



PIRAEUS R.E.I.C.

Condensed Interim Financial Information

31 March 2008

According to the International Financial Reporting Standards

The attached condensed interim financial information have been approved by Piraeus R.E.I.C. Board of Directors on 29.04.2008 and they are available in the web site of Piraeus R.E.I.C. at www.piraeusaeep.gr

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INTERIM BALANCE SHEET

	<u>Note</u>	<u>31.03.2008</u>	<u>31.12.2007</u>
ASSETS			
Non – Current Assets			
Tangible Assets		979,77	1.126,83
Intangible Assets		503,54	571,88
Investments Property	7	101.328.556,87	99.717.252,00
Other receivables		36.128,56	36.128,56
		<u>101.366.168,74</u>	<u>99.755.079,27</u>
Current Assets			
Trade receivables		120.044,92	190.375,79
Other receivables		178.261,42	85.418,59
Cash and cash equivalents		14.367.528,63	13.644.172,47
		<u>14.665.834,97</u>	<u>13.919.966,85</u>
TOTAL ASSETS		<u>116.032.003,71</u>	<u>113.675.046,12</u>
LIABILITIES			
EQUITY			
Share Capital		62.023.711,20	62.023.711,20
Share Premium		163.190,75	163.190,75
Reserves		1.759.428,18	1.759.428,18
Retained earnings		51.144.744,95	48.741.871,36
TOTAL EQUITY		<u>115.090.075,08</u>	<u>112.688.201,49</u>
Non – current liabilities			
Retirement benefit obligations		12.427,74	11.664,00
Other non-current liabilities		97.064,98	83.884,98
		<u>109.492,72</u>	<u>95.548,98</u>
Current liabilities			
Suppliers and other liabilities		686.815,80	608.256,54
Income tax	8	144.620,11	283.039,11
		<u>831.435,91</u>	<u>891.295,65</u>
TOTAL LIABILITIES		<u>940.928,63</u>	<u>986.844,63</u>
TOTAL EQUITIES AND LIABILITIES		<u>116.032.003,71</u>	<u>113.675.046,12</u>

INTERIM INCOME STATEMENT

	<u>Note</u>	<u>01.01.2008-31.03.2008</u>	<u>01.01.2007-31.03.2007</u>
Income from leased assets		1.896.446,76	2.012.014,55
Gains from adjustments to fair values		983.231,87	1.136.637,00
Gains/Losses from sale of investment property		151.670,96	91.289,23
Interest Income		3.031.349,59	3.239.940,78
Total Operating Income			
Investment property operating expenses	9	(170.876,23)	(167.611,56)
Staff costs		(14.501,04)	(16.022,98)
Other operating expenses	10	(298.263,22)	(315.454,79)
Depreciation		(215,40)	(233,08)
Total Operating Expenses		(483.855,89)	(499.322,41)
Profit Before Income Tax		2.547.493,70	2.740.618,37
Income tax expense	8	(144.620,11)	(133.136,63)
Profit for the Period		2.402.873,59	2.607.481,74
Earnings per Share (in €)			
Basic & Diluted	11	0,04	0,05

INTERIM STATEMENT OF CHANGES IN EQUITY

	Share Capital	Share Premium	Other reserves	Retained earnings	TOTAL
Opening balance as at 1 January 2007	62.023.711,20	163.190,75	1.090.233,40	46.963.692,48	110.240.827,83
Retained earnings transferred to other reserves	-	-	347.944,50	(347.944,50)	0,00
Profit for the period 01.01.2007-31.03.2007	-	-	-	2.607.481,74	2.607.481,74
Balance as at 31 March 2007	62.023.711,20	163.190,75	1.438.177,90	49.223.229,72	112.848.309,57
Opening balance as at 1st April 2007	62.023.711,20	163.190,75	1.438.177,90	49.223.229,72	112.848.309,57
Dividends paid for year 2006	-	-	-	(6.751.253,52)	(6.751.253,52)
Retained earnings transferred to other reserves	-	-	321.250,28	(321.250,28)	0,00
Profit for the period 01.04.2007 – 31.12.2007	-	-	-	6.591.145,44	6.591.145,44
Balance as at 31 December 2007	62,023,711.20	163,190.75	1.759.428,18	48.741.871,36	112.688.201,49
Opening balance as at 1 January 2008	62,023,711.20	163,190.75	1.759.428,18	48.741,871,36	112.688.201,49
Profit for the period 01.01.2008-31.03.2008	-	-	-	2.402.873,59	2.402.873,59
Balance as at 31 March 2008	62.023.711,20	163.190,75	1.759.428,18	51.144.744,95	115.091.075,08

INTERIM CASH FLOW STATEMENT

	01.01.2008-31.03.2008	01.01.2007-31.03.2007
<u>Cash flows from operating activities</u>		
Profit before tax	2.547.493,70	2.740.618,37
<u>Adjustments to profit before tax :</u>		
Depreciation	215,40	233,08
Provisions	763,74	-
Gains from adjustments to fair values	(983.231,87)	(1.136.637,00)
Results (income, expenses, profits & losses) from investing activities	(151.670,96)	(91.289,23)
<u>Adjustments related to working capital or operating activities :</u>		
Acquisition of investment property	(628.073,00)	-
(Increase) in receivables	(22.511,96)	(150.860,79)
Increase in liabilities (banks not included)	91.739,26	243.367,98
Less :		
Tax expenses	(283.039,11)	(164.615,73)
Net cash from operating activities	571.685,20	1.440.816,68
<u>Cash flows from investing activities</u>		
Interest Income	151.670,96	91.289,23
Net cash from investing activities	151.670,96	91.289,23
<u>Cash flows from financing activities</u>		
Share capital issue expenses	-	-
Dividends paid	0,00	(152,21)
Net cash from financing activities	0,00	(152,21)
Net (decrease)/ increase in cash and cash equivalents	723.356,16	1.531.953,70
Cash and cash equivalents at beginning of period	13.644.172,47	10.654.465,96
Cash and cash equivalents at end of period	14.367.528,63	12.186.419,66

1. GENERAL INFORMATION ABOUT THE COMPANY

Piraeus R.E.I.C. operates in accordance with the Law 2190/1920 and the Law 2778/1999 concerning investment property portfolio management. The main object of the company is to lease assets through operating leases.

Company operates in Greece and its head offices are at 5, Korai Street in Athens.

Company's shares trade in the Athens Stock Exchange.

Company is member of Piraeus Bank Group. Piraeus Bank is the major shareholder of the Company with 38.72% participation stake in its share capital on 31.03.2008. The attached financial statements have been approved by the Company's Board of Directors on 29.04.2008.

2. GENERAL ACCOUNTING POLICIES OF THE COMPANY

The accounting policies adopted for the preparation of these condensed financial statements are consistent with those of the annual statements for the year ended 31.12.2007.

3. BASIS OF PRESENTATION OF THE FINANCIAL STATEMENTS

These condensed interim financial information have been prepared in accordance with International Accounting Standard (IAS) 34 "Interim Financial Reporting" and should be read in conjunction with the Company's published financial statements for the year ended 31.12.2007.

4. CRITICAL ACCOUNTING ESTIMATES AND ASSUMPTIONS

Estimates and judgements are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors.

Management makes estimates and assumptions concerning the future. The resulting amounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below:

Estimate of fair value of investment properties :

The best evidence of fair value is current prices in an active market for similar lease and other contracts. In the absence of such information, the Company determines the amount within the range of reasonable fair value estimates. In making its judgement, the Company considers information from a variety of sources including:

- i) current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;
- ii) recent process of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices;
- iii) discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

5. BUSINESS SEGMENTS

The Company has identified the following business segments:

- Shops
- Offices
- Gas stations
- Garages

The Company operates only in the Greek market and consequently there is not an analysis in secondary business segments.

Segment results are as follows:

01.01.2008-31.03.2008	Shops	Offices	Gas Stations	Garages	Unallocated	Total
Income from leases	239.683,96	1.430.003,21	187.854,18	38.905,41	0,00	1.896.446,76
Gains form adjustments	176.889,74	623.357,82	109.246,63	73.737,68	0,00	983.231,87
Total income from property	416.573,70	2.053.361,03	297.100,81	112.643,09	0,00	2.879.678,63
Net Financial Outcome	0,00	0,00	0,00	0,00	151.670,96	151.670,96
Total operating expenses	(21.596,33)	(128.848,10)	(16.926,29)	(3.505,51)	(312.979,66)	(483.855,89)
Profit before taxes	394.977,37	1.924.512,93	280.174,52	109.137,58	(161.308,70)	2.547.493,70
Tax Expense	(22.297,97)	(79.361,74)	(15.511,07)	(9.295,06)	(18.154,27)	(144.620,11)
Profit after taxes	372.679,40	1.845.151,19	264.663,45	99.842,52	(179.462,97)	2.402.873,59

	Shops	Offices	Gas Stations	Garages	Unallocated	Total
31.03.2008						
Segment assets	17.865.863,74	63.587.212,82	12.427.974,63	7.447.505,68	1.483,31	101.330.040,18
Total of claims and cash	81.697,39	508,59	0,00	73.967,50	14.545.790,05	14.701.963,53
Total Assets	17.947.561,13	63.587.721,41	12.427.974,63	7.521.473,18	14.547.273,36	116.032.003,71
Total liabilities	97.064,98	0,00	0,00	0,00	843.863,65	940.928,63

	Shops	Offices	Gas Stations	Garages	Unallocated	Total
01.01.2007- 31.03.2007						
Income from leases	322.343,25	1.470.003,68	181.326,45	38.341,17	0,00	2.012.014,55
Gains form adjustments	(66.418,50)	946.721,00	142.744,50	113.590,00	0,00	1.136.637,00
Total income from property	255.924,75	2.416.724,68	324.070,95	151.931,17	0,00	3.148.651,55
Net Financial Outcome	0,00	0,00	0,00	0,00	91.289,23	91.289,23
Total operating expenses	(26.852,91)	(122.459,16)	(15.105,46)	(3.194,02)	(331.710,85)	(499.322,40)
Profit before taxes	229.071,84	2.294.265,52	308.965,49	148.737,15	(240.421,62)	2.740.618,38
Tax Expense	(20.640,87)	(76.002,96)	(13.996,28)	(8.019,94)	(14.476,58)	(133.136,63)
Profit after taxes	208.430,97	2.218.262,56	294.969,21	140.717,21	-254.898,20	2.607.481,75

31.12.2007						
Segment assets	17.688.974,00	62.335.782,00	12.318.728,00	7.373.768,00	1.698,71	99.718.950,71
Total of claims and cash	144.240,79	0,00	0,00	82.263,56	13.729.591,06	13.956.095,41
Total Assets	17.833.214,79	62.335.782,00	12.318.728,00	7.456.031,56	13.731.289,77	113.675.046,12
Total liabilities	83.884,98	0,00	0,00	0,00	902.959,65	986.844,63

6. RELATED PARTY TRANSACTIONS

The company has transaction with other companies of Piraeus Bank Group. All transaction with the Parent Company and related parties arm's length transactions take place in the normal course of business.

	31.03.2008		01.01.2008 – 31.03.2008	
	RECEIVABLES	LIABILITIES	INCOME	EXPENSES
Parent Company	14.099.285,79	192.928,24	1.581.674,17	162.381,74
Other related parties	0,00	96.326,35	0,00	93.263,65
TOTAL	14.099.285,79	289.254,59	1.581.674,17	255.645,39

	31.12.2007		01.01.2007 – 31.03.2007	
	RECEIVABLES	LIABILITIES	INCOME	EXPENSES
Parent Company	13.569.976,33	194.309,20	1.561.292,91	162.720,43
Other related parties	0,00	96.490,53	0,00	92.403,48
TOTAL	13.569.976,33	290.799,73	1.561.292,91	255.123,91

Receivables from Mother Company, concern bank deposits in Mother Bank, while the income concerns rents from investment properties. The expenses concern the provision of consulting services and property facility management.

BENEFITS TO THE MANAGEMENT

For the period 1.1.2008 to 31.03.2008, emoluments were € 12.685,58, when for the period 1.1.2007 to 31.03.2007 were € 15.384,63.

7. INVESTMENT PROPERTY

The investment property of the company is analysed as follows:

	31.03.2008	31.12.2007
OPENING BALANCE	99.717.252,00	99.928.635,00
Acquisitions	628.073,00	567.984,50
Gains form adjustments to fair values	983.231,87	2.773.621,50
Cost of sales	0,00	(3.552.989,00)
CLOSING BALANCE	101.328.556,87	99.717.252,00

The investment property is free of any liens or encumbrances.

The Company acquired a real estate property in Peristeri for the price of €628.073,00 .

8. INCOME TAX

From 01.01.2007, the company's income tax is calculated using the effective tax rate of 0.475% (and not 0.3% that was used on 31.12.2006), on the average 6-month investment property and cash and cash equivalents. There is no deferred tax applicable on the investments. The tax amount of €144.620,11 regards the tax for the period 01.01 – 31.03.2008, based on the investments and the available funds on 31.03.2008.

9. INVESTMENT PROPERTY OPERATING EXPENSES

The operating expenses for investment property are made up as follows:

	01.01 – 31.03.2008	01.01 – 31.03.2007
Property & facility management fees	74.787,94	74.946,48
Evaluation fees	37.200,00	38.000,00
Insurance	31.640,82	32.949,33
Levies and maintenance	27.247,47	21.615,30
Other expenses	0,00	100,45
Total	170.876,23	167.611,56

10. OTHER OPERATING EXPENSES

Other operating expenses are made up as follows:

	01.01 – 31.03.2008	01.01 – 31.03.2007
Taxes and duties	60.655,18	66.388,98
Publishing expenses	15.950,35	16.308,66
Administration fees	12.685,58	15.384,63
Rent	300,00	300,00
Third party fees	182.019,61	209.205,66
Other expenses	26.652,50	7.866,86
Total	298.263,22	315.454,79

11. EARNINGS PER SHARE

Basic and diluted earnings per share are calculated based on after tax profit divided by weighted average number of shares.

	01.01 – 31.03.2008	01.01 – 31.03.2007
Profits after taxes (amounts in €)	2.402.873,59	2.607.481,74
Weighted average number per share	54.888.240	54.888.240
Basic and diluted earning per share (amounts in €)	0.04	0.05

12. DIVIDENDS PER SHARE

A dividend in respect of 2007 of €0.13 per share, amounting to a total dividend of €7.135.471,20 was approved by the Annual General Assembly by the Board of Directors, which took place on 23.04.2008. The date of commencement of the dividend payment is 08.05.2008.

13. CONTINGENT LIABILITIES AND COMMITMENTS

There are neither pending legal actions against company nor contingent liabilities that would affect company's performance on 31.03.2008

14. POST BALANCE SHEET EVENTS

There are no post balance sheet events that would have a significant effect on Company's Financial Statements.

15. SEASONALITY

The Company's rental income is not subject to seasonal fluctuations.

16. COMPARATIVE INCOME STATEMENT FINANCIAL INFORMATION

In the income statement last year's information have been restated so as a) to be comparable with last year's information which are shown according to HCMC's Dec. #34 and b) to include the effect of net profit from the adjustment of investment property to fair values, as mentioned in Note 20 of the Financial Statements of 30.06.2007.

Athens, 29 April 2008

THE CHAIRMAN OF THE BOARD OF
DIRECTORS

THE VICE-CHAIRMAN OF THE BOARD OF
DIRECTORS
AND MANAGING DIRECTOR

THE CHIEF FINANCIAL OFFICER

GEORGIOS A. PROVOPOULOS

KONSTANTINOS A. CHRISIKOS

IOANNIS A. LETSIOS