



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 March 31, 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 Condensed Consolidated and Company Interim Financial Statements for the period ended March 31, 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 Condensed Consolidated and Company Interim Financial Statements for the period March 31, 2014 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): 20/05/2014
Audit Firm: PricewaterhouseCoopers S.A.
Company's website: <http://www.eurobankproperties.gr>

Board of Directors: Nikolaos A. Bertosos, 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: Nikolaos A. Bertosos
Vice-President A', Non Executive Member: Petros Katsoulas
Vice-President B', Non Executive Member: Wade Sebastian Burton
CEO, Executive Member: Georgios Chryssikos
Non Executive Member: Platonas Monokrousos
Independent Non Executive Member: Georgios Bersis
Independent 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

Company		Group	
31.03.2014	31.12.2013	31.03.2014	31.12.2013
ASSETS			
432.279	413.739	582.734	564.194
1.587	1.596	1.591	1.600
45	55	380	390
105.092	105.092	-	-
-	-	391	391
15.363	15.281	3.023	2.959
554.366	535.763	588.119	569.534
1.281	554	2.017	857
2.689	3.359	3.960	4.268
310.910	176.945	320.432	190.695
314.880	180.858	326.409	195.820
869.246	716.621	914.528	765.354

Company		Group	
31.03.2014	31.12.2013	31.03.2014	31.12.2013
SHAREHOLDERS' EQUITY			
215.684	129.930	215.684	129.930
571.234	466.749	571.234	466.749
(4.894)	(6.735)	(4.894)	(6.735)
10.021	10.021	10.781	10.779
33.320	21.453	44.353	28.924
825.365	621.418	837.158	629.647
LIABILITIES			
30.560	31.451	60.794	62.104
3.075	2.962	3.075	2.962
290	319	290	319
33.925	34.732	64.159	65.385
2.158	2.606	2.923	4.541
-	50.000	-	-
7	7	7	7
365	364	365	364
2.241	2.342	2.882	2.425
5.185	5.152	7.034	62.985
9.956	60.471	13.211	70.322
43.881	95.203	77.370	135.707
869.246	716.621	914.528	765.354

Company		Group	
31.03.2014	31.03.2013	31.03.2014	31.03.2013
STATEMENT OF CHANGES IN EQUITY			
Amounts in Euro thousand			
621.418	631.748	629.647	626.974
11.856	8.282	15.420	9.189
-	(5)	-	(5)
193.248	-	193.248	-
(2.998)	-	(2.998)	-
1.841	-	1.841	-
-	-	-	-
825.365	640.025	837.158	636.158

Company		Group	
1.1-31.03.2014	1.1-31.03.2013	1.1-31.03.2014	1.1-31.03.2013
STATEMENT OF COMPREHENSIVE INCOME			
Amounts in Euro thousand			
7.236	7.857	10.529	9.523
4.178	-	4.178	-
-	-	-	-
(191)	(335)	(328)	(473)
11.223	7.522	14.379	9.050
10.313	7.049	13.370	8.535
12.496	8.849	16.381	9.991
11.856	8.282	15.418	9.210
11.856	8.282	15.418	9.210
-	-	-	-
11.856	8.282	15.420	9.189
11.856	8.282	15.420	9.189
-	-	-	-
0.1419	0.1384	0.1845	0.1535
10.333	7.072	13.390	8.558

Company		Group	
1.1-31.03.2014	1.1-31.03.2013	1.1-31.03.2014	1.1-31.03.2013
CASH FLOW STATEMENT			
Amounts in Euro thousand			
12.496	8.849	16.381	9.991
-	-	-	-
(7)	-	(7)	-
20	23	20	23
(4.178)	-	(4.178)	-
-	-	-	-
-	-	(2)	21
(2.443)	(2.096)	(1.253)	(2.286)
(886)	-	(827)	(2.057)
260	296	538	601
(459)	(325)	(1.250)	(201)
328	137	822	(673)
(263)	(306)	(532)	(602)
(489)	(600)	(712)	(814)
4.379	5.978	6.704	6.289
(50.000)	-	-	-
(14.362)	-	(14.362)	-
-	-	-	-
(1)	(15)	(1)	(15)
-	(8.070)	-	-
-	900	-	-
-	-	(55.983)	-
2.727	2.253	2.577	2.316
(61.636)	(4.932)	(67.769)	2.301
190.239	-	190.239	-
1.841	-	1.841	-
-	(5)	-	(5)
(646)	(620)	(646)	(620)
(212)	(208)	(9.268)	(9.268)
191.222	(833)	190.802	(9.893)
133.965	213	129.737	(1.303)
176.945	153.005	190.695	161.091
310.910	153.218	320.432	159.788

- 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. Management does not believe that any significant additional taxes will be finally assessed by the tax authorities for the open tax years. 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 and 2012, while it is expected to receive a tax certificate for the year 2013. For further information, refer to note 17 on the Condensed Consolidated and Company Interim Financial Statements for the period March 31, 2014.
 - Company's Financial Statements are included in the Consolidated Financial Statements of Eurobank Ergasias S.A. (registered offices in Greece), which owns 33,95% 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 11).
 - 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 legal expenses 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 legal expenses of €59). 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. (note 5)
 - On May 12, 2014, the acquisition of the portfolio from the Hellenic Republic Asset Development Fund (HRADF) and the respective lease to the Hellenic Republic for 20 years, was concluded.
The total surface of these properties is approximately 189.000 sqm, out of which 136.000 sqm above ground and the remaining 53.000 sqm of basement spaces. Most important assets of this portfolio are the Ministry of Education and Religious Affairs, the Ministry of Health, the Ministry of Justice, Transparency and Human Rights and the Athens Police Headquarters. This transaction significantly improves the diversification of the existing portfolio.
The acquisition price of this portfolio is €145.81m. and the annual rental income will be €14.05m. (note 5).
 - The fixed assets of the Group are free of charges and encumbrances, except from the following. 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 €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 €12.000 has been registered in favour 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 12).
 - 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 17).
 - Group's total number of employees at the end of the period was 21 (31/03/2013: 19).
 - As of March 31, 2014, the Group has accounted for a cumulative provision of: a) difference under dispute €0, b) unaudited tax years €0 and c) other provisions €1.601.
 - The related party transactions of the Group are as follows: a) Revenues €6.282, b) Expenses €448, c) Receivables €244.724 and d) Payables €48.249. The related party transactions of the Company are as follows: a) Revenues €5.405, b) Expenses €117, c) Receivables €253.082 and d) Payables €16.096. Key management compensation, both for the Group and the Company, is the following: a) Salaries and other short-term employee benefits €221, b) Receivables €0 and c) Payables €0.
 - Total comprehensive (loss)/ income for the period ended amounts to €2 and relates to exchange rate differences.
 - As of March 31, 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 11).

Maroussi, May 20, 2014

The Chairman of the BoD

The Chief Executive Officer

The Chief Financial Officer

The Chief Accountant

Nikolaos A. Bertosos
I.D. No AH 023829

Georgios Chryssikos
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Panagiotis - Aristeidis Varfis
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