

 <b>PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME</b> <b>HCMC APPROVAL NO: 6/458/13.12.2007</b> <b>REGISTERED OFFICE: 9, CHRISOSPILIOSSIS STREET, 105 60, ATHENS, GREECE</b> <b>INVESTMENT SCHEDULE 31.12.2023</b>													
S/N	DESCRIPTION	PROPERTY DESCRIPTION				PROPERTY VALUES					CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 31.12.2023			
		Address	Municipality	Prefecture	Country	Land	Building						
1	Storage Space	Ithakis 45 - 47	Athens	Attica	Greece	614,58	188,00	184.548,96	186.458,40	126.000,00	0,01%	Storage	NATIONAL BANK OF GREECE ("NBG")
2	Offices and Retail	Akti Miaouli - Mpoumpoulina 2 and Agiou Spiridona	Piraeus	Attica	Greece	527,51	3.574,46	6.354.871,89	5.461.243,20	14.271.000,00	0,57%	NBG Branch and Offices	NBG
3	Retail	Michail Aggelou 6-8-10 and Vlachlidi	Ioannina	Ioannina	Greece	1.190,00	523,00	1.315.656,34	637.271,52	1.366.000,00	0,05%	Retail	E. TSIKA
4	Retail	Plateia Dimokratias and Vasileos Georgiou B'	Skidra	Pella	Greece	400,00	590,83	486.609,26	406.521,19	341.000,00	0,01%	Retail	
5	Retail	Konstantinou Karamanli 6	Irakleia	Serres	Greece	482,50	670,49	491.775,83	215.700,05	297.000,00	0,01%	Retail	
6	Retail	Velika Roma 3	Giannitsa	Pella	Greece	866,00	1.152,32	1.182.158,55	796.472,77	1.724.000,00	0,07%	NBG Branch	NBG
7	Retail	Evrikleous and Ioannou Grigoraki	Anatoliki Mani (former Gytheio)	Lakonia	Greece	698,40	346,20	750.615,47	201.505,27	768.000,00	0,03%	NBG Branch	NBG
8	Retail	Iliados 14 and Konstantinoupeos 44	Thessaloniki	Thessaloniki	Greece	372,50	392,00	522.749,10	598.800,38	540.000,00	0,02%	NBG Branch	NBG
9	Retail	Dorileou and Akriton 37	Nea Ionia	Magnissia	Greece	282,00	524,00	309.504,32	247.272,48	544.000,00	0,02%	NBG Branch	NBG
10	Retail and Offices	Topali, Iasonos and Dimitriadis	Volos	Magnissia	Greece	434,47	1.140,06	2.196.757,47	1.464.281,93	3.144.000,00	0,13%	Retail	DIETHNES ATHLITIKI EPE
11	Retail	Iroon Polytechniou 11	Ag. Anargiroi - Kamatero (former Ag. Anargiroi)	Attica	Greece	309,79	711,00	685.206,80	879.828,43	2.240.000,00	0,09%	NBG Branch	NBG
12	Retail	Anastasiou and Lagoumitzi 74	Athens	Attica	Greece	167,72	303,90	519.638,02	223.061,52	663.000,00	0,03%	NBG Branch	NBG
13	Retail	Patission 288	Athens	Attica	Greece	364,20	690,00	1.199.656,18	634.359,98	1.424.000,00	0,06%	NBG Branch	NBG
14	Retail	Agioi Meletiou 55 and Fokionos Negri	Athens	Attica	Greece	466,53	832,30	5.225.419,42	796.305,34	3.334.000,00	0,13%	NBG Branch	NBG
15	Retail	Sokratous 11	Athens	Attica	Greece	421,29	1.193,53	2.042.439,88	1.111.562,88	955.000,00	0,04%	Retail	ZHANG BEILEI
16	Offices and Retail	Kifissias Ave 2 and Feidipidou 1-3	Athens	Attica	Greece	441,00	2.994,15	6.829.730,63	3.885.992,01	8.841.000,00	0,35%	NBG Branch and Offices	NBG
17	Retail	Agioi Meletiou and Acharnon 165	Athens	Attica	Greece	290,94	476,95	782.440,22	585.945,21	1.191.000,00	0,05%	NBG Branch	NBG
18	Retail	Acharnon 2-4-6 (Plateia Vathis)	Athens	Attica	Greece	1.120,10	922,66	1.583.563,54	923.487,40	1.714.000,00	0,07%	NBG Branch	NBG
19	Retail	3rd Septemvriou 75 (Plateia Viktorias)	Athens	Attica	Greece	694,71	533,50	717.714,84	663.640,56	1.131.000,00	0,05%	NBG Branch	NBG
20	Offices	Piraeus 13 and Geraniou 30	Athens	Attica	Greece	289,07	1.605,68	2.903.707,72	2.602.331,59	1.931.000,00	0,08%	Offices	
21	Retail	Protopapadaki 1 and Agia Glykerias	Galatsi	Attica	Greece	495,18	162,67	498.954,87	388.442,93	488.000,00	0,02%	Retail	DIETHNES ATHLITIKI EPE
22	Retail	Travlantoni 11 and Leoforos Papagou 79	Zografou	Attica	Greece	271,28	626,50	961.112,39	1.000.803,49	2.421.000,00	0,10%	NBG Branch	NBG
23	Offices and Retail	Eleftheriou Venizelou Ave 132	Kallithea	Attica	Greece	1.094,92	6.322,00	14.485.036,02	7.616.071,98	12.736.000,00	0,51%	NBG Branch and Offices	NBG
24	Retail	28is Oktovriou and Efpaliniu 2	Athens	Attica	Greece	364,70	495,75	875.914,65	796.859,58	793.000,00	0,03%	Bank Branch	EUROBANK
25	Retail and Offices	Chalkokondili 5-7	Athens	Attica	Greece	422,00	1.195,02	1.712.588,68	1.955.375,36	1.880.000,00	0,08%	NBG Branch	NBG
26	Retail	Skoufa 11-13	Athens	Attica	Greece	918,00	1.055,88	12.470.877,98	10.475.933,18	21.219.000,00	0,85%	NBG Branch	NBG
27	Retail	Lenorman 134-136 and Kamvounion	Athens	Attica	Greece	823,24	532,50	901.966,37	410.257,79	1.241.000,00	0,05%	NBG Branch	NBG
28	Retail and Offices	Plateia Iroon Politechniou A, Vasileos Georgiou A and Ippokratous	Lavreotiki	Attica	Greece	356,35	562,02	1.077.098,20	713.856,53	1.296.000,00	0,05%	NBG Branch	NBG
29	Retail	Kypselis 102 (Plateia Kypselis)	Athens	Attica	Greece	348,30	747,16	1.279.443,21	1.251.555,05	2.104.000,00	0,08%	NBG Branch	NBG
30	Retail	Syggrou Ave 44 and Spyrou Donta	Athens	Attica	Greece	970,75	701,18	2.006.710,71	2.222.802,35	2.092.000,00	0,08%	NBG Branch	NBG
31	Hotel	Plateia Mitropoleos 3 and Aggelou Valchou	Athens	Attica	Greece	764,64	3.093,37	6.190.941,95	10.685.744,53	10.856.000,00	0,43%	Hotel	
32	Offices	Syggrou Ave 377, Zisomoupolou and Pentelis	P. Faliro	Attica	Greece	2.784,24	5.100,65	5.362.643,86	8.089.336,89	8.520.000,00	0,34%	Offices	NBG
33	Retail	Monemvasias 2, Patmou and Lerou	Peristeri	Attica	Greece	385,05	375,00	528.824,02	245.494,80	249.000,00	0,01%	Retail	
34	Offices and Retail	Dorou (Plateia Omonias), Panepistimiou and 28is Oktovriou	Athens	Attica	Greece	866,74	4.407,30	20.740.561,77	9.392.405,49	17.104.000,00	0,68%	Retail and Offices	TIGER HELLAS A.E., NBG
35	Retail	Eftichidou 45 and 45a, Pagrati	Athens	Attica	Greece	1.110,85	1.577,45	6.836.384,37	5.125.719,65	9.172.000,00	0,37%	NBG Branch	NBG
36	Retail	Lakedaimonos 3 and Panormou 18	Athens	Attica	Greece	359,50	657,30	1.791.303,02	503.822,59	1.805.000,00	0,07%	NBG Branch	NBG
37	Offices	Praxitelous 12	Athens	Attica	Greece	411,00	2.323,94	2.977.662,84	6.420.135,96	5.361.000,00	0,21%	Offices	NBG, PPC
38	Offices and Retail	Solonos 75 and Ippokratous 25-27	Athens	Attica	Greece	480,90	1.453,62	5.121.992,73	2.967.757,07	4.016.000,00	0,16%	NBG Branch and Offices	NBG
39	Offices and Retail	Karageorgi Servias 6 (Plateia Syntagmatos)	Athens	Attica	Greece	480,48	5.150,33	13.433.898,57	14.527.144,67	31.098.000,00	1,24%	NBG Branch and Offices	NBG
40	Retail	Karageorgi Servias 2 (Plateia Syntagmatos)	Athens	Attica	Greece	573,22	695,41	8.659.482,78	5.841.762,32	16.006.000,00	0,64%	NBG Branch	NBG
41	Retail	Amfitritis 5	P.Faliro	Attica	Greece	1.170,00	1.172,00	2.685.318,89	2.910.917,16	5.953.000,00	0,24%	NBG Branch	NBG
42	Retail	Panagiotou Xarokopou 73 and Ioannou Metaxa 77	Kallithea	Attica	Greece	247,35	314,91	540.197,47	372.489,89	615.000,00	0,02%	NBG Branch	NBG
43	Offices and Retail	Akti Kondili 12, Location "Zea - Limni"	Piraeus	Attica	Greece	443,80	2.625,20	2.974.517,31	3.663.144,26	4.683.000,00	0,19%	NBG Branch and Offices	NBG
44	Offices and Retail	Ethnikis Antisaseos 3 and Makras Stoa	Piraeus	Attica	Greece	484,40	3.017,00	5.312.367,06	4.862.055,35	10.092.000,00	0,40%	NBG Branch and Offices	NBG
45	Retail	Alex. Papanastasiou (Formerly Leoforos Vasileos Pavlou) 93	Piraeus	Attica	Greece	419,70	307,00	426.430,57	247.574,88	378.000,00	0,02%	Retail	KRITIKOS SUPERMARKETS
46	Retail	Athion Ave 67, Karytainis 2 and Taxiarchon 89	Koridallios	Attica	Greece	640,00	604,00	1.566.151,17	964.389,88	2.592.000,00	0,10%	NBG Branch	NBG
47	Hotel	Navarinou 10 and Leocharous	Piraeus	Attica	Greece	264,80	2.042,05	3.568.870,63	2.614.888,60	3.078.000,00	0,12%	Hotels	MF HOTELS, PPC
48	Offices and Retail	Plateia Agiou Nikolaou and Akti Miaouli 65	Piraeus	Attica	Greece	769,25	2.271,00	3.575.756,34	4.719.555,42	5.398.000,00	0,22%	NBG Branch and Offices	NBG National Insurance Brokers Fortius Risk Solutions KALIMBASIERIS PPC
49	Retail	Grevenon 10 and Antiocheias	Nikaia - Agiou Ioanni Renti (former Nikaia)	Attica	Greece	566,80	1.212,66	1.631.385,53	1.094.586,70	2.013.000,00	0,08%	NBG Branch and Offices	NBG, PPC
50	Retail	Florinis and Thivon 137	Piraeus	Attica	Greece	169,60	278,75	316.711,26	282.492,75	208.000,00	0,01%	Retail	
51	Retail and Offices	N.Plastira, 28th Octovriou and Koundourou	Agios Nikolaos	Lasithi	Greece	211,78	758,19	968.163,47	893.281,72	2.213.000,00	0,09%	NBG Branch	NBG
52	Retail	Soulou Ave and Xarilaou Trikoupi	Agrinio	Aitolokarmania	Greece	1.032,65	1.872,38	1.836.898,54	2.864.335,67	3.861.000,00	0,15%	NBG Branch and Retail	NBG, PPC
53	Retail	Dimokratias Ave 240 and Mitropolitou Ioakim	Alexandroupoli	Evos	Greece	332,59	1.049,65	952.917,89	1.700.758,99	2.648.000,00	0,11%	NBG Branch	NBG
54	Retail	Filellinon and Vasileos Konstantinou (now Athinon 12)	Almiros	Magnissia	Greece	642,13	997,50	1.005.850,93	578.957,23	1.075.000,00	0,04%	NBG Branch	NBG
55	Retail and Offices	Deligianni and Sisini	Iliada (former Amaliada)	Iliia	Greece	385,29	892,40	972.154,06	726.543,42	1.329.000,00	0,05%	NBG Branch	NBG
56	Offices and Retail	Mitropoleos and Ippokratous	Veroia	Imathia	Greece	487,03	1.399,96	1.652.483,09	1.863.422,51	3.713.000,00	0,15%	NBG Branch and Offices	NBG
57	Retail and Offices	Iasonos 50 and Pavlou Mela	Volos	Magnissia	Greece	879,09	1.611,71	7.020.100,77	2.404.457,68	5.556.000,00	0,22%	NBG Branch	NBG
58	Retail	Palaia Ethniki Odo Korinthou - Patron and El. Venizelou	Velou - Vochas (former Vochas)	Corinth	Greece	200,40	226,23	338.291,98	169.168,97	266.000,00	0,01%	Retail	
59	Retail	Nik. Skiada 8 and Aristotelous	Trifillias (former Gargaliano)	Messinia	Greece	134,80	217,44	68.453,50	159.103,64	154.000,00	0,01%	NBG Branch	NBG
60	Retail	Georgiou Sisini 96	Pinios (former Gastouni)	Iliia	Greece	190,00	116,00	97.907,09	129.890,30	122.000,00	0,00%	NBG Branch	NBG
61	Offices and Retail	Kentriki Plateia	Gortinias (former Dimitsana)	Arkadia	Greece	292,50	335,81	449.667,53	198.097,67	351.000,00	0,01%	NBG Branch and Police Station	NBG DIMITSANA POLICE STATION
62	Retail	Defkalionos and Dimokratias	Domokos	Phthiotis	Greece	73,84	160,03	88.883,58	54.441,01	93.000,00	0,00%	NBG Branch	NBG
63	Retail	Meg. Alexandrou, Erithrou Stavrou, Lamprianidou and Ermou	Drama	Drama	Greece	673,86	1.361,90	1.625.983,23	1.009.823,94	2.520.000,00	0,10%	NBG Branch	NBG
64	Retail	Arx. Nikodimou and Evridpidou - Kentriki Plateia Edessa	Edessa	Pella	Greece	1.235,40	681,00	835.520,79	1.392.765,99	1.150.000,00	0,05%	NBG Branch	NBG
65	Retail	Kiprou, Ethnikis Antisaseos and Pezodromos Anapafseos	Mandra - Eidillia (former Erithres)	Attica	Greece	351,00	443,72	274.146,51	192.816,80	239.000,00	0,01%	NBG Branch	NBG
66	Retail	Ethnikis Antisaseos 16A	Igoumenitsa	Thesprotia	Greece	288,00	247,20	384.719,97	326.403,00	806.000,00	0,03%	NBG Branch	NBG
67	Retail	Andrea and Maria Kalokairinou 229 and Tsirintanidon 5	Heraklion	Heraklion	Greece	363,00	896,55	912.116,19	1.604.257,60	2.389.000,00	0,10%	NBG Branch and Offices	NBG, PPC
68	Offices and Retail	Egnatia Odos 152 and Kamvounion	Thessaloniki	Thessaloniki	Greece	504,59	1.458,87	3.922.863,21	3.320.893,48	6.621.000,00	0,26%	NBG Branch and Offices	NBG, PPC
69	Retail	Leontos Sofou 13	Thessaloniki	Thessaloniki	Greece	746,25	1.544,55	2.028.073,11	2.986.845,03	2.885.000,00	0,12%	NBG Branch	NBG
70	Offices and Retail	Vasileos Irakleiou 51-53	Thessaloniki	Thessaloniki	Greece	1.031,01	1.401,50	2.908.151,37	1.925.087,33	3.326.000,00	0,13%	Offices	NBG
71	Retail												

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		LOCATION AND ADDRESS				SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023				
		Address	Municipality	Prefecture	Country	Land	Building								
83	Retail	Plateia Nikis 1, Pavlou Mela and Tsontza	Kozani	Kozani	Greece	1.132,17	1.311,76	1.382.428,37	1.642.009,48	3.386.000,00	0,14%	NBG Branch	NBG		
84	Retail and Offices	Thiseos 1, Orfeos and Bakalmasi	Komotini	Rodope	Greece	612,13	2.177,88	2.560.693,18	2.103.405,36	4.865.000,00	0,19%	NBG Branch	NBG		
85	Retail	Plateia Kiprou	Ermioni (former Kranidi)	Argolida	Greece	206,03	295,38	240.336,39	196.706,35	359.000,00	0,01%	NBG Branch	NBG		
86	Retail	Epi Dimotikis Odou and Pl. Agiou Athanasiou	Kimi- Aliveri (former Kimi)	Evia	Greece	197,41	483,90	231.553,84	248.930,78	530.000,00	0,02%	NBG Branch	NBG		
87	Retail	N. Papageorgiou 3 and Kallipoleos	Lagadas	Thessaloniki	Greece	575,29	588,26	381.844,91	525.884,43	934.000,00	0,04%	NBG Branch	NBG		
88	Offices and Retail	Plateia Parkou and Kapodistriou 1	Lamia	Phthiotis	Greece	529,90	2.743,04	3.928.741,05	3.024.677,86	6.000.000,00	0,24%	NBG Branch and Offices	NBG PPC		
89	Offices and Retail	Kiprou 87 and Alexandrou Papanastasiou 48-52	Larissa	Larisa	Greece	609,54	2.639,55	7.943.135,80	4.076.873,90	11.343.000,00	0,45%	NBG Branch and Offices	NBG		
90	Retail	Mpoufidou 2 and Plateia Ethnikis Antistaseos	Livadia	Viotia	Greece	395,64	701,85	1.091.127,63	974.273,28	2.729.000,00	0,11%	NBG Branch	NBG		
91	Retail	Kolokotroni and 28th Oktovriou 68	Megara	Attica	Greece	495,60	610,23	535.799,87	432.805,69	734.000,00	0,03%	NBG Branch	NBG		
92	Retail	Nikolaou Louvrou and Lordou Viroonos	Messologi	Aitolokarnania	Greece	355,14	607,89	846.258,17	723.771,58	1.079.000,00	0,04%	NBG Branch	NBG		
93	Retail	Kountouriotou 29 and Ermou	Lesvos (former Mitilini)	Lesvos	Greece	325,65	652,52	1.860.961,00	1.076.457,80	3.321.000,00	0,13%	NBG Branch	NBG		
94	Retail	Odos Theofilou, Plateia Karatasou	Heroic City of Naousa	Imathia	Greece	458,08	785,03	1.167.137,14	758.281,92	1.656.000,00	0,07%	NBG Branch	NBG		
95	Retail	Plateia Syntagmatos 1 - Staikopoulou and Papalexopoulou	Nafplio	Argolida	Greece	441,92	1.039,60	3.011.852,03	2.102.520,32	3.421.000,00	0,14%	NBG Branch	NBG		
96	Retail	Plateia Omonias, Ethnikis Antistaseos and Dimarxou Tzavoura 9	Nea Proponitida (former Nea Moudania)	Chalkidiki	Greece	205,92	475,41	411.197,34	631.278,95	963.000,00	0,04%	NBG Branch	NBG		
97	Retail	Plateia Bogatospoulou 1 and Megalou Alexandrou	Visaltia (former Nigrita)	Serres	Greece	259,82	681,70	534.080,18	426.435,63	291.000,00	0,01%	Retail			
98	Retail	Kontisis 13	Xanthi	Xanthi	Greece	3.297,46	1.619,64	1.780.747,26	2.239.915,48	3.590.000,00	0,14%	NBG Branch	NBG		
99	Retail and Offices	Leoforos Vasileos Konstantinou 81 and Adrianoupoleos	Orestiada	Evros	Greece	177,27	542,64	464.263,95	349.201,10	768.000,00	0,03%	NBG Branch	NBG		
100	Retail and Offices	Plateia Iroon and 28th Oktovriou 55	Orchomenos	Viotia	Greece	207,67	372,14	233.692,62	154.765,11	207.000,00	0,01%	Retail			
101	Retail	Kentriki Odos Mitilinis - Plomariou Village "PAPADOS"	Geras, Mytilini	Lesvos	Greece	409,49	205,34	101.753,90	166.373,81	185.000,00	0,01%	Retail			
102	Retail	Dagli and Theofanous and Eleftheriou Venizelou 8	Preveza	Preveza	Greece	673,94	985,51	1.055.157,27	586.564,82	1.854.000,00	0,07%	NBG Branch	NBG		
103	Retail	Enm. Tsouderou and G. Tsagri	Rethymno	Rethymno	Greece	1.381,99	751,27	526.314,61	1.374.459,68	2.168.000,00	0,09%	Retail	PPC		
104	Retail and Offices	Plateias Kiprou and Ethnarxou Makariou	Rhodes	Dodecanese	Greece	1.010,80	2.379,97	6.238.072,54	5.814.671,14	11.298.000,00	0,45%	NBG Branch	NBG		
105	Retail	Leoforos Them. Sofouli 72 and Arx. Kirillou	Vathi - Samos	Samos	Greece	476,29	1.216,86	1.142.357,11	836.773,24	2.632.000,00	0,11%	NBG Branch	NBG		
106	Retail	Vas. Vasileiou 2, Gr. Lampraki, Prig. Xristoforou and Kiprou	Serres	Serres	Greece	1.251,62	1.826,98	4.174.387,90	2.531.742,39	5.666.000,00	0,23%	NBG Branch	NBG		
107	Retail	Vasileos Georgiou (Near Plateias 25th Martiou)	Soufli	Evros	Greece	192,34	273,55	82.642,36	148.803,66	216.000,00	0,01%	NBG Branch	NBG		
108	Retail	Konstantinou Petridou and Volou	Stilida	Phthiotis	Greece	358,52	330,66	283.970,33	487.826,50	299.000,00	0,01%	NBG Branch	NBG		
109	Retail	28th Oktovriou and Kondili	Trikala	Trikala	Greece	275,58	855,77	1.971.178,24	1.231.458,39	2.925.000,00	0,12%	NBG Branch	NBG		
110	Retail	Lamias, Epaggelmaton and 28th Oktovriou	Farsala	Larisa	Greece	264,00	737,00	289.622,08	421.072,48	749.000,00	0,03%	NBG Branch and Offices	NBG PPC		
111	Retail and Offices	Plateia Omonias 6 and Adrianoupoleos	Alexandroupoli	Evros	Greece	293,51	614,12	610.935,51	230.119,81	431.000,00	0,02%	NBG Branch	NBG		
112	Offices and Retail	Eleftheriou Venizelou and I. Ioannidou and Syggrou	Chalkida	Evia	Greece	528,19	1.985,41	2.075.441,49	2.310.349,95	4.956.000,00	0,20%	NBG Branch and Offices	NBG		
113	Offices and Retail	Sofokli Venizelou and Stratigou Tzanakaki	Chania	Chania	Greece	870,57	3.198,39	5.483.413,21	6.679.814,90	10.944.000,00	0,44%	NBG Branch and Offices	NBG PPC PAPADOGIORGAKIS KONSTANTINOS		
114	Retail and Offices	Agioi Dimitriou 2 and Eleftheriou Venizelou	Nestou (former Chrisoupolis)	Kavala	Greece	200,81	503,10	459.252,49	361.536,77	632.000,00	0,03%	NBG Branch	NBG		
115	Retail	Omonias 4 and Filippou	Sidiki (former Sidirokastro)	Serres	Greece	388,12	537,60	410.165,94	359.912,03	543.000,00	0,02%	NBG Branch	NBG		
116	Retail	Frixou Papaxristidi 81	Eleutheropolis	Kavala	Greece	337,07	772,94	666.780,88	421.511,72	803.000,00	0,03%	Retail	DIAMANDIA MASOUTIS		
117	Offices and Retail	Leoforos Vasiliou Oligas 195 and Zaxaria Papantoniou 2	Thessaloniki	Thessaloniki	Greece	1.486,37	1.664,29	3.055.830,96	1.850.474,07	4.397.000,00	0,18%	NBG Branch	NBG		
118	Offices and Retail	Irakleiou Ave 243 and Ag. Vasileiou	N. Ionia	Attica	Greece	418,46	2.666,90	3.291.070,35	2.993.541,98	8.018.000,00	0,32%	NBG Branch	NBG		
119	Retail	Kifissia Ave 273 and Andrianou	Kifissia	Attica	Greece	9.378,94	4.221,94	12.513.663,47	5.944.522,01	28.100.000,00	1,12%	NBG Branch and Offices	NBG, PPC		
120	Retail and Ground Parking places	Iera Odos 25-27-29, Evneidon and Evmolpidon	Athens	Attica	Greece	2.730,33	1.640,11	2.172.587,73	4.480.164,20	3.729.000,00	0,15%	Retail and Parking spaces	SARATIS STEFANOS		
121	Retail	Sevastoupoleos 142 and Syntagmatarchi Davaki	Athens	Attica	Greece	511,96	879,26	2.119.052,66	1.399.872,64	2.601.000,00	0,10%	NBG Branch	NBG		
122	Retail	Prasinou Lofou 9 and Polittechniou	N. Heraklion of Attica	Attica	Greece	1.226,61	1.217,60	2.409.579,65	3.101.803,80	4.449.000,00	0,18%	NBG Branch	NBG		
123	Retail and Offices	Ionos Dragoumi 1 and Megalou Alexandrou	Kavala	Kavala	Greece	1.279,84	2.273,44	5.997.131,88	3.938.891,63	8.138.000,00	0,32%	NBG Branch	NBG		
124	Retail	Ioannou Mela 87 and Kithiron	Lefkada	Lefkada	Greece	470,31	833,84	739.414,04	818.907,72	1.634.000,00	0,07%	NBG Branch	NBG		
125	Retail	Plateia Ag. Ioanni	Oichalia (former Meligalas)	Messinia	Greece	224,27	404,60	298.028,76	232.546,16	282.000,00	0,01%	NBG Branch	NBG		
126	Retail	Agias Glykerias 3	Galatsi	Attica	Greece	1.144,35	364,40	483.131,31	581.695,46	907.000,00	0,04%	Retail	TINIAKOS ANTONIOS TINIAKOU VASILIKI		
127	Retail	Ethnikis Antistaseos 41-45 and Panioniou	Kaisariani	Attica	Greece	704,25	1.093,33	2.077.619,68	985.610,49	2.274.000,00	0,09%	Retail	KRITIKOS SUPERMARKETS		
128	Retail and Offices	Dionisou 42 and Thiseos 24	Marousi	Attica	Greece	456,89	1.307,67	2.421.646,56	1.904.283,24	4.261.000,00	0,17%	NBG Branch	NBG		
129	Retail	Evergetou Giavasi 2 and Iroon Polittechniou 8	Agia Paraskevi	Attica	Greece	1.450,00	575,10	1.718.139,20	1.054.976,08	2.346.000,00	0,09%	NBG Branch	NBG		
130	Retail	Kerkiras 54 and Milou	Athens	Attica	Greece	235,71	422,00	483.958,23	514.335,57	276.000,00	0,01%	Retail	KRITIKOS SUPERMARKETS		
131	Retail	Leoforos Vouliagmenis 208	Dafni - Ymittou	Attica	Greece	828,12	1.015,23	3.659.010,58	1.738.044,07	4.393.000,00	0,18%	NBG Branch	NBG		
132	Retail	Dekelias 225	Philadelpheia - Chalkidona (former N. Philadelphia)	Attica	Greece	514,43	405,00	701.943,76	290.863,44	385.000,00	0,02%	Retail	BAZAAR SA		
133	Retail	Mesogeion Ave 226 and Aetideon	Papagou - Cholargos	Attica	Greece	1.612,92	937,72	2.570.581,90	1.991.162,23	3.651.000,00	0,15%	NBG Branch	NBG		
134	Retail	Klapanara 2 and Agioi Panteleimonos 2	Keratsini - Drapetsona (former Drapetsona)	Attica	Greece	241,60	428,00	290.099,74	258.976,32	623.000,00	0,02%	Retail	KRITIKOS SUPERMARKETS		
135	Retail	Dimokratias Ave 33 and Sinosogiou	Keratsini - Drapetsona (former Keratsini)	Attica	Greece	344,14	1.059,00	1.526.447,78	799.871,73	2.988.000,00	0,12%	NBG Branch	NBG		
136	Retail	Nikitara 2, Parkou and Vasileos Georgiou	Argos - Mikynes (former Argos)	Argolida	Greece	1.025,00	2.420,11	2.691.799,82	1.825.280,81	4.306.000,00	0,17%	NBG Branch	NBG		
137	Retail	Stratou and Psarogianni	Amfilochia	Aitolokarnania	Greece	488,51	411,20	492.758,54	224.697,31	668.000,00	0,03%	NBG Branch	NBG		
138	Retail	Ploutonos and Plateia Iroon	Elefsina	Attica	Greece	743,60	1.414,00	1.439.688,88	917.577,35	2.488.000,00	0,10%	NBG Branch	NBG, PPC		
139	Retail	Komnion and Vazelonos 30	Kalamaria	Thessaloniki	Greece	597,00	620,44	1.867.275,33	1.040.586,68	3.282.000,00	0,13%	NBG Branch	NBG		
140	Retail and Offices	25th Martiou 28 and Paraliaki Odos	Loutraki - Ag Theodoroi (former Loutraki - Perachora)	Corinth	Greece	262,30	833,29	857.269,36	1.032.377,32	1.511.000,00	0,06%	NBG Branch	NBG		
141	Retail	Kentriki Plateia Dimokratias, P. Bakogianni and Aristofanous	Makrakomi	Phthiotis	Greece	161,25	196,35	152.541,18	125.987,02	206.000,00	0,01%	NBG Branch	NBG		
142	Retail	Aggelou Metaxa 13	Glyfada	Attica	Greece	1.140,00	705,07	7.931.101,55	3.640.959,92	6.998.000,00	0,28%	Retail	GERMANOS S.A.		
143	Offices and Retail	28is Oktovriou 98	Athens	Attica	Greece	379,59	2.308,80	5.024.513,40	3.203.526,03	2.971.000,00	0,12%	Offices and Retail			
144	Retail	Soutsou and Ieras Odou 310-312	Egaleo	Attica	Greece	1.596,09	1.445,25	2.798.121,46	1.616.691,35	3.837.000,00	0,15%	NBG Branch	NBG		
145	Offices and Retail	Monastiriou 91 and Giniton 46	Thessaloniki	Thessaloniki	Greece	789,32	3.553,02	3.944.970,38	3.923.201,16	5.780.000,00	0,23%	NBG Branch and Offices	NBG PPC		
146	Retail	Leoforos Vasileos Georgiou A' 27 and Androutsou 148-150	Piraeus	Attica	Greece	480,94	832,10	2.037.509,70	2.042.229,80	2.898.000,00	0,12%	NBG Branch	NBG		
147	Retail	Alexandras Ave, Mavromixali and Fanariotou	Athens	Attica	Greece	1.014,93	1.049,50	2.081.581,05	883.301,85	2.595.000,00	0,10%	NBG Branch	NBG		
148	Offices	Thessaloniki 125 and Volou	Moschato - Tavros (former Moschato)	Attica	Greece	3.854,36	8.564,47	5.615.686,20	6.974.216,60	11.611.000,00	0,46%	Offices	NBG		
149	Bank Branch	Leoforos Vasileos													

S/N	DESCRIPTION	PROPERTY DESCRIPTION				PROPERTY VALUES						CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023			
		Address	Municipality	Prefecture	Country	Land	Building							
162	Retail	Agias Triados 22-22A-24	Patra	Achaia	Greece	453,00	451,93	423.129,07	323.757,59	324.000,00	0,01%	Retail		
163	Retail	VIPEH, O.T. 12, A2 and A4	Oraiokastro (former Kallithea)	Thessaloniki	Greece	2.977,00	1.368,70	321.383,42	365.876,27	1.883.000,00	0,08%	NBG Branch	NBG	
164	Retail and Offices	28th Oktovriou and Kapodistriou	Delfoi (former Itea)	Fokida	Greece	459,51	380,34	499.811,64	539.254,65	678.000,00	0,03%	NBG Branch	NBG	
165	Retail	Porto Rafti Ave, I. Papakonstantinou and Ioan. Ath. Kimpezi	Markopoulo Mesogala	Attica	Greece	753,60	557,54	868.828,82	518.636,30	1.175.000,00	0,05%	NBG Branch	NBG	
166	Offices and Retail	Amerikis 13	Athens	Attica	Greece	353,44	2.300,47	5.474.725,59	6.302.005,82	11.095.000,00	0,44%	NBG Branch and Offices	NBG	
167	Retail	Galini, Potamou and Ethn. Odou Athinon - Lamias	Kifissia	Attica	Greece	2.170,10	1.831,65	3.380.932,43	1.633.593,90	2.338.000,00	0,09%	Retail		
168	Retail	Leoforos Salaminiou 83	Keratsini - Drapetsona (former)	Attica	Greece	214,00	326,21	499.967,23	302.259,83	419.000,00	0,02%	Retail	OPAP	
169	Retail	Olimpioniki Christou Mantika and Arafinidon Alon	Rafina - Pikermi	Attica	Greece	463,82	387,44	1.739.822,08	595.684,35	1.142.000,00	0,05%	NBG Branch	NBG	
170	Retail	Kanari and Papaflessa	Lamia	Phthiotis	Greece	2.601,00	149,50	158.640,19	107.417,02	90.000,00	0,00%	Retail		
171	Retail	Leoforos Irakleiou 293	N.Ionia	Attica	Greece	1.528,27	377,32	1.758.754,15	535.611,49	982.000,00	0,04%	Retail	KOSMOS SPOR S.A.	
172	Retail	Sapfous 103 and Makedonias	Kallithea	Attica	Greece	201,60	316,05	233.548,96	485.038,10	287.000,00	0,01%	Retail	ALCHEMY COSMETICS	
173	Retail	Eleftheriou Venizelou Ave 15	Chalkida	Evia	Greece	407,20	599,56	869.983,58	579.575,04	669.000,00	0,03%	Retail	KOSMOS SPOR S.A.	
174	Retail and Offices	Rousou Chourou 4 and Smirnis	Heraklion	Heraklion	Greece	979,00	775,08	1.668.740,85	1.734.818,28	2.936.000,00	0,12%	NBG Branch	NBG PPC	
175	Retail	Vasilisis Sofias 85 and G. Souri	Marousi	Attica	Greece	2.063,88	480,16	281.350,73	663.552,00	1.135.000,00	0,05%	Retail		
176	Retail	Eleftheriou Venizelou 72 and Ipeirou	Kavala	Kavala	Greece	486,91	611,89	536.359,01	851.622,80	905.000,00	0,04%	NBG Branch	NBG	
177	Retail	Konstantinou Palaiologou and Pavlou Meia	Kozani	Kozani	Greece	550,03	952,28	848.425,62	648.052,57	532.000,00	0,02%	Retail	KOSMOS SPOR S.A.	
178	Offices and Retail	Plateia Aristotelou 6 and Ploutarchou 5	Thessaloniki	Thessaloniki	Greece	878,95	4.521,33	16.987.888,25	16.372.842,87	19.998.000,00	0,80%	NBG Branch and Offices	NBG, FOOD PLUS	
179	Retail	Michail Aggelou 3 and Grigoriou Sakka 1	Ioannina	Ioannina	Greece	839,50	530,30	2.174.646,93	823.912,32	2.366.000,00	0,09%	NBG Branch	NBG	
180	Retail	Agiou Eleftheriou and 40 Eklision and Andreou Dimitriou	Xanthi	Xanthi	Greece	642,14	408,32	476.464,64	568.536,60	435.000,00	0,02%	Retail		
181	Retail	K. Gerakari, Anonimis Dimotikis Odou and P. Kountourioti Ave	Rethymno	Rethymno	Greece	718,19	375,14	592.891,27	579.176,21	1.036.000,00	0,04%	NBG Branch	NBG	
182	Retail	25th Martiou 9	Rhodes	Dodecanese	Greece	664,50	451,80	1.619.085,79	1.488.019,66	691.000,00	0,03%	Retail	SAHS NIKITAS	
183	Retail	Plateia Ethnikis Antistaseos and Antonopoulou	Kalamata	Messinia	Greece	693,90	543,58	1.066.650,81	342.630,49	2.123.000,00	0,08%	NBG Branch	NBG	
184	Retail	Iroon Politexiou 9 and Petrokokinou	Chios	Chios	Greece	276,50	474,65	786.537,80	268.723,96	517.000,00	0,02%	Retail	GERMANOS S.A.	
185	Retail	Pavlou Kountourioti and Kominaki	Lesvos (former Mitilini)	Lesvos	Greece	531,39	361,62	1.085.505,94	675.891,20	1.105.000,00	0,04%	Retail	PPC	
186	Offices and Retail	Thiseos Avenue 328-330 and Peisistratou 58	Kallithea	Attica	Greece	4.334,75	5.269,64	8.919.285,50	6.464.639,70	10.673.000,00	0,43%	NBG Branch and Offices	NBG	
187	Retail	Konstantinou Varnali 1	Chalandri	Attica	Greece	976,58	459,50	1.079.096,84	854.401,86	806.000,00	0,03%	Bank Branch	OPTIMA BANK	
188	Retail	Vasileos Georgiou B' 83	Glyfada	Attica	Greece	1.279,75	550,82	1.477.926,20	1.784.467,45	905.000,00	0,04%	Retail	OPAP	
189	Retail	Achilleos and Alkionis	P. Faliro	Attica	Greece	784,00	289,00	636.651,01	386.021,04	525.000,00	0,02%	Retail		
190	Retail	Leoforos Mesogeion 429 and Chalandriou 3	Ag. Paraskevi	Attica	Greece	3.130,99	505,65	1.625.461,31	934.217,96	867.000,00	0,03%	Retail	GERMANOS S.A.	
191	Retail	Panagi Tsaldari 16-20	Peristeri	Attica	Greece	831,00	325,38	532.453,51	776.334,24	1.172.000,00	0,05%	NBG Branch	OPTIMA BANK	
192	Offices	Syggrou 174 Ave. and Kalafati	Kallithea	Attica	Greece	914,49	2.269,70	5.516.692,99	2.213.894,36	5.005.000,00	0,20%	Offices	NBG	
193	Retail	Tsimiski 11 and Ag. Mina	Thessaloniki	Thessaloniki	Greece	267,83	567,09	3.290.076,00	1.604.326,96	4.757.000,00	0,19%	NBG Branch	NBG	
194	Retail	Kalomeneopoulou 5	Syros - Ermoupoli	Cyclades	Greece	780,10	988,33	1.670.756,00	544.181,14	1.609.000,00	0,06%	Retail		
195	Retail	Pan. Tsaldari 69 - 71	Peristeri	Attica	Greece	368,90	877,95	1.752.637,00	1.661.893,44	2.296.000,00	0,09%	NBG Branch	NBG	
196	Retail	Ermou 19	Athens	Attica	Greece	172,30	887,61	6.116.624,70	4.066.340,25	11.434.000,00	0,46%	Retail	FF GROUP	
197	Offices	Thessalonikis and I. Chandri Str. 1	Moschato - Tavros (former Moschato)	Attica	Greece	6.808,00	29.669,41	20.804.979,25	21.614.830,35	36.511.000,00	1,46%	Offices	HELLENIC REPUBLIC	
198	Offices	Vas. Sofias Ave. 15	Athens	Attica	Greece	2.036,00	8.484,71	8.435.617,10	40.539.004,13	25.120.000,00	1,00%	Offices	HELLENIC REPUBLIC	
199	Offices	Athinon Ave. 146 and Antigonis 2-4-6	Athens	Attica	Greece	8.063,60	32.049,55	16.554.359,07	22.231.242,77	32.550.000,00	1,30%	Offices	HELLENIC REPUBLIC	
200	Offices	Mpoupoulinas 20, Kountourioti & Zaimi	Athens	Attica	Greece	1.171,00	5.126,01	5.003.414,90	5.620.061,09	8.707.000,00	0,35%	Offices	HELLENIC REPUBLIC	
201	Offices	Karaoi - Dimitriou 13-15 and Eptanisu	Kordelio - Evosmos	Thessaloniki	Greece	2.184,56	4.010,06	1.178.953,53	1.764.419,28	1.434.000,00	0,06%	Offices	HELLENIC REPUBLIC	
202	Offices	Agiou Dimitriou 2	Alexandroupoli	Evros	Greece	2.499,00	3.094,74	1.128.131,30	2.279.352,42	1.518.000,00	0,06%	Offices	HELLENIC REPUBLIC	
203	Offices	Pireos 46, Eponiton and Oikonomidou	Piraeus	Attica	Greece	3.810,44	22.695,71	15.562.219,79	15.653.602,28	29.888.000,00	1,19%	Offices	HELLENIC REPUBLIC	
204	Offices	Prigkipissis Olgas and Prigkipissis Sofias	Agiou Anargiroi - Kamatero	Attica	Greece	1.305,00	3.478,90	1.679.955,80	2.719.069,08	2.403.000,00	0,10%	Offices	HELLENIC REPUBLIC	
205	Offices	Fragoudi 11	Kallithea	Attica	Greece	4.855,14	17.589,00	8.451.597,76	11.079.317,27	16.308.000,00	0,65%	Offices	HELLENIC REPUBLIC	
206	Offices	Ethnikis Antistaseos 43 and Dervenakion	Pallini	Attica	Greece	9.009,00	2.654,70	1.171.101,06	1.818.365,47	1.661.000,00	0,07%	Offices	HELLENIC REPUBLIC	
207	Offices	Gounari 227	Glyfada	Attica	Greece	3.447,56	2.257,43	1.780.060,75	4.268.514,76	3.167.000,00	0,13%	Offices	HELLENIC REPUBLIC	
208	Offices	Acharnon 43	Kifissia	Attica	Greece	1.170,69	2.958,04	1.778.522,50	1.261.560,09	2.819.000,00	0,11%	Offices	HELLENIC REPUBLIC	
209	Retail and Gas station	Leonida Iasonidi 140	Katerini	Pieria	Greece	13.716,00	3.639,04	2.883.230,03	1.288.536,70	3.756.000,00	0,15%	Hypermarket and Gas Station	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
210	Retail	Kifissias Avenue 41-43	Marousi	Attica	Greece	31.901,93	57.832,00	45.684.385,73	46.070.187,66	61.065.000,00	2,44%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
211	Retail	Ethnikis Antistaseos 63A	Agrinio	Aitolokarnania	Greece	3.173,81	3.913,87	2.426.505,49	1.928.560,83	3.519.000,00	0,14%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
212	Retail	Dimokratias Avenue 67A	Ilion	Attica	Greece	27.275,87	17.658,87	16.549.906,58	8.035.939,85	27.528.000,00	1,10%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
213	Retail	Chimaras 3-5	Marousi	Attica	Greece	4.235,00	11.663,01	9.428.631,21	8.689.283,47	13.446.000,00	0,54%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
214	Retail	Posidonos Avenue 73	Palaio Faliro	Attica	Greece	4.626,18	1.175,00	2.044.144,16	1.772.414,44	2.771.000,00	0,11%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
215	Retail and Gas station	3rd km of National Highway of Larisa - Tyrnavos	Larisa	Larisa	Greece	181.765,38	14.316,67	18.266.513,04	8.444.407,57	12.767.000,00	0,51%	Hypermarket and Gas Station	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
216	Hotel & Underground Parking Spaces	Mitropoleos 23	Athens	Attica	Greece	748,20	4.426,59	11.297.512,86	11.450.937,48	15.832.000,00	0,63%	Hotel and Underground Parking	METROPARK (TSAPANIDIS G. - VERVITAS KON. O.E.) ERGON TROFIMA S.A.	METPOPRK leases the underground parking spae.
217	Separate Offices Building	Alexandrou Pantou 33	Kallithea	Attica	Greece	552,50	2.885,42	2.491.492,85	1.851.717,42	3.410.000,00	0,14%	Offices	GREEN DAY ENERGY	
218	Retail	K. Varnali 13 and A. Gini	Chalandri	Attica	Greece	622,20	409,98	741.075,80	863.386,30	466.000,00	0,02%	Retail	REPADO	
219	Retail	Pentelis Ave 13 and Afroditis	Chalandri	Attica	Greece	1.020,04	404,00	1.262.099,58	1.152.761,40	1.255.000,00	0,05%	Retail	ZAKCRET S.A.	
220	Retail	M. Asias 61 - 63, Θέση «Goudi» or «Agiou Thomas»	Athens	Attica	Greece	475,77	509,50	822.615,07	352.730,00	414.000,00	0,02%	Retail	I. MPALIOUIS K. EVMORFOPOULOU	
221	Separate Building (Offices & Retail)	Tzortz 4, Plateia Kaniggos	Athens	Attica	Greece	312,41	1.425,35	3.205.672,67	2.404.289,39	3.765.000,00	0,15%	Piraeus Bank Branch and Offices	PIRAEUS BANK S.A. HELLENIC OPEN UNIVERSITY	
222	Retail	25th Martiou 77, Ptolemaida	Eordaia	Kozani	Greece	534,00	242,70	275.287,37	205.482,24	82.000,00	0,00%	Retail		
223	Retail	Andrea Papandreou 65	Kordelio - Evosmos	Thessaloniki	Greece	463,42	298,53	761.028,30	134.140,84	283.000,00	0,01%	Retail	WANG MINGPING	
224	Separate Building	Kapodistriou 30, Pentelis and Parnithos	Marousi	Attica	Greece	1.216,24	2.360,32	6.047.993,32	2.496.815,42	2.424.000,00	0,10%	Elderly care unit	RODI FILOTHEI I.K.E.	
225	Separate Retail Building	Ilioupoleos Ave 37 and Ainou, position «Agiou Ioannis Kinigos»	Athens	Attica	Greece	198,81	301,00	886.275,97	851.426,12	316.000,00	0,01%	Retail		
226	Retail	Papadiamantopoulou 141, position «Goudi» or «Ampelakipioi»	Athens	Attica	Greece	994,50	778,00	2.148.033,70	638.798,40	816.000,00	0,03%	Retail	BAZAAR S.A.	
227	Retail	B Merarchias 24 and Kolokotroni 116	Piraeus	Attica	Greece	349,58	1.032,95	2.301.622,00	1.327.020,49	1.051.000,00	0,04%	Retail and Offices	N. THEOFANOPOULOS, M. NTALAKOS, I. FASOLIS AND PARTNERS, BIOLOGIKO XORIO	
228	Retail	Pan. Tsaldari 16 - 20 and Erithraias	Peristeri	Attica	Greece	831,00	360,37	2.100.965,12	1.258.388,65	1.360.000,00	0,05%	Piraeus Bank Branch	PIRAEUS BANK S.A.	
229	Retail	25th Augustou 4 and Marineli	Her											

S/N	PROPERTY DESCRIPTION					PROPERTY VALUES					CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION	
	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023				
	Address	Municipality	Prefecture	Country	Land	Building								
234	Separate Office Building w/ ground floor Retail & Parking Spaces	Ifigeneias 10 and Dafnidios	N. Heraklion of Attica	Attica	Greece	371,73	667,16	1.322.072,56	1.177.417,15	686.000,00	0,03%	Offices and Retail	ERGONOMIA S.A.	
235	Retail	Louka Ralli 92 - 94 - 96	Piraeus	Attica	Greece	302,00	95,00	155.508,78	129.200,00	142.000,00	0,01%	Retail	DIAMANTOPOULOS MARINOS	
236	Retail	Grigoriou Lampraki 95 - 97 and V. Georgiou B' 1	Piraeus	Attica	Greece	419,54	375,12	1.682.477,90	1.328.639,44	741.000,00	0,03%	Retail	DIAMANTOPOULOS MARINOS	
237	Separate Retail Building	Andrea Papanreou 77	Chalandri	Attica	Greece	324,00	232,09	2.156.493,20	715.423,84	515.000,00	0,02%	Retail	LAZAROS TOUGOUNTZOGLOU & ANAZETZIA	
238	Retail	Athinas, 12 and Avramiotou 7	Athens	Attica	Greece	548,50	354,90	1.333.956,98	1.564.011,50	1.085.000,00	0,04%	Retail	VINSTORES IKE	
239	Retail	Salaminos Ave 62, region «Amfiali»	Keratsini - Drapetsona	Attica	Greece	194,00	262,22	876.601,69	164.753,27	468.000,00	0,02%	Bank Branch	PIRAEUS BANK S.A.	
240	Separate Building (Offices & Retail)	Palia Ethniki odos Larissi - Athinon O.T. 228 B	Larisa	Larisa	Greece	624,00	869,40	1.429.625,48	860.090,54	374.000,00	0,01%	Offices and Retail	NIKOVOTIS D & Th.	
241	Separate Retail Building	28th Oktovriou 33 and Ipsilantou, Kalochori	Delta (former Echedorou)	Thessaloniki	Greece	150,07	149,39	484.098,82	86.696,14	85.000,00	0,00%	Retail		
242	Separate Offices Building	Zefirou 56, Ermou, Ag. Anargiron, Ichous and Ermou	P. Faliro	Attica	Greece	876,60	2.584,81	4.427.868,26	3.507.359,43	4.371.000,00	0,17%	Offices	NATIONAL DOCUMENTATION CENTRE	
243	Offices (8th floor)	Karageorgi Servias 4	Athens	Attica	Greece	824,47	472,45	1.400.846,40	1.056.209,22	1.751.000,00	0,07%	Offices	DRAKOPOULOS & VASALAKIS LAW FIRM	
244	Separate Building (Offices & Retail)	Larissi 157 and Goura	Volos	Magnissia	Greece	205,17	328,20	756.292,26	246.754,54	222.000,00	0,01%	Offices and Retail		
245	Separate Offices Building	Vasilissis Sofias Ave 16 and Mourouzi 17	Athens	Attica	Greece	155,14	541,97	1.685.409,23	2.474.056,21	2.337.000,00	0,09%	Offices	PAPAPOLITIS LAW FIRM	
246	Separate Offices Building	Vasilissis Sofias Ave 18, Mourouzi 19 and plateia P. Mela	Athens	Attica	Greece	282,24	1.009,37	3.661.413,91	5.606.300,07	4.725.000,00	0,19%	Offices	BOSTON CONSULTING GROUP S.A.	
247	Retail	Hadjimichali Giannari 40 - 42	Chania	Chania	Greece	308,46	746,10	1.891.496,02	1.780.284,44	2.195.000,00	0,09%	Retail	PUBLIC (RETAIL WORLD SA.)	
248	Retail	Agiou Nikolaou 12	Patra	Achaea	Greece	447,00	680,00	2.623.451,71	1.862.568,00	3.568.000,00	0,14%	Retail	MASSIMO DUTTI HELLAS S.A.	
249	Retail	Patriarchou Ioakeim 14 and Irodotou	Athens	Attica	Greece	568,40	216,70	1.619.693,36	2.890.364,82	2.491.000,00	0,10%	Retail	VODAFONE - PANAFON S.A.	
250	Offices	Ikarou & SR 146N, Location "Pousi Ledi"	Paiania	Attica	Greece	35.669,80	61.671,57	83.486.475,19	21.695.148,24	111.100.000,00	4,43%	Offices	MYTILINEOS	
251	Retail	Ermou 12 & Voulis 18	Athens	Attica	Greece	219,00	369,16	1.839.388,37	3.396.068,10	3.253.000,00	0,13%	Retail	THEODORA PAIKOPOULOU	
252	Offices 1st floor with parking spaces	Kifissias Ave 7, Ampelokipoi	Athens	Attica	Greece	4.336,11	2.359,00	2.380.012,58	2.781.822,18	5.442.000,00	0,22%	Offices	e-TRAVEL S.A. GRNET S.A.	
253	Offices 1st floor with parking spaces	Kifissias Ave 44	Marousi	Attica	Greece	9.695,30	1.250,35	1.183.182,88	1.167.948,95	2.517.000,00	0,10%	Offices	COMPAGNIE INTERNATIONALE WAGONLIT - TRAVEL S.A., CISCO A.E., ELPEDISON	
254	Retail	Marathonos Avenue 131	Pallini	Attica	Greece	18.298,21	16.782,00	20.140.184,22	21.922.599,97	36.044.000,00	1,44%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
255	Retail	Petrou Ralli 97	Nikaia - Agios Ioannis Renti	Attica	Greece	34.909,40	36.961,12	12.398.731,96	25.614.706,49	23.991.000,00	0,96%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
256	Retail	Athinon Avenue 93-97, Eleonas	Athens	Attica	Greece	16.813,59	12.077,95	8.631.641,64	20.562.720,58	14.356.000,00	0,57%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
257	Retail	Aristotelous 9 (former Glafkou) and Patron-Klaous, Perivola	Patra	Achaea	Greece	96.792,45	9.333,34	6.781.634,90	6.904.937,26	10.477.000,00	0,42%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
258	Separate Retail Building	Kanari 17 and Solonos 1	Athens	Attica	Greece	319,00	1.086,23	3.906.858,01	6.381.857,02	6.066.000,00	0,24%	Retail	NINO MODA S.A., NIKIAS JEWELLERY, LI.LA.LO., INFO QUEST TECHNOLOGIES	
259	Hotel / Retail	Ermou 66 and Ag. Eirinis 7	Athens	Attica	Greece	527,23	2.525,83	6.980.873,63	9.224.957,74	12.722.000,00	0,51%	Hotel and Retail	TECHNEK S.A. SEPHORA GREECE A.E.E	
260	Separate Retail Building	Mitropoleos 66 - 68 and Kapnikareas	Athens	Attica	Greece	574,20	1.608,45	5.536.007,15	9.431.221,20	7.669.000,00	0,31%	Retail	KYRIAZIS PANAGIOTIS, KAYAK EDESMA GYFADAS S.A., BIOLOGIKO KORIO	
261	Separate Buildiith Retail & House	Adrianou 66 and Aeolou 2 - 4	Athens	Attica	Greece	244,13	706,49	1.923.853,77	1.542.003,17	2.682.000,00	0,11%	Offices and Residence	A.S.FIVE E.E, SOTIRIOS PAPANIKOLAIOS	
262	Retail	Ermou 51	Athens	Attica	Greece	303,71	563,00	4.412.287,81	3.775.665,60	6.213.000,00	0,25%	Retail	KOSMOS SPOR S.A.	
263	Separate Building Under Development and Parking Places	Leoforos Syggrou 44, Donta and Falirou	Athens	Attica	Greece	953,77	5.448,04	14.090.303,39	12.423.979,54	21.334.000,00	0,85%	Under Development Offices & Parking Spaces	KPMG	
264	Retail	Leof. Dimarchou Aggelou Metaxa 7	Glyfada	Attica	Greece	632,20	415,00	2.189.044,41	3.033.968,64	2.599.000,00	0,10%	Pharmacy	KAVASAKALIS KIROS	
265	Separate Storage Buildings	2nd Road Ol. Skoepetriou Street	Markopoulo	Attica	Greece	21.150,02	15.477,57	11.840.032,85	8.393.599,67	14.180.000,00	0,57%	Logistics	UNILOG S.A. LOGISTICS	
266	Offices	Eth. Antistaseos 72 and Agamemnonos	Chalandri	Attica	Greece	4.193,00	7.137,32	16.000.468,14	5.276.458,18	20.388.000,00	0,81%	Offices	ENISA	
267	Offices	Junction of Amphiaraou 44-46, Irous & Diodorou	Athens	Attica	Greece	816,50	1.871,82	1.549.174,22	1.476.216,70	1.504.000,00	0,06%	Offices		
268	Offices	Syggrou Ave 377, Zisomopolou and Pentelis	P. Faliro	Attica	Greece	2.784,24	2.404,11	3.414.902,10	4.217.336,99	4.210.000,00	0,17%	Offices	CHANDRIS HOTELS	
269	Landplot	Tritis 22	Elliniko - Argyroupoli	Attica	Greece	2.555,50	0,00	4.516.760,95	2.405.236,60	7.002.000,00	0,28%	Landplot		The property relates to a landplot for the development of residentials and their subsequent sale and is presented as an inventory at cost in the financial statements for the period ended December 31, 2023.
270	Industrial Building & Storage	Unnamed Road in Roumania area	Tanagra	Viotia	Greece	85.197,77	28.205,97	8.822.180,45	5.619.819,47	10.145.000,00	0,40%	Industrial Building & Storage	SOKRATIS D.KONSTANTINOU & SON S.A., STREEM GLOBAL S.A.	
271	Under Development offices	Kifissias Ave 77 and Dionisou	Marousi	Attica	Greece	10.433,50	0,00	14.411.380,10	5.981.974,67	18.715.000,00	0,75%	Under Development offices		
272	Offices with parking spaces	Chimaras 8B and Gravias	Marousi	Attica	Greece	7.727,07	14.165,52	35.348.427,45	10.229.421,09	35.750.000,00	1,43%	Offices with Parking places	ERNST & YOUNG COSULTING SERVICES	
273	Offices with parking spaces	Leof. Vasilissis Amalias 12	Athens	Attica	Greece	948,91	4.331,25	27.916.416,94	19.561.434,37	27.647.000,00	1,10%	Offices with parking spaces	HELLENIC MINISTRY OF TOURISM	
274	Offices with parking spaces	Leof. Vasilissis Amalias 14	Athens	Attica	Greece	475,80	4.649,83	21.416.857,26	16.247.315,14	21.547.000,00	0,86%	Offices with parking spaces	HELLENIC MINISTRY OF TOURISM	
275	Offices	Leof. Amarousiou Chalandriou 18-20 Delfon & Sarantaporou	Marousi	Attica	Greece	5.981,13	20.096,37	31.763.354,19	13.015.060,41	33.350.000,00	1,33%	Offices & Parking Spaces	VIVA WALLET SOFTWARE DEVELOPMENT, ROCHE DIAGNOSTICS HELLAS	
276	Offices	Egialias, Frangoklisias & Kosma Etolou	Marousi	Attica	Greece	5.239,81	13.894,25	19.809.500,06	13.002.906,54	37.444.000,00	1,49%	Offices	ELPEDISON S.A., GOOGLE HELLAS, LAZNI IKE	
277	Separate Storage Buildings	Location Kakkavi or Rykia or Kyriolu Hill	Aspropyrgos	Attica	Greece	68.502,80	27.210,02	9.392.002,72	3.703.762,63	20.691.000,00	0,83%	Logistics	M&M MILITZER & MUNCH S.A. ALFA OMEGA S.A. G. THOMAIDIS I. THOMAIDIS O.E.	
278	Separate Storage Building	Position Rykia or Kyriolu or Lakka Kyriolu	Aspropyrgos	Attica	Greece	13.920,37	5.068,49	1.856.942,55	860.015,85	4.047.000,00	0,16%	Separate Storage Building	ALFA OMEGA S.A.	
279	Warehouses	Copricia Region	Aspropyrgos	Attica	Greece	60.661,07	23.806,08	7.999.663,19	3.277.275,30	19.864.000,00	0,79%	Warehouses	NOE METAL CONSTRUCTIONS S.A.	
280	Offices	Agisilaou 6-8 & Zinonos	Marousi	Attica	Greece	10.400,00	17.667,90	30.667.944,28	24.335.003,08	48.888.000,00	1,95%	Offices	ALFA OCEAN DEVELOPMENTS S.A. OF HOLDINGS & CONSTRUCTIONS, METROSTAR MANAGEMENT CORP, ASTELLAS PHARMA S.A. SIEMENS S.A., BAYER S.A., OTEGLOBE S.A., ASTRAZENECA A.E., SANTANDER CONSUMER E.F.C. PIERRE FABRE	
281	Offices	Neratziotissis 111	Marousi	Attica	Greece	10.253,04	14.213,05	38.112.023,41	16.302.201,26	46.425.000,00	1,85%	Offices	KAIZEN DIGITAL Software Services	
282	Warehouses	Agrotiki Odos (Odos Panagias Tinou), Magoula	Aspropyrgos	Attica	Greece	145.493,07	59.014,68	30.346.359,67	47.503.487,29	48.834.000,00	1,95%	Warehouses	SARMED LOGISTICS MAE FOODLINK SA	
283	Offices	Leof. Syngrou 97, Lagoumitzi 40 & Evridamandou	Athens	Attica	Greece	2.273,74	19.983,39	30.036.739,11	15.904.283,66	40.628.000,00	1,62%	Offices	POLYGREEN M.A.E., AEGEAN TTEC M.A.E.	
<b>TOTAL PROPERTIES</b>						<b>1.175.612,78</b>	<b>940.369,03</b>	<b>1.230.640.366,57</b>	<b>987.093.595,88</b>	<b>1.729.159.000,00</b>	<b>69,02%</b>			

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
1	Landplot with Mixed Used Buildings - Nash S.r.l.	Via Siviglia 16, Torvaianica District	Pomezia	Lazio	Italy	1.855.669,00	4.234,07	45.389.611,71	-	45.389.611,71	Landplot		This investment relates to the subsidiary Nash S.r.l. Prodea Investments owned as of 31.12.2023 100.00% of its capital.	
2	Offices - Picasso Fund	Via Tolmezzo 15	Milan	Milan	Italy	14.590,00	18.625,61	61.137.909,25	-	61.137.909,25	Offices	ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., ISO, UNICHIPS	This investment relates to CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"). Prodea Investments owned as of 31.12.2023 80.00% of its capital, representing 46.2% of its economic rights. CI Global RE S.a.r.l. SICAF-RAIF ("CI Global") as of 31.12.2023 owns 100% of the capital of Picasso Fund which owns 23 properties in Italy.	
	Offices - Picasso Fund	Via Vincenzo Lamaro 81	Rome	Lazio	Italy	5.736,00	14.300,41				Offices	SELEXI		
	Offices - Picasso Fund	Via Cavour 6	Rome	Lazio	Italy	2.870,00	16.465,42				Offices	ITALIAN MINISTRY OF INTERIOR		
	Offices and Retail - Picasso Fund	Via Cavour 5 & Via Turati 38-40	Rome	Lazio	Italy	2.860,00	16.130,24				Offices and Retail	ITALIAN MINISTRY OF INTERIOR, GUANSHAN XU, NUMISMATICA INTERNAZIONALE SRL, SOCIETA' NO GA DI NORI SRL		
	Retail - Picasso Fund	Via Cernaia 16-18	Rome	Lazio	Italy	N/A	386,70				Retail	FARO S.R.L.		
	Retail - Picasso Fund	Piazza Sonnino 38-40	Rome	Lazio	Italy	N/A	652,50				Bank Branch	BANCA POPOLARE DI SONDRIO		
	Retail - Picasso Fund	Via Giovanni da Castelbolognese 41/A-43	Rome	Lazio	Italy	N/A	115,10				Retail			
	Retail - Picasso Fund	Via XX Settembre 55	Piacenza	Emilia-Romagna	Italy	N/A	511,00				Retail	MANGO		
	Retail - Picasso Fund	Corso Cavour 29	Pavia	Lombardy	Italy	N/A	253,10				Retail	OVS		
	Offices and Residential - Picasso Fund	Via Vittoria 12	Ferrara	Emilia-Romagna	Italy	N/A	355,20				Retail			
	Retail - Picasso Fund	Via Sestri 67-69/R	Genova	Liguria	Italy	N/A	122,40				Retail	SM ITALIA SRL		
	Offices - Picasso Fund	Viale Etruria 9	Civitavecchia	Lazio	Italy	912,00	1.714,30				Offices	ASL		
	Offices - Picasso Fund	Via Goiran 1	Rome	Lazio	Italy	4.496,10	1.959,70				Offices	ITALIAN MINISTRY OF INTERIOR		
	Offices - Picasso Fund	Viale Richard 5/7	Milan	Milan	Italy	N/A	13.046,65				Offices	RISORSE S.p.A., GOIA S.P.A., UNICREDIT, SOIL ENGINEERING, FESTINA GROUP		
	Offices - Picasso Fund	Via Parcello 2-4-6	Agrate Brianza	Monza	Italy	N/A	13.317,00				Offices	ACOME SRL, ALFAR S.R.L., MEAD INFORMATICA S.R.L., KCS CAREGIVER COOPERATIVA SOCIALE ELETTROCASA S.r.l., WESTCON GROUP ITALIA SRL, RAUCH ITALIA SRL		
	Offices - Picasso Fund	Via Enrico Mattei 102	Bologna	Bologna	Italy	N/A	12.057,00				Offices	BITBANG SRL, MACRO GROUP SPA, PROSIT SPA		
	Shopping Mall - Picasso Fund	Via Lario 37	Varese	Varese	Italy	N/A	4.955,00				Shopping Mall	ALEXI S.R.L., BLUVACANZE S.P.A., BNL S.P.A., BOTTEGA VERDE S.R.L., CALZEDONIA S.P.A., CHAIN S.R.L., D'ANGELO S.R.L., CZ BRAND S.R.L.-UPIM, DP DENT S.R.L., FIRST WOMAN S.R.L., FRENCH KISS S.R.L., GIORGI S.R.L., GIPES S.A.S. DI MILANI PAULINA & C., GIUNTI AL PUNTO S.P.A., GREMAR S.R.L., IL PENSIERINO, INTICOM SPA, LAVASECCO 1.0RA S.R.L., LE GAZZELLE S.R.L., MARRIONAUD PARFUMERIES ITALIA S.P.A., FARMALLEVEL S.R.L.S., SOCIETA' CENTRO SERVIZI SAS di Gargiulo Luigi & c., ODO'S (IL TRIANGOLO D'ORO), PAGIRO S.R.L., RHODENSEFOTO S.R.L., MUA SRLS (WYCON), SOCIETA' COOPERATIVA EFFECINQUE, I BUCANIERI SRL POKE SUN RICE, WIND RETAIL S.R.L., PAGIRO SRL, ROSSI 2 SLRS		
Warehouse - Picasso Fund	Strada Provinciale 7	Gazzola	Emilia-Romagna	Italy	53.470,00	15.545,00	Warehouse							
Shopping Mall - Picasso Fund	Contrada Santa Liberta	Ortona	Chieti	Italy	N/A	9.937,00	Shopping Mall	TEDI, LA TABACCHERIA DI PIGORINI DOMENICO & C. SAS (SALE E TABACCHI), MG FASHION MANGANARO OUTLET, GOLDENPOINT SPA (GOLDEN LADY), BAR FOREVER DI MARULLO CAMILLO, STROILI ORO SPA, FAIR VIEW SRL (OTTICA AVANZI), C&C SRL (C&C CAFFE' IN CIALDE E CAPSULE), MARA DESIDERI, PEPCO ITALY SRL, GOTTARDO SPA (TIGOTA), DEFI BRICO SRL (BRICO IO), HAPPY CASA STORE SRL, EMMEPI SRL (MECA POCE), EUROSPIN LAZIO S.P.A. (EUROSPIN),						
Retail - Picasso Fund	Via Campana 223	Pozzuoli	Neapolis	Italy	N/A	13.223,50	Retail	METRO ITALIA CASH AND CARRY						
Retail - Picasso Fund	Via Pacinotti 20	Ravenna	Ravenna	Italy	N/A	5.544,00	Retail	METRO ITALIA CASH AND CARRY						
Offices - Picasso Fund	Via Mario Bianchini 60	Rome	Lazio	Italy	N/A	4.227,44	Offices	FIDITALIA, THYSSENKRUPP ELEVATOR ITALIA SPA, SOFTLAB, AXIANS SAIV S.P.A., CSI MANAGEMENT SRL, SP-CYBERTECH, ATRAK SOLUTIONS S.R.L., THINK ACADEMY S.R.L., ESSENTIA S.R.L., TEKNOSERVICES, VERISURE ITALY S.R.L., LINEARIT S.p.a.						
Offices - Picasso Fund	Strada 6	Rozzano	Milan	Italy	N/A	12.664,00	Offices	ISTITUTO LUSO FARMACO D'ITALIA S.P.A., FERRERO COMMERCIALE ITALIA SRL, WEBUILD S.p.A., Campani S.r.l.						
Offices and Retail - Egnatia Propertied S.A.	Emanoil Porumbaru 90 - 92 & Constantin Prezan, Sector 1	Bucharest	Bucharest	Romania	670,02	2.989,57	20.000,00	-	2.363.758,64	Offices and Vista Bank Branch	VISTA BANK ROMANIA SA	This investment relates to Egnatia Properties S.A. Prodea Investments owned as of 31.12.2023 99.96% of its share capital.		
Retail - Egnatia Propertied S.A.	Podul Villor 13 & Lacatus 8	Baia Mare	Maramures	Romania	313,00	293,05				Vista Bank Branch	VISTA BANK (ROMANIA) S.A.			
Retail and Offices-Quadratix Ltd.	Spyrou Kiprianou 11	Germasogeia	Limassol	Cyprus	21.498,00	12.437,19	10.802.000,00	-	18.438.877,04	Hypermarket	SKLAVETITIS CYPRUS LTD	This investment relates to the subsidiary Quadratix Ltd. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.		
5	Hotel - Karolou Touristiki S.A.	iroon Polytechniou 58	Patra	Achaea	Greece	1.563,57	5.148,55	7.946.710,31	6.665.456,15	9.848.203,28	Hotel	DPN A.E.	This investment relates to the subsidiary Karolou Touristiki S.A. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.	
	Offices - Karolou Touristiki S.A.	28is Oktovriou 4	Patra	Achaea	Greece	547,65	2.470,90				Offices	DELOITTE BUSINESS SOLUTIONS A.E.		
Under Development Retail Mall - PNG Properties EAD	ul. Okolovrasten pat, ul Filipovsko Shose ezu ul Itzhah Gratsiani	Liulin	Sofia	Bulgaria	28.061,00	22.645,39	-	-	-	Under Development Retail Mall		This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.		
Under Development Hotel - Lasmane Properties Ltd.	Ouzounian, Rigenis and Vassiliou Voulgaroktonos	Nicosia	Nicosia	Cyprus	2.445,00	12.870,00	16.440.082,33	-	16.440.082,33	Under Development Hotel	TANIMA ENTERPRICES COMPANY LTD	This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.		
8	Offices - I&B Real Estate EAD	Alabin Street 1	Triaditza	Sofia	Bulgaria	3.061,00	54.008,74	40.141.921,69	-	61.895.623,68	Offices	CALLPOINT NEW EUROPE AD (TELUS), CUSTOM HOUSE FUND SERVICES BULGARIA EOOD, DOPAMINE EOOD, VAYANT BULGARIA EOOD (PROS), ISGBG EOOD (ANAKATECH), HEDGESERV EOOD, MEGA OPTIK OOD EURO BANK BULGARIA AD, TOKUDA BANK AD, SOPHARMACY 8 LTD, DNSK (PUBLIC SERVICE), TELENOR BULGARIAN WORKERS FEDERATION BULGARIAN WORKERS FEDERATION SPORT & HEALTH, YORDAN NALBANTOV, HYDROREMONTSTROY, DM, MASON MASTERS, GEORGI BARKASHKI, NETCRACKER, CPM PLEVEN, BENCHMARK SERVICES, LABOR INSPECTION, STOYCHO KRASTEVA, AGENCY ROAD INFRASTRUCTURE, LAZAR DUCOV, EA FINANCE, ASEN YAGODIN, BGK MINIMART, ICON, IVAN LAPATOV, BORIS POYLAKOV, BISSER KIRILOV, IVAYLO DEKOV, SYNVEKA	This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.	

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
9	Landplot - Aphrodite Springs Public Limited	Aphrodite Springs	-	-	Cyprus	1.471.971,00	-	12.258.984,61	-	13.725.640,89		Landplot	This investment relates to the subsidiary Aphrodite Springs Public Limited. Prodea Investments owned as of 31.12.2023 96.22% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
10	MHV Mediterranean Hospitality Venture Limited (τηράννυ Vibrana Holdings Ltd)	-	-	-	Cyprus	-	-	57.903.409,09	-	90.791.449,80		-	This investment relates to the company MHV Mediterranean Hospitality Venture Limited, on which Prodea Investments owned as of 31.12.2023 25.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
11	Hotel - Smooland Properties Limited	Pernera area	Paralimni	Ammochostou	Cyprus	19.095,00	13.615,00	140.436.732,88	-	158.769.332,91		Hotel	LOUIS HOTEL PUBLIC COMPANY LTD	This investment relates to the subsidiary CYREIT Variable Capital Investment Company Plc. Prodea Investments owned as of 31.12.2023 100.00% of its management shares and 88.23% of its investment shares.
	Retail, Offices and Storage space - Azemo Properties Limited	Konia Industrial Area	Konia	Pafos	Cyprus	17.242,00	4.550,00					Logistics	L.C.A. DOMIKI LTD LANITIS ELECTRIC LTD LANITIS ARISTOPHANOUS LTD	
	Retail - Rouena Properties Limited	Agios Theodoros - Charalampos Mouskos area	Pafos	Pafos	Cyprus	1.367,00	3.687,00					Retail	HETAFRE TRADING LTD CHRISTOU BROS TRADING LTD	
	Logistics - Primaco Properties Limited	Apostolos Varnavas and Agios Makarios	Strovolos	Nicosia	Cyprus	4.451,00	1.955,00					Logistics	TNT EXPRESS (CYPRUS) LIMITED	
	Retail - Orleania Properties Limited	1 Armenias Str, Agios Dimitrios	Strovolos	Nicosia	Cyprus	734,00	477,00					Retail	MH4U	
	University - Bascot Properties Limited	8 Markou Drakou Str.	Engomi	Nicosia	Cyprus	9.207,00	5.645,00					Offices and University	EDEX - EDUCATIONAL EXCELLENCE CORPORATION LTD	
	Offices - Elizano Properties Limited	85 Lemesou Av.	Aglantzia	Nicosia	Cyprus	1.834,00	2.777,50					Offices	CONZYLUM LTD, ORB Communications LTD, WGM Services LTD	
	Offices - Kuvena Properties Limited	14 Kantaras Str.	Nicosia	Nicosia	Cyprus	1.292,00	3.331,64					Office and Bank Branch	BANK OF CYPRUS PUBLIC COMPANY LTD , I.T.S INFINITY TECHNOLOGY SOLUTIONS	
	Retail and Offices - Lancast Properties Limited	223 Franklin Roosevelt Str.	Limassol	Limassol	Cyprus	7.010,00	10.131,93					Offices and Retail	SIGMA BAKERIES LTD, AMDOCS DEVELOPMENT LTD, SPP MEDIA LTD , POLICE DEPARTMENT (REPUBLIC OF CYPRUS), N.K.A. KRITIKOS CASH & CARRY SUPERMARKETS (LIMASSOL) LTD, D NIKOLAOU	
	Offices - Alomnia Properties Limited	50 Spyrou Kyprianou Av. & Archiepiskopou Makariou Av.	Larnaca	Larnaca	Cyprus	2.634,00	8.904,78					Offices	DEPARTMENT OF TAXATION OF THE MINISTRY OF FINANCE SINGULARIS INVESTMENTS LTD DEPARTMENT OF PUBLIC ADMINISTRATION AND STAFF (CITIZEN SERVICE CENTER) KENDRIS (CYPRUS) LTD HF MARKETS (EUROPE) LTD	
	Casino - Vameron Properties Limited	Fragklinou Rousvelt Av.	Limassol	Limassol	Cyprus	5.355,00	5.944,85					Casino		
	Retail - Wiceco Properties Limited	30 Kambos Str.	Strovolos	Nicosia	Cyprus	20.026,00	4.456,00					Retail	SUPERHOME CENTER (DIY) LTD	
	Offices and Retail - Alodica Properties Limited	Telepeniou 17	Paphos	Paphos	Cyprus	969,00	2.362,00					Offices and Retail	UTOPIATECH LTD PARTIZANO HOLDINGS LIMITED AAEZANAPOS XP. AAEZANAPPOY HESTONE LTD DANIEL WRAY HARRIS KALOGIROU & CO LLC MEDPETRO FUEL TRADERS LTD, VARTHOLOMIO HOLDINGS LTD NOREPPA INVESTMENTS LTD, AVENTADOR SERVICES LTD	
	Car Dealership and Service Center - Consoly Properties Limited	Yiannou Kranidioti 144	Latsia	Nicosia	Cyprus	19.410,00	5.683,00					Car Dealership and Service Center	UNICARS LIMITED	
Industrial Building - Vanemar Properties Limited	Violetas 8	Strovolos	Nicosia	Cyprus	4.312,00	3.279,00	Industrial Building	GOLDEN BRANDS						
Retail - Arleta Properties Limited	Ammochostou & Petrou Tsirou Str. (Apostolou Petrou kai Pavlou)	Limassol	Limassol	Cyprus	8.559,00	10.802,00	Retail	ERMES DEPARTMENT STORE PLC						
Retail and Offices - Ravenca Properties Limited	Lidras street and Arsinois	Nicosia	Nicosia	Cyprus	798,00	7.282,40	Offices and Retail	H&M HENNES & MAURITZ CYPRUS LTD LEDRA OBSERVATORY LTD PUBLIC GUARD PRIMETEL PLC MTN CYPRUS LTD CYPRUS POLICE ANTENNA						
Retail - Letimo Properties Limited	Kalamon 16	Strovolos	Nicosia	Cyprus	17.663,00	24.094,00	Retail	SCB DIY COMPANY LTD						
12	EP Chanion S.A.	-	-	-	Greece	-	-	1.261.971,39	-	1.794.025,33		-	This investment relates to the company EP Chanion S.A. Prodea Investments owned as of 31.12.2023 40.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
13	RINASITA S.A.	-	-	-	Greece	-	-	10.252.910,05	-	9.602.951,71		-	This investment relates to the company Rinascita S.A. Prodea Investments owned as of 31.12.2023 90.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
14	PIRAEUS TOWER S.A.	-	-	-	Greece	-	-	7.234.500,00	-	9.149.290,53		-	This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 31.12.2023 30.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
15	Retail MILORA S.M.S.A	Charokopou 87	Kallithea	Attica	Greece	1.542,73	1.992,10	1.558.426,29	2.567.037,48	1.991.827,91		Offices and Parking Places	JYSK S.A. , DOMKA S.A.	The investment relates to the company MILORA S.M.S.A. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.
16	Panphila Investments	-	-	-	Cyprus	-	-	24.250.000,00	-	24.224.139,02		-	This investment relates to the subsidiary Panphila Investments Ltd. Prodea Investments owned as of 31.12.2023 100% of its share capital.	
17	OURANIA Investment S.M.S.A.	-	-	-	Greece	-	-	5.979.750,00	-	6.680.096,58		-	This investment relates to OURANIA Investment S.M.S.A. Prodea Investments owned as of 31.12.2023 35.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
18	Warehouses - THRIASEUS S.A	Location PATIMA outside town plan	Aspropyrgos	Attica	Greece	111.320,19	-	6.878.347,83	576.488,06	8.633.096,84		Landplot	This investment relates to Thriaseus S.A. Prodea Investments owned as of 31.12.2023 97.57% of its share capital.	

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
19	Residential Building & Under Development Residential - BTR HELLAS S.M.IKE	Iliados 87	Athens	Attica	Greece	235,20	924,74	9.192.984,40	541.031,08	9.511.329,56		Under Development Residential		This investment relates to BTR HELLAS S.M.IKE. Prodea Investments owned as of 31.12.2023 100.00% of its capital.
		Malea 5	Kallithea	Attica	Greece	344,84	1.184,69		981.992,97					
		Lomvardou k. 123	Athens	Attica	Greece	228,48	889,20		489.071,71					
		Margari 13	Athens	Attica	Greece	285,56	820,90		927.897,27					
		Roumbesi 7	Athens	Attica	Greece	305,77	1.299,38		2.280.876,17					
20	Under Development Residential - BTR HELLAS II S.M.IKE	Kypselis 27 - 29	Athens	Attica	Greece	619,62	0,00	2.089.968,28	1.405.305,04	1.416.019,74		Under Development Residential		This investment relates to BTR HELLAS II S.M.IKE. Prodea Investments owned as of 31.12.2023 100.00% of its capital.
21	Under Development Residential - WISE ATHANASSIA S.M.IKE	Athan. Diakou 13	Kifisias	Attica	Greece	1.820,86	1.545,66	6.590.615,58	1.391.491,37	6.409.348,40		Under Development Residential		This investment relates to WISE ATHANASSIA S.M.IKE. Prodea Investments owned as of 31.12.2023 100.00% of its capital.
		Hydras 27	Chalandri	Attica	Greece	769,87	389,76		1.167.524,75					
22	Under Development Residential - WISE LOUISA S.M.S.A.	Myrtias 2	Kifisias	Attica	Greece	3.343,37	3.327,32	7.045.946,41	3.702.913,82	6.918.575,99		Under Development Residential		This investment relates to WISE LOUISA S.M.S.A. Prodea Investments owned as of 31.12.2023 100.00% of its share capital.
23	Under Development Residential - THERMOPYLON 77 S.M.IKE	Roumelis 31	Ag. Paraskevi	Attica	Greece	1.248,77	1.469,51	4.120.160,69	3.353.259,20	3.800.200,58		Under Development Residential		This investment relates to THERMOPYLON 77 S.M.IKE. Prodea Investments owned as of 31.12.2023 100.00% of its capital.
24	FIVE LAKES FUND	-	-	-	Italy	-	-	27.487.500,00	-	28.062.132,36				This investment relates to Five Lakes Fund. Prodea Investments owned as of 31.12.2023 75.00% of its capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
25	V TOURISM S.M.S.A.	-	-	-	Greece	-	-	5.729.815,00	-	6.753.627,32				This investment relates to V TOURISM S.M.S.A. Prodea Investments owned as of 31.12.2023 49.00% of its capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
26	Under Development Residential - SYGCHRONO KATOIKEIN S.M.S.A.	Pontou 41	Nea Erythra	Attica	Greece	4.164,00	-	7.985.000,00	3.806.720,09	7.842.963,72		Under Development Residential		This investment relates to SYGCHRONO KATOIKEIN S.M.S.A. Prodea Investments owned as of 31.12.2023 100% of its capital.
		Kanari 7	Lykovrysi-Pefki	Attica	Greece	2.111,85	-		2.621.953,62					
<b>TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE</b>						<b>3.741.032,45</b>	<b>426.027,09</b>	<b>520.135.257,79</b>	<b>34.711.203,11</b>	<b>611.590.115,12</b>	<b>24,41%</b>			
<b>TOTAL PROPERTIES AND INVESTMENTS</b>						<b>4.916.645,23</b>	<b>1.366.396,12</b>	<b>1.750.775.624,36</b>	<b>1.021.804.798,99</b>	<b>2.340.749.115,12</b>				<b>93,43%</b>
CASH AND CASH EQUIVALENTS										748,81				
Sight Deposits										55.076.042,11				
Time Deposits										109.578.991,04				
<b>TOTAL CASH AND CASH EQUIVALENTS</b>										<b>164.655.781,96</b>	<b>6,57%</b>			
<b>TOTAL INVESTMENTS</b>										<b>2.505.404.897,08</b>	<b>100,00%</b>			
		<b>31.12.2023</b>			<b>31.12.2023</b>			<b>31.12.2022</b>		<b>31.12.2021</b>				
		Unaudited			Unaudited			Audited		Audited				
	Receivables	140.870.887	Total assets under IFRS		2.552.709.250			2.499.014.390		2.337.001.093				
	Payables	1.161.542.385												
			Fair value of properties according to the valuation as per IFRS		1.729.159.000			1.712.458.000		1.411.327.000				
			% of valued properties on total assets		67,74%			68,53%		60,39%				
			Fair value of investments as per Law 2778/1999		611.590.115			646.322.293		668.570.372				
			% of valued investments on total assets		23,96%			25,86%		28,61%				
			Fair value of owneroccupied property		11.298.000			10.124.000		9.465.000				
			% of owneroccupied property on total assets		0,44%			0,41%		0,41%				
			Cash and cash equivalents		164.655.782			150.142.749		256.632.446				
			% of cash and cash equivalents on total assets		6,45%			6,01%		10,98%				
<b>Notes:</b>														
1. The Company has the full ownership of its properties, except for the 1st Basement of the property that is located at Nikitara 2, Parkou and Vasileos Georgiou, Argos (S/N 136). More specifically, the company has a 50% ownership in the 1st basement of a total area of 564.36 sqm.														
2. On October 1, 2015, the merger by absorption (the "Merger") of the company NBG PANGAEA REIC (the "Absorbed Company") by its subsidiary MIG Real Estate REIC (the "Absorbing Company") was completed in accordance with the decision No. 100104/01.10.2015 of the Ministry of Economy, Development and Tourism (currently Ministry of Economy and Development) which was registered on the same day with the General Commercial Register of the abovementioned Ministry. As an outcome of the Merger, the company that resulted from the Merger is now named "NBG PANGAEA REAL ESTATE INVESTMENT COMPANY", following the amendment of all the articles of association of the Absorbing Company (including its name) and the relevant approval of its new articles of association by the Hellenic Capital Market Commission and the competent departments of the Ministry of Economy, Development and Tourism (currently Ministry of Economy and Development). With the decision No 1695248/01.10.2019 of the Ministry of Development and Investments, which was registered in the General Commercial Registry of the abovementioned Ministry on October 1, 2019, the company's name was amended to "Prodea Real Estate Investment Company Société Anonyme" with the distinctive title "Prodea Investments" (the "Company"). Due to the Merger and the resulting quasi-universal succession, in accordance with the provisions of article 75 par.1, subpar. a' of c.l. 2190/1920, the Company has automatically substituted the Absorbed Company vis-à-vis all of its rights and obligations, among others over all properties of the latter. Therefore, this Investment Schedule includes the properties of both the Absorbing Company and the Absorbed Company. The Company is in the process of registering the transfer of the Absorbed Company's properties with the relevant land registries or cadastral offices. The properties with S/N 29, 38 and 191 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.														
3. On December 28, 2022, the merger by absorption (the "Merger") of the companies Anaptiki Fragkokklisia Akiniton S.A., Irima Ktimatiki S.A., NEW METAL S.M.S.A., ILIDA OFFICE S.M.S.A. and ILDIM S.M.S.A. by the parent company Prodea Real Estate Investments S.A. with the distinctive title "Prodea Investments" (the "Absorbing Company") was completed in accordance with the decision No. 2863115/28.12.2022 of the Ministry of Economy and Development which was registered on the same day with the General Commercial Register of the abovementioned Ministry. Due to the Merger and the resulting quasi-universal succession, in accordance with the provisions of article 18 par.2, of l. 4601/2019, the Absorbing Company has automatically substituted the Absorbed Companies vis-à-vis all of its rights and obligations, among others over all properties of the latter. Therefore, this Investment Schedule includes the properties of both the Absorbing Company and the Absorbed Companies (the properties with S/N 276 to S/N 280). The Company has registered the transfer of the Absorbed Companies' properties with the relevant land registries or cadastral offices. The properties with S/N 279 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.														
4. On December 21, 2023, the merger by absorption (the "Merger") of the companies Panterra S.A., IQ HUB S.M.S.A., THETIS KTIMATIKI-EMPORIKI S.M.S.A., by the parent company Prodea Real Estate Investments S.A. with the distinctive title "Prodea Investments" (the "Absorbing Company") was completed in accordance with the decision No. 3183294/21.12.2023 of the Ministry of Economy and Development which was registered on the same day with the General Commercial Register of the abovementioned Ministry. Due to the Merger and the resulting quasi-universal succession, in accordance with the provisions of article 18 par.2, of l. 4601/2019, the Absorbing Company has automatically substituted the Absorbed Companies vis-à-vis all of its rights and obligations, among others over all properties of the latter. Therefore, this Investment Schedule includes the properties of both the Absorbing Company and the Absorbed Companies (the properties with S/N 281 to S/N 283). The Company has registered the transfer of the Absorbed Companies' properties with the relevant land registries or cadastral offices.														
5. On 22 February 2023 the Company acquired 100% of the share capital of "THETIS KTIMATIKI-EMPORIKI S.M.S.A." based in Greece (under S/N 282), which owns a complex of four properties that are used as Storage and Distribution Centers.														
6. All properties are free of encumbrances, except for: i) 37 properties owned by the Company (with S/N 2, 10, 14, 16, 26, 35, 37, 39, 40, 41, 43, 44, 46, 52, 53, 57, 68, 72, 75, 88, 89, 103, 104, 106, 112, 119, 120, 123, 127, 131, 133, 136, 139, 146, 155, 166 and 179) on which a prenotation of mortgage of an amount of €360,000,000.00 has been granted in favor of "National Bank of Greece S.A.", as a representative of the bondholders in accordance with the bond loan program dated 26.06.2019. ii) 20 properties owned by the Company (with S/N 48, 70, 77, 78, 80, 83, 84, 90, 93, 98, 109, 118, 129, 142, 144, 183, 193, 196, 211 and 259) on which a prenotation of mortgage of an amount of €120,000,000.00 has been established in favour of "National Bank of Greece S.A." in accordance with the bond loan program dated 29.07.2021. iii) 30 properties owned by the Company (with S/N 3, 6, 11, 25, 27, 30, 32, 35, 135, 145, 147, 169, 178, 188, 203, 209, 210, 215, 233, 242, 243, 248, 252, 253, 254, 255, 256, 257, 258 and 260), on which a prenotation of mortgage of an amount of €216,000,000.00 has been established in favour of "Piraeus Bank S.A." under the bond loan program dated 28.09.2023. iv) 80 properties owned by the Company (with S/N 1, 4, 7, 12, 13, 15, 17, 18, 19, 20, 21, 22, 23, 28, 31, 34, 36, 47, 49, 51, 56, 64, 69, 79, 95, 113, 117, 121, 122, 126, 128, 138, 140, 143, 148, 152, 153, 167, 171, 175, 186, 190, 197, 198, 199, 200, 201, 202, 204, 205, 206, 207, 208, 212, 213, 214, 216, 217, 218, 219, 220, 221, 224, 226, 232, 234, 235, 236, 238, 239, 245, 246, 247, 249, 251, 261, 262, 273, 274 and 281) on which a prenotation of mortgage of an amount of €336,000,000.00 has been established in favour of "Alpha Bank S.A." under the bond loan program dated 29.07.2021. v) 9 properties owned by the Company (with S/N 67, 151, 159, 187, 192, 227, 264, 265 and 266), on which a prenotation of mortgage of an amount of €90,000,000.00 has been established in favour of "Eurobank S.A.". The properties owned by the mutual fund named "Picasso Fund". More specifically, mortgages of a total amount of €175,000,000.00 have been established in favour of "Bank of America Europe DAC" (Milan Branch), "Alpha Bank S.A." (Greece) and "Deutsche Bank" on the 23 properties of "Picasso Fund". vi) the property owned by the company named "Quadratrix Ltd". A mortgage of an amount of €16,500,000.00 has been established in favour of "Bank of Cyprus Ltd.". It is noted that the Company has given corporate guarantee up to the amount of €5,000,000.00 for liabilities of Quadratrix Ltd. under the abovementioned loan agreement. vii) the properties owned by the company named "Egnatia Properties S.A." A mortgage of an amount of €6,405,349.00 has been established in favour of "Bank of Cyprus Ltd". viii) the property owned by the Company (with S/N 277). A prenotation of mortgage of an amount of €11,700,000.00 has been established in favour of "Alpha Bank S.A." ix) the property owned by the company "I&B Real Estate EAD". A mortgage of €25,110,000.00 has been established in favour of "Eurobank Bulgaria AD". x) the property owned by the Company (with S/N 283). A prenotation of mortgage of an amount of €30,000,000.00 has been established in favour of "Alpha Bank S.A." xi) the property owned by the Company (with S/N 280). A prenotation of mortgage of an amount of €54,158,000.00 has been established in favour of "Eurobank S.A." xii) 2 properties owned by the company "BTR HELLAS S.M.IKE". A prenotation of mortgage of an amount of €2,370,000.00 has been established in favour of "Alpha Bank S.A." xiii) the property owned by the company "WISE LOUISA S.M.S.A.". A prenotation of mortgage of an amount of €1,800,000.00 has been established in favour of "Optima Bank S.A." xiv) the property owned by the Company (with S/N 272). A prenotation of mortgage of an amount of €32,500,000.00 has been established in favour of "Eurobank S.A." xv) the property owned by the Company (with S/N 282). A prenotation of mortgage of an amount of €18,000,000.00 has been established in favour of "National Bank of Greece S.A."														
7. In the context of the loan agreements the Group has established a pledge over the entire share capital of the companies CYREIT Variable Capital Investment Company Plc, Quadratrix Ltd. and I&B Real Estate EAD.														
8. The investments with S/N 9 and 10 are listed in the Emerging Companies Market of the Cyprus Stock Exchange and the investment with S/N 11 is listed in the category Collective Investment Funds of the Cyprus Stock Exchange.														
9. The investments with S/N 1 - 38, with S/N 40 - 152 and with S/N 154 - 191 were contributed by the National Bank of Greece S.A. to the Company, as presented in the Balance Sheet as at 30.09.2009, under paragraph 4 of Article 31 of Law 2778/1999, Articles 1-5 of Law 2166/1993, as applicable, and codified law 2190/1920, as applicable at the date of the contribution.														
10. The "Fair Value 31.12.2023" refers to property values, as determined for the critical date above, i.e. December 31, 2023, by the independent valuers, i.e. the company "Proprius Commercial Property Consultants EPE", jointly the companies "P. Danos & Associates" and "Athinaiki Oikonomiki EPE", the company "Axies S.A.", the company "Hospitality Consulting Services S.A." for the properties outside Italy and Bulgaria, the company «DRP Consult LTD» for the properties in Bulgaria and the company «Jones Lang LaSalle S.p.A.» for the properties in Italy, in accordance with IFRS, IVS and article 25 of Law 2778/1999, as in force. According to the independent valuers, the valuations are not subject to "material valuation uncertainty".														
11. The percentage of total investments has been calculated based on property values as estimated by the independent valuers.														
Athens, February 29, 2024														
THE VICE - CHAIRMAN B' OF THE BoD & CEO														
THE CFO / COO														
ARISTOTELIS KARYTINOS ID Number AK801025														
THRESIA MESSARI ID Number AA003175														



**Agreed-Upon Procedures Report on the Investment Schedule as of December 31, 2023**  
**(This report has been translated from the original version in Greek)**  
To the Board of Directors of Prodea Real Estate Investment Company Société Anonyme

**Scope and purpose**

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of Prodea Real Estate Investment Company Société Anonyme (hereafter the "Engaging Party"), solely to assist you in relation to the "Investment Schedule as of December 31, 2023" (hereafter the "Investment Schedule") of Prodea Real Estate Investment Company Société Anonyme (hereafter the "Company"), in the context of the requirements of the announcement with reference number 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, and the provisions of the article 25 of the Law 2778/1999 (hereafter the "Subject Matter"), for the year ended as of December 31, 2023, and may not be suitable for another purpose.

**Restricted use**

This agreed-upon procedures report (the "AUP Report") is intended solely for the information and use of the Board of Directors of the Company, in the context of its obligations arising from the announcement with reference number 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016 and the provisions of the article 25 of the Law 2778/1999, and is not intended to be and should not be used by anyone else. This report is not to be used for any other purpose, since it is limited to what is referred above and does not extend to the Company's separate and consolidated financial statements for the year ended December 31, 2023, for which we will issue a separate audit report.

**Responsibilities of the Engaging Party**

The Engaging Party has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.

The Engaging Party is responsible for the Subject Matter on which the agreed-upon procedures are performed. The sufficiency of these procedures is solely the responsibility of the Acknowledging Parties.

**Responsibilities of the Practitioner**

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS)4400 (Revised), Agreed-Upon Procedures Engagements. An agreed-upon procedures engagement involves our performing the procedures that have been agreed with the Engaging Party, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness, or the sufficiency of the agreed-upon procedures described below either for the purpose for which this AUP Report has been requested or for any other purpose.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

**Our independence and quality management**

In performing the Agreed-Upon Procedures engagement, we complied with the ethical requirements in the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants (IESBA). We are not required to be independent for the purpose of this engagement; however, we complied with the independence requirements of the IESBA Code that apply to assurance engagements other than financial audit or review engagements. We are the independent auditor of the Entity and therefore we also complied with the independence requirements of the IESBA Code that apply in context of the financial statement audit.

EY applies International Standard on Quality Management 1 (ISQM-1), Quality Management for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements, and accordingly designs, implements and operates a comprehensive system of quality management, including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

**Description of procedures performed**

We have performed the procedures described below, which were agreed upon with the Board of Directors of the Company, pursuant to the engagement letter dated July 24, 2023, in the Investment Schedule as of December 31, 2023, in the context of the requirements of the announcement with reference number 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, and the provisions of the article 25 of the Law 2778/1999.

**Procedures performed**

Especially, our procedures performed are summarized as follows:

- 1) For completeness purposes, we compared the contents of information included in the Investment Schedule with the requirements of article 25 of the Law 2778/1999 as in force, and the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to Real Estate Investment Companies.
- 2) We reconciled the details of the real estate properties that are included in the Company's Investment Schedule under the column "Property Description" with those included in the Valuation Reports, that were issued by the Independent Valuers, as of December 31, 2023.
- 3) We reconciled the fair value of the real estate properties that are listed in the Company's Investment Schedule column "Fair Value" with those that are included in the corresponding Valuation Reports, that were issued by the Independent Valuers, as of December 31, 2023.
- 4) We reconciled the total fair value of the investment properties that is included in the Investment Schedule with the relevant values as presented in the Company's unaudited accounting records, that have been prepared for the year ended December 31, 2023.
- 5) We reconciled the information included in the Company's Investment Schedule presented in the column "Current value of investments" with the net asset value of those companies, on which the Company has invested, as presented in the unaudited accounting records of the Company, that have been prepared for the year ended December 31, 2023.
- 6) We reconciled the financial information that is included in the Company's Investment Schedule with the unaudited accounting records of the Company, that have been prepared for the year ended December 31, 2023.
- 7) We agreed that the calculations in the Investment Schedule are arithmetically accurate.

**Findings**

Based on the aforementioned procedures performed, we identified the below:

- 1) The Investment Schedule includes all the information in compliance to the article 25 of the Law 2778/1999 as in force, and the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to Real Estate Investment Companies.
- 2) The details of the real estate properties that are included in the Company's Investment Schedule under the column "Property Description" reconcile with those included in the corresponding Valuation Reports, that were issued by the Independent Valuers, as of December 31, 2023.
- 3) The fair value of the real estate properties that appear in the Company's Investment Schedule column "Fair Value" reconcile with those that are included in the corresponding Valuation Reports, that were issued by the Independent Valuers, as of December 31, 2023.
- 4) The total fair value of the investment properties that are included in the Investment Schedule reconciles with the relevant value as presented in the Company's unaudited accounting records, that have been prepared for the year ended December 31, 2023.
- 5) The information included in the Company's Investment Schedule presented in the column "Current value of investments" reconcile with the net asset value of those companies, on which the Company has invested, as presented in the unaudited accounting records of the Company, that have been prepared for the year ended December 31, 2023.
- 6) The financial information included in the Company's Investment Schedule reconcile with the unaudited accounting records of the Company, that have been prepared for the year ended December 31, 2023.
- 7) The calculations in the Investment Schedule are arithmetically accurate.

Athens, February 29, 2024  
The Certified Auditor Accountant

Andreas Hadjidamianou  
SOEL R.N. 61391  
ERNST & YOUNG (HELLAS)  
Certified Auditors Accountants S.A.  
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Company SOEL R.N. 107