

EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY
 Reg. Number 365/06/B/86/2
 HELLENIC CAPITAL MARKET COMMITTEE DECISION 11/352/21.9.2005
 REGISTERED OFFICES: 6, SINIOSGLOU STREET, GR 142 34, N. IONIA

It is hereby notified, in accordance with decision no. 33/24.11.2005 of the Athens Stock Exchange, that the Company's share capital increase by cash, which took place on the basis of decision of the Company's Extraordinary General Assembly on 07.02.2006 and approved by the Athens Stock Exchange Board of Directors (decision no. 16849/05.04.2006), raised a net capital of €78,918 thousand (total amount of €85,957 thousand less issuing costs of €7,039 thousand). The period of the Public Offer was from 29.03.2006 to 31.03.2006. From this share capital increase 5,510,066 new common shares have been issued at an issue price of €15.60 per share, which were listed for trading on the Athens Exchange on 12.04.2006. The Company's share capital increase was confirmed by the Board of Directors on 07.04.2006. The proceeds from the share capital increase were distributed, in accordance with the Offering Memorandum, until **30.06.2007**, as follows:

TIMESCHEDULE OF USE OF PROCEEDS FROM THE SHARE CAPITAL INCREASE

Amounts in € thousand	SHARE CAPITAL INCREASE PROCEEDS (in accordance with the Offering Memorandum)	INVESTMENTS			Total Investment 30.06.2007	Remaining balance to be Invested
	1st Semester 2006	2006	1st Quarter 2007	2nd Quarter 2007		
Investment in Real Estate Property providing Income used as Offices or other Professional or Industrial Purpose	78.918	40.167	0	10.377	10.377	28.374
Required investment in Cash (L. 2778/1999, article. 22, par. 1a) ⁽⁵⁾		7.892	0	-7.892	-7.892	
Total	78.918	48.059	0	2.485	2.485	28.374

Notes:

- The final amount of net proceeds from the share capital increase amounted to € 78,918 thousand. This amount is less than the amount reported in the Offering Memorandum by € 639 thousand and the amount reported in the press release date 11.04.2006 by € 390 thousand, due to additional expenses. The total expense amounted to € 7,039 thousand.
- In the 2nd quarter of 2007, the Company acquired property for future office use in the area of Nea Ionia, Attica, at a total cost of € 24,377 thousand. The amount includes additional future construction works of €4,300 thousand, estimated to be delivered by the end of November 2007, as well as property acquisition expenses i.e. legal expenses, notary fees, e.t.c. of €377 thousand. Pursuant to the purchase agreement, the amount of €14,000 will be repaid gradually up to November 2007, date of delivery of construction works carried out by the sellers, with the purpose of upgrading the building and making it suitable for contemporary office use. Moreover, on 23 July 2007, the Company has completed the acquisition of two retail properties for a total of €4,325 and a total area of 791.18 sqm, in the context of the Company's investment strategy for further expansion of its property portfolio. On 26 July 2007, the Company proceeded with the acquisition of 100% of the share capital of Serbian joint stock company Reco A.D., owner of a prime mixed use office and retail building in the centre of Belgrade, for a total cost of €22,630 (of which €10,049 will be paid by the existing cash reserves).
- The Company in 2006 maintained the amount of € 7,892 thousand (10% of the proceeds) in cash and cash equivalent, in order for the investments of the Company to comply with par. 1a of article 22 of L. 2778/1999. The amount had been deposited in short term investments (time deposits). In accordance with Law 3581/2007, since 28 June 2007, the Company is no longer obliged to maintain a minimum cash required of 10% on total assets. Therefore, the amount of €7,892 thousand will be used for acquisition of investment properties.
- The remaining balance to be invested of €28,374 thousand has been temporarily invested in short term investment (time deposits) as reported in the condensed interim financial statements for the six-month period ended 30.06.2007. It is noted that from that amount, the Company will pay by the end of November 2007 an amount of €14,000 thousand for the completion of a property acquisition as mentioned in Note 2 above. A further €14,374 of existing cash reserves will be used to finance the recent acquisitions described in Note 2 above.

Nea Ionia, 26 July 2007

THE CHAIRMAN OF THE BoD

THE GENERAL MANAGER AND THE
EXECUTIVE MEMBER OF THE BoD

THE CHIEF FINANCIAL OFFICER

HARALAMBOS KYRKOS
I.D. Number X 052022

NIKOLAOS GALETAS
I.D. Number Π 028271

ILIAS PAPALIOPOULOS
REG. Number 18013

REPORT OF FACTUAL FINDINGS

TO THE BOARD OF DIRECTORS OF EUROBANK PROPERTIES REAL ESTATE INVESTMENT COMPANY

We have performed the procedures agreed with you and enumerated below with respect to the statement "Use of cash proceeds from the increase in the company's share capital" of Eurobank Properties REIC for the six-month period ended 30 June 2007, set forth in the accompanying schedule. The preparation of this statement is the responsibility of the company's management. Our engagement was undertaken in accordance with the International Standard on Related Services "ISRE 4400" applicable to agreed-upon procedures engagements. The preparation of this financial statement is the responsibility of the company's management. Our responsibility is to perform the agreed upon procedures and report our findings.

The agreed upon procedures were performed and associated findings are summarized below:

- We confirmed whether that the amounts shown in the column "Proceeds from share capital increase" were derived from the books and records of the company and the offering memorandum approved by the Athens Stock Exchange. As a result of the above procedures, we identified that the total amount of proceeds reported in the column "Proceeds from share capital increase" is €639k less than the that reported in the offering memorandum approved by the Athens Stock Exchange and €390k less than that reported in the company's press release of 11 April 2006 as a result of share issuance costs, as disclosed in Note 1 of the attached statement.
- We confirmed whether that the financial data shown in the column "Invested capital 30.6.2007" was derived from the books and records of the company. As a result of the above procedure we did not identify any exceptions.

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 whatsoever beyond that reported in our factual findings as a result the agreed upon procedures carried out by us. Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Our report is solely for the purpose of the Board of Directors of Eurobank Properties REIC for purposes of compliance with the requirements of the Capital Markets Commission and is not to be used for any other purpose. This report relates only to the matters specified above and does not extend to any financial statements of the company, taken as a whole.

27 July 2007

The Certified Accountant - Auditor

Constantinos Michalatos
SOEL Reg. No 17701
PricewaterhouseCoopers