>718.739</b>

Company		Group	
31.12.2013	31.12.2012	31.12.2013	31.12.2012
<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	10.779	10.823
21.453	31.767	28.924	26.191
<b>621.418</b>	<b>631.748</b>	<b>629.647</b>	<b>626.974</b>

Company		Group	
31.12.2013	31.12.2012	31.12.2013	31.12.2012
<b>LIABILITIES</b>			
31.451	34.902	62.104	67.405
2.962	3.097	2.962	3.097
319	-	319	-
<b>34.732</b>	<b>37.999</b>	<b>65.385</b>	<b>70.502</b>
2.606	1.005	4.541	2.389
50.000	-	-	-
7	8	7	8
364	213	364	213
2.342	2.988	2.425	3.130
5.152	5.033	62.985	15.523
<b>60.471</b>	<b>9.247</b>	<b>70.322</b>	<b>21.263</b>
<b>95.203</b>	<b>47.246</b>	<b>135.707</b>	<b>91.765</b>
<b>716.621</b>	<b>678.994</b>	<b>765.354</b>	<b>718.739</b>

Company		Group	
31.12.2013	31.12.2012	31.12.2013	31.12.2012
<b>STATEMENT OF CHANGES IN EQUITY</b>			
631.748	677.147	626.974	680.434
(10.314)	(20.122)	2.689	(28.183)
(16)	(877)	(16)	(877)
-	-	-	-
-	-	-	-
-	(24.400)	-	(24.400)
<b>621.418</b>	<b>631.748</b>	<b>629.647</b>	<b>626.974</b>

Company		Group	
1.1-31.12.2013	1.1-31.12.2012	1.1-31.12.2013	1.1-31.12.2012
<b>STATEMENT OF COMPREHENSIVE INCOME</b>			
30.063	32.346	36.775	38.870
(40.503)	(54.375)	(43.151)	(65.687)
150	-	150	-
(2.116)	(1.886)	(2.652)	(2.291)
<b>(12.406)</b>	<b>(23.915)</b>	<b>(8.878)</b>	<b>(29.108)</b>
<b>(15.050)</b>	<b>(25.914)</b>	<b>(11.695)</b>	<b>(31.471)</b>
<b>(8.392)</b>	<b>(18.714)</b>	<b>5.461</b>	<b>(25.890)</b>
<b>(10.314)</b>	<b>(20.122)</b>	<b>2.736</b>	<b>(28.060)</b>
(10.314)	(20.122)	2.736	(28.060)
-	-	-	-
(10.314)	(20.122)	(47)	(123)
(10.314)	(20.122)	2.689	(28.183)
(10.314)	(20.122)	2.689	(28.183)
(0,1723)	(0,3357)	0,0457	(0,4702)
<b>(14.961)</b>	<b>(25.824)</b>	<b>(11.605)</b>	<b>(31.381)</b>

Company		Group	
1.1-31.12.2013	1.1-31.12.2012	1.1-31.12.2013	1.1-31.12.2012
<b>CASH FLOW STATEMENT</b>			
(8.392)	(18.714)	5.461	(25.890)
-	-	-	-
(100)	(126)	(100)	(126)
89	90	90	90
40.503	54.375	43.151	65.687
(150)	-	(150)	-
-	-	47	123
-	-	(12.050)	-
(7.745)	(8.693)	(7.286)	(8.676)
1.087	1.493	2.180	3.095
(1.486)	279	(217)	(146)
746	(778)	(1.273)	(560)
(1.083)	(1.474)	(2.208)	(2.959)
(1.508)	(1.921)	(2.306)	(2.682)
<b>21.961</b>	<b>24.531</b>	<b>25.339</b>	<b>27.956</b>
<b>Investing activities</b>			
-	-	5.983	-
(86)	(738)	(86)	(738)
-	-	-	-
(2)	(28)	(7)	(28)
3.300	-	3.300	-
(8.070)	(4.315)	-	-
900	2.238	-	-
9.285	7.081	8.913	6.871
<b>5.327</b>	<b>4.238</b>	<b>18.103</b>	<b>6.105</b>
<b>Financing activities</b>			
(16)	(877)	(16)	(877)
(2.497)	(2.335)	(2.497)	(2.335)
(835)	(830)	(11.325)	(2.840)
-	(24.400)	-	(24.400)
<b>(3.348)</b>	<b>(28.442)</b>	<b>(13.838)</b>	<b>(30.452)</b>
<b>Net increase / (decrease) in cash and cash equivalents for the year</b>			
<b>23.940</b>	<b>327</b>	<b>29.604</b>	<b>3.609</b>
153.005	152.678	161.091	157.482
<b>176.945</b>	<b>153.005</b>	<b>190.695</b>	<b>161.091</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, while it is expected to receive a tax certificate for the year 2013. For further information, refer to note 23 on the Annual Consolidated and Company Financial Statements for the year ended December 31, 2013.
- 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 € 4.660 has been registered in favour of Eurobank A.D. Beograd over a property of the subsidiary Reco Real Property A.D. located at 7-9 Terazije Street, Belgrade, Serbia. A mortgage of € 9.500 has been registered in favour of NGB Bank Malta Limited, member of the National Bank of Greece Group, over a property of the subsidiary Retail Development S.A., located in Iasi, Romania. A mortgage of € 29.275 has been registered in favour of Bancpost S.A. over the property of the subsidiary Seferco Development S.A., located at Dimitrie Pompeiu Bd, Bucharest, Romania. A mortgage of € 12.00 has been registered in favor of Eurobank Ergasias S.A. over the property of the subsidiary Eliade Tower S.A., located at Bucharest, Romania. A mortgage of € 29.900 has been registered in favour of Alpha Bank over the property of Parent Company located in Tauros, 25 Martiou & Thessalonikis and in Athens, Stadiou 49 (note 15). Finally, concerning the securities granted by the subsidiary Cloud Hellas Ktimatiki S.A. please refer to note 8.
- Tax authorities have issued final tax assessments for the Company during November 2005 for additional income taxes and penalties totalling €1.191 for the open tax year December 31, 2004. Company's management, based on the advice of its legal advisors, disputes additional assessments of incomes taxes and penalties totalling €1.191 on the grounds that it can challenge the tax authority in courts based on reasonable and prudent interpretations of existing tax legislation. The first hearing has been set on 01.04.2014. 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).
- Group's full time employees at year end counted 20 (2012: 19).
- As of December 31, 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 €23.881, b) Expenses €1.881, c) Receivables €153.940 and d) Payables €49.832. The related party transactions of the Company are as follows: a) Revenues €20.143, b) Expenses €541, c) Receivables €162.315 and d) Payables €67.282. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €92, b) Receivables €0 and c) Payables €0.
- Total comprehensive loss for the year ended amounts to €47 and relates to exchange rate differences.
- As of December 31, 2013 the Company has acquired 1.150.571 own shares, at a total value of € 6.735 and at an average price of (amount in €) €5,85 per share (note 14).

Maroussi, February 13, 2014

The Chairman of the BoD

The Chief Executive Officer

The Chief Financial Officer

The Chief Accountant

Nikolaos A. Bertzos  
I.D. No AH 023829

Georgios Chryssikos  
ID No. N 161578

Panagiotis - Aristeidis Varfis  
ID No. N 163166

Evangelos Tentis  
Perm. No 064953