

Eurobank EFG Property Services S.A.

Company registration No. 5823/01AT/B/86/334(06) - 6, Siniossoglou Street GR 142 34 N. Ionia

Summary financial data and information for the period from 1 January to 31 December 2008
 (According to Law 2190/20, article 135, for companies that prepare annual financial statements according to IFRS)

The information listed below aims to provide a general overview about the financial position and the financial results of Eurobank EFG Property Services S.A. Consequently, readers are strongly advised to visit the website of the Company (www.eurobankpropertieservices.gr), and/or to the parent Company's website (www.eurobank.gr) where the Annual Financial Statements prepared under International Financial Reporting Standards (IFRS) are available, before any investment decision or transaction with the Company is entered to.

COMPANY'S DATA
Registered office:
Business:
Registered number:
Authority in charge:
Date of approval of Financial Statements
(from which summary data were compiled):
Auditor:
Audit firm:
Audit opinion:
Website address:

6, Siniossoglou Street GR 142 34 N. Ionia

Real Estate Services

5823/01AT/B/86/334(06)

Athens Prefecture

24 March 2009

Marios Psaltis

PricewaterhouseCoopers S.A.

Unqualified

<http://www.eurobank.gr>
<http://www.eurobankpropertieservices.gr>
Board of Directors:

Michael Colakides

Dimitrios Andritsos

Christos Adam

Ioannis Stournaras

Panagiotis Kyriazis

Chairman

Vice Chairman & Chief Executive Officer

Member

Member

Member

BALANCE SHEET		amounts in thousand euro	
	31.12.2008	31.12.2007	
ASSETS			
Property, plant and equipment	342	332	
Intangible assets	5.329	5.379	
Available-for-sale investments securities	109	246	
Total Non-Current Assets	5.780	5.957	
Trade receivables	5.116	3.872	
Other receivables	827	742	
Cash and cash equivalents	1.532	1.520	
Total Current Assets	7.475	6.134	
TOTAL ASSETS	13.255	12.091	
EQUITY & RESERVES			
Share capital	587	587	
Other reserves	294	269	
Retained Earnings	2.266	1.787	
TOTAL EQUITY & RESERVES	3.147	2.643	
LIABILITIES			
Deferred tax liabilities	1.110	931	
Total Long-term liabilities	1.110	931	
Loans	6.500	6.500	
Trade payables & Other liabilities	2.354	1.896	
Income tax liability	144	121	
Total Short-term liabilities	8.998	8.517	
TOTAL LIABILITIES	10.108	9.448	
TOTAL EQUITY AND LIABILITIES	13.255	12.091	

STATEMENT OF CHANGES IN EQUITY		amounts in thousand euro	
	31.12.2008	31.12.2007	
Total equities as at			
(01.01.2008 and 01.01.2007 respectively)	2.643	1.892	
Profit for the period after tax	504	751	
- Total equity as at			
(31.12.2008 and 31.12.2007 respectively)	3.147	2.643	

STATEMENT OF COMPREHENSIVE INCOME		amounts in thousand euro	
	1.1 - 31.12.2008	1.1 - 31.12.2007	
Income from operating activities			
Commission income	10.058	9.825	
Staff costs	2.894	2.212	
Other operating expenses			
Commission expenses	4.201	4.788	
Other expenses	1.339	1.115	
Depreciation expense	238	194	
Operating profit	1.386	1.516	
Interest income	16	2	
Interest expense	430	383	
Net interest Income/Expense	414	381	
Profit before tax	972	1.135	
Income tax expense	468	384	
Net Profit for the year	504	751	

STATEMENT OF CASH FLOW		amounts in thousand euro	
	1.1 - 31.12.2008	1.1 - 31.12.2007	
Operating activities			
Profit before tax	972	1135	
Adjustments for:			
Depreciation and amortization expense	238	194	
Interest income	-16	-2	
Interest expense	430	383	
Cash flows from operating activities before changes in working capital			
Decrease / (increase) in trade and other receivables	-1.192	-859	
Increase / (decrease) in trade and other liabilities	460	474	
Less:			
Interest paid	-430	-383	
Taxes paid	-268	-86	
Net cash from/(used in) operating activities (a)	194	856	
Cash flows from investing activities			
Acquisition of tangible assets	-75	-42	
Acquisition of intangible assets	-123	-94	
Interest received	16	2	
Net cash from/(used in) investing activities (b)	-182	-134	
Cash flows from financing activities			
Loan repayment	0	0	
Net cash from/(used in) financing activities (c)	0	0	
Net increase (decrease) in cash and cash equivalents (a) + (b) + (c)	12	722	
Cash and cash equivalents at beginning of year	1.520	798	
Cash and cash equivalents at end of year	1.532	1.520	

Additional data and information:

1. The Company has been subject to tax audit until the year 2006.

2. The Company's financial statements are included in the consolidated financial statements of EFG Eurobank Ergasias A.E. (registered offices in Greece), which owns 100% of Company's ordinary shares, by the full consolidation method.

3. The fixed assets of the Company are free of material charges or encumbrances.

4. The total number of employees were 62 (2007: 51).

5. The related party transactions of the Company are as follows: a) Commission income €8.872ths., b) Expenses € 1.282ths., γ) Receivables € 6,009ths., δ) Liabilities € 7.067ths., e) Transactions with key management personnel €361ths., f) Receivables from key management personnel €0ths. and g) Liabilities to key management personnel €0ths.

N. Ionia 24 March 2009

Chairman

Chief Executive Officer

Chief Financial Officer

Michael Colakides
 Passport No E 152969

Dimitrios Andritsos
 I.D No. N 127663

Panagiotis Kyriazis
 PERM. No 5474