



General Commercial Registry 000239101000, Hellenic Capital Market Committee Decision 11/352/21.9.2005 - 117 Kifissias Avenue, Maroussi, 151 24

Summary financial data and information for the period ended June 30, 2014
(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 Financial Information for the period ended June 30, 2014, 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 Interim Condensed Financial Information for the period ended June 30, 2014 is 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): 06.08.2014
Certified Auditor Accountant: Dimitris Sourbis
Audit Firm: PricewaterhouseCoopers S.A.
Audit Opinion: Unqualified
Company's website: <http://www.eurobankproperties.gr>

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

STATEMENT OF FINANCIAL POSITION			
Amounts in Euro thousand			
Company		Group	
30.06.2014	31.12.2013	30.06.2014	31.12.2013
ASSETS			
574.674	413.739	726.305	564.194
2.630	1.596	2.633	1.600
45	55	380	390
105.092	105.092	-	-
-	-	391	391
15.374	15.281	3.132	2.959
697.815	535.763	732.841	569.534
6.350	554	6.711	857
2.348	3.359	3.635	4.268
153.336	176.945	164.581	190.695
162.034	180.858	174.927	195.820
859.849	716.621	907.768	765.354
SHAREHOLDERS' EQUITY			
215.684	129.930	215.684	129.930
571.234	466.749	571.234	466.749
(4.894)	(8.735)	(4.894)	(6.735)
10.021	10.021	10.786	10.779
21.132	21.453	35.150	28.924
813.177	621.418	827.960	629.647
LIABILITIES			
29.658	31.451	59.386	62.104
2.889	2.962	2.889	2.962
290	319	290	319
32.837	34.732	62.565	65.385
5.360	2.606	6.124	4.541
-	50.000	-	-
13	7	13	7
393	364	393	364
2.843	2.342	3.636	2.425
5.226	5.152	7.077	62.985
13.835	60.471	17.243	70.322
46.672	95.203	79.808	135.707
859.849	716.621	907.768	765.354

STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
Company		Group	
30.06.2014	30.06.2013	30.06.2014	30.06.2013
621.418	631.748	629.647	626.974
17.895	(9.015)	24.449	(8.887)
-	(16)	-	(16)
193.248	-	193.248	-
(2.998)	-	(2.998)	-
1.841	-	1.841	-
(18.227)	-	(18.227)	-
813.177	622.717	827.960	618.071

STATEMENT OF COMPREHENSIVE INCOME			
Amounts in Euro thousand			
Company		Group	
Current period	Comparative period	Current three month period	Comparative three month period
Continuing Operations	Continuing Operations	Continuing Operations	Continuing Operations
1.1-30.06.2014	1.1-30.06.2013	1.4-30.06.2014	1.4-30.06.2013
16.603	15.674	9.367	7.817
1.208	(25.880)	(2.969)	(25.880)
(615)	(713)	(424)	-
17.196	(10.919)	5.974	(18.442)
15.350	(11.618)	5.039	(16.668)
19.162	(8.020)	6.668	(16.869)
17.895	(9.015)	6.041	(17.297)
17.895	(9.015)	6.041	(17.297)
-	-	-	-
17.895	(9.015)	6.041	(17.297)
17.895	(9.015)	6.041	(17.297)
0.1948	(0.1506)	0.0603	(0.2890)
15.473	(11.571)	5.142	(18.645)
22.760	19.048	12.231	9.525
2.384	(27.600)	(1.794)	(27.600)
-	-	-	-
-	-	-	-
(869)	(983)	(540)	(511)
24.275	(9.535)	9.897	(18.586)
22.237	(10.306)	8.869	(18.842)
26.457	(7.466)	10.078	(17.457)
24.441	(8.847)	9.025	(18.056)
24.441	(8.847)	9.025	(18.056)
-	-	-	-
8	(40)	6	(19)
24.449	(8.887)	9.031	(18.075)
24.449	(8.887)	9.031	(18.075)
-	-	-	-
-	-	-	-
0.2660	(0.1485)	0.0902	(0.3020)
22.360	(10.259)	8.972	(18.818)

CASH FLOW STATEMENT			
Amounts in Euro thousand			
Company		Group	
1.1-30.06.2014	1.1-30.06.2013	1.1-30.06.2014	1.1-30.06.2013
19.162	(8.020)	26.457	(7.466)
-	-	-	-
(7)	(29)	(7)	(33)
123	47	123	47
(1.208)	25.880	(2.384)	27.600
-	-	-	-
-	-	(8)	40
(4.334)	(4.212)	(1.253)	-
(497)	-	(4.052)	(4.038)
522	614	(571)	(571)
-	-	1.085	1.198
(1.607)	(624)	(2.053)	(206)
(135)	641	(1.672)	(1.148)
(530)	(621)	(1.086)	(1.212)
(724)	(782)	(1.672)	(1.148)
10.765	12.914	15.439	14.560
(50.000)	-	-	-
(160.608)	-	(160.608)	-
(86)	(73)	(86)	(73)
(179)	(5)	(179)	(5)
-	-	-	-
-	-	(925)	-
-	-	(55.983)	-
4.365	5.542	4.094	5.494
(206.508)	(1.701)	(213.687)	5.406
190.239	-	190.239	-
1.841	-	1.841	-
-	(16)	-	(16)
(1.294)	(1.242)	(1.294)	(1.242)
(425)	(418)	(425)	(9.952)
(18.227)	-	(18.227)	-
172.134	(1.676)	172.134	(11.240)
(23.609)	9.537	(26.114)	8.726
176.945	153.005	190.695	161.091
153.336	162.542	164.581	169.817

- Additional data and information (amounts in Euro thousand):**
- The Company has not been subject to tax audits for the years ended December 31, 2008, 2009 and 2010. The Company has been audited by a certified auditor according to article 82 par. 5 of Law 2238/1994, and has received a tax certificate for the year 2011, 2012 and 2013. For further information, refer to note 18 on the Interim Condensed Financial Information for the period ended June 30, 2014.
 - Company's Financial Statements are included in the Consolidated Financial Statements of Eurobank Ergasias S.A. (registered offices in Greece), which owns 20,48% of the Company's ordinary shares, by the full consolidation method.
 - As at November 08, 2013, the Extraordinary Shareholders Meeting decided the Share Capital Increase, through the payment in cash and by pre-emption right in favor of the existing shareholders, through the issuance of 40.260.000 new common registered shares, of a nominal value of (amount in €) €2,13 and issue price of (amount in €) €4,80 each. The Share Capital Increase which started on January 14, 2014, was successfully completed and fully covered on January 31, 2014. As a consequence, Company's Share Capital increased by €85.754 through the issuance of 40.260.000 new common shares and the resulting difference of €107.494 was credited to a special reserve "share premium account" as provided by law. Share Capital issue costs amounted to €3.009 (note 12).
 - On March 06, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €5.880 (excluding acquisition costs of €103). The fair value of the property as evaluated by independent valuers is €7.770. It is noted that the acquisition was financed through the existing funds of the Company, which originated from its 2007 Share Capital Increase. Additionally, on March 20, 2014, the Company completed the acquisition of a second warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €8.320 (excluding acquisition costs of €142). The fair value of the property as evaluated by independent valuers is €10.770. It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2007 Share Capital Increase. Finally, on May 12, 2014, the Company completed the acquisition of portfolio of 14 assets from the Hellenic Republic Asset Development Fund (HRADF) and the respective lease to the Hellenic Republic for 20 years and the relevant sale and lease deeds were signed. This transaction significantly improves the diversification of the existing portfolio. The acquisition price of the portfolio was €145.810 (excluding acquisition costs of €353 thousand), (note 6).
 - The fixed assets of the Group are free of charges and encumbrances, except from the following. A mortgage of €4.660 has been registered in favor of Eurobank A.D. Beograd over a property of its subsidiary Reco Real Property A.D. located at 7-9 Terazije Street, Belgrade, Serbia. A mortgage of €22.000 has been registered in favor of Eurobank Ergasias S.A. over the property of its subsidiary Seferc Development S.A., located at Bucharest, Avenue Dimitrie Pompeiu 6A, Romania. A mortgage of €12.000 has been registered in favor of Eurobank Ergasias S.A. over the property of its subsidiary Eliade Tower S.A., located at Bucharest, Avenue Mircea Eliade 18, Romania. Finally, a mortgage of €29.900 has been registered in favor of Alpha Bank S.A. over the property of the parent Company located in Tauros, 25 Martiou & Thessalonikis and in Athens, 49 Stadiou. (note 13).
 - 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. 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 trial took place on April 01, 2014 and the decision is pending. 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 18).
 - Group's total number of employees at the end of the period was 21 (30.06.2013: 18).
 - As of June 30, 2014, 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 €12.071, b) Expenses €667, c) Receivables €117.305 and d) Payables €46.811. The related party transactions of the Company are as follows: a) Revenues €10.304, b) Expenses €209, c) Receivables €122.470 and d) Payables €15.177. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €696, b) Receivables €331 and c) Payables €0.
 - Total comprehensive (loss)/ income for the period ended amounts to €8 and relates to exchange rate differences.
 - As of June 30, 2014 the Company owned 1.150.571 own shares, at a total cost of €6.735 and at an average price of (amount in €) €5,85 per share (note 12).

Maroussi, August 06, 2014

The Chairman of the BoD

The Chief Executive Officer

The Chief Financial Officer

The Chief Accountant

Nikolaos A. Bertos
I.D. No AH 023829

Georgios Chryssikos
ID No. N 161578

Panagiotis - Aristeidis Varfis
ID No Z 163166

Evangelos Tentis
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