NBG PANGAEA

NBG PANGAEA R.E.I.C.

Interim Condensed Consolidated and Separate Financial Information

for the period from January 1 to March 31, 2018

This interim financial report has been translated from the original report that has been prepared in the Greek language. Reasonable care has been taken to ensure that this report represents an accurate translation of the original text. In the event that differences exist between this translation and the original Greek language financial report, the Greek language financial report will prevail over this document.

May 2018

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[Translation from the original text in Greek]

Report on Review of Interim Financial Information

To the Board of Directors of "NBG Pangaea Real Estate Investment Company"

Introduction

We have reviewed the accompanying interim group and company statements of financial position of "NBG Pangaea Real Estate Investment Company" as of 31 March 2018 and the related group and company statements of income and total comprehensive income, changes in shareholder's equity and cash flows for the three-month period then ended and the selected explanatory notes, that comprise the interim condensed financial information. Management is responsible for the preparation and presentation of this interim condensed financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim condensed financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial information has not been prepared, in all material respects, in accordance with IAS 34.

Athens, 4 May 2018

The Certified Auditor

PricewaterhouseCoopers S.A.
268 Kifissias Avenue,
Halandri 152 32
SOEL Reg. No. 113

Marios Psaltis
SOEL Reg. No. 38081

All amounts expressed in € thousand, unless otherwise stated

		Group		Company	
	Note	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
ASSETS					
Non-current assets					
Investment property	5	1,590,958	1,580,698	1,309,535	1,309,775
Investment in subsidiaries	6	-	-	178,824	178,824
Property and equipment		2,019	2,058	2,177	2,216
Intangible assets		123	130	123	130
Deferred tax assets		4	4	-	-
Other long-term assets	7	2,674	9,088	12,550	9,807
		1,595,778	**1,591,978**	**1,503,209**	**1,500,752**
Current assets					
Trade and other assets	8	54,548	57,931	49,993	55,097
Cash and cash equivalents	9	85,603	49,335	59,240	36,308
		140,151	**107,266**	**109,233**	**91,405**
Total assets		**1,735,929**	**1,699,244**	**1,612,442**	**1,592,157**
SHAREHOLDERS' EQUITY					
Share capital	10	766,484	766,484	766,484	766,484
Share premium	10	15,890	15,890	15,970	15,970
Reserves	11	339,191	339,152	338,894	338,894
Retained Earnings		114,840	106,327	125,857	117,788
Total equity		**1,236,405**	**1,227,853**	**1,247,205**	**1,239,136**
LIABILITIES					
Long-term liabilities					
Borrowings	12	415,898	344,668	292,323	234,979
Retirement benefit obligations		195	197	195	197
Deferred tax liabilities		327	223	-	-
Other long-term liabilities		3,556	3,477	3,382	3,302
		419,976	**348,565**	**295,900**	**238,478**
Short-term liabilities					
Trade and other payables	13	17,321	14,452	11,588	9,262
Borrowings	12	58,858	102,212	54,894	99,637
Derivative financial instruments		497	480	-	-
Current tax liabilities		2,872	5,682	2,855	5,644
		79,548	**122,826**	**69,337**	**114,543**
Total liabilities		**499,524**	**471,391**	**365,237**	**353,021**
Total shareholders' equity and liabilities		**1,735,929**	**1,699,244**	**1,612,442**	**1,592,157**

Athens, May 4, 2018

The Chairman of the BoD	The CEO	The CFO / COO	The Deputy CFO
Christos Protopapas	Aristotelis Karytinos	Thiresia Messari	Anna Chalkiadaki

		Group		Company	
		From 01.01. to		From 01.01. to	
	Note	**31.03.2018**	**31.03.2017**	**31.03.2018**	**31.03.2017**
Revenue		30,486	28,709	26,582	25,406
		30,486	**28,709**	**26,582**	**25,406**
Net gain / (loss) from the fair value adjustment of investment property	5	(9,174)	-	(10,146)	-
Direct property related expenses		(3,176)	(3,090)	(2,629)	(2,548)
Personnel expenses		(538)	(542)	(538)	(542)
Depreciation of property and equipment		(6)	(6)	(6)	(6)
Amortisation of intangible assets		(7)	(7)	(7)	(7)
Net change in fair value of financial instruments at fair value through profit or loss		76	365	-	302
Net impairment gain / (loss) on financial assets		26	-	26	-
Other income		87	79	2,578	3,536
Other expenses		(715)	(495)	(545)	(340)
Corporate Responsibility		(29)	(27)	(29)	(27)
Operating Profit		**17,030**	**24,986**	**15,286**	**25,774**
Interest income		29	6	126	5
Finance costs		(5,334)	(5,198)	(4,239)	(4,167)
Profit before tax		**11,725**	**19,794**	**11,173**	**21,612**
Taxes	16	(2,978)	(2,721)	(2,855)	(2,708)
Profit for the period		**8,747**	**17,073**	**8,318**	**18,904**
Attributable to:					
Non-controlling interests		-	-	-	-
Company's equity shareholders		**8,747**	**17,073**	**8,318**	**18,904**
Earnings per share (expressed in € per share) - Basic and diluted	17	0.03	0.07	0.03	0.07

Athens, May 4, 2018

The Chairman of the BoD	The CEO	The CFO / COO	The Deputy CFO
Christos Protopapas	Aristotelis Karytinos	Thiresia Messari	Anna Chalkiadaki

All amounts expressed in € thousand, unless otherwise stated

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Profit for the period	**8,747**	**17,073**	**8,318**	**18,904**
Other comprehensive income / (expense):				
Items that may be reclassified subsequently to profit or loss:				
Currency translation differences	(2)	13	-	-
Cash flow hedges	41	41	-	-
Total of items that may be reclassified subsequently to profit or loss	**39**	**54**	**-**	**-**
Other comprehensive income/(expense) for the period	**39**	**54**	**-**	**-**
Total comprehensive income/(expense) for the period	**8,786**	**17,127**	**8,318**	**18,904**
Attributable to:				
Non-controlling interests	-	-	-	-
Company's equity shareholders	**8,786**	**17,127**	**8,318**	**18,904**

Athens, May 4, 2018

The Chairman of the BoD	The CEO	The CFO / COO	The Deputy CFO
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	Attributable to Company's shareholders				
	Share capital	**Share premium**	**Reserves**	**Retained Earnings**	**Total**
Balance January 1, 2017	**766.484**	**15,890**	**336,119**	**76,448**	**1,194,941**
Other comprehensive income for the period	-	-	54	-	**54**
Profit for the period	-	-	-	17,073	**17,073**
Total comprehensive income after tax	**-**	**-**	**54**	**17,073**	**17,127**
Balance March 31, 2017	**766,484**	**15,890**	**336,173**	**93,521**	**1,212,068**
Movements to December 31, 2017	-	-	2,979	12,806	**15,785**
Balance December 31, 2017	**766,484**	**15,890**	**339,152**	**106,327**	**1,227,853**
Balance December 31, 2017	**766,484**	**15,890**	**339,152**	**106,327**	**1,227,853**
Adjustment due to adoption of IFRS 9 (Note 21)	**-**	**-**	**-**	(234)	**(234)**
Balance January 1, 2018 as adjusted	**766,484**	**15,890**	**339,152**	**106,093**	**1,227,619**
Other comprehensive income for the period	-	-	39	-	**39**
Profit for the period	-	-	-	8,747	**8,747**
Total comprehensive income after tax	**-**	**-**	**39**	**8,747**	**8,786**
Balance March 31, 2018	**766,484**	**15,890**	**339,191**	**114,840**	**1,236,405**

Athens, May 4, 2018

The Chairman of the BoD	The CEO	The CFO / COO	The Deputy CFO
Christos Protopapas	Aristotelis Karytinos	Thiresia Messari	Anna Chalkiadaki

All amounts expressed in € thousand, unless otherwise stated

	Share capital	Share premium	Reserves	Retained Earnings	Total
Balance January 1, 2017	**766,484**	**15,970**	**336,182**	**80,241**	**1,198,877**
Profit for the period	-	-	-	18,904	18,904
Total comprehensive income after tax	**-**	**-**	**-**	**18,904**	**18,904**
Balance March 31, 2017	**766,484**	**15,970**	**336,182**	**99,145**	**1,217,781**
Movements to December 31, 2017	-	-	2,712	18,643	21,355
Balance December 31, 2017	**766,484**	**15,970**	**338,894**	**117,788**	**1,239,136**
Balance December 31, 2017	**766,484**	**15,970**	**338,894**	**117,788**	**1,239,136**
Adjustment due to adoption of IFRS 9 (Note 21)	**-**	**-**	**-**	(249)	**(249)**
Balance January 1, 2018 as adjusted	**766,484**	**15,970**	**338,894**	**117,539**	**1,238,887**
Profit for the period	-	-	-	8,318	8,318
Total comprehensive income after tax	**-**	**-**	**-**	**8,318**	**8,318**
Balance March 31, 2018	**766,484**	**15,970**	**338,894**	**125,857**	**1,247,205**

Athens, May 4, 2018

The Chairman of the BoD	The CEO	The CFO / COO	The Deputy CFO
Christos Protopapas	Aristotelis Karytinos	Thiresia Messari	Anna Chalkiadaki

	From 01.01. to 31.03.2018	31.03.2017
Cash flows from operating activities		
Profit before tax	11,725	19,794
Adjustments for:		
- Provisions for employee benefits	(3)	4
- Other provisions	9	-
- Depreciation of property and equipment	6	6
- Amortization of intangible assets	7	7
- Net loss from the fair value adjustment of investment property	9,174	-
- Interest income	(29)	(6)
- Finance costs	5,334	5,198
- Net change in fair value of financial instruments at fair value through profit or loss	(76)	(365)
- Net impairment (gain) / loss on financial assets	(26)	-
Changes in working capital:		
- (Increase) / Decrease in receivables	3,171	(4,273)
- Increase in payables	2,828	1,009
Cash flows from operating activities	32,120	21,374
Interest paid	(4,119)	(3,816)
Tax paid	(5,683)	(5,366)
Net cash flows from operating activities	**22,318**	**12,192**
Cash flows from investing activities		
Acquisition of investment property	(10,150)	-
Subsequent capital expenditure on investment property	(219)	(36)
Prepayments and expenses related to future acquisition of investment property	(2,644)	(64)
Purchases of property and equipment	-	(6)
Interest received	32	6
Net cash flows used in investing activities	**(12,981)**	**(100)**
Cash flows from financing activities		
Proceeds from the issuance of bond loans and other borrowed funds	75,000	-
Expenses related to the issuance of bond loans and other borrowed funds	(1,096)	-
Repayment of borrowings	(46,973)	(1,011)
Net cash flows used in financing activities	**26,931**	**(1,011)**
Net increase in cash and cash equivalents	**36,268**	**11,081**
Cash and cash equivalents at the beginning of the period	49,335	54,732
Effect of foreign exchange currency changes on cash and cash equivalents	-	(1)
Cash and cash equivalents at the end of the period	**85,603**	**65,812**

Athens, May 4, 2018

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All amounts expressed in € thousand, unless otherwise stated

	From 01.01. to	
	31.03.2018	**31.03.2017**
Cash flows from operating activities		
Profit before tax	11,173	21,612
Adjustments for:		
- Provisions for employee benefits	(3)	4
- Other provisions	9	-
- Depreciation of property and equipment	6	6
- Amortization of intangible assets	7	7
- Net loss from the fair value adjustment of investment properties	10,146	-
- Interest income	(126)	(5)
- Finance costs	4,239	4,167
- Net change in fair value of financial instruments at fair value through profit or loss	-	(302)
- Net impairment (gain) / loss on financial assets	(26)	-
Changes in working capital:		
- (Increase) / Decrease in receivables	4,883	(4,001)
- Increase in payables	2,286	15,420
Cash flows from operating activities	32,594	36,908
Interest paid	(4,002)	(3,791)
Tax paid	(5,644)	(5,340)
Net cash flows from operating activities	**22,948**	**27,777**
Cash flows from investing activities		
Acquisition of investment property	(9,687)	-
Subsequent capital expenditure on investment property	(219)	(36)
Prepayments and expenses related to future acquisition of investment property	(2,644)	(56)
Purchases of property and equipment	-	(6)
Participation in subsidiaries' capital increase	-	(14,400)
Interest received	32	5
Net cash flows used in investing activities	**(12,518)**	**(14.493)**
Cash flows from financing activities		
Proceeds from the issuance of bond loans and other borrowed funds	60,000	-
Expenses related to the issuance of bond loans and other borrowed funds	(685)	-
Repayment of borrowings	(46,813)	(976)
Net cash flows from / (used in) financing activities	**12,502**	**(976)**
Net increase in cash and cash equivalents	**22,932**	**12,308**
Cash and cash equivalents at the beginning of the period	36,308	40,624
Cash and cash equivalents at the end of the period	**59,240**	**52,932**

Athens, May 4, 2018

The Chairman of the BoD	The CEO	The CFO / COO	The Deputy CFO
Christos Protopapas	Aristotelis Karytinos	Thiresia Messari	Anna Chalkiadaki

All amounts expressed in € thousand, unless otherwise stated

NOTE 1: General Information

"NBG PANGAEA REAL ESTATE INVESTMENT COMPANY" (former "MIG REAL ESTATE INVESTMENT COMPANY") operates in real estate investment market under the provisions of Article 22 of L. 2778/1999, as in force. As Real Estate Investment Company (REIC), the company is supervised by the Hellenic Capital Market Commission. It is also noted that the Company is licensed as an alternative investment fund manager according to Law 4209/2013.

The headquarters are located at 6, Karageorgi Servias str., Athens, Greece. The Company is registered with the No. 3546201000 in the General Commercial Companies Registry (G.E.MI.) and its duration expires on December 31, 2110.

The Company together with its subsidiaries (hereinafter the "Group") operates in real estate investments both in Greece and abroad, such as Italy, Romania, Cyprus and Bulgaria.

As of March 31, 2018, the Group's and the Company's number of employees was 25 (December 31, 2017 and March 31, 2018: 27 employees for the Group and the Company).

The current Board of Directors has a term of three years which expires upon the election of the new Board of Directors by the Annual General Meeting of Shareholders, which will take place within 2019. The Board of Directors was elected by the Extraordinary General Meeting of Shareholders held on September 25, 2015 and was constituted as a body in its same day meeting. On February 24, 2017, the Board of Directors was reconstituted as a body and currently has the following composition:

Christos I. Protopapas	Chairman, Economist – Banker	Non-Executive Member
Ioannis P. Kyriakopoulos	Vice-Chairman A', General Manager, NBG Group CFO	Non-Executive Member
Christophoros N. Papachristophorou	Vice-Chairman B', Businessman	Executive Member
Aristotelis D. Karytinos	CEO	Executive Member
Thiresia G. Messari	CFO / COO	Executive Member
Nikolaos M. Iatrou	Business Executive	Non-Executive Member
Athanasios D. Karagiannis	Investment Advisor	Non-Executive Member
Prodromos G. Vlamis	Associate at the University of Cambridge & Visiting Professor at Athens University of Economics and Business	Independent - Non Executive Member
Spyridon G. Makridakis	Professor at the INSEAD Business School	Independent - Non Executive Member

These interim condensed financial statements have been approved by the Company's Board of Directors on May 4, 2018 and are available on the website address http://www.nbgpangaea.gr.

NOTE 2: Summary of Significant Accounting Policies

2.1 Basis of Preparation

The interim condensed financial information of the Group and the Company for the three-month period ended March 31, 2018 (the "Interim Financial Statements") have been prepared in accordance with the International Accounting Standard 34 "Interim Financial Reporting".

These Interim Financial Statements include selected explanatory notes and do not include all the information required for full annual financial statements. Therefore, the Interim Financial Statements should be read in conjunction with the annual consolidated and separate financial statements of NBG Pangaea REIC as at and for the year ended December 31, 2017, which have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as endorsed by the European Union (the "EU").

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim period, except for the adoption of new and amended standards as set out below.

The amounts are stated in Euro, rounded to the nearest thousand (unless otherwise stated) for ease of presentation.

It is mentioned that where necessary, comparative figures have been adjusted to conform to changes in current period's presentation. Management believes that such adjustments do not have a material impact in the presentation of financial information.

The Interim Financial Statements have been prepared based on the going concern principle, applying the historical cost convention, except for investment properties and derivative financial instruments, which have been measured at fair value.

2.2 Adoption of International Financial Reporting Standards (IFRS)

2.2.1. New standards, amendments and interpretations to existing standards applied from 1 January 2018:

- **IFRS 9 Financial Instruments** On January 1 2018, the Group adopted IFRS 9, *Financial Instruments*, which replaces IAS 39 *Financial Instruments: Recognition and Measurement* and changes the requirements for impairment on the Group's financial assets, including the individual payments under operating leases currently due and payable by the lessee. IFRS 9 introduces a forward-looking expected credit loss (ECL) approach, which is intended to result in an earlier recognition of credit losses based on an ECL impairment approach compared with the incurred-loss impairment approach for financial instruments under IAS 39. As permitted by IFRS 9, the Group elected not to restate prior-period information. IFRS 9 includes an accounting policy choice to continue IAS 39 hedge accounting, which the Group has exercised. The impact from adoption of IFRS 9 in the Interim Financial Statements of the Group and the Company was not material. Further information on the accounting policy applied by the Group related to impairment under IFRS 9, is included in Note 2.2.2. The IFRS 9 impact upon transition is provided in Note 21.

- **IFRS 15 (new standard)** "**Revenue from Contracts with Customers**" (effective for annual periods beginning on or after January 1, 2018, as issued by the IASB). IFRS 15 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. IFRS 15 superseded the current revenue recognition guidance including IAS 18 *Revenue*, IAS 11 *Construction Contracts* and the related Interpretations when it becomes effective. The core principle of IFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Standard introduces a five-step approach to revenue recognition:

  - Identify the contract with the customer
  - Identify the performance obligations in the contracts
  - Determine the transaction price

- Allocate the transaction price to the performance obligations in the contracts
- Recognise revenue when (or as) the entity satisfies a performance obligation.

Under IFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in IFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by IFRS 15.

There was no impact from the amendment of IFRS 15 in the Interim Financial Statements of the Group and the Company.

- **IFRIC 22 "Foreign Currency Transactions and Advance Consideration "**(effective for annual periods beginning on or after January 1, 2018, as issued by the IASB). The Interpretation covers foreign currency transactions when an entity recognizes a non-monetary asset or non-monetary liability arising from the payment or receipt of advance consideration before the entity recognizes the related asset, expense or income. It does not apply when an entity measures the related asset, expense or income on initial recognition at fair value or at the fair value of the consideration received or payed at a date other than the date of initial recognition of the non-monetary asset or non-monetary liability. The Interpretation need not be applied to income taxes, insurance contracts or reinsurance contracts.

  Consensus*:* The date of the transaction, for the purpose of determining the exchange rate, is the date of initial recognition of the non-monetary prepayment asset or deferred income liability. If there are multiple payments or receipts in advance, a date of transaction is established for each payment or receipt.

  There was no impact from the aforementioned interpretation in the Interim Financial Statements of the Group and the Company.

- **IFRS 40 (Amendment) "Transfers to Investment Property"** (effective for annual periods beginning on or after January 1, 2018, as issued by the IASB). The amendment to IAS 40 *Investment Property*:

  - Amends paragraph 57 to state that an entity shall transfer a property to, or from investment property when, and only when, there is evidence of a change in use. A change of use occurs if property meets, or ceases to meet, the definition of investment property. A change in management's intentions for the use of a property by itself does not constitute evidence of a change in use.
  - The list of examples of evidence in paragraph 57(a) – (d) is now presented as a non-exhaustive list of examples instead of the previous exhaustive list.

  There was no impact from the amendment of IAS 40 in the Interim Financial Statements of the Group and the Company.

2.2.2 Update to significant accounting policies disclosed in Note 2 to the annual financial statements of NBG Pangaea REIC related to IFRS 9

The adoption of IFRS 9 *Financial Instruments* resulted in changes to the Group's impairment policy applicable from January 1, 2018. The accounting policies set out below replace item 12 in Note 2 to the consolidated annual Financial Statements of NBG Pangaea REIC for the year ended 31 December 2017. As permitted by the transition provisions of IFRS 9, the Group elected not to restate comparative period information, and the accounting policies as set out in Note 2 of the Group's consolidated and separate financial statements for the year ended December 31, 2017 apply to comparative periods.

“**Note 2.12 Trade and Other Receivables**

Trade and other receivables are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest rate method (if these are payable after one year), unless the effect of discounting is not material, less an allowance for expected credit losses (ECL). ECL represent the difference between contractual cash flows and those that the Group expects to receive.

ECL are recognized on the following basis:
–12-month ECL are recognized from initial recognition, reflecting the portion of lifetime cash shortfalls that would result if a default occurs in the 12 months after the reporting date, weighted by the risk of a default occurring. Receivables in this category are referred to as instruments in stage 1.

– Lifetime ECL are recognized if a significant increase in credit risk (SICR) is detected subsequent to the instrument’s initial recognition, reflecting lifetime cash shortfalls that would result from all possible default events over the expected life of a financial instrument, weighted by the risk of a default occurring. Receivables in this category are referred to as instruments in stage 2.

The Group’s receivables (including those arising from operating leases) are short term in nature and in general are due in a period less than 12-months, hence ECL are determined for this shorter period where applicable, irrespective of their classification in stage 1 or 2.

– Lifetime ECL are always recognized for credit-impaired trade and other receivables, referred to as instruments in stage 3. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.”

2.3 Critical Accounting Estimates and Judgments

In preparing these Interim Financial Statements, the significant estimates, judgments and assumptions made by Management in applying the Group’s accounting policies and the key sources of estimation uncertainty were similar to those applied to the consolidated and separate Financial Statements for the year ended December 31, 2017.

NOTE 3: Financial Risk Management

3.1 Financial Risk Management

The Group is exposed to a variety of financial risks such as market risk, credit risk and liquidity risk. The financial risks relate to the following financial instruments: trade and other assets, cash and cash equivalents, trade and other payables and borrowings. The risk management policy, followed by the Group, focuses on minimizing the impact of unexpected market changes.

The Interim Financial Statements do not include all information regarding the financial risk management and the relevant disclosures required in the annual Financial Statements and should be read in conjunction with the published consolidated and separate Financial Statements for the year ended December 31, 2017.

3.2 Fair Value Estimation of Financial Assets and Liabilities

The Group measures the fair value of financial instruments based on a framework for measuring fair value that categorises financial instruments based on three-level hierarchy in accordance with the hierarchy of the inputs used to the valuation technique, as discussed below:

All amounts expressed in € thousand, unless otherwise stated

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. More specifically, the fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: Inputs for the asset or liability that are not based on observable market data. More specifically if one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

- *Financial instruments carried at fair value*

The table below analyses financial assets and liabilities of the Group carried at fair value, by valuation method, as at March 31, 2018 and December 31, 2017, respectively.

March 31, 2018		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Derivative financial instruments	-	497	-	**497**

December 31, 2017		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Derivative financial instruments	-	480	-	**480**

The derivative financial instruments presented above relate to interest rate swaps. The fair value of interest rate swaps is calculated, using Bloomberg, as the present value of the estimated future cash flows based on observable yield curves. As a result, the derivative financial instruments are included in Level 2.

There were no transfers between Levels 1 and 2, nor any transfers in and out of Level 3 during the period.

The Group's policy is to recognize transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused that transfer.

- *Financial instrument not carried at fair value*

The tables below analyse financial assets and liabilities of the Group not carried at fair value as at March 31, 2018 and December 31, 2017, respectively:

March 31, 2018		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Borrowings	-	-	474,756	**474,756**

December 31, 2017		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Borrowings	-	-	446,880	**446,880**

The liabilities included in the tables above are carried at amortized cost and their carrying value approximates their fair value.

As at March 31, 2018 and December 31, 2017, the carrying value of cash and cash equivalents, trade and other assets as well as trade and other payables approximate their fair value.

NOTE 4: Segment Reporting

The Group has recognized the following business segments, depending on the origin of the revenues per geography (country) and type of properties:

- Greece – Retail,
- Greece – Offices,
- Greece – Other (include city hotels, storage space, archives, petrol stations and parking spaces),
- Italy – Offices,
- Italy – Retail,
- Italy – Other (relates to a land plot and storage space),
- Romania – Retail,
- Romania – Offices,
- Cyprus – Retail.
- Cyprus – Offices,
- Bulgaria – Retail.

All amounts expressed in € thousand, unless otherwise stated

From 01.01. to 31.03.2018

Country	**Greece**	**Greece**	**Greece**	**Italy**	**Italy**	**Italy**	**Romania**	**Romania**	**Cyprus**	**Cyprus**	**Bulgaria**	
Segment	**Retail**	**Offices**	**Other**	**Offices**	**Retail**	**Other**	**Retail**	**Offices**	**Retail**	**Offices**	**Retail**	**Total**
Revenue	13,906	12,394	368	3,051	224	-	35	118	366	24	-	**30,486**
Total segment revenue	**13,906**	**12,394**	**368**	**3,051**	**224**	**-**	**35**	**118**	**366**	**24**	**-**	**30,486**
Net gain/(loss) from the fair value adjustment of investment properties	(7,231)	(2,915)	-	-	-	-	-	-	-	-	972	**(9,174)**
Direct property related expenses	(1,026)	(1,492)	(120)	(408)	(20)	(80)	(3)	(8)	(11)	(1)	(7)	**(3,176)**
Net impairment gain / (loss) on financial assets	83	(59)	(1)	-	-	-	-	-	-	-	-	**23**
Total segment operating profit / (loss)	**5,732**	**7,928**	**247**	**2,643**	**204**	**(80)**	**32**	**110**	**355**	**23**	**965**	**18,159**
Unallocated operating income												**90**
Unallocated operating expenses												**(1,219)**
Operating Profit												**17,030**
Unallocated interest income												**29**
Unallocated finance costs												**(4,828)**
Allocated finance costs	-	(506)	-	-	-	-	-	-	-	-	-	**(506)**
Profit before tax												**11,725**
Taxes												**(2,978)**
Profit for the period												**8,747**
Segment assets as at March 31, 2018												
Segment assets	709,450	601,760	20,881	183,727	14,522	41,932	1,237	5,237	22,765	1,759	10,500	**1,613,770**
Unallocated assets												**122,159**
Total assets												**1,735,929**
Segment liabilities as at March 31, 2018												
Segment liabilities	4,199	9,450	192	2,769	191	2,283	10	42	-	-	-	**19,136**
Unallocated liabilities												**480,388**
Total liabilities												**499,524**
Non-current assets additions as at March 31, 2018	9,694	212	-	-	-	-	-	-	-	**-**	9,528	**19,434**

All amounts expressed in € thousand, unless otherwise stated

From 01.01. to 31.03.2017

Country	**Greece**	**Greece**	**Greece**	**Italy**	**Italy**	**Italy**	**Romania**	**Romania**	**Cyprus**	**Cyprus**	
Segment	**Retail**	**Offices**	**Other**	**Offices**	**Retail**	**Other**	**Retail**	**Offices**	**Retail**	**Offices**	**Total**
Revenue	12,886	12,241	279	2,923	221	9	34	116	-	-	**28,709**
Total segment revenue	**12,886**	**12,241**	**279**	**2,923**	**221**	**9**	**34**	**116**	**-**	**-**	**28,709**
Net gain / (loss) from the fair value adjustment of investment properties	-	-	-	-	-	-	-	-	-	-	-
Direct property related expenses	(956)	(1,456)	(140)	(417)	(20)	(80)	(4)	(17)	-	-	**(3,090)**
Total segment operating profit / (loss)	**11,930**	**10,785**	**139**	**2,506**	**201**	**(71)**	**30**	**99**	**-**	**-**	**25,619**
Unallocated operating income											**79**
Unallocated operating expenses											**(712)**
Operating Profit											**24,986**
Unallocated interest income											**6**
Unallocated finance costs											**(4,220)**
Allocated finance costs	-	(978)	-	-	-	-	-	-	-	-	**(978)**
Profit before tax											**19,794**
Taxes											**(2,721)**
Profit for the period											**17,073**
Segment assets as at December 31, 2017											
Segment assets	711,509	605,083	18,167	182,273	14,375	41,931	1,230	5,228	22,768	1,759	**1,604,323**
Unallocated assets											**94,921**
Total assets											**1,699,244**
Segment liabilities as at December 31, 2017											
Segment liabilities	2,970	55,207	243	2,354	178	2,203	10	43	-	-	**63,208**
Unallocated liabilities											**408,183**
Total liabilities											**471,391**
Non-current assets additions as at December 31, 2017	48,007	373	-	-	-	-	-	-	23,400	1,604	**73,384**

All amounts expressed in € thousand, unless otherwise stated

In relation to the above segment analysis we state that:

(a) There are no transactions between business segments.
(b) Segment assets include investment properties and trade receivables.
(c) Unallocated assets include property and equipment, intangible assets, cash and cash equivalents, deferred tax assets and other receivables.
(d) Unallocated liabilities as of March 31, 2018 and December 31, 2017 mainly include borrowings amounted to €474,756 and €400,054, respectively.

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

Concentration of customers

NBG, lessee of the Group, represent more than 10% of Group's revenue. Rental income from NBG for the three-month period ended March 31, 2017 amounted to €17,031, i.e. 55.9% (three-month period ended March 31, 2017: €17,088, i.e. 59.5%).

NOTE 5: Investment Property

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Balance at the beginning of the period	**1,580,698**	**1,490,000**	**1,309,775**	**1,235,590**
Additions:				
- Direct acquisition of investment property	19,215	72,830	9,687	47,828
- Subsequent capital expenditure on investment property	219	554	219	552
- Transfer from property and equipment	-	148	-	148
Net gain / (loss) from the fair value adjustment of investment property	(9,174)	17,166	(10,146)	25,657
Balance at the end of the period	**1,590,958**	**1,580,698**	**1,309,535**	**1,309,775**

On March 8, 2018, the Company acquired a commercial property of high visibility, of a total area of approximately 2,526 sq.m., which is located at 66 Ermou str. and Agias Irinis str., Athens, for a consideration of €5,700. According to a valuation performed by the independent statutory valuers, the value of the property at the date of the acquisition amounted to €5,712.

PNG Properties EAD, subsidiary of the Company in Bulgaria, participated in a public sale procedure which was carried out within the period from October 27, 2017 to November 27, 2017 in relation to 63 units and the land plot forming an, under development, shopping centre in Sofia, Bulgaria (the abovementioned "property"). On November 28, 2017 PNG Properties was announced as the successful bidder and the transfer of the abovementioned property was concluded within March 2018 with effective date January 8, 2018. The consideration for the acquisition of the property amounted to € 9,000 and the value of the property at the date of the acquisition, according to a valuation performed by the independent statutory valuers, amounted to €10,500.

On February 28, 2018, the Company acquired a retail property, of a total area of approximately 1,086 sq.m., which is located at 1, Solonos str. and 17, Kanari str., Athens, for a consideration of €3,750. The property is a listed building of high visibility and is fully leased to retail and F&B companies. According to a valuation performed by the independent statutory valuers, the value of the property at the date of the acquisition amounted to €3,945.

On February 16, 2018, the Company proceeded with the signing of a preliminary agreement for the acquisition of three warehouses under development with modern specifications in Aspropyrgos, Attica for a final consideration of €13,057. On the same date, the Company paid an amount of €2,611 as prepayment (Note 7). The total area of the properties will be upon completion of the construction 27.2 thousand sq.m.. The properties are already leased to creditworthy tenants and will be delivered for use to them gradually from the middle until the end of 2018. The signing of the final agreement is expected to take place upon completion of the construction of the properties and their delivery for use to the tenants, i.e. at the end of 2018.

The Group's borrowings which are secured on investment property are stated in Note 12.

All amounts expressed in € thousand, unless otherwise stated

The Group's investment property is measured at fair value. The table below presents the Group's investment property per business segment and geographical area:

Country	Greece	Greece	Greece	Italy	Italy	Italy	Romania	Romania	Cyprus	Cyprus	Bulgaria	31.03.2018	31.12.2017
Segment	**Retail**	**Offices**	**Other[1]**	**Offices**	**Retail**	**Other[2,3]**	**Retail**	**Offices**	**Retail**	**Offices**	**Retail**	**Total**	**Total**
Level	3	3	3	3	3	3	3	3	3	3	3		
Fair value at the beginning of the period	**697,233**	**600,129**	**16,723**	**179,790**	**14,210**	**41,768**	**1,230**	**5,218**	**22,646**	**1,751**	**-**	**1,580,698**	**1,490,000**
Additions:													
Direct acquisition of investment property	9,687	-	-	-	-	-	-	-	-	-	9,528	**19,215**	**72,830**
Subsequent capital expenditure on investment property	7	212	-	-	-	-	-	-	-	-	-	**219**	**554**
Transfer from property and equipment	-	-	-	-	-	-	-	-	-	-	-	**-**	**148**
Net gain / (loss) from the fair value adjustment of investment property	(7,231)	(2,915)	-	-	-	-	-	-	-	-	**972**	**(9,174)**	**17,166**
Fair value at the end of the period	**699,696**	**597,426**	**16,723**	**179,790**	**14,210**	**41,768**	**1,230**	**5,218**	**22,646**	**1,751**	**10,500**	**1,590,958**	**1,580,698**

The Group's policy is to recognize transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. During the period, there were no transfers into and out of Level 3.

In accordance with existing Greek REIC legislation, property valuations are supported by appraisals performed by independent professionally qualified valuers as at June 30 and December 31 each year. The investment property valuation for the consideration of the fair value is performed taking into consideration the high and best use of each property given the legal status, technical characteristics and the allowed uses for each property. In accordance with existing Greek REIC legislation JMD 26294/B1425/19.7.2000, valuations are based on at least two methods. As at March 31 and September 30 each year, the Management estimates, based on the market conditions and any real events in relation to the properties portfolio, if there is a change in these values. If there is a significant change it is taken into consideration for the determination of the fair value of investment property. Based on the above and as a result of the resolutions of the Extraordinary General Meeting of the Company's shareholders held on March 23, 2018 (as mentioned in Note 31 of the annual consolidated and separate Financial Statements for the year ended December 31, 2017), a loss from fair value adjustment of investment property of €9,174 was noted for the three month period ended March 31, 2018 (three month period ended March 31, 2017: Nil).

[1] The segment «Other» in Greece includes city hotels, storage space, archives, petrol stations and parking spaces.

[2] The segment «Other» in Italy relates to land plot and storage space.

[3] It is noted that regarding the fair value of land plot in Italy, under the existing agreement, the Company is entitled to receive compensation from the previous owner in case of loss from the sale of land and provided certain conditions are met.

All amounts expressed in € thousand, unless otherwise stated

Information about fair value measurement of investment property as of 31.03.2018 per business segment and geographical area:

Country	Segment	Fair Value	Valuation Method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Greece	Retail	699,696	15%-20% market approach and 80%-85% discounted cash flows (DCF)	3,629	7.67% - 11.65%	6.60% - 10.25%
Greece	Offices	597,426	15%-20% market approach and 80%-85% DCF	3,429	8.55% - 11.52%	7.25% - 10.00%
Greece	Other[1]	16,723	0%-15%-20% market approach and 80%-85%-100% DCF	53	9.67% - 12.23%	8.50% - 12.00%
Italy	Offices	179,790	0% market approach and 100% DCF (see note below)	1,002	6.50% - 7.20%	4.66% - 5.35%
Italy	Retail	14,210	0% market approach and 100% DCF (see note below)	69	6.20% - 7.20%	4.22% - 5.30%
Italy	Other[2]	41,200	100% market approach and 0% residual method (see note below)	-	-	-
Italy	Other[3]	568	100% market approach and 0% direct capitalization (see note below)	3	-	7.00%
Romania	Retail	1,230	20% market approach and 80% DCF	10	9.85% - 12.12%	8.00% - 10.50%
Romania	Offices	5,218	20% market approach and 80% DCF	32	9.85%	8.00%
Cyprus	Retail	22,646	15% market approach and 85% DCF	126	8.33%	6.75%
Cyprus	Offices	1,751	15% market approach and 85% DCF	8	8.33%	6.75%
Bulgaria	Retail	10,500	0% depreciated replacement cost method and 100% DCF	135	9.80%	8.30%

For the Group's portfolio the comparative method and the discounted cash flow (DCF) method were used. For properties in Italy, which constitute commercial properties (offices and retail), the independent valuers used two methods, according to the data depicted in the above table. According to the valuers' reports, the fair value of these properties is based on the latter method (DCF), as a) the method of discounted cash flows reflects more effectively the manner in which investment properties, as the appraised ones, transact in the market and represents the common appraisal practice and b) the value derived by using the market approach is very close to the one derived by using the DCF method.

[1] The segment «Other» in Greece includes city hotels, storage space, archives, petrol stations and parking spaces.
[2] The segment «Other» in Italy relates to land.
[3] The segment «Other» in Italy relates to storage space.

All amounts expressed in € thousand, unless otherwise stated

Specifically for the property in Torvaianica area, in the municipality of Pomezia, Rome, which is a land plot with development potential, the market approach and the residual method were used according to the the data depicted in the above table. According to the valuer's report, the fair value of the property in based on the market approach, as, a) the residual method requires the adoption of the optimal scenario of development of the whole land plot, which is more sensitive to the parameters which are adopted and b) the value derived by using the residual method is very close to the one derived by using the market approach. It is noted that in cases of similar properties (land plots with development potential), the choice of the valuation method is even more dependent on the valuer's judgment.

Finally, with regards to the property located on Via Vittoria 12, Ferrara, which is used as storage space, the market approach and the direct capitalization approach were used, according to the data depicted in the above table. The property's fair value is based on the market approach, taking into consideration that at the date of the valuation the lease agreement had expired and that the sale comparable data available were sufficient.

Information about fair value measurement of investment property as of 31.12.2017 per business segment and geographical area:

Country	Segment	Fair Value	Valuation Method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Greece	Retail	697,233	15%-20% market approach and 80%-85% discounted cash flows (DCF)	3,577	7.67% - 11.65%	6.60% - 10.25%
Greece	Offices	600,129	15%-20% market approach and 80%-85% DCF	3,446	8.55% - 11.52%	7.25% - 10.00%
Greece	Other[1]	16,723	0%-15%-20% market approach and 80%-85%-100% DCF	53	9.67% - 12.23%	8.50% - 12.00%
Italy	Offices	179,790	0% market approach and 100% DCF (see note above)	1,002	6.50% - 7.20%	4.66% - 5.35%
Italy	Retail	14,210	0% market approach and 100% DCF (see note above)	69	6.20% - 7.20%	4.22% - 5.30%
Italy	Other[2]	41,200	100% market approach and 0% residual method (see note above)	-	-	-
Italy	Other[3]	568	100% market approach and 0% direct capitalization (see note above)	3	-	7.00%
Romania	Retail	1,230	20% market approach and 80% DCF	10	9.85% - 12.12%	8.00% - 10.50%
Romania	Offices	5,218	20% market approach and 80% DCF	32	9.85%	8.00%
Cyprus	Retail	22,646	15% market approach and 85% DCF	126	8.33%	6.75%
Cyprus	Offices	1,751	15% market approach and 85% DCF	8	8.33%	6.75%

[1] The segment «Other» in Greece includes city hotels, storage space, archives, petrol stations and parking spaces.
[2] The segment «Other» in Italy relates to land.
[3] The segment «Other» in Italy relates to storage space.

All amounts expressed in € thousand, unless otherwise stated

The abovementioned valuation had as a result a net loss from fair value adjustment of investment property amounting to €9,174 for the Group and €10,146 for the Company (March 31, 2017: Nil for the Group and the Company).

Were the discount rate as at March 31, 2018 used in the DCF analysis, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be lower by €113,679 or higher by €135,906, respectively (December 31, 2017: €112,555 lower or €134,770 higher, respectively).

Were the capitalization rate as at March 31, 2018 used in the DCF analysis, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be lower by €61,047 or higher by €74,160, respectively (December 31, 2017: €59,729 lower or €72,615 higher, respectively).

Were the sales price as at March 31, 2018 used in the valuation to determine the fair value of the land plot in Italy to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be €4,120 higher or €4,120 lower, respectively (December 31, 2017: €4,120 higher or €4,120 lower, respectively).

NOTE 6: Investment in Subsidiaries

				Group		Company		
Subsidiaries	**Country of incorporation**	**Acquisition Cost**	**Unaudited tax years**	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**	**Consolidation Method**
Nash S.r.L.	Italy	69,378	2013 – 2017	100.00%	100.00%	100.00%	100.00%	Full Consolidation
Picasso Fund	Italy	80,752	2013 – 2017	100.00%	100.00%	100.00%	100.00%	Full Consolidation
Egnatia Properties S.A.	Romania	20	2012 – 2017	99.96%	99.96%	99.96%	99.96%	Full Consolidation
Quadratix Ltd.	Cyprus	25,102	2016 – 2017	100.00%	100.00%	100.00%	100.00%	Full Consolidation
Karolou S.A. (1)	Greece	3,546	2012 – 2017	100.00%	100.00%	100.00%	100.00%	Full Consolidation
PNG Properties EAD(2)	Bulgaria	26	-	100.00%	100.00%	100.00%	100.00%	Full Consolidation

(1) The Company acquired 100% of the share capital of this subsidiary on December 21, 2016 (Note 8). The financial years 2012 – 2014 have not been audited for tax purposes from the Greek tax authorities and consequently the tax obligations for these years are not considered as final. The years 2015 and 2016 have been audited by the elected under C.L. 2190/1920 statutory auditor, in accordance with article 82 of L. 2238/1994 and the article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualification. According to POL. 1006/05.01.2016, the companies for which a tax audit certificate with no qualifications is issued, are not exempted from tax audit for offenses of tax legislation by the tax authorities. Therefore the tax authorities may come back and conduct their own tax audit. However, Management estimates that the results of future tax audits may conducted by the tax authorities, will not have a material effect on the financial position of the Company. Until the date of the approval of the Interim Financial Statements, the tax audit for the year 2017 had not been completed by the statutory auditor.

(2) This subsidiary was incorporated on November 10, 2017, for the acquisition of properties. As of March 31, 2018 and December 31, 2017, its share capital amounted to €26.

It is noted that the financial statements of the consolidated non-listed subsidiaries of the Group are available on the Company's website address (http://www.nbgpangaea.gr).

All amounts expressed in € thousand, unless otherwise stated

NOTE 7: Other Long-Term Assets

The decrease of the item "Other Long-Term Assets" of the Group as of March 31, 2018 in comparison to December 31, 2017 is mainly due to the transfer to "Investment property" of the prepayment of €9,000 plus related acquisition expenses of €65 resulting from the conclusion of the acquisition of a property by the subsidiary PNG Properties EAD in Bulgaria (Note 5).

The above decrease was partially offset by the prepayment of €2,611 for the acquisition of three warehouses under development with modern specifications in Aspropyrgos, Attica, as described in Note 5 above.

The increase of the item "Other Long-Term Assets" of the Company as of March 31, 2018 in comparison to December 31, 2017 is mainly due to the abovementioned prepayment.

NOTE 8: Trade and Other Assets

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Trade receivables	16,746	15,360	12,022	12,226
Trade receivables from related parties (Note 19)	1	2	1	2
Receivables from Greek State	8,194	8,179	8,179	8,179
Prepaid expenses	454	414	303	372
Preliminary dividend paid	22,995	22,995	22,995	22,995
Other receivables	5,152	9,974	5,001	9,821
Other receivables from related parties (Note 19)	1,006	1,007	1,492	1,502
Total	**54,548**	**57,931**	**49,993**	**55,097**

The classification of the item "Trade and Other Assets" of the Group and the Company to financial and non-financial assets and the ECL allowance for financial assets as of March 31, 2018 and January 1, 2018 is presented below:

Group				
Financial assets	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Gross carrying amount 31.03.2018	11,219	361	2,104	**13,684**
ECL allowance	(44)	-	(164)	**(208)**
Net carrying amount 31.03.2018	**11,175**	**361**	**1,940**	**13,476**
Non-financial assets 31.03.2018				41,072
Total Trade and other assets 31.03.2018				**54,548**

Company				
Financial assets	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Gross carrying amount 31.03.2018	7,801	171	2,042	**10,014**
ECL allowance	(53)	-	(164)	**(217)**
Net carrying amount 31.03.2018	**7,748**	**171**	**1,878**	**9,797**
Non-financial assets 31.03.2018				40,196
Total Trade and other assets 31.03.2018				**49,993**

All amounts expressed in € thousand, unless otherwise stated

Group				
Total Trade and other assets 31.12.2017				**57,931**
Adjustment due to adoption of IFRS 9 (Note 21)				(234)
Total Trade and other assets 01.01.2018				**57,697**
out of which:				
Financial assets	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Gross carrying amount 01.01.2018	14,762	1,116	1,457	**17,335**
ECL allowance	(136)	-	(98)	**(234)**
Net carrying amount 01.01.2018	**14,626**	**1,116**	**1,359**	**17,101**
Non-financial assets 01.01.2018				40,596
Total Trade and other assets 01.01.2018				**57,697**

Company				
Total Trade and other assets 31.12.2017				**55,097**
Adjustment due to adoption of IFRS 9 (Note 21)				(243)
Total Trade and other assets 01.01.2018				**54,854**
out of which:				
Financial assets	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Gross carrying amount 01.01.2018	12,740	1,077	1,364	**15,181**
ECL allowance	(145)	-	(98)	**(243)**
Net carrying amount 01.01.2018	**12,595**	**1,077**	**1,266**	**14,938**
Non-financial assets 01.01.2018				39,916
Total Trade and other assets 01.01.2018				**54,854**

The Group's and the Company's trade receivables as at March 31, 2018 include an amount of €8,165 and €7,729 respectively (December 31, 2017: €7,726 and €7,375 for the Group and the Company) relating to lease incentives under certain lease agreements. The accounting treatment of these incentives, according to the relevant accounting standards, provides for their partial amortization over the life of each lease.

Receivables from Greek State mainly relate to capital accumulation tax paid by NBG Pangaea at April 14, 2010, September 16, 2014 and September 17, 2014. Upon the payment of this tax, the Company expressed its reservation on the obligation to pay the tax and at the same time it requested the refund of this amount as a result of paragraph 1, article 31 of L.2778/1999, which states that "the shares issued by a REIC and the transfer of properties to a REIC are exempt of any tax, fee, stamp duty, levies, duties or any other charge in favour of the State, public entities and third parties in general". Regarding the payment of the aforementioned tax, because of the lack of response of the relevant authority after a three months period, the Company filed an appeal. The Company's Management, based on the advice of its legal advisors, believes that the reimbursement of the amounts is in essence certain.

The analysis of other receivables is as follows:

	Group		**Company**	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Pledged deposits	3,007	3,007	3,007	3,007
Receivables from Italian State	104	105	-	-
Other	2,041	6,862	1,994	6,814
Total	**5,152**	**9,974**	**5,001**	**9,821**

Pledged deposits mainly relate to deposits pledged in accordance with the terms of the bond loan agreement dated August 11, 2014 as amended on August 20, 2014 (Note 12).

All amounts expressed in € thousand, unless otherwise stated

On September 30, 2015, the Company entered into a preliminary agreement with Stirling Properties Bulgaria EOOD and other entities related to it, for the purchase of the companies named "Plaza West A.D." and "Plaza West 2 A.D.", which owned an area of approximately 23 thousand sq.m. of the shopping mall West Plaza in Sofia, Bulgaria, for a consideration of €33,000, out of which the Company has paid in advance an amount of €6,600. The signing of the final agreement was conditional, among others, on the successful and time demanding completion of construction and commencement of the shopping mall's operation. However, the Company proceeded with the unwinding of the transaction, as certain terms of the agreement were not met by the seller, Stirling Properties Bulgaria EOOD. On March 22, 2018 the Company received part of the abovementioned receivable of €4,776. It is finally noted that the Company has received a corporate guarantee (joint liability) from Marinopoulos Holding Sarl, located in Luxembourg.

NOTE 9: Cash and Cash Equivalents

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Sight and time deposits	85,603	49,335	59,240	36,308
Total	**85,603**	**49,335**	**59,240**	**36,308**

The fair value of the Group's cash and cash equivalents is estimate to approximate their carrying value.

Group's and Company's sight and time deposits include restricted cash amounting to €2,474 and €537, respectively (December 31, 2017: €3,449 and €1,779, respectively), in accordance with the provisions of the loan agreements.

NOTE 10: Share Capital & Share Premium

			Group	Company
	No. of shares	**Share Capital**	**Share Premium**	
Balance at December 31, 2017 & March 31, 2018	**255,494,534**	**766,484**	**15,890**	**15,970**

As of March 31, 2018 and December 31, 2017, the total paid up share capital of the Company amounted to €766,484 divided into 255,494,534 common shares with voting rights with a par value of €3.00 per share.

The Company does not hold own shares.

NOTE 11: Reserves

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Statutory reserve	15,139	15,139	14,860	14,860
Special reserve	323,987	323,987	323,987	323,987
Other reserves	65	26	47	47
Total	**339,191**	**339,152**	**338,894**	**338,894**

According to article 44 of C.L.2190/1920, as in force, the Company is required to withhold from its net profit a percentage of 5% per year as statutory reserve until the total statutory reserve amounts to the 1/3 of the paid share capital. The statutory reserve cannot be distributed throughout the entire life of the Company.

Special reserve amounting to €323,987 relates to the decision of the Extraordinary General Meeting of the Company's Shareholders held on August 3, 2010 to record the difference between the fair value and the tax value of the contributed properties at September 30, 2009 by NBG, established upon the incorporation of the Company.

All amounts expressed in € thousand, unless otherwise stated

NOTE 12: Borrowings

All borrowings have variable interest rates. The Group is exposed to fluctuations in interest rates prevailing in the market and which affect its financial position and its cash flows. Cost of debt may increase or decrease as a result of such fluctuations.

It is noted that in accordance with the terms of loans, the Group has entered into interest rate swaps for hedging the Group's exposure to variations in variable rate.

On February 20, 2018, the Company signed a bond loan agreement for a total amount of €60,000 with Piraeus Bank S.A. as representative on its own behalf and on behalf of the other bondholder, Alpha Bank S.A.. From this amount, an amount of €46,813 was used for the refinancing of current short term borrowings and the remaining amount of €13,187 will be used for investments and the overall development of the Company's operations. It is noted that the bonds bear interest of 3-month Euribor plus a margin of 3.50% and their maturity is five years.

On January 31, 2018 the subsidiary Quadratix Ltd. signed a loan agreement with the Bank of Cyprus Ltd. for an amount of €15,000, bearing interest of 6-month Euribor plus a margin of 3.65%. The loan has seven years maturity and will be used for the financing of investments.

It is also noted that according to the terms of the Group's loan agreements, the Group shall comply, among others, with specific financial covenants.

In the context of a prudent financial policy, the Company's Management seeks to manage its borrowings (short-term and long-term) from a variety of funding sources and consistently with the Company's business plan and strategic objectives. The Company's Management assesses its funding needs and available funding sources in international and domestic financial markets and actively exploring opportunities to raise additional debt in those markets.

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Long term				
Bond loans	292,323	234,979	292,323	234,979
Other borrowed funds	123,575	109,689	-	-
Long term borrowings	**415,898**	**344,668**	**292,323**	**234,979**
Short term				
Bond loans	4,324	49,056	4,324	49,056
Other borrowed funds	54,534	53,156	50,570	50,581
Short term borrowings	**58,858**	**102,212**	**54,894**	**99,637**
Total	**474,756**	**446,880**	**347,217**	**334,616**

As of March 31, 2018, short-term borrowings of the Group and the Company include an amount of €2,089 which relates to accrued interest expense on the bond loans (December 31, 2017: €2,242 for the Group and the Company) and also an amount of €1,553 for the Group and €571 for the Company, which relate to accrued interest expense on other borrowed funds (December 31, 2017: €866 and €581, respectively).

The maturity of the Group's borrowings is as follows:

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Up to 1 year	58,858	102,212	54,894	99,637
From 1 to 5 years	399,815	339,567	292,323	234,979
More than 5 years	16,083	5,101	-	-
Total	**474,756**	**446,880**	**347,217**	**334,616**

The contractual re-pricing dates are limited to a maximum period up to 6 months.

All amounts expressed in € thousand, unless otherwise stated

The Group is not exposed to foreign exchange risk in relation to the borrowings, as all borrowings are denominated in the functional currency.

The borrowings are secured on properties. More specifically:

- In accordance with the terms of the bond loan program dated August 11, 2014, as amended on August 20, 2014, for the issuance of the bonds totally amounting to €237,500, the Company registered mortgages on 77 properties in Greece (included the owneroccupied property located at 6, Karageorgi Servias str., Athens) in favour of Alpha Bank S.A. (bondholder agent) as collateral for all Company's obligations under the financing documents, each for an amount of €250,000.

- On one property of the Company a prenotation of mortgage was established in favour of Piraeus Bank S.A. (the representative of the bondholders) for an amount of €78,000. In addition, all rights of the Company, arising from the lease agreement with Cosmote, have been assigned in a favour of the bondholders.

- Four properties owned by subsidiary Picasso Fund are burdened with first class mortgage in favour of Banca IMI S.p.A. for an amount of €204,000. Finally, all rights of Picasso Fund arising from the lease agreements have been assigned in favour of the lender.

- Nine properties owned by subsidiary Picasso Fund are burdened with first class mortgage in favour of Intesa Sanpaolo S.p.A. for an amount of €19,700. Finally, all rights of Picasso Fund arising from the lease agreements have been assigned in favour of the lender.

- One property owned by subsidiary Quadratix Ltd. Is burdened with mortgage in favour of Bank of Cyprus Ltd. for an amount of €16,500. In addition, all rights of Quadratix Ltd. arising from the lease agreement with Sklavenitis Cyprus Limited have been assigned in favour of the lender. It is noted that the Company has given corporate guarantee up to the amount of €5,000 for liabilities of Quadratix Ltd. under the abovementioned loan agreement.

NOTE 13: Trade and Other Payables

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Trade payables	536	674	187	235
Amounts due to related parties (Note 19)	291	468	290	466
Taxes – levies	10,212	7,172	7,382	4,756
Deferred revenues	5,442	5,195	2,938	2,921
Other payables and accrued expenses	514	341	467	282
Other payables and accrued expenses due to related parties (Note 19)	326	602	324	602
Total	**17,321**	**14,452**	**11,588**	**9,262**

Trade and other payables are short term and do not bare interest.

The analysis of taxes – levies is as follows:

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Stamp duty on leases	3,266	2,627	3,266	2,627
Unified Property Tax (ENFIA)	1,882	6	1,875	-
Foreign real estate tax	2,580	2,203	-	-
Other	2,484	2,336	2,241	2,129
Total	**10,212**	**7,172**	**7,382**	**4,756**

All amounts expressed in € thousand, unless otherwise stated

The category "Other" of the item "Taxes-levies" as of March 31, 2018 and December 31, 2017 includes provision for Special Real Estate Levy (EETA) of L.4152/2013 and for Electricity Powered Surfaces Levy (EETHDE) of L.4021/2011 totally amounted to €1,388. It is noted that the Unified Property Tax (ENFIA) from January 1, 2014 replaced the Real Estate Tax of L.3842/2010 and the EETA of L. 4152/2013 (ex EETHDE of L.4021/2011).

Deferred revenues relate to deferred income for the period following March 31, 2018 and December 31, 2017, respectively, according to the relevant lease agreements of the Group and the Company.

NOTE 14: Direct Property Related Expense

Direct property related expenses include the following:

	Group		**Company**	
	From 01.01 to		**From 01.01 to**	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Property taxes – levies	2,257	2,183	1,881	1,795
Valuation expenses	151	182	143	176
Fees and expenses of lawyers, notaries, land registrars, technical and other advisors	93	67	25	17
Advisory services in relation to real estate portfolio	424	438	424	438
Insurance expenses	158	132	123	99
Office utilities and other service charges	15	38	5	14
Repair and maintenance expenses	65	30	28	3
Brokerage expenses	-	5	-	5
Other expenses	13	15	-	1
Total	**3,176**	**3,090**	**2,629**	**2,548**

Property taxes – levies for the three-month period ended March 31, 2018 include the Unified Property Tax (ENFIA) of €1,882 and €1,875 for the Group and the Company respectively (March 31, 2017: €1,716 for the Group and €1,715 for the Company).

Direct property related expenses incurred in leased and vacant properties were as follows:

	Group		**Company**	
	From 01.01. to		**From 01.01. to**	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Leased properties	2,811	2,755	2,351	2,293
Vacant properties	365	335	278	255
Total	**3,176**	**3,090**	**2,629**	**2,548**

NOTE 15: Dividends per Share

Dividends are not recorded if they have not been approved by the Annual Shareholders Meeting.

On April 23, 2018 the Annual General Meeting of the Company's shareholders, approved the distribution of a total amount of €56,209 (i.e. €0.22 per share – amount in €), as dividend to its shareholders for the year 2017. Due to the distribution of interim dividend of a total amount of €22,995 (i.e. €0.09 per share – amount in €), following the relevant decision of the Board of Directors dated December 12, 2017, the remaining dividend to be distributed amounted to €33,214 (i.e. €0.13 per share – amount in €). As of March 31, 2018 and December 31, 2017, the amount of the preliminary dividend is included in trade and other assets.

On May 9, 2017 the Annual General Meeting of the Company's shareholders, approved the distribution of a total amount of €51,099 (i.e. 0.20 per share – amount in €) as dividend to its shareholders for the year 2016. Due to the distribution of interim dividend of a total amount of €17,118 (i.e. €0.067 per share – amount in €), following the relevant decision of the Board of Directors dated November 14, 2016, the remaining dividend to be distributed amounted to €33,981 (i.e. €0.133 per share – amount in €). As of December 31, 2016, the amount of the preliminary dividend is included in trade and other assets. The commencement date of dividend payment was May 17, 2017 as set by the Annual General Meeting of the Company's shareholders.

NOTE 16: Taxes

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
REICs' tax	2,863	2,714	2,855	2,708
Deferred tax	103	7	-	-
Other taxes	12	-	-	-
Total	**2,978**	**2,721**	**2,855**	**2,708**

As a REIC, in accordance with article 31, par. 3 of L.2778/1999, as in force, the Company is subject to an annual tax based on its investments and cash and cash equivalents. More specifically, the tax is determined by reference to the average fair value of its investments and cash and cash equivalents (as depicted on the Company's biannual investment schedule) at current prices at the tax rate of 10.0% of the European Central Bank reference rate plus 1.0% (the taxation formula is as follows: 10.0% * (ECB reference rate + 1.0%)). The above tax relieves the Company and its shareholders of any further tax liabilities. It is noted that in accordance with par. 2 of article 45 of L.4389/2016, a minimum tax threshold of 0.375% on its average investments plus cash was imposed for each semester (i.e. 0.75% annually). KAROLOU S.A., as a Company's subsidiary in Greece, has the same tax treatment.

The Company's foreign subsidiaries, Nash S.r.L., Egnatia Properties S.A., Quadratix Ltd. and PNG Properties EAD are taxed on their income, assuming a tax rate of 27.9% in Italy, 16.0% in Romania, 12.5% in Cyprus and 10.0% in Bulgaria, respectively. The Company's subsidiary, Picasso Fund, in Italy, is not subject to income tax. No significant foreign income tax expense was incurred for the three-month period ended March 31, 2018 and 2017, respectively.

NOTE 17: Earnings per Share

Basic Earnings per share ratio is calculated by dividing the profit for the period attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Group		Company	
Period ended March 31,	**2018**	**2017**	**2018**	**2017**
Profit attributable to equity shareholders	8,747	17,073	8,318	18,904
Weighted average number of ordinary shares in issue (thousand)	255,495	255,495	255,495	255,495
Earnings per share (expressed in € per share) – Basic & diluted	**0.03**	**0.07**	**0.03**	**0.07**

The dilutive Earnings per share are the same as the basic Earnings per share for the three-month period ended March 31, 2018 and 2017, as there were no dilutive potential ordinary shares.

NOTE 18: Contingent Liabilities and Commitments

Group companies have not been audited yet for tax purposes for certain financial years and consequently their tax obligations for those years may not be considered final. Additional taxes and penalties may be imposed as a result of such tax audits, however the amount cannot be determined. As at March 31, 2018 and December 31, 2017 the Group has not accounted for provisions for unaudited tax years. It is estimated that additional taxes and penalties that may be imposed will not have a material effect on the statement of financial position of the Group and the Company.

The tax authorities have not audited the books and records of the of the absorbed by the Company with same legal name NBG Pangaea REIC for the year ended December 31, 2010 and consequently the tax obligations for that year are not considered as final. In a future tax audit, additional taxes and penalties may be imposed, the amount of which cannot be determined accurately at present. However, Management estimates that they will not have a material effect on the financial position of the Company. The financial years 2011 - 2014 have been audited by the elected under C.L. 2190/1920 statutory auditor, in accordance with article 82 of L. 2238/1994 and article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualifications. Especially for the year 2012, it is noted that within 2018 the tax audit was completed by the competent tax authorities with no findings and therefore no additional taxes were imposed.

The years 2012 – 2016 of the Company have been audited by the elected under C.L. 2190/1920 statutory auditor, in accordance with article 82 of L. 2238/1994 and article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualifications.

The tax authorities have not audited the books and records of KARELA S.A., which was absorbed by the Company, for the financial years 2012-2013 and consequently the tax obligations for those years are not considered as final. In a future tax audit, additional taxes and penalties may be imposed, the amount of which cannot be determined accurately at present. However, the Management estimates that they will not have a material effect on the financial position of the company. The financial years 2014 and 2015 have been audited by the elected under C.L. 2190/1920 statutory auditor, in accordance with article 82 of L. 2238/1994 and article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualifications.

It is noted that according to POL. 1006/05.01.2016, the companies for which a tax certificate with no qualifications is issued, are not exempted from tax audit for offenses of tax legislation by the tax authorities. Therefore the tax authorities may come back and conduct their own tax audit. However, Management estimates that the results of future tax audits may conducted by the tax authorities, will not have a material effect on the financial position of the Company.

Up until December 31, 2017, the tax authorities have not notified for any control order of the Company and for the company KARELA S.A., which was absorbed by the Company, for the fiscal year 2010 and 2011. Therefore, the right of the State to disclose audit trails and transactions for the determination of tax, fees, levies and fines for the purpose of charging a tax has been time-barred for the aforementioned, per company, reported uses pursuant to a) par. 1 of article 84 of l. 2238/1995 (unaudited income tax cases); b) par. 1 of article 57 of l. 2859/2000 (non-audited cases of VAT) and c) of par. 5 of article 9 of l. 2523/1997 (imposition of fines for income tax cases). Management considers that the circumstances limiting the aforementioned laws, which could the five-year limitation period to ten years, are not met.

Until the date of the approval of the Interim Financial Statements, the tax audit for the year 2017 had not been completed by the statutory auditor.

In the context of the acquisition of the 14 properties portfolio by HRADF, the Company undertook the commitment to perform any improvements required. As of March 31, 2018, the remaining amount of these capital expenditure commitments amount to €1,796 (incl. VAT) (December 31, 2017: €1,796 (incl. VAT)) according to Management estimates.

All amounts expressed in € thousand, unless otherwise stated

In the context of the credit agreement to open a current account with Alpha Bank S.A., the Company provided specific and irrevocable power of attorney, authorization and right to lawyers acting for Alpha Bank S.A. so that they may attend and represent the Company before any competent court for the purpose of the registration of mortgage pre-notation amounting to €65,000 into fourteen (14) Company's properties in Greece, which were the subject of the tender "sale and leaseback" by HRADF, in favour of Alpha Bank S.A.. The power of attorney shall expire automatically, either with the full and complete settlement of all Company's obligations under the credit agreement, or the moment that Alpha Bank S.A. covers entirely the debentures of a bond loan, as it may be issued in the future by the Company, and it will be subject to full and complete settlement of any amount under the aforementioned credit agreement.

In the context of the new loan agreement signed by the subsidiary Quadratix Ltd. with the Bank of Cyprus Ltd. on January 31, 2018 (Note 12), the Company has given a corporate guarantee up to the amount of €5,000 thousand for liabilities of Quadratix Ltd. under the abovementioned loan agreement.

There are no pending lawsuits against the Group, nor other contingent liabilities resulting from commitments at March 31, 2018, which would affect the Group's financial position.

NOTE 19: Related Party Transactions

National Bank of Greece S.A. (parent company) controls the Company, based on an agreement signed between the shareholders. More specifically, according to the shareholders' agreement, NBG appoints the majority of the members of the Board of Directors and the Investment Committee and guarantees are provided to NBG for certain other contractual rights. As a result of this shareholders' agreement, NBG is the controlling shareholder of the Company under IFRSs.

The Company's shareholding structure is as follows:

	% participation
• National Bank of Greece S.A.:	32.66%
• Invel Real Estate (Netherlands) II B.V. (hereinafter "Invel"):	65.49%
• Other shareholders:	1.85%

It is noted that the ownership's percentage of Invel includes the ownership of Anthos Properties S.A. (a subsidiary of Invel) which directly holds 5,365,930 ordinary shares, corresponding to 2.10% of the Company's share capital.

All transactions with related parties have been carried out on the basis of the "arm's length" principle, i.e. under normal market conditions for similar transactions with third parties. The transactions with related parties are presented below:

i. Balances arising from transactions with related parties

	Group		Company	
Trade receivables from related parties	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Other shareholders	1	1	1	1
Companies related to other shareholders	-	1	-	1
Total	**1**	**2**	**1**	**2**

	Group		Company	
Other receivables from related parties	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Picasso Fund, Company's subsidiary	-	-	147	150
KAROLOU S.A., Company's subsidiary	-	-	355	361
Other shareholders	1,006	1,007	990	991
Total	**1,006**	**1,007**	**1,492**	**1.502**

All amounts expressed in € thousand, unless otherwise stated

	Group		Company	
Preliminary dividends	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Parent company	7,509	7,509	7,509	7,509
Other shareholders	15,060	15,060	15,060	15,060
Total	**22,569**	**22,569**	**22,569**	**22,569**

	Group		Company	
Prepaid expenses	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Hellenic National Insurance Company, a company of NBG Group	141	269	139	262
Total	**141**	**269**	**139**	**262**

	Group		Company	
Cash and cash equivalents	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Parent company	18,387	10,566	18,342	10,477
NBG Cyprus, company of NBG Group	1,126	1,042	-	-
Total	**19,513**	**11,608**	**18,342**	**10,477**

	Group		Company	
Other long-term assets	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
PNG Properties EAD, Company's subsidiary	-	-	9,876	9,784
Total	**-**	**-**	**9,876**	**9,784**

	Group		Company	
Amounts due to related parties	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Parent company	173	319	173	319
Hellenic National Insurance Company, a company of NBG Group	118	145	117	143
Ethniki Leasing, a company of NBG Group	-	4	-	4
Total	**291**	**468**	**290**	**466**

	Group		Company	
Other Liabilities	**31.03.2018**	**31.12.2017**	**31.03.2018**	**31.12.2017**
Parent company	28	1	28	1
Hellenic National Insurance Company, a company of NBG Group	2	-	-	-
Companies related to other shareholders	291	598	291	598
Total	**321**	**599**	**319**	**599**

ii. Rental income

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Parent company	17,031	17,088	17,031	17,088
National Insurance Brokers , a company NBG Group [1]	-	2	-	2
Other shareholders	1	1	1	1
Companies related to other shareholders	1	1	1	1
Total	**17,033**	**17,092**	**17,033**	**17,092**

[1] Includes the rental income for the period 01.01.2017 – 19.01.2017, as the sale of National Insurance Brokers, a company of NBG Group, was completed on 20.01.2017.

All amounts expressed in € thousand, unless otherwise stated

iii. Other direct property related expenses

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Hellenic National Insurance Company, a company of NBG Group	129	102	123	99
Companies related to other shareholders	421	424	421	424
Total	**550**	**526**	**544**	**523**

iv. Net change in fair value of financial instruments at fair value through profit or loss

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Parent company	-	54	-	54
Total	**-**	**54**	**-**	**54**

v. Personnel Expenses

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Hellenic National Insurance Company, a company of NBG Group	8	8	8	8
Total	**8**	**8**	**8**	**8**

vi. Other income

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Picasso Fund, Company's subsidiary	-	-	2,578	3,535
Hellenic National Insurance Company, a company of NBG Group	-	1	-	1
Total	**-**	**1**	**2,578**	**3,536**

vii. Other expenses

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Parent company	28	14	28	14
Ethniki Leasing, a company of NBG Group	12	9	12	9
Total	**40**	**23**	**40**	**23**

viii. Interest income

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Parent company	10	6	10	6
PNG Properties EAD, Company's subsidiary	-	-	97	-
Total	**10**	**6**	**107**	**6**

All amounts expressed in € thousand, unless otherwise stated

ix. Finance costs

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
Parent company	2	172	2	172
Total	**2**	**172**	**2**	**172**

x. Due to key management

	Group		Company	
	31.03.2018	**31.12.2017**	**31.03.2018**	**31.12.2017**
Other liabilities to BoD its committees and Senior Management	5	3	5	3
Retirement benefit obligations	14	14	14	14
Total	**19**	**17**	**19**	**17**

xi. Key management compensation

	Group From 01.01. to		Company From 01.01. to	
	31.03.2018	**31.03.2017**	**31.03.2018**	**31.03.2017**
BoD, its committees and Senior Management compensation	364	312	363	312
Total	**364**	**312**	**363**	**312**

xii. Commitment and contingent liabilities

In the context of the new loan agreement signed by the subsidiary Quadratix Ltd. with the Bank of Cyprus Ltd. on January 31, 2018 (Note 12), the Company has given a corporate guarantee up to the amount of €5,000 thousand for liabilities of Quadratix Ltd. under the abovementioned loan agreement.

NOTE 20: Events after the Date of Financial Statements

On April 26, 2018 the Company proceeded with the signing of a preliminary agreement for the acquisition of two properties which are located at 66-68 Mitropoleos and Kapnikareas str., Athens, and 66 Adrianou and Aiolou str., Athens, for a final consideration of €7,200. On the same date the Company paid an amount of €2,620 from this amount as prepayment. The total area of the properties is approximately 2.3 thousand sq.m.. The signing of the final agreement is, among others, conditional on the successful completion of legal and technical due diligence.

On April 24, 2018, the Company agreed on the acquisition of a commercial property of high visibility, of a total area of 562 sq.m., which is located at 51 Ermou str., Athens, for a final consideration of €4,100. The signing of the final agreement is, among others, conditional on the successful completion of legal and technical due diligence.

On April 23, 2018 the Annual General Meeting of the Company's shareholders, approved the distribution of a total amount of €56,209 (i.e. €0.22 per share – amount in €), as dividend to its shareholders for the year 2017. Due to the distribution of interim dividend of a total amount of €22,995 (i.e. €0.09 per share – amount in €), following the relevant decision of the Board of Directors dated December 12, 2017, the remaining dividend to be distributed amounted to €33,214 (i.e. €0.13 per share – amount in €).

There are no other significant events subsequent to the date of the financial statements relating to the Group or the Company for which disclosure is required by the IFRSs.

All amounts expressed in € thousand, unless otherwise stated

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NOTE 21: Impact from IFRS 9

The adoption of IFRS 9 on January 1 2018, had a negative impact on the Group's and the Company's shareholders' equity due to the changes in impairment requirements by approximately €234 and €249 respectively. The Group elected to recognise any difference between the previous and the new carrying amount directly in the opening retained earnings as of January 1, 2018 instead of restating the comparative information. The adjustments arising from the new impairment rules are therefore not reflected in the restated statement of financial position as at December 31, 2017, and are recognised in the opening balance sheet on January 1, 2018.

The following table shows the adjustments recognized for each individual line item on January 1, 2018. Line items that were not affected by the impairment requirements of IFRS 9 have not been included. As a result, the totals and sub-totals disclosed cannot be recalculated based on the numbers provided.

	Group			Company		
	01.01.2018 As adjusted (IFRS 9)	**31.12.2017 As published (IAS 39)**	**IFRS 9 Impact**	**01.01.2018 As adjusted (IFRS 9)**	**31.12.2017 As published (IAS 39)**	**IFRS 9 Impact**
ASSETS						
Non-current assets						
Other long-term assets	9,088	9,088	-	9,801	9,807	(6)
Total Non- current assets	**1,591,978**	**1,591,978**	**-**	**1,500,746**	**1,500,752**	**(6)**
Current assets						
Trade and other assets	57,697	57,931	(234)	54,854	55,097	(243)
Total current assets	**107,032**	**107,266**	**(234)**	**91,162**	**91,405**	**(243)**
Total assets	**1,699,010**	**1,699,244**	**(234)**	**1,591,908**	**1,592,157**	**(249)**
SHAREHOLDERS' EQUITY						
Retained Earnings	106,093	106,327	(234)	117,539	117,788	(249)
Total equity	**1,227,619**	**1,227,853**	**(234)**	**1,238,887**	**1,239,136**	**(249)**
Total shareholders' equity and liabilities	**1,699,010**	**1,699,244**	**(234)**	**1,591,908**	**1,592,157**	**(249)**