

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 31.12.2013

S/N	DESCRIPTION OF PROPERTY	SURFACE IN SQ.M.		VALUE OF PROPERTY			LEASE DETAILS TENANT - YEAR AND DURATION OF LEASE
		LAND	BUILDING	BOOK VALUE (1)	TAX VALUE (2)	FAIR VALUE (3)	
		DESCRIPTION OF LAND AND BUILDING					
1	Office building with a retail store on the ground floor Stadiou 49, Athens	457,07	3.680,58	13.818.082,70	8.751.215,45	9.447.347,00	H & M (2011-2023)
2	Three building office complex Agiou Dimitriou 63, Alimos	26.635,00	25.130,38	37.375.608,41	20.705.731,56	35.439.035,00	Eurobank Ergasias (2003-2020) Marinopoulos Bros (2002 - 2016) Sephora (2013 - 2025) Marinopoulos SA (2013 - 2024) Marks & Spencer (2013 - 2025) Marinopoulos Coffee Company (2002 - 2016) Famar AVE (2013 - 2024) Merck Sharp & Dohme (2013-2025) Vodafone (2006-2018) Abbot (2013 - 2025) Ipsen (2006 - 2018) Intervet (2010-2022) UCB (2011-2023)
3	Retail, G. Tseva & Pindarou 100, Thiva	276,59	278,52	150.645,45	316.793,13	476.518,00	Eurobank Ergasias (2011 - 2023)
4	Retail, Kriezotou & Farmakidou, Chalkida	1.460,00	292,50	130.492,00	263.898,00	329.173,00	Eurobank Ergasias (2011 - 2023)
5	Retail, Agiou Andreou 26, Patra	311,25	1.107,40	732.557,47	1.474.549,20	2.445.415,00	Eurobank Ergasias (2011 - 2023)
6	Retail, Vassileos Konstantinou 2, Xanthi	132,25	238,56	583.179,36	302.270,28	483.140,00	Eurobank Ergasias (2011 - 2023)
7	Office building with a retail store on the ground floor, Kifissias 117, Maroussi	1.014,45	2.236,98	7.806.154,08	4.378.193,00	6.475.666,00	Eurobank Ergasias (2010 - 2021) Eurobank Ergasias (2011 - 2023) Alico AIG Life (2007 - 2019)
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	29.644.113,83	17.545.269,00	21.664.195,00	Vivodi (2006-2018) Eurobank Ergasias (2005 - 2016) ENOIA S.A. (2013-2015) ENOIA S.A. (2013-2014) AIG Hellas A.E. (2008-2019) AIG Hellas A.E. (2011-2023) AIG Hellas A.E. (2012-2023) HD CAPITAL LTD (2011-2023)
9	Office, Vouliagmenis 4 & Kokkini, Athens	206,15	1.189,45	1.931.856,48	1.264.227,30	1.611.518,00	
10	Office, Vouliagmenis, Kallirois 1 & Kokkini, Athens	150,30	924,16	1.643.693,99	905.874,18	1.243.148,00	
11	Underground parking spaces, Kallirois 5, Perraivou & Kokkini, Athens	1.219,80	1.107,87	676.501,75	244.839,27	576.000,00	
12	Retail, Aharnon 358-360, Athens	675,00	873,00	1.494.469,87	1.520.873,82	1.195.621,00	
13	Office building Papadiamandopoulou 7	417,27	2.352,53	5.375.902,33	3.198.436,56	3.872.160,00	Agintio Hospital (2003 - 2015) WOMAN CLINIC M.E.I.I.E. - Kalogirou Ioannis (1/1/2013-31/12/2013) Papadopoulos Eustathios (1/1/2013-31/12/2013) Spyropoulos Christos (1/1/2013-31/12/2013) Vasilopoulos Georgios (1/1/2013-31/12/2013) Poulantza Maria (1/1/2013-31/12/2013) Neratzoulakis Menelaos (1/1/2013-31/12/2013) Eustathiou Antigoni (1/1/2013-31/12/2013) Feretzaki Maria (1/1/2013-31/12/2013) Maniatakis Dimitris (1/1/2013-31/12/2013)
14	Office building Sorou 8-10, Marousi	4.141,62	7.077,00	19.267.171,48	9.115.767,40	11.642.229,00	INTRALOT (2011 - 2014) GE Medical system (2013 - 2025) Tetrapak (2013 - 2025) Elpedison (2013 - 2025)
15	7th floor of an office building, Laodikias 16, Ilissia	1.973,30	603,80	1.691.609,86	946.973,77	1.251.562,00	
16	Office building with a retail store on the ground floor, Agiou Konstantinou 49 & Grammou	4.007,36	4.840,64	3.533.013,23	1.567.083,80	2.099.141,00	Hvatt (2009 - 2021) Procter & Gamble (2012 - 2024)
17	Ambient Warehouse, 57th Lamia National Motorway 2	73.765,36	29.412,00	25.071.556,73	7.628.495,68	16.622.147,00	Marinopoulos SA (2010 - 2022)
18	Retail, Ermou 33-35, Athens	501,00	4.774,97	19.685.859,59	13.474.393,49	20.415.135,00	Marks & Spencer (2010 - 2030)
19	Chilled Warehouse, 57th Lamia National Motorway 1	57.791,30	17.229,80	8.852.464,00	5.048.282,68	14.997.011,00	Marinopoulos SA (2012 - 2024)
20	Land plot with an industrial building, Pikermiou-Spaton Avenue	50.620,94	5.362,54	1.675.490,37	2.679.255,76	3.038.497,00	
21	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building A)		11.775,90			19.828.373,00	Eurobank Ergasias (2006 - 2026)
22	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building B)		3.130,04			11.651.059,00	Eurobank Ergasias (2006 - 2026)
23	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building C)		8.151,77			11.092.161,00	Eurobank Ergasias (2006 - 2026)
24	Office building with underground parking spaces, Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building D)		14.148,74	67.877.078,98	23.943.307,96	18.391.741,00	Business Exchanges A.E. (2006-2018) Eurobank Ergasias (2006 - 2018) Eurobank Property Services S.A. (2006 - 2026) Singular Software A.E. (2005 - 2014) Eurobank Ergasias (2006 - 2026) Singular Software A.E. (2005 - 2014)
25	Office building with underground parking spaces Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building E)		11.133,07			15.273.180,00	Eurobank Property Services S.A. (2006 - 2026) Eurobank Ergasias (2006 - 2026)
26	Retail building with underground parking spaces Filikis Eterias, Iolkou, Alekou Panagouli 8 & Siniosoglou (Building F)		577,30	27.698.858,21	6.909.424,22	916.860,00	Eurobank Ergasias (2006 - 2026) Everest S.A. (2007 - 2019) Eurobank Ergasias (2006 - 2022) Singular Software A.E. (2005 - 2014)

DESCRIPTION OF PROPERTY		VALUE OF PROPERTY			LEASE DETAILS		
S/N	DESCRIPTION OF LAND AND BUILDING	SURFACE IN SQ.M.		BOOK VALUE (1)	TAX VALUE (2)	FAIR VALUE (3)	TENANT - YEAR AND DURATION OF LEASE
		LAND	BUILDING				
27	Office building with underground parking spaces Filikis Eterias, Iolkou, Alekou Panagoulis 8 & Siniosoglou (Building G)		5.310,49			8.387.260,00	EFG Eurobank Ergasias (2006 - 2018) Eurobank Ergasias (2006 - 2018) Eurobank Ergasias (2006 - 2026) Singular Software A.E. (2005 - 2014)
28	Two-building office complex with basements, Kyprou & Archimidous, Moschato	3.392,10	12.083,00	14.320.250,50	10.225.710,97	15.497.670,00	Eurobank Remedial Services (2006-2021) Eurobank Cards A.E. (2006-2021) Eurobank Ergasias (2010 - 2021) Eurobank Remedial Services (2012-2024)
29	Retail, 72 Pentelis Avenue	1.064,83	484,96	2.218.808,10	1.224.985,28	1.542.566,00	Sephora (2013 - 2025)
30	Office building with underground parking spaces, Av. Byzantiou & Kahramanoglou	12.398,83	17.831,77	24.492.482,63	22.731.979,85	19.422.895,00	L'oreal A.E. (2011 - 2023)
31	Retail, Kanari 3 Krissis 1-3 & Fedriadon 4-6		301,86	2.781.860,29	2.442.738,06	1.777.456,00	Eurobank Ergasias (2006 - 2018)
32	Retail, Kanari 3 Krissis 1-3 & Fedriadon 4-6	737,05	513,93	1.610.224,69	1.479.677,00	1.225.384,00	AB Vasilopoulos (2006 - 2026)
33	Office building with a retail store on the ground floor, Voukourestiou 22 & Valaoritou 3	363,38	2.055,35	10.460.370,00	7.575.826,29	9.404.538,00	Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023)
34	Office, Othonos 8	1.215,35	1.543,50	8.531.924,88	5.914.593,68	6.007.182,00	Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023)
35	Office building, Santarozza 7	315,00	2.136,56	5.396.825,03	4.793.015,24	4.334.626,00	Eurobank Ergasias (2011 - 2023)
36	Office building, Santarozza 5	482,81	2.336,60	5.312.164,74	5.546.491,65	4.171.359,00	EFG Eurobank Ergasias (2011 - 2017)
37	Office building with a retail store on the ground floor, Kallirois 21 & Menechmou 1	467,09	2.325,47	4.543.681,16	1.542.007,86	3.488.576,00	Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023)
38	Two - building office complex with a retail store on the ground floor, Kallirois 19	1.302,23	2.629,06	4.943.913,52	3.447.087,42	4.032.107,00	Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023)
39	Office building with a retail store on the ground floor, Meg.Alexandrou & Kouma Larissa	953,52	1.347,80	4.526.395,53	3.551.555,14	3.049.210,00	Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023)
40	Listed office building with a retail store on the ground floor, 25th Augoustou & Koronaou	509,23	1.883,95	6.813.066,13	5.376.590,86	4.998.958,00	Eurobank Ergasias (2007 - 2017) Eurobank Equities (2005 - 2017)
41	Office, El.Venizelou (Panepistimiou) 34	905,20	2.624,61	5.733.593,30	5.472.990,72	4.233.850,00	Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023) Eurobank Ergasias (2011 - 2023)
42	Retail, 69 Kiffissias Avenue	918,30	2.343,67	9.503.996,20	2.342.809,90	4.454.537,00	Oriflame (2012 - 2024)
43	Retail, 42 Kiffissias Avenue	2.231,48	1.354,84	7.411.675,92	3.092.334,50	4.139.691,00	Global Design (2011-2023)
44	Retail, 65 Karditsis, Trikala	3.299,42	1.745,50	3.265.094,25	1.827.237,58	2.409.286,00	AB Vasilopoulos (2008-2028)
45	Retail, Periferiaki odos Larisas Trikalon	57.978,00	9.732,95	13.072.107,95	6.542.280,21	9.686.016,00	Praktiker (1995 - 2022)
46	Retail, New National Motorway Patron - Pyrgou 56-58 Zarouchleika Patra	16.708,67	7.389,06	10.941.950,54	10.065.701,89	8.958.924,00	Praktiker (1995 - 2022)
47	Retail, Highway Tatoiou - Karaiskaki - Niovis - Mparkouli	18.773,21	16.595,93	22.632.688,33	21.172.483,22	21.425.934,00	Praktiker (2001 - 2026)
48	Warehouse, Schimatari, Viotia	15.930,69	6.371,20	1.829.681,34	1.075.616,15	2.888.582,00	Archeiothiki (2012 - 2024)
49	Office building, 25th Martiou - Thessalonikis & Teo	5.646,04	24.314,43	28.902.664,87	12.852.097,00	34.673.718,00	Eurobank Cards A.E. (2009 - 2035) Eurobank Ergasias (2010 - 2035) Eurobank Property Services S.A. (2012 - 2035)
50	Office, Othonos 10	1.516,14	1.010,50	2.917.587,00	2.551.348,09	2.440.622,00	Eurobank Ergasias (2011 - 2023) Lamda Estate Development (2011-2023)
TOTAL PROPERTIES		399.085,85	296.021,17	478.879.367,07	275.032.314,07	415.128.979,00	
S/N	DESCRIPTION OF LAND AND BUILDING	SURFACE IN SQ.M.		COST OF INVESTMENT (1)	TAX VALUE (2)	FAIR VALUE OF INVESTMENT (3)	TENANT
		LAND	BUILDING				
1	Office building 18 Mircea Eliade Blvd Bucharest	4.150,00	9.704,00	11.804.956,74	-	3.318.202,00	1&1 Internet (2011-2015) 1&1 Internet (2010-2015) 1&1 Internet (2012-2015) 1&1 Internet (2012-2015) Retail Development SA (2008 - 2018) Ske Group Romania SRL (2006 - 2014) Air Liquide Romania SRL (2005 - 2014) Orange Romania SA (2006 - 2018) Cosmorom SA (2004 - 2014) Telemobil S.A (2004 - 2014) Modifon SA (2005 - 2015) Gaia Pro Invest S.R.L (2007 - 2013) Seferco (2012 - 2015) Access Net (2010-2016) Polisano (2010-2020) Seferco (2012 - 2015)
2	Office building with a retail store on the ground floor, Terazije str., Belgrade	2.052,00	5.123,40	17.240.216,42	-	12.744.418,90	Universal Media (2011 - 2014) Labyrinth (2010-2015) Eurobank a.d. (2012 - 2052) Eurobank a.d. (2012 - 2052)
3	Retail, Tudor Vladimirescu 113, Iasi Romania	23.075,58	8.980,00	4.560.650,87	-	3.182.111,00	Praktiker (2007-2022)
4	Office Building with a retail store Bd.Dimitrie Pompeiu, Nr. 6A Bucharest	8.927,00	22.703,52	21.485.880,00	-	31.739.592,00	Bancpost (2008 - 2023) Retail Services (2008 - 2023) Bancpost Branch (2008 - 2023)

S/N	DESCRIPTION OF LAND AND BUILDING	SURFACE IN SQ.M.		VALUE OF PROPERTY			LEASE DETAILS TENANT - YEAR AND DURATION OF LEASE
		LAND	BUILDING	BOOK VALUE	TAX VALUE	FAIR VALUE	
				(1)	(2)	(3)	
							Property Services (2009 - 2023)
							Eurobank Leasing (2009 - 2023)
							Eurobank Finance (2013 - 2023)
							ERB COM (2013 - 2023)
							Eurolife Asignurari Viata SA (2009 - 2023)
							Eurolife Asignurari Generale SA (2009 - 2023)
							IMO II (2010- 2023)
							IT Shared Services (2009 - 2024)
5	Retail,Vouliagmenis and Titanon and Vosporou (Elliniko)	5.892,10	1.450,78				Praktiker (1991-2016)
	Retail,Vouliagmenis and Titanon (Elliniko)	8.236,90	11.444,27				Praktiker (1991-2016)
	Retail,Peiraios 176 (Tauros)	17.648,80	14.760,58				Praktiker (1993-2018)
	Retail,Iera Odos 339 and El.Venizelou (Agia Varvara - Aigaleo)	17.959,00	23.089,42				Praktiker (1993-2018)
				3,00	-	12.049.657,00	Marinopoulos SA (1994-2019)
							Mc Donalds (1996-2015)
	Retail,Marinou Antipa 34 and Thessalonikis-Thermis (Pylaia, Thessaloniki)	52.978,10	14.547,25				Praktiker (1995-2020)
	TOTAL INVESTMENTS	141.075,48	112.456,42	55.091.707,03		63.033.980,90	

TOTAL PROPERTIES AND INVESTMENTS	540.161,33	408.477,59	533.971.074,10	275.032.314,07	478.162.959,90
TOTAL CASH AND CASH EQUIVALENT					176.944.731,91
Cash in Hand					1.374,30
Sight Deposits					2.311.051,36
Time Deposits in EUR					174.632.306,25
TOTAL INVESTMENTS					655.107.691,81

Receivables			19.194.721,00		
Payables			95.203.983,00		
	31.12.2013	31.12.2012	31.12.2011		
Shareholders' equity per IFRS	716.621.200,00	678.994.622,00	729.875.318,86		
Fair value of property according to the valuation as per Law 2778/99	415.128.979,00	458.665.391,00	513.384.000,00		
% of valued property on total assets	57,93%	67,55%	70,34%		
Fair value of investments as per Law 2778/99	63.033.980,90	50.006.066,87	58.068.974,69		
% of valued investments on total assets	8,80%	7,36%	7,96%		
Total cash and cash equivalents	176.944.731,91	153.004.956,91	152.678.474,94		
% of total cash and cash equivalents on total assets	24,69%	22,53%	20,92%		

NOTES

- In Column "Description of Land and Building" the current use of the building is also 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 with s/n 1 and 49 as well as those of the subsidiaries with s/n 1, 2, 4 and 5.
- On July 26th 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 which consists of offices and retail stores, of 5.777 sq.m. total surface, for a consideration of €7.240 thousand.
- On August 22nd 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 located in 18 Mircea Eliade Blvd (area Floreasca), Bucharest, Romania, of 9.704 sq.m. total surface, for a consideration of €1.805 thousand.
- On June 4th 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 box located in Tudor Vladimirescu 113 in Iasi, Romania, for a consideration of €4.561 thousand.
- On July 31st 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.
- On December 23rd, 2013 the Company concluded the sale of a property located in Kiev Ukraine, 66-68 Chervonoarmiyska str.. The property is a ground floor retail branch with basement, with total surface of 541,6 sq.m. The agreed price for the disposal was €3.300. The fair value as at June 30, 2013 was €3.019. Net gains from the sale of the investment property (excluding expenses related to the disposal of €131) amounted to €150 and were recorded in profit and loss statement.
- On December 31st 2013, the Company signed an agreement for the acquisition of 100% of the share capital of company Cloud Hellas Ktimatiki S.A., owner of four retail boxes in Athens and Thessaloniki. The consideration for the acquisition was €3.
- As of 31.12.2013, 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.

MAROUSSI, FEBRUARY 13, 2014

CHIEF EXECUTIVE OFFICER

CHIEF FINANCIAL OFFICER

HEAD OF THE ACCOUNTING DEPARTMENT

GEORGIOS CHRYSSIKOS
I.D. Number N 161578

PANAGIOTIS ARISTEIDIS VARFIS
I.D. Number Ξ 163166

EVANGELOS TENTIS
PERM. NO. 064953

[Translation from the original text in Greek]

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, 2013. 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:

- The above "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999 and 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 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 14, 2014.
- The fair values of the aforementioned investments in Real Estate Properties and investments 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 Valuers dated January 14, 2014.
- 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 2013.
- 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 2013.
- 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 latter 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.

Athens, February 14, 2014
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