



**PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME**  
**HCMC APPROVAL NO: 6/458/13.12.2007**  
**REGISTERED OFFICE: 9, CHRISOSPILIOTISSIS STREET, 105 60, ATHENS, GREECE**  
**INVESTMENT SCHEDULE 31.12.2024**

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 31.12.2024				% OF TOTAL INVESTMENTS 31.12.2024
		Address	Municipality	Prefecture	Country									
1	Storage Space	Ithakis 45 - 47	Athens	Attica	Greece	614,58	188,00	184.548,96	186.458,40	132.000,00	0,00%	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	17.232.000,00	0,64%	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	638.362,47	1.410.000,00	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	273.000,00	0,01%	Retail		
5	Retail	Konstantinou Karamanli 6	Irakleia	Serres	Greece	482,50	670,49	491.775,83	212.266,83	228.000,00	0,01%	Retail		
6	Retail	Velika Roma 3	Giannitsa	Pella	Greece	866,00	1.152,32	1.182.158,55	796.472,66	1.896.000,00	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	824.000,00	0,03%	NBG Branch	NBG	
8	Retail	Iliados 14 and Konstantinoupoleos 44	Thessaloniki	Thessaloniki	Greece	372,50	392,00	522.749,10	598.800,38	539.000,00	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	539.000,00	0,02%	NBG Branch	NBG	
10	Retail and Offices	Topali, Iasonos and Dimitriados	Volos	Magnissia	Greece	434,47	1.140,06	2.196.757,47	1.464.278,21	3.249.000,00	0,12%	Retail	DIETHNES ATHLITIKI EPE	
11	Retail	Iroon Polyteχνiou 11	Ag. Anargiroi - Kamatero (former Ag. Anargiroi)	Attica	Greece	309,79	711,00	685.206,80	879.828,43	2.467.000,00	0,09%	NBG Branch	NBG	
12	Retail	Anastasiou and Lagoumitzi 74	Athens	Attica	Greece	167,72	303,90	519.638,02	223.061,52	724.000,00	0,03%	NBG Branch	NBG	
13	Retail	Patission 288	Athens	Attica	Greece	364,20	690,00	1.199.656,18	711.039,98	1.556.000,00	0,06%	NBG Branch	NBG	
14	Retail	Agiou Meletiou 55 and Fokionos Negri	Athens	Attica	Greece	466,53	832,30	5.225.419,42	796.305,34	3.829.000,00	0,14%	NBG Branch	NBG	
15	Retail	Sokratous 11	Athens	Attica	Greece	421,29	1.193,53	2.042.439,88	1.111.562,88	977.000,00	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	9.917.000,00	0,37%	NBG Branch and Offices	NBG	
17	Retail	Agiou Meletiou and Acharnon 165	Athens	Attica	Greece	290,94	476,95	782.440,22	585.945,21	1.286.000,00	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	923.488,71	1.762.000,00	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	1.260.000,00	0,05%	NBG Branch	NBG	
20	Retail	Protopapadaki 1 and Agia Glykerias	Galatsi	Attica	Greece	495,18	162,67	498.954,87	388.442,93	531.000,00	0,02%	Retail	DIETHNES ATHLITIKI EPE	
21	Retail	Travlantoni 11 and Leoforos Papagou 79	Zografou	Attica	Greece	271,28	626,50	961.112,39	1.000.803,49	2.705.000,00	0,10%	NBG Branch	NBG	
22	Offices and Retail	Eleftheriou Venizelou Ave 132	Kallithea	Attica	Greece	1.094,92	6.912,96	18.005.658,40	9.699.333,44	20.732.000,00	0,77%	NBG Branch and Offices	NBG	
23	Retail	28is Oktovriou and Efgalino 2	Athens	Attica	Greece	364,70	495,75	875.914,65	796.875,33	860.000,00	0,03%	Bank Branch	EUROBANK	
24	Retail and Offices	Chalkokondili 5-7	Athens	Attica	Greece	422,00	1.195,02	1.712.588,68	1.955.375,36	1.914.000,00	0,07%	NBG Branch	NBG	
25	Retail	Skoufa 11-13	Athens	Attica	Greece	918,00	1.055,88	12.470.877,98	10.475.933,18	25.114.000,00	0,93%	NBG Branch	NBG	
26	Retail	Lenorman 134-136 and Kamvounion	Athens	Attica	Greece	823,24	532,50	901.966,37	410.257,79	1.343.000,00	0,05%	NBG Branch	NBG	
27	Retail	Kypselis 102 (Plateia Kypselis)	Athens	Attica	Greece	348,30	747,16	1.279.443,21	1.251.555,05	2.499.000,00	0,09%	NBG Branch	NBG	
28	Retail	Syggrou Ave 44 and Spyrou Donta	Athens	Attica	Greece	970,75	701,18	2.006.710,71	2.050.865,29	2.242.000,00	0,08%	NBG Branch	NBG	
29	Hotel	Plateia Mitropoleos 3 and Aggelou Valchou	Athens	Attica	Greece	764,64	3.093,37	6.215.815,45	10.685.744,53	11.385.000,00	0,42%	Hotel		
30	Offices	Syggrou Ave 377, Zisomopolou and Pentelis	P. Faliro	Attica	Greece	2.784,24	5.100,65	5.387.476,88	8.089.336,89	8.517.000,00	0,32%	Offices	NBG	
31	Retail	Monemvasias 2, Patmou and Lerou	Peristeri	Attica	Greece	385,05	375,00	528.824,02	245.494,80	208.000,00	0,01%	Retail		
32	Offices and Retail	Dorou (Plateia Omonias), Panepistimiou and 28is Oktovriou	Athens	Attica	Greece	866,74	4.407,30	20.740.561,77	9.392.405,53	17.507.000,00	0,65%	Retail and Offices	NBG, TIGER HELLAS A.E., FTHINOPOLIS	
33	Retail	Eftichidou 45 and 45a, Pagrati	Athens	Attica	Greece	1.110,85	1.577,45	6.836.384,37	5.125.719,65	9.868.000,00	0,37%	NBG Branch	NBG	
34	Retail	Lakedaimonos 3 and Panormou 18	Athens	Attica	Greece	359,50	657,30	1.791.303,02	503.822,59	2.003.000,00	0,07%	NBG Branch	NBG	
35	Offices	Praxitelous 12	Athens	Attica	Greece	411,00	2.323,94	2.977.662,84	6.420.116,86	6.583.000,00	0,24%	Offices	NBG, PPC	
36	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	4.065.000,00	0,15%	NBG Branch and Offices	NBG	
37	Offices and Retail	Karageorgi Servias 6 (Plateia Syntagmatos)	Athens	Attica	Greece	480,48	5.150,33	13.433.898,57	14.527.144,67	39.097.000,00	1,45%	NBG Branch and Offices	NBG	
38	Retail	Karageorgi Servias 2 (Plateia Syntagmatos)	Athens	Attica	Greece	573,22	695,41	8.659.482,78	5.841.762,32	19.665.000,00	0,73%	NBG Branch	NBG	
39	Retail	Panagiotou Karokopou 73 and Ioannou Metaxa 77	Kallithea	Attica	Greece	247,35	314,91	540.197,47	372.496,40	635.000,00	0,02%	NBG Branch	NBG	
40	Offices and Retail	Ethnikis Antistaseos 3 and Makras Stoa	Piraeus	Attica	Greece	484,40	3.017,00	5.312.367,06	4.862.055,35	12.100.000,00	0,45%	NBG Branch and Offices	NBG	
41	Retail	Alex. Papanastasiou (Formerly Leoforos Vasileos Pavlou) 93	Piraeus	Attica	Greece	419,70	307,00	426.430,57	247.574,88	380.000,00	0,01%	Retail	KRITIKOS SUPERMARKETS	
42	Retail	Athion Ave 67, Karytainas 2 and Taxiarchon 89	Koridallos	Attica	Greece	640,00	604,00	1.566.151,17	964.389,88	2.801.000,00	0,10%	NBG Branch	NBG	
43	Offices and Retail	Plateia Agiou Nikolaou and Akti Miaouli 65	Piraeus	Attica	Greece	769,25	2.271,00	3.575.756,34	4.716.177,22	6.010.000,00	0,22%	NBG Branch and Offices	NBG, National Insurance Brokers, Fortius Risk Solutions, KALIMBASIERIS, PPC	
44	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	2.231.000,00	0,08%	NBG Branch and Offices	NBG, PPC	
45	Retail	Florinis and Thivon 137	Piraeus	Attica	Greece	169,60	278,75	316.711,26	282.492,75	181.000,00	0,01%	Retail		
46	Retail and Offices	N.Plastira, 28th Octovriou and Koundourou	Agios Nikolaos	Lasithi	Greece	211,78	758,19	968.163,47	859.400,43	2.437.000,00	0,09%	NBG Branch	NBG	
47	Retail	Soulou Ave and Xarilaou Trikoupi	Agrinio	Aitolokarnania	Greece	1.032,65	1.909,80	1.836.898,54	2.634.490,39	4.124.000,00	0,15%	NBG Branch and Retail	NBG, PPC	
48	Retail	Filellinon and Vasileos Konstantinou (now Athion 12)	Almiros	Magnissia	Greece	642,13	997,50	1.005.850,93	578.026,23	1.165.000,00	0,04%	NBG Branch	NBG	
49	Retail and Offices	Deligianni and Sisini	Iliada (former Amaliada)	Iliia	Greece	385,29	892,40	972.154,06	726.543,42	1.434.000,00	0,05%	NBG Branch	NBG	
50	Offices and Retail	Mitropoleos and Ippokratous	Veroia	Imathia	Greece	487,03	1.399,96	1.652.483,09	1.862.028,85	4.075.000,00	0,15%	NBG Branch and Offices	NBG	
51	Retail	Palatia Ethniki Odo Korinthou - Patron and El. Venizelou	Velou - Vochas (former Vochas)	Corinth	Greece	200,40	226,23	338.291,98	169.168,97	205.000,00	0,01%	Retail		
52	Retail	Nik. Skiada 8 and Aristotelous	Trifilias (former Gargaliana)	Messinia	Greece	134,80	217,44	68.453,50	157.964,16	128.000,00	0,00%	NBG Branch	NBG	
53	Retail	Georgiou Sisini 96	Pinios (former Gastouni)	Iliia	Greece	190,00	116,00	97.907,09	129.890,30	84.000,00	0,00%	NBG Branch	NBG	
54	Offices and Retail	Kentriki Plateia Dimitsanas	Gortinias (former Dimitsana)	Arkadia	Greece	292,50	335,81	449.667,53	198.097,67	377.000,00	0,01%	NBG Branch and Police Station	NBG DIMITSANA POLICE STATION	
55	Retail	Defkalionos and Dimokratias	Domokos	Phthiotis	Greece	73,84	160,03	88.883,58	54.441,01	97.000,00	0,00%	NBG Branch	NBG	
56	Retail	Kiprou, Ethnikis Antistaseos and Pezodromos Anapafseos	Mandra - Eidillia (former Eritres)	Attica	Greece	351,00	443,72	274.146,51	192.816,80	237.000,00	0,01%	NBG Branch	NBG	
57	Retail	Ethnikis Antistaseos 16A	Igoumenitsa	Thesprotia	Greece	288,00	247,20	384.719,97	326.403,00	878.000,00	0,03%	NBG Branch	NBG	
58	Retail	Andrea and Maria Kalokairinou 229 and Tsirintanidon 5	Heraklion	Heraklion	Greece	363,00	896,55	912.116,19	1.606.428,27	2.390.000,00	0,09%	NBG Branch	NBG, PPC	
59	Offices and Retail	Egnatia Odos 152 and Kamvounion	Thessaloniki	Thessaloniki	Greece	504,59	1.458,87	3.922.863,21	3.299.013,18	7.371.000,00	0,27%	NBG Branch and Offices	NBG, PPC	
60	Retail	Leontos Sofou 13	Thessaloniki	Thessaloniki	Greece	746,25	1.544,55	2.028.073,11	2.804.705,37	2.628.000,00	0,10%	NBG Branch	NBG	
61	Offices and Retail	Vasileos Irakleou 51-53	Thessaloniki	Thessaloniki	Greece	1.031,01	1.401,50	2.908.151,37	1.925.087,33	3.330.000,00	0,12%	Offices	NBG	
62	Retail	Fira Nisou Santorinis (Kentriki Odos)	Thira	Cyclades	Greece	1.022,10	504,18	2.487.169,33	1.916.690,69	5.473.000,00	0,20%	NBG Branch	NBG	
63	Retail	25th Martiou and Valtetsiou	Kalavrita	Achaea	Greece	521,44	272,54	460.457,46	304.816,84	667.000,00	0,02%	NBG Branch	NBG	
64	Offices and Retail	Aristomenous 25 and Nikitara	Kalamata	Messinia	Greece	550,51	2.565,37	2.648.254,62	3.089.096,51	5.675.000,00	0,21%	NBG Branch and Offices	NBG, PPC LYKOTRAFITIS DIMITRIS, ATHANASOPOULOS ANTONIOS	
65	Retail	Sidirodromou and Trikalon	Kalabaka	Trikala	Greece	623,10	420,47	135.708,33	281.733,34	732.000,00	0,03%	NBG Branch	NBG	
66	Retail	St. Lappa and Nikolaou Plastira	Karditsa	Karditsa	Greece	555,75	1.279,19	2.408.466,27	1.371.973,19	4.661.000,00	0,17%	NBG Branch	NBG	
67	Retail	Koritsas and 11th Noemvriou	Kastoria	Kastoria	Greece	390,00	795,23	1.278.870,49	802.514,76	549.000,00	0,02%	Retail		
68	Retail	Eirinis 5	Katerini	Pieria	Greece	671,10	1.517,38	3.259.898,81	2.002.100,81	4.480.000,00	0,17%	NBG Branch	NBG	
69	Retail	Kovatzis Asteri and G. Genimata	Sikionos (Kiato)											

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 31.12.2024				% OF TOTAL INVESTMENTS 31.12.2024
		Address	Municipality	Prefecture	Country	Land	Building							
96	Offices and Retail	Sofokli Venizelou and Stratigou Tzanakaki	Chania	Chania	Greece	870,57	3.198,39	5.483.413,21	6.679.814,90	12.570.000,00	0,47%	NBG Branch and Offices	NBG PPC PAPADOGIORGAKIS KONSTANTINOS	
97	Retail and Offices	Agiou Dimitriou 2 and Eleftheriou Venizelou	Nestou (former Chrisoupoli)	Kavala	Greece	200,81	503,10	459.252,49	360.952,91	686.000,00	0,03%	NBG Branch	NBG	
98	Retail	Omonoias 4 and Filippou	Sidiki (former Sidirokastro)	Serres	Greece	388,12	537,60	410.165,94	359.912,15	573.000,00	0,02%	NBG Branch	NBG	
99	Retail	Frixou Papaxistidi 81	Eleutheroupoli	Kavala	Greece	337,07	772,94	666.780,88	421.516,20	800.000,00	0,03%	Retail	DIAMANDIS MASOUTIS	
100	Offices and Retail	Leoforos Vasilissis Olgas 195 and Zaxaria Papantoniou 2	Thessaloniki	Thessaloniki	Greece	1.486,37	1.664,29	3.055.830,96	1.850.474,07	4.894.000,00	0,18%	NBG Branch	NBG	
101	Offices and Retail	Irakleiou Ave 243 and Ag. Vasileiou	N. Ionia	Attica	Greece	418,46	2.666,90	3.291.070,35	2.908.199,42	8.826.000,00	0,33%	NBG Branch	NBG	
102	Retail	Kifissias Ave 273 and Andrianou	Kifissia	Attica	Greece	9.378,94	4.221,94	12.513.663,47	5.760.429,34	34.351.000,00	1,28%	NBG Branch and Offices	NBG, PPC	
103	Retail and Ground Parking places	Iera Odos 25-27-29, Evneidon and Evmolpidon	Athens	Attica	Greece	2.730,33	1.640,11	2.172.911,37	6.785.456,26	4.037.000,00	0,15%	Retail and Parking spaces	SARATSI STEFANOS	
104	Retail	Sevastoupoleos 142 and Syntagmarchi Davaki	Athens	Attica	Greece	511,96	879,26	2.119.052,66	1.399.872,57	2.926.000,00	0,11%	NBG Branch	NBG	
105	Retail	Prasinou Lofou 9 and Politechniou	N. Heraklion of Attica	Attica	Greece	1.226,61	1.217,60	2.409.579,65	3.101.803,64	4.858.000,00	0,18%	NBG Branch	NBG	
106	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	8.159.000,00	0,30%	NBG Branch	NBG	
107	Retail	Plateia Ag. Ioanni	Oichalia (former Meligalas)	Messinia	Greece	224,27	404,60	298.028,76	232.546,16	287.000,00	0,01%	NBG Branch	NBG	
108	Retail	Ethnikis Antistaseos 41-45 and Panioniou	Kaisariani	Attica	Greece	704,25	1.093,33	2.077.619,68	985.610,49	2.288.000,00	0,09%	Retail	KRITIKOS SUPERMARKETS	
109	Retail and Offices	Dionisou 42 and Thiseos 24	Marousi	Attica	Greece	456,89	1.307,67	2.421.646,56	1.904.283,24	4.709.000,00	0,17%	NBG Branch	NBG	
110	Retail	Kerkiras 54 and Milou	Athens	Attica	Greece	235,71	422,00	483.958,23	514.335,57	285.000,00	0,01%	Retail	KRITIKOS SUPERMARKETS	
111	Retail	Leoforos Vouliagmenis 208	Dafni - Ymittou	Attica	Greece	828,12	1.015,23	3.659.010,58	1.738.040,66	4.742.000,00	0,18%	NBG Branch	NBG	
112	Retail	Dekelias Ave 225	Philadelpia - Chalkidona (former N. Philadelphia)	Attica	Greece	514,43	405,00	701.943,76	290.863,44	396.000,00	0,01%	Retail	BAZAAR SA	
113	Retail	Mesogeion Ave 226 and Aetideon	Papagou - Cholargos	Attica	Greece	1.612,92	937,72	2.570.581,90	1.991.170,65	4.158.000,00	0,15%	NBG Branch	NBG	
114	Retail	Klapanara 2 and Agiou Panteleimonos 2	Keratsini - Drapetsona (former Drapetsona)	Attica	Greece	241,60	428,00	290.099,74	245.662,08	631.000,00	0,02%	Retail	KRITIKOS SUPERMARKETS	
115	Retail	Dimokratias Ave 33 and Siniosoglou	Keratsini - Drapetsona (former Keratsini)	Attica	Greece	344,14	1.059,00	1.526.447,78	799.871,73	3.305.000,00	0,12%	NBG Branch	NBG	
116	Retail	Nikitara 2, Parkou and Vasileos Georgiou	Argos - Mikynes (former Argos)	Argolida	Greece	1.025,00	2.420,11	2.691.799,82	1.615.719,92	4.603.000,00	0,17%	NBG Branch	NBG	
117	Retail	Stratou and Psarogianni	Amfiochia	Aitolokarnania	Greece	488,51	411,20	492.758,54	224.697,31	728.000,00	0,03%	NBG Branch	NBG	
118	Retail and Offices	25th Martiou 28 and Paralaki Odos	Loutraki - Ag. Theodoroi (former Loutraki - Perachora)	Corinth	Greece	262,30	833,29	857.269,36	1.032.377,32	1.535.000,00	0,06%	NBG Branch	NBG	
119	Retail	Kentriki Plateia Dimokratias, P. Bakogianni and Aristofanous	Makrakomi	Phthiotis	Greece	161,25	196,35	152.541,18	125.987,02	219.000,00	0,01%	NBG Branch	NBG	
120	Retail	Aggelou Metaxa 13	Glyfada	Attica	Greece	1.140,00	705,07	7.931.101,55	3.640.959,92	6.999.000,00	0,26%	Retail	GERMANOS S.A.	
121	Retail and Apartments	28is Oktovriou 98	Athens	Attica	Greece	379,59	2.308,80	5.024.513,40	3.251.007,74	2.994.000,00	0,11%	Retail and Apartments		
122	Retail	Soutsou and Ieras Odou 310-312	Egaleo	Attica	Greece	1.596,09	1.445,25	2.798.121,46	1.616.691,35	4.137.000,00	0,15%	NBG Branch	NBG	
123	Offices and Retail	Monastiriou 91 and Ginanison 46	Thessaloniki	Thessaloniki	Greece	789,32	3.553,02	3.944.970,38	3.863.144,08	6.300.000,00	0,23%	NBG Branch and Offices	NBG, PPC	
124	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	2.916.000,00	0,11%	NBG Branch	NBG	
125	Retail	Alexandras Ave, Mavromikali and Fanarioton	Athens	Attica	Greece	1.014,93	1.049,50	2.081.581,05	883.301,85	2.878.000,00	0,11%	NBG Branch	NBG	
126	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	13.998.000,00	0,52%	Offices	NBG	
127	Retail	Panteli Eleftheriadi 21	Paionia - (former Axioupoli)	Kilkis	Greece	467,74	653,88	428.415,30	176.809,15	513.000,00	0,02%	NBG Branch	NBG	
128	Retail and Offices	Leoforos Ethnarxou Makariou 52 and Arkadias	Peristeri	Attica	Greece	577,30	1.395,96	2.365.179,25	2.229.104,09	2.720.000,00	0,10%	NBG Branch	NBG	
129	Industrial facility / Storage	Ethniki Odos 3 " Elefsinas - Thivas - Livadeias"	Mandra - Eidyllia (former Mandra)	Attica	Greece	15.151,87	8.318,12	3.747.524,58	957.369,52	3.665.000,00	0,14%	Storage	EMA S.A.	
130	Offices	Chrisospiliotissis 9 and Miltiadou	Athens	Attica	Greece	535,10	2.912,00	12.079.596,23	9.511.899,25	12.542.000,00	0,47%	Offices	INVEL GREECE, ANTHOS PROPERTIES, MILORA MON. I.K.E., THRIASEUS, V. TOURISM, DEIGMA EPENDYTIKI, KAROLOU TOURISTIKI, INVEL CYPRUS LTD	The property is own used and occupied by the Company. The market value of the owneroccupied property as at 31.12.2024 amounts to €12.542.000 and the net book value as at 31.12.2024 amounts to €9.071.700,01.
131	Retail and Offices	Mitropolitou Iakovou and D. Traxou	Vooio (former Siatista)	Kozani	Greece	439,32	667,55	248.034,09	259.823,05	563.000,00	0,02%	NBG Branch	NBG	
132	Retail and Offices	Alexandrou Papanastasiou 124, region Xarilaou	Thessaloniki	Thessaloniki	Greece	922,02	1.400,35	2.540.636,43	1.145.967,09	4.334.000,00	0,16%	NBG Branch	NBG	
133	Retail	Dimos Gortynias (ex Tropaion)	Gortynia (former Tropaion)	Arkadia	Greece	160,30	168,31	150.546,19	64.877,40	53.000,00	0,00%	Retail		
134	Retail	Livadeias - Delfon and Kosti Palama	Distomo - Arachova - Antikira (former Arachova)	Viotia	Greece	113,51	101,62	119.743,34	86.415,58	219.000,00	0,01%	NBG Branch	NBG	
135	Retail	28th Oktovriou 21	Delta (former Echedorou)	Thessaloniki	Greece	406,00	512,39	308.522,16	413.946,14	665.000,00	0,02%	NBG Branch	NBG	
136	Retail	Zaroukleika - Antheias and Evioias	Patra	Achaea	Greece	244,79	479,17	110.755,15	293.353,18	574.000,00	0,02%	NBG Branch	NBG	
137	Retail	Komninon 65	Pilaila - Chortiat (former Panorama)	Thessaloniki	Greece	2.347,47	473,86	737.379,51	564.003,55	988.000,00	0,04%	NBG Branch	NBG	
138	Retail	Agias Triados 22-22A-24	Patra	Achaea	Greece	453,00	451,93	423.129,07	322.438,66	286.000,00	0,01%	Retail		
139	Retail	VIPETH, O.T. 12, A2 and A4	Oraiokastro (former Kallithea)	Thessaloniki	Greece	2.977,00	1.368,70	321.383,42	365.876,27	2.028.000,00	0,08%	NBG Branch	NBG	
140	Retail and Offices	28th Oktovriou and Kapodistriou	Delfoi (former Itea)	Fokida	Greece	459,51	380,34	499.811,64	539.254,65	684.000,00	0,03%	NBG Branch	NBG	
141	Retail	Porto Rafti Ave, I. Papakonstantinou and Ioan. Ath. Kimpezi	Markopoulo Mesogaia	Attica	Greece	753,60	557,54	868.828,82	502.516,78	1.329.000,00	0,05%	NBG Branch	NBG	
142	Offices and Retail	Amerikis 13	Athens	Attica	Greece	353,44	2.300,47	5.474.725,59	6.302.005,82	12.919.000,00	0,48%	NBG Branch and Offices	NBG	
143	Retail	Leoforos Salaminos 83	Keratsini - Drapetsona (former Drapetsona)	Attica	Greece	214,00	326,21	499.967,23	263.627,37	415.000,00	0,02%	Retail	OPAP	
144	Retail	Olimpioniki Christou Mantika and Arafinidon Alon	Rafina - Pikermi	Attica	Greece	463,82	387,44	1.739.822,08	595.684,35	1.309.000,00	0,05%	NBG Branch	NBG	
145	Retail	Kanari and Papaflessa	Lamia	Phthiotis	Greece	2.601,00	149,50	158.640,19	107.417,02	72.000,00	0,00%	Retail		
146	Retail	Leoforos Irakleiou 293	N. Ionia	Attica	Greece	1.528,27	377,32	1.758.754,15	693.237,05	1.014.000,00	0,04%	Retail	KOSMOS SPOR S.A.	
147	Retail	Eleftheriou Venizelou Ave 15	Chalkida	Evia	Greece	407,20	599,56	869.983,58	579.575,04	709.000,00	0,03%	Retail	KOSMOS SPOR S.A.	
148	Retail and Offices	Rousou Chourdou 4 and Smirnis	Heraklion	Heraklion	Greece	979,00	775,08	1.668.740,85	1.734.818,28	3.254.000,00	0,12%	NBG Branch	NBG PPC	
149	Retail	Vasilissis Sofias 85 and G. Souri	Marousi	Attica	Greece	2.063,88	480,16	281.350,73	663.552,00	1.139.000,00	0,04%	Retail	MUNICIPAL COMPANY OF AMAROUSION	
150	Retail	Eleftheriou Venizelou 72 and Ipeirou	Kavala	Kavala	Greece	486,91	611,89	536.359,01	851.622,70	912.000,00	0,03%	NBG Branch	NBG	
151	Retail	Konstantinou Palaioologou and Pavlou Mela	Kozani	Kozani	Greece	550,03	952,28	848.425,62	648.052,55	545.000,00	0,02%	Retail	KOSMOS SPOR S.A.	
152	Offices and Retail	Plateia Aristotelous 6 and Ploutarchou 5	Thessaloniki	Thessaloniki	Greece	878,95	4.521,33	16.987.888,25	18.459.068,91	23.349.000,00	0,87%	NBG Branch and Offices	NBG, FOOD PLUS	
153	Retail	Michail Aggelou 3 and Grigoriou Sakka 1	Ioannina	Ioannina	Greece	839,50	530,30	2.174.646,93	823.251,87	2.394.000,00	0,09%	NBG Branch	NBG	
154	Retail	Agiou Eleftheriou and 40 Eklision and Andreou Dimitriou	Xanthi	Xanthi	Greece	642,14	408,32	476.464,64	567.996,85	350.000,00	0,01%	Retail		
155	Retail	25th Martiou 9	Rhodes	Dodecanese	Greece	664,50	451,80	1.619.085,79	1.488.019,66	655.000,00	0,02%	Retail		
156	Retail	Iroon Politexniou 9 and Petrokokkinou	Chios	Chios	Greece	276,50	474,65	786.537,80	268.723,96	544.000,00	0,02%	Retail	GERMANOS S.A.	
157	Retail	Pavlu Kountourioti and Komnini	Lesvos (former Mitilini)	Lesvos	Greece	531,39	361,62	1.085.505,94	675.891,20	1.116.000,00	0,04%	Retail	PPC	
158	Offices and Retail	Thiseos Avenue 328-330 and Peisistratou 58	Kallithea	Attica	Greece	4.334,75	5.269,64	8.919.285,50	6.464.646,27	10.148.000,00	0,38%	NBG Branch and Offices	NBG	
159	Retail	Konstantinou Varnali 1	Chalandri	Attica	Greece	976,58	459,50	1.079.096,84	854.401,86	824.000,00	0,03%	Bank Branch	OPTIMA BANK	
160	Retail	Vasileos Georgiou B' 83	Glyfada	Attica	Greece	1.279,75	550,82	1.477.926,20	1.811.850,31	892.000,00	0,03%	Retail	OPAP	
161	Retail	Achilleos and Alkionis	P. Faliro	Attica	Greece	784,00	289,00	636.651,01	386.021,04	452.000,00	0,02%	Retail		
162	Retail	Leoforos Mesogeion 429 and Chalandriou 3	Ag. Paraskevi	Attica	Greece	3.130,99	505,65	1.625.461,31	934.217,96	871.000,00	0,03%	Retail	GERMANOS S.A.	
163	Retail	Panagi Tsaldari 16-20	Peristeri	Attica	Greece	831,00	325,38	532						

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 31.12.2024				% OF TOTAL INVESTMENTS 31.12.2024	
		Address	Municipality	Prefecture	Country	Land								Building
177	Offices	Gounari 227	Glyfada	Attica	Greece	3.447,56	2.257,43	1.780.060,75	4.052.459,66	3.273.000,00	0,12%	Offices	HELLENIC REPUBLIC	
178	Offices	Acharnon 43	Kifissia	Attica	Greece	1.570,69	2.958,04	1.778.522,50	1.261.560,09	2.840.000,00	0,11%	Offices	HELLENIC REPUBLIC	
179	Retail	Kifissias Avenue 41-43	Marousi	Attica	Greece	31.901,93	57.832,00	47.248.267,14	44.345.640,88	63.521.000,00	2,36%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
180	Retail	Ethnikis Antistaseos 63A	Agrinio	Aitolokarnania	Greece	3.173,81	3.913,87	2.426.505,49	1.928.341,72	3.541.000,00	0,13%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
181	Retail	Dimokratias Avenue 67A	Ilion	Attica	Greece	27.275,87	17.658,87	16.549.906,58	8.035.939,85	28.436.000,00	1,06%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
182	Retail	Posidonos Avenue 73	Palaio Faliro	Attica	Greece	4.626,18	1.175,00	2.044.144,16	1.751.610,26	2.865.000,00	0,11%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
183	Retail and Gas station	3rd km of National Highway of Larisa - Tyrnavos	Larissa	Larisa	Greece	181.765,38	14.316,67	18.266.513,04	6.815.043,28	12.517.000,00	0,47%	Hypermarket and Gas Station	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
184	Hotel & Underground Parking Spaces	Mitropoleos 23	Athens	Attica	Greece	748,20	4.426,59	11.297.512,86	11.450.937,48	18.832.000,00	0,70%	Hotel and Underground Parking	ERGON TROFIMA S.A. METROPARK (TSAPANIDIS G. - VERVITAS KON. O.E.) ERGON TROFIMA S.A.	METPOPRK leases the underground parking spae.
185	Retail	K. Varnali 13 and A. Gini	Chalandri	Attica	Greece	622,20	409,98	741.075,80	863.386,30	480.000,00	0,02%	Offices	REPADO	
186	Retail	Pentelis Ave 13 and Afroditis	Chalandri	Attica	Greece	1.020,04	404,00	1.262.099,58	1.152.761,40	1.260.000,00	0,05%	Retail	ZAKCRET S.A.	
187	Retail	M. Asias 61 - 63, Θέση «Goudi» or «Agloa Thomas»	Athens	Attica	Greece	475,77	509,50	822.615,07	352.730,00	426.000,00	0,02%	Retail	I. MPALIOUSIS K. EVMORFOPOULOU	
188	Separate Building (Offices & Retail)	Tzortz 4, Plateia Kaniggos	Athens	Attica	Greece	312,41	1.425,35	3.205.672,67	2.306.552,41	3.842.000,00	0,14%	Piraeus Bank Branch and Offices	PIRAEUS BANK S.A. HELLENIC OPEN UNIVERSITY	
189	Separate Building	Kapodistriou 30, Pentelis and Parnithos	Marousi	Attica	Greece	1.216,24	2.360,32	6.047.993,32	2.496.815,42	2.489.000,00	0,09%	Elderly care unit	RODI FILOTHEI I.K.E.	
190	Retail	Papadiamantopoulou 141, position «Goudi» or «Ampelokipoi»	Athens	Attica	Greece	994,50	778,00	2.148.033,70	638.798,40	824.000,00	0,03%	Retail	BAZAAR S.A.	
191	Retail	B Merarchias 24 and Kolokotroni 116	Piraeus	Attica	Greece	349,58	1.032,95	2.301.622,00	1.327.020,49	1.060.000,00	0,04%	Retail and Offices	N. THEOFANOPOULOS, M. NTALAKOS, I. FASOLIS AND PARTNERS, BIOLOGIKO XORIO	
192	Retail	Pan. Tsaldari 16 - 20 and Erithraias	Peristeri	Attica	Greece	831,00	360,37	2.100.965,12	1.258.388,65	1.804.000,00	0,07%	Piraeus Bank Branch	PIRAEUS BANK S.A.	
193	Retail	25th Augustou 4 and Marineli	Heraklion	Heraklion	Greece	290,18	370,13	1.433.900,88	951.328,60	1.210.000,00	0,04%	Retail	KOUMPANAKIS I. & SIA O.E.	
194	Separate Offices Building w/ ground floor retail	Vouliagmeis Ave 380 and Sp. Miliou 2	Ag. Dimitrios	Attica	Greece	353,10	607,55	1.857.068,90	671.515,87	1.679.000,00	0,06%	Bank Branch and Offices	PIRAEUS BANK S.A.	
195	Separate Retail Building (Retail - Warehouse)	Kifissou Ave 108 and Salaminiias	Aigaleo	Attica	Greece	942,42	3.060,00	5.077.178,82	2.078.058,24	2.892.000,00	0,11%	Retail - Warehouse	KAROL GEBUS VANTAGE TOWERS M.A.E..	The roof of the property is leased to VANTAGE TOWERS (for WIND S.A. and VODAFONE PANAFON S.A., for the installation of mobile phone antennas)
196	Retail	Athinas 12 and Avramiotou 7	Athens	Attica	Greece	548,50	354,90	1.333.956,98	1.564.011,50	1.172.000,00	0,04%	Retail	VINSTORES IKE	
197	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.	
198	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	4.233.000,00	0,16%	Offices	NATIONAL DOCUMENTATION CENTRE	
199	Offices (8th floor)	Karageorgi Servias 4	Athens	Attica	Greece	824,47	472,45	1.400.846,40	1.056.209,22	1.807.000,00	0,07%	Offices	DRAKOPOULOS & VASALAKIS LAW FIRM	
200	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	2.578.000,00	0,10%	Offices		
201	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	4.706.000,00	0,17%	Offices	BOSTON CONSULTING GROUP S.A.	
202	Retail	Hadjimichali Giannari 40 - 42	Chania	Chania	Greece	308,46	746,10	1.891.496,02	1.780.284,44	2.377.000,00	0,09%	Retail	PUBLIC (RETAIL WORLD SA.)	
203	Retail	Agiou Nikolaou 12	Patra	Achaea	Greece	447,00	680,00	2.623.451,71	1.490.054,40	3.591.000,00	0,13%	Retail	ITX HELLAS MAE	
204	Retail	Patriarchou Ioakeim 14 and Irodotou	Athens	Attica	Greece	568,40	216,70	1.619.693,36	2.890.364,82	2.540.000,00	0,09%	Retail	VODAFONE - PANAFON S.A.	
205	Offices	Ikarou & SR 146N, Location "Pousi Ledi"	Paiania	Attica	Greece	35.669,80	61.821,32	83.954.718,95	21.473.570,52	114.106.000,00	4,24%	Offices	METLEN	
206	Retail	Ermou 12 & Voulis 18	Athens	Attica	Greece	219,00	369,16	1.839.388,37	3.396.068,10	4.853.000,00	0,18%	Retail	CARCAMOVIL HELLAS M. IKE	
207	Offices 1st floor with parking spaces	Kifissias Ave 7, Ampelokipoi	Athens	Attica	Greece	4.336,11	2.359,00	2.380.012,58	2.584.220,59	7.001.000,00	0,26%	Offices	e-TRAVEL S.A. GRNET S.A.	
208	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	2.585.000,00	0,10%	Offices	CISCO S.A., FARMATEN ABEE, ELPEDISON	
209	Retail	Marathonos Avenue 131	Pallini	Attica	Greece	18.298,21	16.782,00	20.140.184,22	21.922.599,97	36.658.000,00	1,36%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
210	Retail	Aristotelous 9 (former Glafkou) and Patron-Klaous, Perivola	Patra	Achaea	Greece	96.792,45	9.333,34	6.781.634,90	6.336.897,78	10.750.000,00	0,40%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
211	Separate Retail Building	Kanari 17 and Solonos 1	Athens	Attica	Greece	319,00	1.086,23	3.914.658,28	6.249.054,80	6.097.000,00	0,23%	Retail	NINO MODA S.A., NIKIAS JEWELLERY,LI.LA.LO., INFO QUEST TECHNOLOGIES	
212	Hotel / Retail	Ermou 66 and Ag. Eirinis 7	Athens	Attica	Greece	527,23	2.525,83	6.980.873,63	10.574.888,87	12.717.000,00	0,47%	Hotel and Retail	TECHNEK S.A. SEPHORA GREECE A.E.E KYRIAZIS PANAGIOTIS, KAYAK	
213	Separate Retail Building	Mitropoleos 66 - 68 and Kapnikareas	Athens	Attica	Greece	574,20	1.608,45	5.536.007,15	9.431.221,20	7.270.000,00	0,27%	Retail	EDESMATA GLYFADIS S.A., BIOLOGIKO XORIO	
214	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	2.792.000,00	0,10%	Offices and Residence	SOTIRIOS PAPATZIKIS,A.S.FIVE A & D RAGOUSIS E.E.	
215	Retail	Ermou 51	Athens	Attica	Greece	303,71	563,00	4.412.287,81	3.769.023,60	6.490.000,00	0,24%	Retail	KOSMOS SPOR S.A.	
216	Separate Building and Parking Places	Leoforos Syggrou 44, Donta and Falirou	Athens	Attica	Greece	953,77	5.448,04	14.091.970,39	15.075.557,76	23.748.000,00	0,88%	Offices & Parking Spaces	KPMG	
217	Retail	Leof. Dimarchou Aggelou Metaxa 7	Glyfada	Attica	Greece	632,20	415,00	2.189.044,41	3.033.968,64	2.624.000,00	0,10%	Pharmacy	KAVASAKALIS KIROS	
218	Separate Storage Buildings	2nd Road Ol. Skopeftiriou Street	Markopoulo	Attica	Greece	21.150,02	15.477,57	11.845.672,85	8.393.599,67	14.924.000,00	0,55%	Separate Storage Building	UNILOG S.A. LOGISTICS	
219	Offices	Syggrou Ave 377, Zisomopoulou and Pentelis	P. Faliro	Attica	Greece	2.784,24	2.410,97	3.909.339,79	4.217.336,99	4.219.000,00	0,16%	Offices	CHANDRIS HOTELS	
220	Land plot	Tritis 22	Elliniko - Argyroupoli	Attica	Greece	2.555,50	0,00	4.575.040,95	2.405.236,60	7.184.000,00	0,27%	Landplot		The property relates to a land plot 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, 2024.
221	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	10.339.000,00	0,38%	Industrial Building & Storage	SOKRATIS D.KONSTANTINOU & SON S.A., STREAM GLOBAL S.A.	
222	Under Development offices	Kifissias Ave 77 and Dionisou	Marousi	Attica	Greece	15.427,97	31,60	23.665.467,42	10.870.272,11	32.470.000,00	1,21%	Under Development offices		
223	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	37.065.000,00	1,38%	Offices with Parking places	ERNST & YOUNG COSULTING SERVICES	
224	Offices with parking spaces	Leof. Vasilissis Amalias 12	Athens	Attica	Greece	948,91	4.992,51	27.921.128,94	28.588.339,39	27.712.000,00	1,03%	Offices with parking spaces	HELLENIC MINISTRY OF TOURISM	
225	Offices with parking spaces	Leof. Vasilissis Amalias 14	Athens	Attica	Greece	475,80	4.649,83	21.416.857,26	16.247.315,13	21.286.000,00	0,79%	Offices with parking spaces	HELLENIC MINISTRY OF TOURISM	
226	Offices	Egialias, Frangoklisias & Kosma Etolou	Marousi	Attica	Greece	5.239,81	13.894,25	19.833.864,52	12.396.031,13	41.638.000,00	1,55%	Offices and Retail	ELPEDISON S.A.,GOOGLE HELLAS, LAZNI IKE	
227	Separate Storage Buildings	Location Kakkavi or Rykia or Kyrilou Hill	Aspropyrgos	Attica	Greece	68.502,80	27.210,02	9.396.972,72	9.752.434,25	23.378.000,00	0,87%	Separate Storage Building	M&M MILITZER & MUNCH S.A. ALFA OMEGA S.A. G. THOMAIDIS I. THOMAIDIS O.E.	
228	Separate Storage Building	Position Rykia or Kyrillo or Lakka Kyrilou	Aspropyrgos	Attica	Greece	13.920,37	5.068,49	1.856.942,55	1.858.396,05	4.592.000,00	0,17%	Separate Storage Building	ALFA OMEGA S.A.	
229	Warehouses	Copricia Region	Aspropyrgos	Attica	Greece	60.661,07	23.806,08	7.999.663,19	9.370.846,26	21.617.000,00	0,80%	Warehouses	NOE METAL CONSTRUCTIONS S.A.	
230	Offices	Agisilaou 6-8 & Zinonos	Marousi	Attica	Greece	10.400,00	17.667,90	32.376.784,08	24.335.003,08	53.241.000,00	1,98%	Offices	ALFA OCEAN DEVELOPMENTS S.A. OF HOLDINGS & CONSTRUCTIONS, METROSTAR MANAGEMENT CORP, WINMEDICA PHARMA S.A. SIEMENS S.A., BAYER S.A., ASTRAZENACA A.E., SANTANDER CONSUMER E.F.C., ARLA FOODS AEBEE, PIERRE FABRE, LEASEPLAN HELLAS MAE	
231	Offices	Neratziotissis 111	Marousi	Attica	Greece	10.253,04	14.213,05	38.116.223,41	16.636.595,81	47.364.000,00	1,76%	Offices	KAIZEN DIGITAL Software Services	
232	Warehouses	Agrotiki Odos (Odos Panagias Tinou), Magoula	Aspropyrgos	Attica	Greece	145.493,07	59.014,68	30.352.451,67	47.503.487,29	52.699.000,00	1,96%	Warehouses	SARMED LOGISTICS MAE FOODLINK SA	
233	Offices	Leof. Syngrou 97, Lagoumitzi 40 & Evidamandos	Athens	Attica	Greece	2.273,74	19.983,39	30.036.739,11	15.904.283,66	45.113.000,00	1,68%	Offices	EU-SHARE IKE., AEGEAN TTEC M.A.E.	
234	Retail	Chrysoptleitissis 11 and Nikiou 24	Aθηνών	Attica	Greece	292,10	1.196,62	3.669.021,98	3.339.757,03	3.642.000,00	0,14%	Retail	SLITS S.A.	
<b>TOTAL PROPERTIES</b>														
						<b>1.065.949,13</b>	<b>796.140,16</b>	<b>1.098.406.008,08</b>	<b>888.236.675,28</b>	<b>1.674.165.000,00</b>	<b>62,21%</b>			

S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 31.12.2024	% OF TOTAL INVESTMENTS 31.12.2024	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		LOCATION AND ADDRESS			SURFACE AREA in SQ.M.								
		Address	Municipality	Prefecture	Country	Land							
1	Land plot with Mixed Used Buildings - Nash SRL	Via Siviglia 16, Torvaianica District	Pomezia	Lazio	Italy	1.855.669,00	4.234,07	45.519.611,71	-	45.859.210,48	Land plot		This investment relates to the subsidiary Nash Srl. Prodea Investments owned as of 31.12.2024 100.00% of its capital.

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 31.12.2024	% OF TOTAL INVESTMENTS 31.12.2024	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
2	Offices - Picasso Fund	Via Tolmezzo 15	Milan	Milan	Italy	14.590,00	18.625,61	60.137.808,80	-	54.792.747,42		ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., ISO, UNICHIPS, CEAS SRL, FURNESS, TAUW Italia	This investment relates to CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"). Prodea Investments owned as of 31.12.2024 80.48% of its capital, representing 47.87% of its economic rights. CI Global RE S.a.r.l. SICAF-RAIF ("CI Global") as of 31.12.2024 owns 100% of the capital of Picasso Fund which owns 19 properties in Italy.	
	Offices - Picasso Fund	Via Vincenzo Lomaro 81	Rome	Lazio	Italy	5.736,00	14.300,41							
	Offices - Picasso Fund	Via Cavour 6	Rome	Lazio	Italy	2.870,00	16.465,42							
	Retail - Picasso Fund	Via Giovanni da Castelbolognese 41/A-43	Rome	Lazio	Italy	N/A	115,10							
	Retail - Picasso Fund	Via XX Settembre 55	Piacenza	Emilia-Romagna	Italy	N/A	511,00							
	Retail - Picasso Fund	Corso Cavour 29	Pavia	Lombardy	Italy	N/A	253,10							
	Offices and Residential - Picasso Fund	Via Vittoria 12	Ferrara	Emilia-Romagna	Italy	N/A	355,20							
	Separate Office Building - Picasso Fund	Viale Etruria 9	Civitavecchia	Lazio	Italy	912,00	1.714,30							
	Separate Office Building - Picasso Fund	Via Goiran 1	Rome	Lazio	Italy	4.496,10	1.959,70							
	Offices - Picasso Fund	Viale Richard 5/7	Milan	Milan	Italy	N/A	3.849,50							
	Offices - Picasso Fund	Via Paracelso 2-4-6	Agrate Brianza	Monza	Italy	N/A	12.389,00							
	Offices - Picasso Fund	Via Enrico Mattei 102	Bologna	Bologna	Italy	N/A	11.377,00							
	Shopping Mall - Picasso Fund	Via Lario 37	Gallarate	Varese	Italy	N/A	4.955,00							
	Warehouse - Picasso Fund	Strada Provinciale 7	Gazzola	Piacenza	Italy	53.470,00	15.545,00							
Shopping Mall - Picasso Fund	Contrada Santa Liberta	Ortona	Chieti	Italy	N/A	9.937,00								
Warehouse - Picasso Fund	Via Campana 223	Pozzuoli	Neapolis	Italy	N/A	13.223,50								
Retail - Picasso Fund	Via Pacinotti 20	Ravenna	Ravenna	Italy	N/A	5.544,00								
Offices - Picasso Fund	Via Mario Bianchini 60	Rome	Lazio	Italy	N/A	4.051,44								
Offices - Picasso Fund	Strada 6	Rozzano	Milan	Italy	N/A	11.620,00								
3	Offices - Intracento Fund	Via Cavour 5 & Via Turati 38-40	Rome	Lazio	Italy	2.860,00	16.130,24	18.310.800,00	-	18.128.159,43		ITALIAN MINISTRY OF INTERIOR, GUANSHAN XU, NUMISMATICA INTERNAZIONALE S.R.L., SOCIETA' NO GA DI NORI S.R.L.	This investment relates to Intracento Fund. Prodea Investments owned as of 31.12.2024 80,48% of its share capital.	
4	Separate Building (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	-	2.172.081,75		VISTA BANK ROMANIA SA	This investment relates to Egnatia Properties S.A. Prodea Investments owned as of 31.12.2024 99.96% of its share capital.	
	Retail - Egnatia Propertied S.A.	Podul Villor 13 & Lacatus 8	Bala Mare	Maramures	Romania	313,00	293,05					Vista Bank Branch		
5	Retail and Offices-Quadratix Ltd.	Spyrou Kiprianou 11	Germasogea	Limassol	Cyprus	21.498,00	12.437,19	10.802.000,00	-	19.329.727,18		SKLAVETIS CYPRUS LTD	This investment relates to the subsidiary Quadratix Ltd. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.	
6	Hotel - Karolou Touristiki S.A.	Iroon Polytexniou 58	Patra	Achaea	Greece	1.563,57	5.148,55	7.946.710,31	6.665.456,15	10.596.796,64		DPN A.E.	This investment relates to the subsidiary Karolou Touristiki S.A. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.	
	Offices - Karolou Touristiki S.A.	28is Oktovriou 4	Patra	Achaea	Greece	547,65	2.470,90					2.232.184,33		DELOITTE BUSINESS SOLUTIONS A.E.
7	Under Development Retail Mall - PNG Properties EAD	ul. Okolovrasten pat, ul Filipovsko Shose και ul Itzkah Gratsiani	Liulin	Sofia	Bulgaria	28.061,00	22.645,39	-	-	-			This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.	
8	Under Development Hotel - Lasmane Properties Ltd.	Ouzounian, Rigenis and Vassiliou Voulgaroktonos	Nicosia	Nicosia	Cyprus	2.445,00	12.870,00	17.240.082,33	-	16.503.399,61		TANIMA ENTERPRICES COMPANY LTD	This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.	
9	Separate Office Building - I&B Real Estate EAD	Alabin Street 1	Triaditza	Sofia	Bulgaria	3.061,00	54.008,74	40.141.921,69	-	63.862.556,29		CALLPOINT NEW EUROPE AD (TELU), CUSTOM HOUSE FUND SERVICES BULGARIA EOOD, DOPAMINE EOOD, VAYANT BULGARIA EOOD (PROS), ISGBG EOOD (ANAKATECH), HEDGESERV EOOD, EUROBANK 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, EVA DIMITROV, BENCHMARK SERVICES, LABOR INSPECTION, STOYCHO KRASTEV, AGENCY ROAD INFRASTRUCTURE, LAZAR DUCOV, EA FINANCE, ASEN YAGODIN, BGK MINIMART, ICON, IVAN LAPATOV, BORIS POYLAKOV, BISSEK KIRILOV, EVGENI PAVLOV, SYNVEKA, BOYAN POPOV, TODOROVA, LI&D, DIMITAR PALASHEV	This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.	
10	Land plot - Aphrodite Springs Public Limited	Aphrodite Springs	-	Pafos	Cyprus	1.471.971,00	-	12.451.796,61	-	12.774.624,83			This investment relates to the subsidiary Aphrodite Springs Public Limited. Prodea Investments owned as of 31.12.2024 96.22% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 31.12.2024	% OF TOTAL INVESTMENTS 31.12.2024	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION		
		Address	Municipality	Prefecture	Country	Land	Building									
11	MHV Mediterranean Hospitality Venture PLC	-	-	-	Cyprus	-	-	300.971.701,07	-	321.219.484,00	-	-	This investment relates to the company MHV Mediterranean Hospitality Venture PLC, on which Prodea Investments owned as of 31.12.2024 80.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.			
12	Hotel - Smoolland Properties Limited	Penera area	Paralimni	Ammochostou	Cyprus	19.095,00	13.615,00	140.436.732,88	-	144.339.071,38	-	Hotel	LOUIS HOTEL PUBLIC COMPANY LTD	This investment relates to the subsidiary CYREIT Variable Capital Investment Company Plc. Prodea Investments owned as of 31.12.2024 100.00% of its management shares and 89.24% of its investment shares.		
	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					University	EDEX - EDUCATIONAL EXCELLENCE CORPORATION LTD			
	Offices - Elizano Properties Limited	85 Lemesou Av.	Aglantzia	Nicosia	Cyprus	1.834,00	2.777,50					Offices	NOVAGEM, ISBISOFT LTD, EPAM SOLUTIONS, ORB COMMUNICATIONS LTD, WGM Services LTD			
	Offices - Kuvana Properties Limited	14 Kantaras Str.	Nicosia	Nicosia	Cyprus	1.292,00	3.331,64					Offices	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, POLICE DEPARTMENT (REPUBLIC OF CYPRUS), DIG, D NIKOLAOU			
	Offices - Alomnina 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, DIG			
	Casino - Vameron Properties Limited	Fragklinou Rousvelt Av.	Limassol	Limassol	Cyprus	5.355,00	5.944,85					Casino				
	Retail - Wicoco Properties Limited	30 Kambos Str.	Strovolos	Nicosia	Cyprus	20.026,00	4.456,00					Retail	SUPERHOME CENTER (DIY) 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			
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 - Ravenica 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, MT MEDITERRANEAN TOWERS LTD, ANTENNA CYPRUS POLICE								
Retail - Letimo Properties Limited	Kalamon 16	Strovolos	Nicosia	Cyprus	17.663,00	24.094,00	Retail	SCB DIY COMPANY LTD (LEROY MERLIN)								
13	RINASITA S.A.	-	-	-	Greece	-	-	10.252.910,05	-	10.792.225,42	-	-	This investment relates to the company Rinascita S.A.. Prodea Investments owned as of 31.12.2024 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	-	-	8.554.500,00	-	12.116.832,02	-	-	This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 31.12.2024 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	2.003.729,26	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 31.12.2024 100.00% of its share capital.			
16	Panphila Investments	-	-	-	Cyprus	-	-	27.800.000,00	-	27.761.271,33	-	-	This investment relates to the subsidiary Panphila Investments Ltd. Prodea Investments owned as of 31.12.2024 100% of its share capital.			
17	OURANIA EPENDITIKI S.A. Offices under development	October 26, 72, Frixos 2-4 and Nikiforou Uranou9A	Thessaloniki	Thessaloniki	Greece	7.688,82	30.460,88	28.712.557,59	17.423.349,6300	39.288.643,00	Offices Under Development	ALPHA BANK, TASK US, COCA COLA, ESTIASI 26 OKTOVRIOU 76, PIRAEUS BANK	This investment relates to OURANIA EPENDITIKI S.A. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.			
18	Under Development Logistics and land plot - THRIASEUS S.A.	Location PATIMA outside town plan	Aspropyrgos	Attica	Greece	221.135,45	-	14.537.594,00	-	16.627.864,08	-	Under Development Logistics	-	This investment relates to Thriaseus S.A. Prodea Investments owned as of 31.12.2024 97.57% of its share capital.		
		Location PATIMA (or Patima Rathiri) outside town plan	Aspropyrgos	Attica	Greece	13.611,58	-					633.170,30			Land plot	
19	Residential Building & Under Development Residential - BTR HELLAS S.M.S.A.	Iliados 87	Athens	Attica	Greece	235,20	1.096,89	14.582.984,40	-	15.907.475,15	-	Under Development Residential	-	This investment relates to BTR HELLAS S.M.S.A. Prodea Investments owned as of 31.12.2024 100.00% of its capital.		
		Malea 5	Kallithea	Attica	Greece	344,84	1.184,69					981.992,97			Residential Building	Various Leases - Individuals
		Lomvardou k. 123	Athens	Attica	Greece	228,48	1.189,92					807.078,57			Under Development Residential	
		Margari 13	Athens	Attica	Greece	285,56	1.054,81					1.713.738,13			Residential Building	Various Leases - Individuals
		Roumbesi 7	Athens	Attica	Greece	305,77	1.547,45					2.280.876,17			Residential Building	Various Leases - Individuals
20	Under Development Residential - BTR HELLAS II S.M.S.A.	Kypselis 27 - 29	Athens	Attica	Greece	619,62	0,00	2.936.028,30	1.351.432,48	3.342.786,81	Under Development Residential		This investment relates to BTR HELLAS II S.M.S.A. Prodea Investments owned as of 31.12.2024 100.00% of its capital.			
21	Residential Building for sale - WISE ATHANASIA S.M.IKE	Athan. Diakou 13	Kifisias	Attica	Greece	1.820,86	1.061,73	6.590.615,58	-	6.729.875,50	-	Residential Building for sale	-	This investment relates to WISE ATHANASIA S.M.IKE. Prodea Investments owned as of 31.12.2024 100.00% of its capital.		
		Hydras 27	Chalandri	Attica	Greece	769,87	166,15					322.692,10			Residential Building for sale	
22	Under Development Residential - WISE LOUISA S.M.S.A.	Myrtias 2	Kifisias	Attica	Greece	3.343,37	3.326,97	12.295.946,41	6.271.650,53	11.543.139,29	Under Development Residential		This investment relates to WISE LOUISA S.M.S.A. Prodea Investments owned as of 31.12.2024 100.00% of its share capital.			
23	Residential Building for sale - THERMOPYLON 77 S.M.IKE	Roumelis 31	Ag. Paraskevi	Attica	Greece	1.248,77	151,36	4.120.160,69	311.846,15	4.351.999,49	Residential Building for sale		This investment relates to THERMOPYLON 77 S.M.IKE. Prodea Investments owned as of 31.12.2024 100.00% of its capital.			
24	FIVE LAKES FUND	-	-	-	Italy	-	-	41.250.000,00	-	41.014.877,41	-	-	This investment relates to Five Lakes Fund. Prodea Investments owned as of 31.12.2024 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	-	-	6.368.040,00	-	11.122.978,20	-	-	This investment relates to V TOURISM S.M.S.A. Prodea Investments owned as of 31.12.2024 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	Kifisias	Attica	Greece	4.164,00	-	8.135.000,00	-	7.889.026,98	-	Under Development Residential	-	This investment relates to SYGCHRONO KATOIKEIN S.M.S.A. Prodea Investments owned as of 31.12.2024 100% of its capital.		
		Kanari 7	Lykovrysi-Pefki	Attica	Greece	2.111,85	-					2.621.953,62			Under Development Residential	
27	Retail/ Offices -DEIGMA EPENDYTIKH S.A	Redestou 2-4	Nea Smyrni	Attica	Greece	1.143,74	8.994,87	20.000.004,27	-	22.023.945,79	-	Retail / Offices	-	This investment relates to DEIGMA EPENDYTIKH S.A Prodea Investments owned as of 31.12.2024 100% of its capital.		
		Syngrou Ave. 255-259	Nea Smyrni	Attica	Greece	2.236,05	13.955,90					19.908.539,50			Retail / Offices	DIXONS SOUTH – EAST EUROPE AEBE, ETE, ALPHA BANK S.A, DIOGENIS S.A.
<b>TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE</b>						<b>3.847.186,90</b>	<b>449.347,80</b>	<b>861.673.932,98</b>	<b>88.077.494,92</b>	<b>942.094.528,74</b>	<b>34,99%</b>					
<b>TOTAL PROPERTIES AND INVESTMENTS</b>						<b>4.913.136,03</b>	<b>1.245.487,96</b>	<b>1.960.079.941,06</b>	<b>976.314.170,20</b>	<b>2.616.259.528,74</b>	<b>97,18%</b>					
Cash										1.007,19						
Sight Deposits										43.721.702,31						
Time Deposits										32.189.000,00						
<b>TOTAL CASH AND CASH EQUIVALENTS</b>										<b>75.911.709,50</b>	<b>2,82%</b>					
<b>TOTAL INVESTMENTS</b>										<b>2.692.171.238,24</b>	<b>100,00%</b>					



	31.12.2024 Unaudited	31.12.2024 Unaudited	31.12.2023 Audited	31.12.2022 Audited
<b>Receivables</b>	<b>64.606.576</b>	2.671.667.596	2.551.649.438	2.499.014.390
<b>Payables</b>	<b>1.289.744.299</b>			
Total assets under IFRS		1.674.165.000	1.729.159.000	1.712.458.000
Fair value of properties according to the valuation a		62,66%	67,77%	68,53%
% of valued properties on total assets		942.094.529	611.590.115	646.322.293
Fair value of investments as per Law 2778/1999		35,26%	23,97%	25,86%
% of valued investments on total assets		12.542.000	11.298.000	10.124.000
Fair value of owneroccupied property		0,47%	0,44%	0,41%
% of owneroccupied property on total assets		75.911.710	164.655.782	150.142.749
Cash and cash equivalents		2,84%	6,45%	6,01%
% of cash and cash equivalents on total assets				

**Notes:**

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 116). 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 27, 36 and 163 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 Anaptixi Fragkokklisia Akinton S.A., Irinna 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 226 to S/N 230). The Company has registered the transfer of the Absorbed Companies' properties with the relevant land registries or cadastral offices.

4. On January 24, 2024, the company acquired an additional 55% stake in MHV Mediterranean Hospitality Venture PLC based in Cyprus (under S/N 11 in the category "TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE"), which specializes in upscale hospitality and the development of premium residential projects.

5. On March 7, 2024, the company acquired 100% of the share capital of Deigma Ependitiki S.A. based in Greece (under S/N 27 in the category "TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE"), which owns a property of offices and a mixed-use property, mainly shops and offices.

6. On December 31, 2024, the company acquired 80,48% of the share capital of "Intracento - Fondo Comune di Investimento Alternativo Immobiliare di Tipo Chiuso Riservato" with the distinctive title "Intracento" based in Italy (under S/N 3 in the category "TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE").

7. All properties are free of encumbrances, except for:

i) 46 properties owned by the Company (with S/N 2, 10, 14, 16, 25, 33, 35, 37, 38, 40, 42, 43, 59, 61, 64, 66, 68, 70, 74, 75, 76, 78, 82, 87, 89, 92, 95, 101, 102, 103, 106, 108, 111, 113, 116, 120, 122, 124, 132, 142, 153, 165, 167, 180, 212 and 232), on which a prenotation of mortgage of an amount of €300,000,000.00 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 22.03.2024 as amended and in force.

ii) 27 properties owned by the Company (with S/N 3, 6, 11, 24, 26, 28, 30, 49, 115, 123, 125, 144, 152, 160, 174, 179, 183, 195, 198, 199, 203, 207, 208, 209, 210, 211 and 213), 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.

iii) 67 properties owned by the Company (with S/N 1, 4, 7, 12, 13, 15, 17, 18, 19, 20, 21, 22, 29, 32, 34, 44, 46, 50, 60, 67, 80, 96, 100, 104, 105, 109, 118, 126, 129, 130, 146, 148, 149, 158, 162, 168, 169, 170, 171, 172, 173, 175, 176, 177, 178, 181, 182, 184, 185, 186, 187, 188, 189, 190, 194, 196, 197, 200, 201, 202, 204, 206, 214, 215, 224, 225 and 231) 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.

iv) 7 properties owned by the Company (with S/N 58, 128, 159, 164, 191, 217 and 218), on which a prenotation of mortgage of an amount of €90,000,000.00 has been established in favour of "Eurobank S.A." in accordance with the bond loan program dated 19.04.2022.

v) the property owned by the Company (with S/N 205), for which the bank has been provided with an irrevocable notarial power of attorney for the registration of a mortgage in favour of "Alpha Bank S.A." for an amount of €120,000,000.00 in accordance with the open account credit agreement of 11.12.2024.

vi) the property owned by the Company (with S/N 223). A prenotation of mortgage of an amount of €32,500,000.00 has been established in favour of "Eurobank S.A." in accordance with the bond loan program dated 02.11.2022.

vii) the property owned by the Company (with S/N 227). A prenotation of mortgage of an amount of €11,700,000.00 has been established in favour of "Alpha Bank S.A." in accordance with the bond loan program dated 24.03.2022.

viii) the property owned by the Company (with S/N 230). A prenotation of mortgage of an amount of €54,158,000.00 has been established in favour of "Eurobank S.A." in accordance with the bond loan program dated 09.10.2018.

ix) the property owned by the Company (with S/N 233). A prenotation of mortgage of an amount of €30,000,000.00 has been established in favour of "Alpha Bank S.A." in accordance with the bond loan program dated 25.11.2022.

x) 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 19 properties of "Picasso Fund".

xi) the properties owned by the mutual fund named "Intracento Fund", mortgages of a total amount of €33,072,500.00 have been established in favour of "Alpha Bank - Luxembourg Branch".

xii) the property owned by the company named "Quadratix 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 Quadratix Ltd. under the abovementioned loan agreement.

xiii) 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".

xiv) 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".

xv) 2 properties owned by the company "BTR HELLAS S.M.S.A.". A mortgage of an amount of €2,370,000.00 has been established in favour of "Alpha Bank S.A.". xvi) property owned by the company "Lasmane Properties Ltd". A prenotation of mortgage of an amount of €11,000,000.00 has been established in favour of "Bank of Cyprus". xvii) the properties owned by the subsidiaries of the company "MHV Mediterranean Hospitality Venture PLC". More specifically, the property owned by the subsidiary "Porto Heli Hotel & Marina S.A." is subject to a mortgage in favour of "Piraeus Bank S.A." for an amount of €4,250,000.00, the properties of the subsidiary "Parklane Hotels Limited" are subject to a mortgage in favour of "Eurobank S.A." and Eurobank Cyprus Ltd. for an amount of €70,000,000.00 and the land and properties under development of the subsidiary "The Cyprus Tourism Development Company Limited" are mortgaged in favour of "Alpha Bank S.A." for an amount of €82,000,000.00. xviii) property owned by the company "OURANIA EPENDITIKI S.A.". A prenotation of mortgage of an amount of €44,746,000.00 has been established in favour of "Alpha Bank S.A.". 8. 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, Quadratix Ltd., I&B Real Estate EAD, Lasmane Properties Ltd and Intracento Fund. In addition, pledges have been established on all the shares of the companies Porto Heli Hotel & Marina S.A., Parklane Hotels Limited and The Cyprus Tourism Development Company Limited, subsidiaries of the company MHV Mediterranean Hospitality Venture PLC.

9. The investments with S/N 10 and 11 are listed in the Emerging Companies Market of the Cyprus Stock Exchange and the investment with S/N 12 is listed in the category Collective Investment Funds of the Cyprus Stock Exchange.

10. The properties with A/A 1 to 163 were contributed by the National Bank of Greece S.A. to the Company, as it appears from the Accounting Statement of 30.09.2009, in accordance with article 31 of law 2778/1999 paragraph 4, articles 1 - 5 of law 2166/1993, as applicable, and of law no. 2190/1920, as it was in force on the date of the levy.

11. The "Fair Value 31.12.2024" refers to property values, as determined for the critical date above, i.e. December 31, 2024, by the independent valuers, i.e. the company "Proprus Commercial Property Consultants EPE", jointly the companies "P. Danos & Associates" and "Athinaiki Oikonomiki EPE", the company "Axies S.A." (member of the CBRE network for Greece and Cyprus), 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.

12. The percentage of total investments has been calculated based on property values as estimated by the independent valuers.


Athens, February 28, 2025

THE VICE - CHAIRMAN OF THE BoD & CEO

THE CFO / COO

ARISTOTELIS KARYTINOS  
ID Number AK801025

THIREZIA MESSARI  
ID Number AA003175



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Shape the future  
with confidence

**Agreed-Upon Procedures Report on the Investment Schedule as of December 31, 2024, of the Company "Prodea Real Estate Investment Company Société Anonyme"**  
(This report has been translated from the original version in Greek)

To the Board of Directors (hereinafter the "Management") of "Prodea Real Estate Investment Company Société Anonyme"

**Purpose of this Agreed-Upon Procedures and Restriction on Use and Distribution**

Our report is solely for the purpose of assisting the company "Prodea Real Estate Investment Company Société Anonyme" (hereinafter the "Company"), in relation with the submission to the Hellenic Capital Market Commission of the attached the Investment Schedule for the year ended as of December 31, 2024, in the context of its compliance with its obligations under the provisions of the article 25 of the Law 2778/1999 and the requirements of Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016 (hereinafter the "Subject Matter").

This report is not appropriate for any other purpose and is intended solely for the Management of the Company, therefore we do not assume any liability in connection with the performance of the following agreed-upon procedures to any third party, other than the Company. Accordingly, this report is not to be used or distributed to any other party other than for information purposes only to the Hellenic Capital Market Commission. Furthermore, this report is limited to what is referred above and does not extend to the separate and consolidated financial statements that will be prepared by the Company for the year ended on December 31, 2024, for which we will issue a separate Audit Report.

**Management's responsibilities**

The Management of the Company, as Engaging Party, has acknowledged that the agreed-upon Procedures are appropriate for the purpose of the assignment. Furthermore, the Management of the Company, as Responsible Party, has the responsibility for the Subject Matter on which the agreed-upon procedures are performed.

**Auditor's responsibilities**

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 Management of the Company and reporting the findings, which are the factual results of the agreed-upon procedures conducted. We make no representation regarding the appropriateness of the agreed-upon procedures.

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 to come to our attention that would have been reported.

**Professional ethics and quality management**

We have complied with the ethical requirements of the Code of Conduct for Professional Auditors of the Board of International standards of Ethics for Auditors ("ΣΔΠΔΕ" Code) and with the ethical and independence requirements of Law 4449/2017, as well as Regulation (EU) 537/2014. Our firm 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, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

**Procedures and Findings**

We have performed the procedures described below on the Subject Matter, as agreed with the Company's Management in the terms of the engagement dated 17 July 2024.

Procedures	Findings
We examined whether the information included in the Company's Investment Schedule for the year ended December 31, 2024, is in accordance with the provisions of article 25 of Law 2778/1999, as in force and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016.	The information included in the Company's Investment Schedule for the year ended December 31, 2024, is in accordance with the provisions of article 25 of Law 2778/1999, as in force and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016.
We examined whether the description of real estate properties as disclosed in columns "Property Description" in the Company's Investment Schedule agree with the respective data included in the valuation reports issued by the Independent Valuers, as of December 31, 2024.	The description of the real estate properties as disclosed in columns "Property Description" in the Company's Investment Schedule agree with the respective data included in the valuation reports issued by the Independent Valuers, as of December 31, 2024.
We examined whether the fair value of the real estate properties as disclosed in column "Fair Value 31.12.2024" in the Company's Investment Schedule reconciles to the valuation reports issued by the Independent Valuers, as of December 31, 2024.	The fair value of the real estate properties as disclosed in column "Fair Value 31.12.2024" in the Company's Investment Schedule agrees to the valuation reports issued by the Independent Valuers, as of December 31, 2024.
We examined whether the data disclosed in the "Current Value of Investment 31.12.2024" field included in the Company's Investment Schedule agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the year ended December 31, 2024.	The data disclosed in the "Current Value of Investment 31.12.2024" field included in the Company's Investment Schedule agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the year ended December 31, 2024.
We examined whether the total fair value of the investment properties that is disclosed in the Company's Investment Schedule (excluding the own use properties and inventories), agrees with the respective values of Investment Properties and Assets Held for Sale as presented in the Company's unaudited accounting records for the year ended December 31, 2024.	The total fair value of the investment properties that is disclosed in the Company's Investment Schedule (excluding the own use properties and inventories), agrees with the respective values of Investment Properties and Assets Held for Sale as presented in the Company's unaudited accounting records for the year ended December 31, 2024.
We examined whether the financial information included in the Company's Investment Schedule, namely Total Cash and Cash Equivalents, Receivables, Payables and Total Assets under IFRS 31.12.2024, has been extracted from the unaudited accounting records maintained by the Company for the year ended December 31, 2024.	The financial information that is included in the Company's Investment Schedule, namely Total Cash and Cash Equivalents, Receivables, Payables and Total Assets under IFRS 31.12.2024, has been extracted from the unaudited accounting records maintained by the Company for the year ended December 31, 2024.
We verified the mathematical accuracy of the calculations of the Company's Investment Schedule.	We verified the mathematical accuracy of the calculations of the Company's Statement of Investments

Athens, February 28, 2025

The Certified Auditor Accountant

Andreas Hadjidamianou  
SOEL R.N. 61391  
ERNST & YOUNG (HELLAS)  
Certified Auditors Accountants S.A.  
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Legal Name: ERNST & YOUNG (HELLAS) Certified Auditors-Accountants S.A.  
Distinctive title: ERNST & YOUNG  
Legal form: Société Anonyme  
Registered seat: Chimarras 8B, Maroussi, 15125  
General Commercial Registry No. 000710901000

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