







S/N		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 30.06.2022
Address	Municipality	Prefecture	Country	Land	Building									
270	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	790.000,00	0,03%	Retail	DIAMANTOPOULOS MARINOS	
271	Separate Retail Building	Andrea Papanreou 77	Chalandri	Attica	Greece	324,00	232,09	2.156.493,20	751.792,97	483.000,00	0,02%	Retail	LAZAROS TOUGOUNTZOGLOU & ANASTAZIA	
272	Retail	Athinas 12 and Avramiotou 7	Athens	Attica	Greece	548,50	354,90	1.333.956,98	1.564.011,50	1.111.000,00	0,05%	Retail	VINSTORES IKE	
273	Retail	Salaminos Ave 62, region «Amfiali»	Keratsini - Drapetsona	Attica	Greece	194,00	262,22	876.601,69	164.753,27	476.000,00	0,02%	Piraeus Bank Branch	PIRAEUS BANK S.A.	
274	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	255.000,00	0,01%	Offices and Retail		
275	Separate Retail Building	28th Oktovriou 33 and Ipsilantou, Kalochoiri	Delta (former Echedorou)	Thessaloniki	Greece	150,07	149,39	484.098,82	86.696,14	91.000,00	0,00%	Retail		
276	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	4.733.000,00	0,20%	Offices	NATIONAL DOCUMENTATION CENTRE	
277	Offices (8th floor)	Karageorgi Servias 4	Athens	Attica	Greece	824,47	472,45	1.400.846,40	1.056.209,22	1.581.000,00	0,07%	Offices	DRAKOPOULOS & VASALAKIS LAW FIRM GOLFINOPOULOU - KRISTODOULOU LAW FIRM	
278	Separate Building (Offices & Retail)	Larissi 157 and Goura	Volos	Magnissia	Greece	205,17	328,20	756.292,26	246.754,54	233.000,00	0,01%	Offices		
279	Separate Offices Building	Vasilissis Sofias Ave 18 and Mourouzi 17	Athens	Attica	Greece	155,14	541,97	1.685.409,23	2.561.027,26	2.146.000,00	0,09%	Offices	PAPAPOLITIS LAW FIRM	
280	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	4.161.000,00	0,17%	Offices	BOSTON CONSULTING GROUP S.A.	
281	Retail	Hadjimichali Giannari 40 - 42	Chania	Chania	Greece	308,46	746,10	1.891.496,02	1.783.926,50	2.198.000,00	0,09%	Retail	PUBLIC (RETAIL WORLD S.A.)	
282	Retail	Agiou Nikolaou 12	Patra	Achaia	Greece	447,00	680,00	2.623.451,71	1.862.568,00	3.467.000,00	0,15%	Retail	MASSIMO DUTTI HELLAS S.A.	
283	Retail	Patriarchou Ioakeim 14 and Irodotou	Athens	Attica	Greece	568,40	216,70	1.619.693,36	2.890.364,82	2.426.000,00	0,10%	Retail	VODAFONE - PANAFON S.A.	
284	Offices	Ikarou & SR 146N, Location "Pousi Ledi"	Paiania	Attica	Greece	35.669,80	61.671,57	81.804.121,73	24.680.444,26	118.060.000,00	4,94%	Offices	COSMOTE	
285	Retail	Ermou 12 & Vouli 18	Athens	Attica	Greece	219,00	369,16	1.839.388,37	3.396.068,10	3.046.000,00	0,13%	Retail	THEODORA PAIKOPOULOU	
286	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	5.153.000,00	0,22%	Offices	e-TRAVEL S.A. GRNET S.A.	
287	Offices 1st floor with parking spaces	Kifissias Ave 44	Athens	Attica	Greece	9.695,30	1.250,35	1.183.182,88	1.178.354,75	2.395.000,00	0,10%	Offices	ΔΙΕΘΝΗΣ ΕΤΑΙΡΕΙΑ ΚΑΙΝΑΜΑΞΩΝ ΚΑΙ ΤΑΞΕΙΔΙΩΝ Α.Ε., CISCO Α.Ε., ELPEDISON	
288	Retail	Marathonos Avenue 131	Pellini	Attica	Greece	18.298,21	16.782,00	20.140.184,22	21.922.599,97	30.210.000,00	1,26%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
289	Retail	Petrou Ralli 97	Nikaia - Agios Ioannis Renti	Attica	Greece	34.909,40	36.961,12	12.398.731,96	26.130.572,87	19.827.000,00	0,83%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
290	Retail	Athinon Avenue 93-97, Eleonas	Athens	Attica	Greece	16.813,59	12.077,95	8.631.641,64	21.105.539,71	13.811.000,00	0,58%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
291	Retail	Aristotelous 9 (former Giakou) and Patron-Klaous, Perivola	Patra	Achaia	Greece	96.792,45	9.333,34	6.781.634,90	6.904.937,26	9.507.000,00	0,40%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
292	Separate Retail Building	Kanari 17 and Solonos 1	Athens	Attica	Greece	319,00	1.086,23	3.906.858,01	6.381.857,02	5.839.000,00	0,24%	Retail	NINO MODA S.A., NIKIAS JEWELLERY, EFSTATHEIA 64, INFO QUEST TECHNOLOGIES	
293	Hotel / Retail	Ermou 66 and Ag. Eirinis 7	Athens	Attica	Greece	527,23	2.525,83	6.980.873,63	9.224.957,74	11.028.000,00	0,46%	Hotel and Retail	TECHNEK S.A. SEPORA GREECE A.E.E MADISON POINT S.A.	
294	Hotel	16 Kolokotroni	Stavropoli	Thessaloniki	Greece	1.921,85	7.892,46	7.252.606,63	8.370.970,85	6.315.000,00	0,26%	Retail	KYRIAZIS PANAGIOTIS, KAYAK EDESMATA	
295	Separate Retail Building	Mitropoleos 66 - 68 and Kapnikareas	Athens	Attica	Greece	574,20	1.608,45	5.536.007,15	9.925.357,73	7.434.000,00	0,31%	Hotel	GLYFADAS S.A., BIOLOGIKO XORIO	
296	Separate Building Retail & House	Adrianou 66 and Aeolou 2 - 4	Athens	Attica	Greece	244,13	706,49	1.923.853,77	1.584.506,36	2.595.000,00	0,11%	Retail with Secondary Home	A.S.FIVE E.E, SOTIROS PAPTATZIKIS	
297	Retail	Ermou 51	Athens	Attica	Greece	303,71	563,00	4.412.287,81	3.775.665,60	6.095.000,00	0,25%	Retail	COSMOSPORT	
298	Separate Building Under Development	Leoforos Syggrou 44, Donta and Falirou	Athens	Attica	Greece	953,77	5.924,04	8.291.389,25	7.454.542,28	15.482.000,00	0,65%	Under Development Offices		
299	Hotel	Olympos 12 and Gladstonos 19	Thessaloniki	Thessaloniki	Greece	755,50	4.864,02	1.338.691,58	2.695.611,12	1.392.000,00	0,06%	Under Development Hotel		
300	Retail	Pl. Filikis Eterias 19 - 20	Athens	Attica	Greece	502,00	496,47	2.431.824,62	4.495.339,64	2.382.000,00	0,10%	F&B Retail	LDMP RESTAURANT IKE	
301	Retail	Leof. Dimarchou Aggelou Metaxa 7	Glyfada	Attica	Greece	632,20	415,00	2.189.044,41	3.033.968,64	2.592.000,00	0,11%	Retail	KAVASAKALIS KIROS	
302	Separate Storage Buildings	2nd Road Oi. Skopeptiriou Street	Markopoulo	Attica	Greece	21.150,02	15.477,57	11.653.082,85	8.167.657,42	13.487.000,00	0,56%	Logistics	UNILOG S.A. LOGISTICS	
303	Offices	Eth. Antistaseos 72 and Agamemnonos	Chalandri	Attica	Greece	4.193,00	7.137,32	15.885.098,54	5.572.795,63	19.251.000,00	0,81%	Offices	ENISA	
304	Offices	Junction of Amphiarau 44-46, Irous & Diodorou	Sepolia	Attica	Greece	816,50	1.871,82	1.549.174,22	1.558.270,70	1.522.000,00	0,06%	Offices		
305	Offices	Syggrou Ave 377, Zisomopolou and Pentelis	P. Faliro	Attica	Greece	2.784,24	2.404,11	3.163.761,95	4.217.336,99	4.219.000,00	0,18%	Offices	CHANDRIS HOTELS	
306	Landplot	Tritis 22	Elliniko - Argyroupoli	Attica	Greece	2.555,50	0,00	4.516.760,95	2.405.236,60	6.900.000,00	0,29%	Landplot		The property relates to a landplot for the development of residential and their subsequent sale and is presented as an inventory at cost in the interim financial statements for the period ended June 30, 2022.
307	Industrial Building & Storage	Unnamed Road in Roumania area	Tanagra	Viotia	Greece	85.197,77	28.205,97	8.616.621,38	6.289.092,98	8.718.000,00	0,36%	Industrial Building & Storage	SOKRATIS D.KONSTANTINOY & SON S.A., STREEM GLOBAL S.A.	
308	Οικόπεδο με κτήριο γραφείων και αποθηκών	Λεωφόρος Κηφισίας 77 και Διονύσου	Marousi	Attica	Greece	10.433,50	4.140,91	14.110.060,10	8.241.956,21	18.057.000,00	0,76%	Landplot		
309	Offices with parking spaces	Chimaras 8B and Gravias	Marousi	Attica	Greece	7.727,07	14.112,17	35.213.636,93	12.662.282,98	34.256.000,00	1,43%	Offices with Parking places	ERNST & YOUNG COSULTING SERVICES	
<b>TOTAL PROPERTIES</b>						<b>898.177,26</b>	<b>844.234,49</b>	<b>1.091.702.699,66</b>	<b>931.940.747,08</b>	<b>1.514.105.000,00</b>	<b>63,34%</b>			

  

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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	53.160.315,15	-	48.172.836,02		Landplot		This investment relates to the subsidiary Nash S.r.L. Prodea Investments owned as of 30.06.2022 100.00% of its capital.	
2	Offices - Picasso Fund	Via Tolmezzo 15	Milan	Milan	Italy	14.590,00	18.625,61	41.512.036,57	-	59.197.229,62	Offices	ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., CARGIAS ASSICURAZIONI S.P.A., FONDOMESTIC BANCA S.P.A., ISO SELEXI	This investment relates to the subsidiary Picasso Lux S.a.r.l. SICA-RAIF ("Picasso Lux"). Prodea Investments owned as of 30.06.2022 80.00% of its capital, representing 46.2% of its economic rights. Picasso Lux as of 30.06.2022 owns 100% of the capital of Picasso Fund which owns 14 properties in Italy.		
	Offices - Picasso Fund	Via Vincenzo Lamacro 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								
	Offices and Retail - Picasso Fund	Via Cavour 5	Rome	Lazio	Italy	2.860,00	16.130,24								
	Retail - Picasso Fund	Via Cernaia 16-18	Rome	Lazio	Italy	N/A	386,70								
	Retail - Picasso Fund	Piazza Sonnino 38-40	Rome	Lazio	Italy	N/A	652,50								
	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								
	Retail - Picasso Fund	Via Sestri 67-69/R	Genova	Liguria	Italy	N/A	122,40								
	Offices - Picasso Fund	Viale Etruria 9	Civitavecchia	Lazio	Italy	912,00	1.714,30								
	Offices - Picasso Fund	Via Goiran 1	Rome	Lazio	Italy	4.496,10	1.959,70								
Offices - Richard Tower	Viale Richard 5/7	Milan	Milan	Italy		13.046,65									
3	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	-	2.157.162,81	Offices and Marfin Bank Branch	VISTA BANK ROMANIA SA VISTA LEASING I.F.N.	This investment relates to Egnatia Properties S.A. Prodea Investments owned as of 30.06.2022 99.96% of its share capital.		
	Retail - Egnatia Propertied S.A.	Podul Vilior 13 & Lacatus 8	Baia Mare	Maramures	Romania	313,00	293,05								
4	Retail and Offices- Quadrax Ltd.	Spyrou Kiprianou 11	Germasogeia	Limassol	Cyprus	21.498,00	12.437,19	10.802.000,00	-	16.996.322,05	Hypermarket	SKLAVENITIS KYPROU LIMITED	This investment relates to the subsidiary Quadrax Ltd. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.		
5	Hotel - Karolou Touristik S.A.	Iroon Polytechniou 58	Patra	Achaia	Greece	1.563,57	5.148,55	4.146.710,31	6.665.456,15	5.150.119,06	Hotel	DPN S.A.	This investment relates to the subsidiary Karolou Touristik S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.		
	Under Development Offices - Karolou Touristik S.A.	28is Oktovriou 4	Patra	Achaia	Greece	547,65	2.470,90								
6	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	440.831,25	-	-	Under Development Retail Mall	-	This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.		
7	Under Development Hotel - Lasmane Properties Ltd.	Ouzounian, Rigenis and Vassiliou Voulgaroktonos	Nicosia	Nicosia	Cyprus	2.445,00	12.870,00	16.010.000,00	-	16.468.420,09	Under Development Hotel	TANIMA ENTERPRICES COMPANY LTD	This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.		
8	Under Development Office - Anaptixi Fragkokklisia Akinton S.A.	Egialias, Fragkokklisia and Kosmaa Etolou	Marousi	Attica	Greece	5.239,81	13.894,25	22.200.000,00	16.205.881,60	39.131.908,75	Under Development Office	ELPEDISON S.A., GOOGLE HELLAS	This investment relates to the subsidiary Anaptixi Fragkokklisia Akinton S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.		
9	Logistics - Irinna Ktimatiki S.A.	Location Kakkavi or Rikia or Lofos Kirillou	Aspropyrgos	Attica	Greece	68.502,80	27.210,02	5.174.358,24	5.778.761,28	12.132.126,30	Logistics	M&M MILITZER & MUNCH A.E. ALPHA OMEGA G. THOMAIDIS - I. THOMAIDIS	This investment relates to the subsidiary Irinna Ktimatiki S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.		

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		Address	Municipality	Prefecture	Country	Land	Building							
10	Offices - I&B Real Estate EAD	Alabin Street 1	Triaditza	Sofia	Bulgaria	3.061,00	54.008,74	40.141.921,69	-	54.105.368,03		Offices	CALLPOINT NEW EUROPE AD (TELUS), BEIERSDORF BULGARIA EOOD (NIVEA), CUSTOM HOUSE FUND SERVICES BULGARIA EOOD, DOPAMINE EOOD, VAYANT BULGARIA EOOD (PROS) ISBGG EOOD (ANAKATECH), HEDGESERV EOOD MEGA OPTIK OOD, EUROBANK BULGARIA AD FESTINA LENTE OOD, TOKUDA BANK AD SOPHARMACY 8 LTD, DNSK (PUBLIC SERVICE) TELENOR, BULGARIAN WORKERS FEDERATION BULGARIAN WORKERS FEDERATION SPORT AND HEALTH YORDAN NALBANTOV, HYDROREMONSTROY, DM, MASON MASTERS, THOMAS MALING GEORGI BARKASHKI, NETCRACKER, CPM PLEVEN, BENCHMARK SERVICES, LABOR INSPECTION, MANCHEVA (HEDGESERV), AGENCY ROAD INFRASTRUCTURE	This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.
11	Aphrodite Springs Public Limited	-	-	-	Cyprus	1.471.971,00	-	7.108.986,00	-	15.633.539,70		-	-	This investment relates to the subsidiary Aphrodite Springs Public Limited. Proda Investments owned as of 30.06.2022 96.22% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
12	MHV Mediterranean Hospitality Venture Limited (μπύνη Vibrana Holdings Ltd)	-	-	-	Cyprus	-	-	64.153.409,09	-	79.102.831,82		-	-	This investment relates to the company MHV Mediterranean Hospitality Venture Limited, on which Prodea Investments owned as of 30.06.2022 25.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
13	Hotel - Smooland Properties Limited	Penera area	Paralimni	Ammochostou	Cyprus	19.095,00	13.615,00	140.436.732,88	-	158.889.212,14		Hotel	LOUIS HOTEL PUBLIC COMPANY LTD	This investment relates to the subsidiary CYREIT Variable Capital Investment Company Plc. Prodea Investments owned as of 30.06.2022 100.00% of its management shares and 88.23% of its investment shares.
	Retail - Nuca Properties Limited	Lydras Str.	Nicosia	Nicosia	Cyprus	505,00	204,00					Retail	ELICIT INVESTMENTS LIMITED	
	Offices and Storage space - Azemo Properties Limited	Konia Industrial Area	Konia	Pafos	Cyprus	17.242,00	4.550,00					Offices and Storage space	L.C.A. DOMIKI LTD LANITIS ELECTRIC LTD LANITIS ARISTOPHANOUS LTD	
	Retail - Rouena Properties Limited	Agios Theodoros 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	-	
	Offices and 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	-	
	Retail and Offices - Kuvna Properties Limited	14 Kantaras Str.	Kaimakli	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	AMDOCS DEVELOPMENT LTD, SIGMA BAKERIES LTD, SPP MEDIA LTD, POLICE DEPARTMENT (REPUBLIC OF CYPRUS), N.K.A. KRITIKOS CASH & CARRY SUPERMARKETS (LIMASSOL) LTD, D NIKOLAOU	
	Offices - Artozaco Properties Limited	Agios Demetrios	Strovolos	Nicosia	Cyprus	951,00	3.527,00					Offices	CULTURAL SERVICES - MINISTRY OF EDUCATION AND CULTURE - REPUBLIC OF CYPRUS	
	Offices - Alomnia Properties Limited	50 Spyrou Kyprianou 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	
	Logistics - Threffield Properties Limited	Dali Industrial area	Dali	Nicosia	Cyprus	10.410,00	5.250,00					Logistics	DIAPO LTD	
Casino - Vameron Properties Limited	Paliochoraykia (Zakaki)	Limassol	Limassol	Cyprus	5.355,00	5.944,85	Casino	INTERGRATED CASINO RESORTS CYPRUS LTD						
Retail - Wicoco Properties Limited	30 Kambos Str.	Strovolos	Nicosia	Cyprus	20.026,00	4.456,00	Retail	SUPERHOME CENTER (DIY) LTD						
Offices - Allodica Properties Limited	Telepeniou 17	Paphos	Paphos	Cyprus	969,00	2.362,00	Offices	ALEXANDROS CHR. ALEXANDROY DANIEL WRAY MEDPETRO FUEL TRADERS LTD UTOPIATECH LTD HARIS KALOGIROU & CO LLC HESTONE LTD						
Car Dealership and Service Center - Consoly Properties Limited	Agios Georgios	Latsia	Nicosia	Cyprus	19.410,00	5.683,00	Car Dealership and Service Center	UNICARS LTD						
Industrial Building - Vanemar Properties Limited	Violetas 8 (Apostolou Petrou kai Pavlou)	Strovolos	Nicosia	Cyprus	4.312,00	3.279,00	Industrial Building	-						
Retail - Arleta Properties Limited	Ammochostou & Petrou Tsirou Str. (Apostolou Petrou kai Pavlou)	Limassol	Limassol	Cyprus	8.559,00	10.669,00	Retail	ERMES DEPARTMENT STORES 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 MTN CYPRUS LTD CRPUS POLICE ANTENNA						
Retail - Letimo Properties Limited	16 Kalamon Str. (Apostolos Varnavas & Agios Macarios)	Strovolos	Nicosia	Cyprus	17.663,00	24.094,00	Retail	SCB DIY COMPANY LTD						
14	Logistics - ILDIM S.M.S.A.	Position "Rykia"- "Kyrilo"	Aspropyrgos	Attica	Greece	13.920,37	5.068,49	3.011.851,29	2.061.349,84	4.050.997,84		Logistics	ALPHA OMEGA S.A.	This investment relates to ILDIM S.M.S.A. Prodea Investments owned as of 30.06.2022 100.00% of its capital.
15	Hotel - Prodea Immobiliare	Via Mazzini, 63	Somma Lombardo	Lombardy	Italy	10.152,00	16.016,00	10.580.580,00	-	9.333.641,00		Hotel	MALPENSA GESTION I S.R.L.	This investment relates to the company Prodea Immobiliare SrL. Prodea Investments owned as of 30.06.2022 92.7% of its capital.
16	Panterra S.A.	Leof. Syngrou 97, Lagoumitzi 40 & Evidamandos	Athens	Attica	Greece	4.704,61	14.955,20 15.917,81	51.937.774,23	23.600.209,48 15.390.784,00	54.172.859,62		Offices Offices Under Development	-	This investment relates to the company Panterra S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.
17	EP Chanion S.A.	-	-	-	Greece	-	-	1.541.975,39	-	2.025.000,76		-	-	This investment relates to the company EP Chanion S.A. Prodea Investments owned as of 30.06.2022 40.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
18	RINASITA S.A.	-	-	-	Greece	-	-	2.142.700,00	-	3.258.198,13		-	-	This investment relates to the company Rinasita S.A. Prodea Investments owned as of 30.06.2022 35.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
19	PIRAEUS TOWER S.A.	-	-	-	Greece	-	-	2.280.000,00	-	2.185.705,49		-	-	This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 30.06.2022 30.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
20	MILORA	Charokopou 87	Kallithea	Attica	Greece	1.542,73	1.992,10	1.558.426,29	2.567.037,48	1.990.378,74		Offices and Parking Places	JYSK S.A., DOMKA S.A. DOMKA A.E.	The investment relates to the company MILORA S.M.S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENT IN SUBSIDIARY	TAX VALUE OF PROPERTIES OWNED BY THE SUBSIDIARY	CURRENT VALUE OF INVESTMENT IN SUBSIDIARY 30.06.2022	% OF TOTAL INVESTMENTS 30.06.2022	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
21	Offices - Tarvos Fund	Via Paracelso 2-4-6	Agrate Brianza	Monza	Italia	M/Δ	13.317,00	25.225.348,58	-	32.573.401,72		ACOME SRL ALFAR S.R.L. MEAD INFORMATICA S.R.L. KCS CAREGIVER COOPERATIVA SOCIALE ELETTROCASA Srl OVERLINE SRL WESTCON GROUP ITALIA SRL BALUCH ITALIA SBI	This investment relates to the subsidiary CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"). Prodea Investments owned as of 30.06.2022 80.00% of its share capital, representing 46.2% of its economic rights. CI Global as of 30.06.2021 owns 100% of the capital of Tarvos Fund 2 which owns 11 properties in Italy.	
	Offices - Tarvos Fund	Via Enrico Mattei 102	Bologna	Bologna	Italia	M/Δ	12.057,00					BITBANG SRL, MACRO GROUP SPA		
	Shopping Mall - Tarvos Fund	Via Lario 37	Varese	Varese	Italia	M/Δ	4.955,00					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. - UPIIM, DP DENT S.R.L. DO.MA DI ABATE MARCO, FIRST WOMAN S.R.L. FRENCH KISS S.R.L., GIORGY S.R.L. ROSSI 2 SRL S (IMPERIAL), GIPES S.A.S. DI MILANI PAOLINA & C. GIUNTI AL PUNTO S.P.A., GREMAR S.R.L., IL PENSIERINO INTICOM SPA, LAVASECCO 1 ORA S.R.L. LE GAZZELLE S.R.L., MARIONNAUD PARFUMERIES ITALIA S.P.A. FARMALLEVEL S.R.L.S., SOCIETA' CENTRO SERVIZI SAS di Gargiulo Luigi & c. ODOS (IL TRIANGOLO D'ORO), PAGIRO S.R.L. RHODENSEFOTO S.R.L., MUA SRLS (WYCON) SOCIETA' COOPERATIVA EFFECINQUE, WIND RETAIL S.R.L.		
	Warehouse - Tarvos Fund	Strada Provinciale 7	Gazzola	Emilia-Romagna	Italia	M/Δ	15.545,00					SMEMORANDA GROUP SPA		
	Parking spaces/Spots - Tarvos Fund	via Fieschi 17, Genova	Genova	Genova	Italia	M/Δ	422,00							
	Shopping Mall - Tarvos Fund	Contrada Santa Liberta	Ortona	Chieti	Italia	M/Δ	9.937,00					TEDI, LA TABACCHERIA DI PIGORINI DOMENICO & C. SAS (SALE E TABACCHI), FACTORY STORE DEPOT SRL (LEGEA), MANGANARO OUTLET, DI FEDERICO UGO (TAGLIATI PER IL SUCCESSO), FENICE SRL (PARTICOLARI), TAGES SOCIETA' COOPERATIVA (PRIMIGI), GOLDENPOINT SPA (GOLDEN LADY), CAFFE' GRAZIANI DI CESARE GRAZIANI & C. SNC (CAFFE' GRAZIANI), STROILI ORO SPA, GRANDVISION ITALY SRL (OTTICA AVANZI), C&C SRL (C&C CAFFE' IN CIALDE E CAPSULE), KIDILIZ GROUP ITALY (Z GENERATION), GOTTARDO SPA (TIGOTA), BANCA POPOLARE DI BARI (BANCOMAT), DEFI BRICO SRL (BRICO IO), HAPPY CASA STORE SRL, EMMEPI SRL (MECA POCE), EUROSPIN LAZIO S.P.A. (EUROSPIN), PEPCO ITALY		
	Retail Shop - Tarvos Fund	Via Campana 223	Pozzuoli	Neapolis	Italia	M/Δ	13.223,50					METRO ITALIA CASH AND CARRY		
	Retail Shop - Tarvos Fund	Via Pacinotti 20	Ravenna	Ravenna	Italia	M/Δ	5.544,00					METRO ITALIA CASH AND CARRY		
	Retail Shop - Tarvos Fund	Corso Francia 175	Rivoli (Torino)	Piedmont	Italia	M/Δ	8.838,00					G.D. SRL (Conad)		
	Offices - Tarvos Fund	Via Mario Bianchini 60	Rome	Lazio	Italia	M/Δ	4.227,44					THYSSENKRUPP ELEVATOR ITALIA SPA, B2 KAPITAL, AXIANS SAIV S.P.A., SP-CYBERTECH, ATRAK SOLUTIONS S.R.L., THINK ACADEMY S.R.L., ESSENTIA S.R.L., TEKNOSEVICES, VERISURE ITALY S.R.L., LINEARIT S.p.a., CSI MANAGEMENT SRL		
Offices - Tarvos Fund	Strada 6	Rozzano	Milan	Italia	M/Δ	12.664,00								
22	Warehouses - NEW METAL S.M.S.A.	Coprisia Region	Aspropyrgos	Attica	Greece	60.661,07	23.806,08	15.182.895,82	3.277.275,30	19.275.879,37	Warehouses	NEW METAL S.M.S.A	This investment relates to New Metal S.M.S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.	
23	Offices - ILIDA OFFICE S.M.S.A.	Agisilaou 6-8 and Zinonos	Marousi	Attica	Greece	10.400,00	17.667,90	10.886.244,78	18.123.805,70	19.507.375,61	Offices	ALFA OCEAN DEVELOPMENTS S.A. METROSTAR MANAGEMENT CORP ASTELLAS PHARMA A.E. SIEMENS S.A. OTEGLOBE S.A. ASTRAZENECA A.E. SANTANDER CONSUMER E.F.C.	This investment relates to ILIDA OFFICE S.M.S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.	
24	Panphila Investments	-	-	-	Cyprus	-	-	100.000,00	-	91.615,10	-	-	-	This investment relates to Panphila Investments Limited. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.
25	IQ HUB S.M.S.A.	-	-	-	Greece	-	-	2.605.750,00	-	5.095.420,21	-	-	-	This investment relates to IQ HUB S.M.S.A. Prodea Investments owned as of 30.06.2022 35.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
26	OURANIA Investment S.M.S.A.	-	-	-	Greece	-	-	1.933.750,00	-	2.501.536,69	-	-	-	This investment relates to OURANIA Investment S.M.S.A. Prodea Investments owned as of 30.06.2022 35.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
27	Warehouses THRIASEUS S/A/	Location PATIMA outside town plan	Aspropyrgos	Attica	Greece	111.320,19	-	6.732.000,00	576.487,97	8.021.896,71	Warehouses	-	-	This investment relates to Thriaseus S.A. Prodea Investments owned as of 30.06.2022 97.57% of its share capital.
28	Residential Building & Under Development Residential - BTR HELLAS IKE	Iliados	Athens	Attica	Greece	235,70	0,00	6.662.984,40		6.520.548,02	Under Development Residential	-	This investment relates to BTR HELLAS IKE. Prodea Investments owned as of 30.06.2022 100.00% of its capital.	
		Malea 5	Kallithea	Attica	Greece	344,84	1.148,50				Residential Building	Various Leases - Individuals		
		Lomvardou k. 123	Athens	Attica	Greece	229,57	0,00				Under Development Residential	-		
		Margari 13	Athens	Attica	Greece	285,56	0,00				Under Development Residential	-		
		Roumbesi 7	Athens	Attica	Greece	305,77	0,00				Under Development Residential	-		
29	Under Development Residential - BTR HELLAS II IKE	Kypselis 27 - 29	Athens	Attica	Greece	620,35	0,00	2.039.968,28	1.531.964,35	2.096.796,56	Under Development Residential	-	This investment relates to BTR HELLAS II IKE. Prodea Investments owned as of 30.06.2022 100.00% of its capital.	
30	Under Development Residential - WISE ATHANASSIA IKE	Athan. Diakou 11	Kifisias	Attica	Greece	1.820,86	0,00	5.090.615,58		4.796.660,43	Under Development Residential	-	This investment relates to WISE ATHANASSIA IKE. Prodea Investments owned as of 30.06.2022 100.00% of its capital.	
		Hydras 27	Chalandri	Attica	Greece	769,87	0,00				Under Development Residential	-		
31	Under Development Residential - WISE LOUISA S.A.	Myrtias 2	Kifisias	Attica	Greece	3.343,37	0,00	4.645.946,41	3.556.677,01	4.639.806,97	Under Development Residential	-	This investment relates to WISE LOUISA S.A. Prodea Investments owned as of 30.06.2022 100.00% of its share capital.	
32	Under Development Residential - THERMOPYLON 77 IKE	Roumelis 31	Ag. Paraskevi	Attica	Greece	1.286,56	0,00	3.020.160,69	1.346.974,61	2.852.698,62	Under Development Residential	-	This investment relates to THERMOPYLON 77 IKE. Prodea Investments owned as of 30.06.2022 100.00% of its capital.	
33	FIVE LAKES FUND	-	-	-	Italy	-	-	27.487.500,00	-	27.365.774,52	-	-	-	This investment relates to Five Lakes Fund. Prodea Investments owned as of 30.06.2022 75.00% of its capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
<b>TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK</b>						<b>3.866.773,37</b>	<b>567.968,18</b>	<b>589.973.772,92</b>	<b>107.634.809,45</b>	<b>719.493.268,50</b>	<b>30,10%</b>			
<b>TOTAL PROPERTIES AND INVESTMENTS</b>						<b>4.764.950,63</b>	<b>1.412.202,67</b>	<b>1.681.676.472,58</b>	<b>1.039.575.556,53</b>	<b>2.233.598.268,50</b>	<b>93,44%</b>			
Cash										1.590,33				
Sight Deposits										86.898.862,52				
Time Deposits										70.000.000,00				
<b>TOTAL CASH AND CASH EQUIVALENTS</b>										<b>156.900.452,85</b>	<b>6,56%</b>			
<b>TOTAL INVESTMENTS</b>										<b>2.390.498.721,35</b>	<b>100,00%</b>			
Receivables Payables	30.06.2022 Unaudited 114.740.016 1.065.003.307	Total assets under IFRS	30.06.2022 Unaudited 2.373.475.679	31.12.2021 Audited 2.337.001.093	31.12.2020 Audited 2.069.039.250									
			Fair value of properties according to the valuation % of valued properties on total assets	1.514.105.000 63,79%	1.411.327.000 60,39%	1.342.011.000 64,86%								
			Fair value of investments as per Law 2778/1999 % of valued investments on total assets	719.493.269 30,31%	668.570.372 28,61%	527.823.249 25,51%								
			Fair value of owneroccupied property % of owneroccupied property on total assets	10.110.000 0,43%	9.465.000 0,41%	9.232.000 0,45%								
			Cash and cash equivalents % of cash and cash equivalents on total assets	156.900.453 6,61%	256.632.446 10,98%	73.242.705 3,54%								

**Notes:**

- 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 159). More specifically, the company has a 50% ownership in the 1st basement of a total area of 564.36 sqm.
- On October 1, 2015, the merger by absorption (the "Merger") of the company NPG 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 "NPG 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 31, 44 and 221 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.
- On 18 April 2022 the company acquired 80% of the share capital of THRIASEUS S.A. based in Greece (under S/N 27 «Holdings - Non Listed in Stock Market»), which owns 17 landplots in the area of Aspropyrgos- Attica, over which is planned the construction of a modern Warehousing & distribution Center. On 23 May 2022 the company signed a contract sale and transfer for the acquiring of the remaining share capital of THRIASEUS S.A. under procrastination of successful development of Warehousing & Distribution Center. On 23 June 2022 the extraordinary General Assembly of the shareholders of THRIASEUS S.A. in which the minor shareholder exercised partially its preference right so that on 30 of June 2022 the company's share on THRIASEUS S.A. rises to 97,57%.
- On 22 June 2022 the Company acquired 100% of the company shares of BTR HELLAS I.K.E.» based in Greece (under S/N 28 «Holdings - Non Listed in Stock Market»), which owns a residential building in Municipality of Kallithea and under development residences in the Municipality of Athens.
- On 22 June 2022 the Company acquired 100% of the company shares of "BTR HELLAS II I.K.E." based in Greece (under S/N 29 «Holdings - Non Listed in Stock Market»), which owns under development residences in the Municipality of Athens.
- On 22 June 2022 the Company acquired 100% of the company shares of «WISE ATHANASIA I.K.E.» based in Greece (under S/N 30 «Holdings - Non Listed in Stock Market»), which owns under development residences in the Municipalities of Kifisias and Chalandri.
- On 22 June 2022 the Company acquired 100% of the company shares of «WISE LOUISA S.A.» based in Greece (under S/N 31 «Holdings - Non Listed in Stock Market», which owns under development residences in the Municipality of Kifisias.
- On 22 June 2022 the Company acquired 100% of the company shares of "THERMOPYLON 77 I.K.E." based in Greece (under S/N 32 «Holdings - Non Listed in Stock Market»), which owns under development residences in the Municipality of Agia Paraskevi.
- On 28 June 2022 the Company acquired the 75% of the company share capital of the Company «Fondo Five Lakes – Real Estate reserved closed-end Fund» with distinctive title «Five Lakes» based in Italy (under S/N 33 in «Holdings - Non Listed in Stock Market»), which will proceed to the acquisition of a real estate property in Italy.
- All properties are free of encumbrances, except for:
  - 45 properties owned by the Company (with S/N 2, 5, 11, 15, 17, 27, 37, 41, 43, 45, 46, 47, 48, 50, 51, 53, 59, 60, 67, 78, 82, 86, 93, 102, 103, 121, 122, 124, 131, 139, 140, 143, 148, 150, 153, 154, 156, 159, 162, 169, 177, 180, 192, 207 and 224) 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.
  - 23 properties owned by the Company (with S/N 55, 80, 88, 89, 91, 92, 96, 97, 104, 107, 112, 117, 118, 127, 138, 151, 165, 167, 211, 223, 227, 242 and 293) 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.
  - 33 properties owned by the Company (with S/N 3, 7, 12, 26, 28, 32, 62, 73, 83, 144, 158, 168, 170, 194, 196, 206, 217, 234, 240, 241, 265, 267, 276, 277, 282, 286, 287, 288, 289, 290, 291, 292 and 295), on which a prenotation of mortgage of an amount of €144,000,000.00 has been established in favour of "Piraeus Bank S.A." under the bond loan program dated 13.12.2018.
  - 3 properties owned by the Company (with S/N 36, 246 and 294) on which a prenotation of mortgage of an amount of €24,000,000.00 has been established in favour of "Piraeus Bank S.A." in accordance with the bond loan program dated 27.02.2019.
  - 84 properties owned by the Company (with S/N 1, 4, 8, 13, 14, 16, 18, 19, 20, 21, 22, 23, 24, 29, 30, 34, 35, 38, 40, 42, 54, 56, 58, 65, 66, 74, 79, 90, 109, 128, 132, 137, 141, 142, 147, 149, 161, 163, 166, 171, 176, 178, 193, 198, 199, 203, 215, 220, 228, 229, 230, 231, 232, 233, 235, 236, 237, 238, 239, 243, 244, 245, 247, 248, 249, 250, 251, 252, 253, 257, 259, 266, 268, 269, 270, 272, 273, 279, 280, 281, 283, 285, 296 and 297) 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.
  - 9 properties owned by the Company (with S/N 77, 175, 185, 216, 222, 260, 301, 302 and 303), on which, after 30 June 2022 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 €204,000,000.00 have been established in favour of the lender with the name "Banca IMI S.p.A." on the first four properties, as depicted in the above list with the properties of the Company's investment in the units of the Fund and mortgages of a total amount of €19,700,000.00 have been established in favour of the lender with the name "Intesa Sanpaolo S.p.A." on the remaining nine properties owned by the Fund.
  - 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.
  - 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.".
  - the property owned by the company named "Irinna Klimatiki S.A.". A prenotation of mortgage of an amount of €11,700,000.00 has been established in favour of "Alpha Bank S.A."
  - the property owned by the company "I&B Real Estate EAD". A mortgage of €29,970,000.00 has been established in favour of "Eurobank Bulgaria AD".
  - ten properties owned by the company "Tavros Fund". A mortgage has been established in favour of "JPMorgan Chase Bank National Association" for an amount of €24,800,000.00.
  - the property owned by the company "Iliida Office S.M.S.A.". A prenotation of mortgage of an amount of €54,158,000.00 has been established in favour of "Eurobank S.A."
  - 2 properties owned by the company "BTR HELLAS M.IKE". A prenotation of mortgage of an amount of €2,370,000.00 has been established in favour of "Alpha Bank S.A."
- 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., Irinna Klimatiki S.A., I&B Real Estate EAD and Iliida Office S.M.S.A.
- The "Fair Value 30.06.2022" refers to property values, as determined for the critical date above, i.e. June 30, 2022, 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".
- The percentage of total investments has been calculated based on property values as estimated by the independent valuers.

Athens, August 5, 2022

THE VICE - CHAIRMAN B' OF THE BoD & CEO

THE CFO / COO

ARISTOTELIS KARYTINOS  
ID Number AK801025

THIREZIA MESSARI  
ID Number AA003175

**Report of factual findings in connection with the "Investment Schedule as of June 30, 2022" as resulted from the Agreed Upon Procedures  
(This report has been translated from the original version in Greek)  
To the Board of Directors of Prodea Real Estate Investment Company Société Anonyme**



In accordance with the engagement letter dated July 16, 2022, we were assigned by the Board of Directors of Prodea Real Estate Investment Company Société Anonyme (hereafter the "Company") to perform the agreed upon procedures enumerated below, in connection with the "Investment Schedule as of June 30, 2022" (hereafter the "Investment Schedule") 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.

The representatives of the Company are responsible to prepare the Investment Schedule in accordance with the requirements prescribed in 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, as in force.

Our engagement was undertaken in accordance with the International Standard on Related Services 4400 applicable to "Agreed-Upon Procedures engagements regarding Financial Information". Our responsibility is solely to perform the procedures described below and to report our findings.

**Procedures performed**

Especially, our procedures performed are summarized as follows:

- We reviewed whether the Investment Schedule includes all 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.
- 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 June 30, 2022.
- We reconciled the fair value of the investment 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 June 30, 2022.
- We reconciled the total fair value of the investment properties that is included in the Investment Schedule with the fair value of the Company's unaudited accounting records for the period ended June 30, 2022.
- We reconciled the information included in the Company's Investment Schedule presented in the column "Current value of investment in subsidiary" with the net asset value of those companies, as presented in the unaudited accounting records of the Company for the period ended June 30, 2022.
- We reconciled the financial information included in the Company's Investment Schedule with the unaudited accounting records of the Company for the period ended June 30, 2022.
- We agreed that the calculations in the Investment Schedule are arithmetically accurate.

**Findings**

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

- 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.
- The details of the real estate properties that are included in the Company's Investment Schedule under the column "Description of Land and Buildings" reconcile with those included in the corresponding Valuation Reports, that were issued by the Independent Valuers, as of June 30, 2022.
- The fair value of the investments in 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 June 30, 2022.
- The total fair value of the investments in real estate properties that are included in the Investment Schedule reconcile with the fair value of the Company's unaudited accounting records for the period ended June 30, 2022.
- The information included in the Company's Investment Schedule presented in the column "Current value of investment in subsidiary" reconcile with the net asset value of those companies, as presented in the unaudited accounting records of the Company for the period ended June 30, 2022.
- The financial information included in the Company's Investment Schedule reconcile with the unaudited accounting records of the Company for the period ended June 30, 2022.
- The calculations in the Investment Schedule are arithmetically accurate.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the above accounts as of June 30, 2022.

Had we performed additional procedures, or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

**Limitation of use**

This report is exclusively addressed to the Board of Directors, 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. 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 interim separate and consolidated financial statements for the period ended June 30, 2022, for which we will issue a separate interim review report.

Athens, August 5, 2022

The Certified Auditor Accountant

Andreas Hadjidamianou  
SOEL R.N. 61391  
ERNST & YOUNG (HELLAS)  
Certified Auditors Accountants S.A.  
8B Chimarras, Maroussi,  
151 25, Greece  
Company SOEL R.N. 107