

EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY HELLENIC CAPITAL MARKET COMMISSION EDICT REFERENCED 11/352/21.9.2005 REGISTERED OFFICES: 117 KIFISIAS STREET, GR 151 24, MAROUSI INVESTMENTS SCHEDULE 31.12.2012									
	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY			LEASE DETAILS TENANT - YEAR AND DURATION OF LEASE	MONTHLY RENTAL
S/N	DESCRIPTION OF LAND AND BUILDING		SURFACE IN SQ.M.		BOOK VALUE (1)	TAX VALUE (2)	FAIR VALUE (3)		31/12/2012
			LAND	BUILDING					
1	Office building with a retail store on the ground floor		457,07	3.680,58	13.818.083	8.751.215	9.697.519	H & M (2006-2023)	29.261,00
	Stadiou 49, Athens							H & M (2007-2023)	11.994,08
2	Three building office complex		26.635,00	25.130,38	37.375.608	20.705.732	38.440.555	Eurobank Ergasias (2003-2020)	14,94
	Agiou Dimitriou 63, Alimos								
								Marinopoulos Bros (2002 - 2016)	3.956,00
								Sephora (2003 - 2016)	8.112,36
								Carrefour Marinopoulos (2001 - 2016)	33.509,99
								Carrefour Marinopoulos (2002 - 2016)	58.023,93
								Marks & Spencer (2003 - 2016)	11.449,05
								Marinopoulos Coffee Company	9.960,15
								Famar AVE (2002 - 2016)	67.852,13
								Merck Sharp & Dohme (2006-2018)	57.945,79
								Vodafone (2006-2018)	1.852,81
								Abbot (2006 - 2016)	17.764,74
								Ipsen (2006 - 2018)	8.107,24
								ThinkBeauty (2002 - 2016)	1.507,58
								GAP (2008-2016)	3.587,65
								Intervet (2010-2022)	11.065,34
								UCB (2011-2023)	15.730,69
3	Retail, G. Tseva & Pindarou 100, Thiva		276,59	278,52	150.645	316.793	517.210	Eurobank Ergasias (2011 - 2023)	2.948,00
4	Retail, Kriezotou & Farmakidou, Chalkida		1.460,00	292,50	130.492	263.898	342.389	Eurobank Ergasias (2011 - 2023)	2.059,00
5	Retail, Agiou Andreou 26, Patra		311,25	1.107,40	732.557	1.474.549	2.643.534	Eurobank Ergasias (2011 - 2023)	16.847,00
6	Retail, Vassileos Konstantinou 2, Xanthi		132,25	238,56	583.179	302.270	516.010	Eurobank Ergasias (2011 - 2023)	2.752,81
7	Office building with a retail store on the ground floor, Kifissias 117, Maroussi		1.014,45	2.236,98	7.781.276	4.378.193	7.026.329	Eurobank Ergasias (2010 - 2021)	34.150,00
								Eurobank Ergasias (2011 - 2023)	5.107,00
								Metlife Alico (2007 - 2019)	7.634,28
8	Two-building office complex with common basement and a retail store on the ground floor of one of the two buildings, Agiou Konstantinou 59-61, Maroussi		5.974,22	12.124,68	29.629.114	17.545.269	23.601.404	Reckitt Benckiser (2007 - 2013)	20.600,00
								Vivodi (2006-2018)	58,21
								F&B Sparks S.A (2004 -	11.000,00
								Eurobank Ergasias (2005 - 2016)	517,16
								ENNOIA S.A. (2007-2018)	19.240,00
								CYTA HELLAS AE (2008-2020)	7.982,95
								AIG Hellas S.A. (2008-2019)	17.275,00
								CYTA HELLAS AE (2009-2021)	4.268,30
								Asset Interiors (2010-2021)	5.072,16
								Imagina (2011-2023)	2.898,00
								AIG Hellas S.A. (2008-2019)	5.280,00
								AIG Hellas S.A. (2008-2019)	698,40
								CYTA HELLAS AE (2012-2024)	1.765,00
								HD CAPITAL LTD (2011-2023	5.130,00
9	Office, Vouliagmenis 4 & Kokkini, Athens		206,15	1.189,45	1.931.856	1.264.227	1.723.035		
10	Office, Vouliagmenis, Kallirois 1 & Kokkini, Athens		150,30	924,16	1.643.694	905.874	1.306.547		
11	Underground parking spaces, Kallirois 5, Perraivou & Kokkini, Athens		1.219,80	1.107,87	676.502	244.839	644.808		
12	Retail, Aharnon 358-360, Athens		675,00	873,00	1.494.470	1.520.874	1.358.521		
13	Office building		417,27	2.352,53	5.375.902	3.198.437	4.429.626	Agnitio Hospital (2003 - 2013)	7.594,21
	Papadiamandopoulou 7							WOMAN CLINIC M.E.H.E. - Kalogirou Ioannis (1/1/2012-31/12/2012)	100,00
								Papadopoulos Eustathios (1/1/2012-31/12/2012)	100,00
								Spyropoulos Christos (1/1/2012-31/12/2012)	100,00
								Vasilopoulos Georgios (1/1/2012-31/12/2012)	100,00
								Nikoloaou Maria (1/1/2012-31/12/2012)	100,00
								Poulantza Maria (1/1/2012-31/12/2012)	100,00
								Neratzoulakis Menelaos (1/1/2012-31/12/2012)	120,00
								Eustathiou Antigoni (1/1/2012-31/12/2012)	120,00
								Feretzaki Maria (1/1/2012-31/12/2012)	120,00
								Maniatakis Dimitris (1/1/2012-31/12/2012)	120,00
								ICAP (2011-2013)	8.200,00
14	Office building		4.141,62	7.077,00	19.267.171	9.115.767	13.790.321	INTRALOT (2011 - 2013)	6.294,00
	Sorou 8-10, Marousi							GE Medical system (2012 - 2024)	29.560,00
								Elpedison (2010 - 2022)	16.756,50
								Imagina (2011-2023)	124,20
15	7th floor of an office building, Laodikias 16, Ilissia		1.973,30	603,80	1.691.610	946.974	1.430.875		
16	Office building with a retail store on the ground floor, Agiou Konstantinou 49 & Grammou		4.007,36	4.840,64	3.533.013	1.567.084	2.123.121	Hyatt (2009 - 2021) Procter & Gamble (2012 - 2024)	2.501,49 10.000,00
17	Ambient Warehouse, 57th Lamia National Motorway 2		73.765,36	29.412,00	25.071.557	7.628.496	17.345.606	Carrefour Marinopoulos (2010 - 2022)	119.177,22
18	Retail, Ermou 33-35, Athens		501,00	4.774,97	19.685.860	13.474.393	20.933.443	Marks & Spencer (2010 - 2030)	140.685,01
19	Chilled Warehouse, 57th Lamia National Motorway 1		57.791,30	17.229,80	8.852.464	5.048.283	15.244.549	Carrefour Marinopoulos (2012 - 2024)	108.000,00
20	Land plot with an industrial building, Pikermiou-Spaton Avenue		50.620,94	5.362,54	1.675.490	2.679.256	3.111.408		
21	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building A)	20.247,05		11.775,90		23.943.308	22.905.791	Eurobank Ergasias (2006 - 2026)	149.776,00
22	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building B)			3.130,04			13.203.441	Eurobank Ergasias (2006 - 2026)	111.534,00
23	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building C)			8.151,77			13.114.786	Eurobank Ergasias (2006 - 2026)	84.068,00

24	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building D)			14.148,74	67.877.079		22.150.183	Business Exchanges A.E. (2006-2018)	748,08
								Eurobank Ergasias (2006 - 2006)	172,00
								Eurobank Property Services S.A. (2006 - 2026)	20.999,00
								Singular Software A.E. (2005 - 2014)	12.114,00
								Eurobank Ergasias (2006 - 2026)	104.491,00
25	Office building with underground parking spaces Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building E)			11.133,07		6.909.424	17.156.435	Singular Software A.E. (2005 - 2014)	91.420,02
								Eurobank Property Services S.A. (2006 - 2026)	1.000,00
								Eurobank Ergasias (2006 - 2026)	9.824,00
26	Retail building with underground parking spaces Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building F)			577,30			1.128.068	Eurobank Ergasias (2006 - 2026)	1.070,55
								Everest S.A.(2007 - 2019)	5.000,00
								Eurobank Ergasias (2006 - 2022)	2.362,00
								Singular Software A.E. (2005 - 2014)	658,00
								EFG Eurobank Ergasias (2006 - 2018)	50.581,70
27	Office building with underground parking spaces Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building G)			5.310,49			9.223.586	Eurobank Ergasias (2006 - 2018)	9.021,00
								Eurobank Ergasias (2006 - 2026)	3.218,10
								Singular Software A.E. (2005 - 2014)	807,00
28	Two-building office compex with basements, Kyrpou & Archimidous, Moschato	3.392,10	12.083,00	14.319.636	10.225.711	16.878.731		Eurobank Remedial Services (2006-2021)	31.006,40
								Eurobank Cards A.E. (2006-2021)	335,34
								Eurobank Ergasias (2010 - 2021)	37.373,74
								OPEN 24 ( 2012-2024)	34.849,36
29	Reatil, 72 Pentelis Avenue	1.064,83	484,96	2.218.808	1.224.985	1.730.591		Sephora (2010 - 2022)	10.130,00
30	Office building with underground parking spaces, Av. Byzantiou & Kahramanoglou	12.398,83	17.831,77	24.492.483	22.731.980	20.712.005		L'oreal A.E. (2011 - 2023)	70.557,60
31	Retail, Kanari 3 Krissis 1-3 & Fedriadon 4-6	737,05	301,86	2.781.860	2.442.738	1.817.168		Eurobank Ergasias (2006 - 2018)	12.918,00
32	Retail, Kanari 3 Krissis 1-3 & Fedriadon 4-6		513,93	1.610.225	1.479.677	1.235.350		AB Vasilopoulos (2006 - 2026)	8.152,30
33	Office building with a retail store on the ground floor, Voukourestiou 22 & Valaoritou 3	363,38	2.055,35	10.460.370	7.575.826	10.475.484		Eurobank Ergasias (2011 - 2023)	4.557,00
								Eurobank Ergasias (2011 - 2023)	4.785,00
								Eurobank Ergasias (2011 - 2023)	5.581,00
								Eurobank Ergasias (2011 - 2023)	29.896,00
								Eurobank Ergasias (2011 - 2023)	9.078,00
34	Office, Othonos 8	1.215,35	1.543,50	8.531.925	5.914.594	6.612.399		Eurobank Ergasias (2011 - 2023)	22.917,00
								Eurobank Ergasias (2011 - 2023)	20.935,83
35	Office building, Santaroza 7	315,00	2.136,56	5.396.825	4.793.015	4.580.087		Eurobank Ergasias (2011 - 2023)	28.232,00
36	Office building, Santaroza 5	482,81	2.336,60	5.312.165	5.546.492	4.408.230		EFG Eurobank Ergasias (2011 - 2017)	27.885,00
37	Office building with a retail store on the ground floor, Kallirois 21 & Menechmou 1	467,09	2.325,47	4.543.681	1.542.008	3.939.093		Eurobank Ergasias (2011 - 2023)	6.149,00
								Eurobank Ergasias (2011 - 2023)	2.919,00
								Eurobank Business Services A.E. (2011 - 2023)	13.304,00
38	Two - building office complex with a retail store on the ground floor, Kallirois 19	1.302,23	2.629,06	4.943.914	3.447.087	4.307.231		Eurobank Ergasias (2011 - 2023)	10.492,00
								Eurobank Ergasias (2011 - 2023)	9.026,00
								Eurobank Ergasias (2011 - 2023)	6.810,00
39	Office building with a retail store on the ground floor, Meg.Alexandrou & Kouma Larissa	953,52	1.347,80	4.526.396	3.551.555	3.227.065		Eurobank Ergasias (2011 - 2023)	12.217,00
								Eurobank Ergasias (2011 - 2023)	4.326,00
40	Listed office building with a retail store on the ground floor, 25th Augoustou & Koronaïou	509,23	1.883,95	6.813.066	5.376.591	5.582.816		Eurobank Ergasias (2007 - 2017)	25.937,00
								Eurobank Equities (2005 - 2017)	3.207,35
41	Office, El.Venzelou (Panepistimiou) 34	905,20	2.624,61	5.733.593	5.472.991	4.580.649		Eurobank Ergasias (2011 - 2023)	2.840,00
								Eurobank Ergasias (2011 - 2023)	23.882,00
								Eurobank Ergasias (2011 - 2023)	535,00
42	Retail, 69 Kiffissias Avenue	918,30	2.343,67	9.503.996	2.342.810	4.644.842		SATO A.E.(2007-2019)	0,00
43	Retail, 42 Kiffissias Avenue	2.231,48	1.354,84	7.411.676	3.092.335	4.494.772		Global Design (2011-2023)	23.544,18
44	Retail, 65 Karditsis, Trikala	3.299,42	1.745,50	3.265.094	1.827.238	2.523.857		AB Vasilopoulos (2008-2028)	16.566,34
45	Retail, Chervonoarmiyska 66-68,Ukraine		541,60	5.775.735		3.213.151		Universal Bank (2009-2019)	19.629,50
								Eva Rush (2011-2014)	11.000,00
46	Retail, Periferiaki odos Larisas Trikalon	57.978,00	9.732,95	13.072.108	6.542.280	11.021.319		Praktiker (1995 - 2022)	66.000,00
47	Retail, New National Motorway Patron - Pyrgou 56-58 Zarouchleika Patra	16.708,67	7.389,06	10.941.951	10.065.702	10.652.919		Praktiker (1995 - 2022)	71.000,00
48	Retail, Highway Tatoïou - Karaiskaki - Niovis - Mparkouli (Metamorfosi)	18.773,21	16.595,93	22.632.688	21.172.483	24.746.858		Praktiker (2001 - 2026)	162.780,73
49	Warehouse, Schimatari, Viotia	15.930,69	6.371,20	1.829.681	1.075.616	3.364.445		Archeiothiki (2012 - 2024)	4.206,00
50	Office building, 25th Martiou - Thessalonikis & Teo	5.646,04	24.314,43	28.902.665	12.852.097,00	36.228.541		Eurobank Cards A.E. (2009 - 2035)	140.855,87
								Eurobank Ergasias (2010 - 2035)	64.104,80
								Eurobank Property Services S.A. (2012 - 2035)	2.734,00
								OPEN 24 (1/11/2012 -	1.245,33
51	Office, Othonos 10	1.516,14	1.010,50	2.917.587	2.551.348	2.578.688		Eurobank Ergasias (2011 - 2023)	15.197,69
								Lamda Estate Development (2011-2023)	2.070,35
	TOTAL PROPERTIES	399.085,85	296.562,77	484.614.609,09	275.032.314,07	458.665.391,00			2.715.584,53
S/N	DESCRIPTION OF LAND AND BUILDING		SURFACE IN S.M.	COST OF INVESTMENT	TAX VALUE	FAIR VALUE OF INVESTMENT	TENANT	MONTHLY RENT 31/12/2012	
			LAND	BUILDING	(1)	(2)	(3)		
1	Office building with a retail store on the ground floor 18 Mircea Eliade Blvd Bucharest		4.150,00	9.704,00	11.804.957	-	3.411.980	1&1 Internet (2011-2015)	5.508,14
								1&1 Internet (2010-2015)	29.059,40

								1&1 Internet (2012-2015)	8.882,28
								1&1 Internet (2012-2015)	9.059,49
								Retail Development SA (2008 - 2018)	184,88
								Ske Group Romania SRL (2006 - 2014)	3.631,95
								Air Liquide Romania SRL (2005 - 2014)	4.130,00
								Orange Romania SA (2006 - 2013)	1.577,32
								Prime Telecom SRL (2005 - 2013)	210,00
								Cosmorom SA (2004 - 2014)	1.292,23
								Telemobil S.A (2004 - 2014)	625,00
								Modifon SA (2005 - 2015)	1.129,58
								Gaia Pro Invest S.R.L (2007 - 2013)	6.937,70
								Seferco (2012 -2015)	395,20
								Access Net (2010-2016)	246,24
								Polisano (2010-2020)	6.993,55
								Seferco (2012 -2015)	13.391,39
2	Office building with a retail store on the ground floor, Terazije str., Belgrade							Universal Media (2011 - 2014)	
			2.052,00	5.123,40	17.240.216	-	13.236.690	Labyrinth (2010-2020)	40.367,00
								Eurobank EFG a.d. (2012 -	8.769,00
								Eurobank EFG a.d. (2012 -	23.000,00
	Retail, Obrenoviceva 33,Nis		156,00	653,20					8.000,00
3	Retail,Tudor Vladimirescu 113,Iasi Romania		23.075,58	8.980,00	4.560.651		3.030.189	Praktiker (2007-2022)	76.400,00
4	Office Building with a retail store		8.927,00	22.703,52	21.485.880		30.327.208	Bancpost (2008 -2023)	159.777,19
	Bd.Dimitrie Pompeiu, Nr. 6A Bucharest							EFG Retail Services (2008 -2023)	76.145,45
								Bancpost Branch (2008 - EFG Property Services (2009 - 2023)	2.473,87
								Eurobank Leasing (2009 - 2023)	3.232,93
								Eurolife Asignurari Viata SA (2009 - 2023)	3.828,82
								Eurolife Asignurari Generale SA (2009 - 2023)	1.393,33
								IMO II (2010- 2023)	1.393,20
								EFG IT Shared Services (2009 - 2024)	316,18
									68.951,72
TOTAL INVESTMENTS			38.360,58	47.164,12	55.091.704,03		50.006.066,87		567.303,04

TOTAL PROPERTIES AND INVESTMENTS		437.446,43	343.726,89	539.706.313,12	275.032.314,07	508.671.457,87			3.282.887,57
TOTAL CASH AND CASH EQUIVALENT		153.004.956,91							
Cash in Hand		89,50							
Sight Deposits		1.094.234,07							
Time Deposits in EUR		151.910.633,34							
TOTAL INVESTMENTS		661.676.414,78							
Receivables		11.981.320,00							
Payables		47.246.513,00							

	31.12.2012	31.12.2011	31.12.2010
Shareholders' equity per IFRS	678.994.622,00	729.875.318,86	729.637.886,14
Fair value of property according to the valuation as per Law 2778/99	458.665.391,00	513.384.000,00	498.698.456,00
% of valued property on total assets	67,55%	70,34%	68,35%
Fair value of investments as per Law 2778/99	50.006.066,87	58.068.974,69	68.585.458,14
% of valued property on total assets	7,36%	7,96%	9,40%
Total cash and cash equivalents	153.004.956,91	152.678.474,94	160.160.035,72
% of total cash and cash equivalents on total assets	22,53%	20,92%	21,95%

- Notes:**
- In Column "Description of Land and Building" the current use of the building is described.
  - The Company has the full ownership, except for properties with s/n 6 and 16, where the company has a 71.87% and 20.00% ownership respectively.
  - The Company has acquired the properties with s/n 16 and 17 with finance lease.
  - The properties are free of encumbrances, except for those of the subsidiaries as well as properties with s/n 1 and 50.
  - On 26 July 2007, the Company acquired 100% of the share capital of the Serbian joint stock company "Reco Real Property A.D.", owner of two properties located in Serbia and consists of offices and retail stores, for a consideration of €17.240 thousand.
  - On 22 August 2007, the Company acquired 99.99% of the share capital of a Romanian joint stock Company "Eliade Tower S.A.", owner of an office building with a retail store on the ground floor located in 18 Mircea Eliade Blvd, Bucharest, Romania, for a consideration of €11.805 thousand.
  - On 4 June 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a Romanian joint stock company "Retail Development S.A.", owner of a retail store (box) located in Tudor Vladimirescu 113 in Iasi, Romania,for a consideration of €4.561 thousand.
  - On 31 July 2008, the Company signed an agreement for the acquisition of 99.99% of the share capital of a Romanian joint stock company "Seferco Development S.A" owner of an office building with a retail store located in the area Pipera Bucarest on Dimitrie Pompeiu Bd. and Ing. G. Constantinescu Street, Romania. The consideration for the acquisition was €21.486 thousand.
  - As of 31.12.2012, the Company has invested in property a lower percentage of its total assets than that required by article 22, paragraph a) of Law 2778/1999 as amended by Law 3581/2007. This is due to the lack of investment opportunities based on the criteria set out by the Company's Investment Committee from 2008 and onwards, as a result of the rapidly deteriorating economic conditions that have also affected the Real Estate Industry.

MAROYSI, JANUARY 31 2013		
THE GENERAL MANAGER	CHIEF FINANCIAL OFFICER	HEAD OF THE ACCOUNTING DEPARTMENT
GEORGE CHRYSSIKOS I.D. Number N 161578	STYLIANOS PROBONAS I.D. Number S. 722634	EVANGELOS TENTIS PERM. NO. 064953

Report of factual findings in connection with the ‘Statement of Investments’

To the Board of Directors of Eurobank Properties REIC

We have performed the procedures prescribed and agreed with the Board of Directors of Eurobank Properties REIC and enumerated below with respect to the ‘Statement of Investments of Eurobank Properties REIC as of December 31, 2012. Eurobank Properties’ Board of Directors and Management are responsible for preparing the aforementioned Statement. Our engagement was undertaken in accordance with: the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee as amended by the edict referenced 10/566/26.10.2010; the article 25 of the Law 2778/1999; and the International Standard on Related Services 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

**Procedures and Findings:**

10/566/26.10.2010.

- The descriptions of the Real Estate Properties which appear in the above “Statement of Investments” in the “Description of Land and Buildings” column are identical to these included in the corresponding Report, issued by the Greek Body of Certified Valuers, dated January 5 ,
- The fair values of the aforementioned investments in Real Estate Properties and securities which appear in the above “Statement of Investments” in the “Fair Value” column are identical to those included in the corresponding Report by the Chartered Greek Body of Certified
- The total fair value of investment in Real Estate Properties which appear in the above “Statement of Investments” agrees with the corresponding amount of “Investment Property” line in the accounting records of Eurobank Properties REIC for the year ended 31 December 2012.
- The Financial Information which is included in the above “Statement of Investments” is extracted from the accounting records of Eurobank Properties REIC for the year ended 31 December 2012.
- The calculations in the above “Statement of Investments” are arithmetically accurate.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention, in addition to the ones reported above.

Our report is solely for the purpose set forth in the first paragraph of this report and is addressed exclusively to the Board of Directors of the Eurobank Properties REIC, so that the later can fulfill its responsibilities in accordance with the mandatory reporting requirements prescribed in the 8/259/19.12.2002 edict of the Hellenic Capital Markets Committee as amended by the edict referenced 10/566/26.10.2010. This report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the full financial statements that will be prepared by the Company, for which a separate Audit Opinion will be issued.