

PROPERTY DESCRIPTION								PROPERTY VALUES				CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2024	% OF TOTAL INVESTMENTS 30.06.2024				
		Address	Municipality	Prefecture	Country	Land	Building							
251	Offices	Leof. Syngrou 97, Lagoumitzi 40 & Evidamandos	Athens	Attica	Greece	2.273,74	19.983,39	30.036.739,11	15.904.283,66	44.284.000,00	1,66%	Offices	EU-SHARE IKE, AEGEAN TTEC M.A.E.	
252	Land plot with Building used as cultural & entertainment center, projected to be modified to Offices	Pireus str. 166-172	Taúpou	Attica	Greece	7.317,64	22.969,19	7.062.385,34	12.991.818,45	7.052.000,00	0,26%	Landplot with Building used as cultural & entertainment center, projected to be modified to Offices		
253	Retail/Offices	Chrysospileitisis 11 and Nikiou 24	Aθηναίων	Attica	Greece	292,10	1.196,62	3.669.021,98	2.969.732,05	3.661.000,00	0,14%	Retail - Future development of offices		The property relates to under development offices for the extension of the Company's headquarters. The market value of the owneroccupied property as at 30.06.2024 amounts to €3.661.000 and the net book value as at 30.06.2024 amounts to €3.669.021.98.
TOTAL PROPERTIES						1.159.180,90	933.544,00	1.200.376.659,75	965.324.650,96	1.751.841.000,00	65,72%			
S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 30.06.2024	% OF TOTAL INVESTMENTS 30.06.2024	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION	
		Address	Municipality	Prefecture	Country	Land	Building							
1	Land plot with Mixed Used Buildings - Nash SrL.	Via Siviglia 16, Torvaianica District	Pomezia	Lazio	Italy	1.855.669,00	4.234,07	45.389.611,71	-	46.120.556,83		Land plot		This investment relates to the subsidiary Nash SrL. Prodea Investments owned as of 30.06.2024 100.00% of its capital.
2	Offices - Picasso Fund	Via Tolmezzo 15	Milan	Milan	Italy	14.590,00	18.625,61	66.938.112,94	-	60.137.808,80		Offices	ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., ISO, UNICHIPS	This investment relates to CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"), Prodea Investments owned as of 30.06.2024 80.00% of its capital, representing 47.87% of its economic rights. CI Global RE S.a.r.l. SICAF-RAIF ("CI Global") as of 30.06.2024 owns 100% of the capital of Picasso Fund which owns 21 properties in Italy.
	Offices - Picasso Fund	Via Vincenzo Lamaro 81	Rome	Lazio	Italy	5.736,00	14.300,41					Offices	SELEXI	
	Offices - Picasso Fund	Via Cavour 6	Rome	Lazio	Italy	2.870,00	16.465,42					Offices	ITALIAN MINISTRY OF INTERIOR	
	Offices and Retail - Picasso Fund	Via Cavour 5 & Via Turati 38-40	Rome	Lazio	Italy	2.860,00	16.130,24					Offices and Retail	ITALIAN MINISTRY OF INTERIOR, GUANSHAN XU, NUMISMATICA INTERNAZIONALE SRL, SOCIETA' NO GA DI NORI SRL	
	Retail - Picasso Fund	Via Cernaia 16-18	Rome	Lazio	Italy	N/A	386,70					Retail	FARO S.R.L.	
	Retail - Picasso Fund	Via Giovanni da Castelbolognese 41/A-43	Rome	Lazio	Italy	N/A	115,10					Retail		
	Retail - Picasso Fund	Via XX Settembre 55	Piacenza	Emilia-Romagna	Italy	N/A	511,00					Retail	MANGO	
	Retail - Picasso Fund	Corso Cavour 29	Pavia	Lombardy	Italy	N/A	253,10					Retail	OVS	
	Offices and Residential - Picasso Fund	Via Vittoria 12	Ferrara	Emilia-Romagna	Italy	N/A	355,20					Offices and Residential		
	Separate Office Building - Picasso Fund	Viale Etruria 9	Civitavecchia	Lazio	Italy	912,00	1.714,30					Offices	ASL	
	Separate Office Building - Picasso Fund	Via Goiran 1	Rome	Lazio	Italy	4.496,10	1.959,70					Offices	ITALIAN MINISTRY OF INTERIOR	
	Offices - Picasso Fund	Viale Richard 5/7	Milan	Milan	Italy	N/A	3.849,50					Offices	UNICREDIT	
	Offices - Picasso Fund	Via Paracelso 2-4-6	Agrate Brianza	Monza	Italy	N/A	13.317,00					Offices	ACOME SRL ALFAR S.R.L. MEAD INFORMATICA S.R.L. KCS CAREGIVER COOPERATIVA SOCIALE ELETTRICASA Srl WESTCON GROUP ITALIA SRL RAUCH ITALIA SRL, HALSTRUP	
	Offices - Picasso Fund	Via Enrico Mattei 102	Bologna	Bologna	Italy	N/A	12.057,00					Offices	BITBANG SRL, MACRO GROUP SPA, PROSIT SPA	
Shopping Mall - Picasso Fund	Via Lario 37	Varese	Varese	Italy	N/A	4.955,00	Shopping Mall	ALEXI S.R.L., BLUVACANZE S.P.A., BNL S.P.A., BOTTEGA VERDE S.R.L. CALZEDONIA S.P.A., CHAIN S.R.L., D'ANGELO S.R.L., CZ BRAND S.R.L.-UPIM, DP DENT S.R.L., FIRST WOMAN S.R.L., FRENCH KISS S.R.L. GIORGY S.R.L., 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. FARMALEVEL 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, I BUCANIERI SRL POKE SUN RICE, WIND RETAIL S.R.L., PAGIRO SRL, ROSSI 2 SLRS						
Warehouse - Picasso Fund	Strada Provinciale 7	Gazzola	Emilia-Romagna	Italy	53.470,00	15.545,00	Warehouse	PRO FABIO SRL						
Shopping Mall - Picasso Fund	Contrada Santa Liberta	Ortona	Chieti	Italy	N/A	9.937,00	Shopping Mall	TEDI, LA TABACCHERIA DI PIGORINI DOMENICO & C. SAS (SALE E TABACCHI), MG FASHION MANGANARO OUTLET, GOLDENPOINT SPA (GOLDEN LADY), BAR FOREVER DI MARULLO CAMILLO, STROILI ORO SPA, VISION GROUP SPA (OTTICA AVANZI), PEPCO ITALY SRL, GOTTARDO SPA (TIGOTA), DEFI BRICO SRL (BRICO IO), HAPPY CASA STORE SRL, EMMEPI SRL (MECA POCE), EUROSPIN LAZIO S.P.A. (EUROSPIN),						
Retail - Picasso Fund	Via Campana 223	Pozzuoli	Neapolis	Italy	N/A	13.223,50	Retail	METRO ITALIA CASH AND CARRY						
Retail - Picasso Fund	Via Pacinotti 20	Ravenna	Ravenna	Italy	N/A	5.544,00	Retail	METRO ITALIA CASH AND CARRY						
Offices - Picasso Fund	Via Mario Bianchini 60	Rome	Lazio	Italy	N/A	4.227,44	Offices	FIDITALIA, THYSSENKRUPP ELEVATOR ITALIA SPA, SOFTLAB, AXIANS SAIV S.P.A., CSI MANAGEMENT SRL, SP-CYBERTECH, THINK ACADEMY S.R.L., ESSENTIA S.R.L., TEKNOSERVICES, VERISURE ITALY S.R.L., LINEARIT S.p.a.						
Offices - Picasso Fund	Strada 6	Rozzano	Milan	Italy	N/A	12.664,00	Offices	ISTITUTO LUSO FARMACO D'ITALIA S.P.A., FERRERO COMMERCIALE ITALIA SRL, WEBUILD S.p.a., Campani S.r.l.						
3	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	-	2.210.297,66	Offices and Vista Bank Branch	VISTA BANK ROMANIA SA	This investment relates to Egnatia Properties S.A. Prodea Investments owned as of 30.06.2024 99.96% of its share capital.	
	Retail - Egnatia Propertied S.A.	Podul Viilor 13 & Lacatus 8	Baia Mare	Maramures	Romania	313,00	293,05				Vista Bank Branch	VISTA BANK (ROMANIA) S.A.		
4	Retail and Offices- Quadratrix Ltd.	Spyrou Kiprianou 11	Germasogeia	Limassol	Cyprus	21.498,00	12.437,19	10.802.000,00	-	18.223.868,32	Hypermarket	SKLAVETITIS CYPRUS LTD	This investment relates to the subsidiary Quadratrix Ltd. Prodea Investments owned as of 30.06.2024 100.00% of its share capital.	
5	Hotel - Karolou Touristiki S.A.	Iroon Polytechniou 58	Patra	Achaea	Greece	1.563,57	5.148,55	7.946.710,31	6.665.456,15	10.138.165,17	Hotel	DPN A.E.	This investment relates to the subsidiary Karolou Touristiki S.A. Prodea Investments owned as of 30.06.2024 100.00% of its share capital.	
	Offices - Karolou Touristiki S.A.	28is Oktovriou 4	Patra	Achaea	Greece	547,65	2.470,90				Offices	DELOITTE BUSINESS SOLUTIONS A.E.		
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	-	-	-	Under Development Retail Mall		This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 30.06.2024 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	16.940.082,33	-	16.415.773,57	Under Development Hotel	TANIMA ENTERPRICES COMPANY LTD	This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 30.06.2024 100.00% of its share capital.	

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		Address	Municipality	Prefecture	Country	Land	Building							
8	Separate Office Building - I&B Real Estate EAD	Alabin Street 1	Triaditza	Sofia	Bulgaria	3.061,00	54.008,74	40.141.921,69	-	61.658.101,75		Offices	CALLPOINT NEW EUROPE AD (TELUS), 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, CPM PLEVEN, BENCHMARK SERVICES, LABOR INSPECTION, STOYCHO KRASTEV, AGENCY ROAD INFRASTRUCTURE, LAZAR DUCOV, EA FINANCE, ASEN YAGODIN, BGK MINIMART, ICON, IVAN LAPATOV, BORIS POYLAKOV, BISSER KIRILOV.	This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 30.06.2024 100.00% of its share capital.
9	Land plot - Aphrodite Springs Public Limited	Aphrodite Springs	-	Pafos	Cyprus	1.471.971,00	-	12.258.984,61	-	12.871.406,90		Land plot		This investment relates to the subsidiary Aphrodite Springs Public Limited. Prodea Investments owned as of 30.06.2024 96.22% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
10	MHV Mediterranean Hospitality Venture PLC	-	-	-	Cyprus	-	-	300.971.701,07	-	322.844.351,24		-		This investment relates to the company MHV Mediterranean Hospitality Venture PLC, on which Prodea Investments owned as of 30.06.2024 80.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
11	Hotel - Smooland Properties Limited	Pernera area	Paralimni	Ammochostou	Cyprus	19.095,00	13.615,00	140.436.732,88	-	158.880.263,55		Hotel	LOUIS HOTEL PUBLIC COMPANY LTD	This investment relates to the subsidiary CYREIT Variable Capital Investment Company Plc. Prodea Investments owned as of 30.06.2024 100.00% of its management shares and 89.24% of its investment shares.
	Retail, Offices and Storage space - Azemo Properties Limited	Konia Industrial Area	Konia	Pafos	Cyprus	17.242,00	4.550,00					Logistics	L.C.A. DOMIKI LTD LANITIS ELECTRIC LTD LANITIS ARISTOPHANOUS LTD	
	Retail - Rouena Properties Limited	Agios Theodoros - Charalampos Mouskos area	Pafos	Pafos	Cyprus	1.367,00	3.687,00					Retail	HETAFRE TRADING LTD CHRISTOU BROS TRADING LTD	
	Separate Logistics Building - Primaco Properties Limited	Apostolos Varnavas and Agios Makarios	Strovolos	Nicosia	Cyprus	4.451,00	1.955,00					Logistics	TNT EXPRESS (CYPRUS) LIMITED	
	Retail - Orleania Properties Limited	1 Armenias Str, Agios Dimitrios	Strovolos	Nicosia	Cyprus	734,00	477,00					Retail	MH4U	
	University - Bascot Properties Limited	8 Markou Drakou Str.	Engomi	Nicosia	Cyprus	9.207,00	5.645,00					Offices and University	EDEX - EDUCATIONAL EXCELLENCE CORPORATION LTD	
	Offices - Elizano Properties Limited	85 Lemesou Av.	Aglantzia	Nicosia	Cyprus	1.834,00	2.777,50					Offices	ISBSOFT LTD, CONZYLUM LTD, 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, SPP MEDIA LTD, POLICE DEPARTMENT (REPUBLIC OF CYPRUS), D NIKOLAOU	
	Offices - Alomna Properties Limited	50 Spyrou Kyprianou Av. & Archiepiskopou Makariou Av.	Larnaca	Larnaca	Cyprus	2.634,00	8.904,78					Offices	DEPARTMENT OF TAXATION OF THE MINISTRY OF FINANCE SINGULARIS INVESTMENTS LTD DEPARTMENT OF PUBLIC ADMINISTRATION AND STAFF (CITIZEN SERVICE CENTER) KENDRIS (CYPRUS) LTD HF MARKETS (EUROPE) LTD	
	Casino - Vameron Properties Limited	Fragklinou Rousvelt Av.	Limassol	Limassol	Cyprus	5.355,00	5.944,85					Casino		
Retail - 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 - Arieta 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 KEPAIA KYPIAKHΣ AΣTYNOMIAS						
Retail - Letimo Properties Limited	Kalamon 16	Strovolos	Nicosia	Cyprus	17.663,00	24.094,00	Retail	SCB DIY COMPANY LTD						
12	RINASITA S.A.	-	-	-	Greece	-	-	9.602.951,70	-	10.352.317,09		-		This investment relates to the company Rinascita S.A.. Prodea Investments owned as of 30.06.2024 90.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
13	PIRAEUS TOWER S.A.	-	-	-	Greece	-	-	7.234.500,00	-	9.722.901,89		-		This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 30.06.2024 30.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
14	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	2.031.452,20		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 30.06.2024 100.00% of its share capital.
15	Panphila Investments	-	-	-	Cyprus	-	-	26.500.000,00	-	26.468.250,57		-		This investment relates to the subsidiary Panphila Investments Ltd. Prodea Investments owned as of 30.06.2024 100% of its share capital.
16	OURANIA Investment S.M.S.A.	-	-	-	Greece	-	-	5.979.750,00	-	8.071.522,55		-		This investment relates to OURANIA Investment S.M.S.A. Prodea Investments owned as of 30.06.2024 35.00% of its share capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.
17	Under Development Logistics and land plot - THRIASEUS S.A	Location PATIMA outside town plan	Aspropyrgos	Attica	Greece	205.683,90	-	6.878.347,83	5.407.256,26	9.014.190,33		Under Development Logistics		This investment relates to Thriaseus S.A. Prodea Investments owned as of 30.06.2024 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	
18	Residential Building & Under Development Residential - BTR HELLAS S.M.IKE	Iliados 87	Athens	Attica	Greece	235,20	924,74	11.912.984,40	1.222.222,41	12.549.050,25		Under Development Residential		This investment relates to BTR HELLAS S.M.IKE. Prodea Investments owned as of 30.06.2024 100.00% of its capital.
		Malea 5	Kallithea	Attica	Greece	344,84	1.184,69					Residential Building	Various Leasses - Individuals	
		Lomvardou k. 123	Athens	Attica	Greece	228,48	889,20					Under Development Residential		
		Margari 13	Athens	Attica	Greece	285,56	820,90					Under Development Residential		
		Roumbesi 7	Athens	Attica	Greece	305,77	1.299,38					Residential Building	Various Leasses - Individuals	
19	Under Development Residential - BTR HELLAS II S.M.IKE	Kypselis 27 - 29	Athens	Attica	Greece	619,62	0,00	1.486.019,74	1.405.305,04	1.125.841,44		Under Development Residential		This investment relates to BTR HELLAS II S.M.IKE. Prodea Investments owned as of 30.06.2024 100.00% of its capital.

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20	Under Development Residential - WISE ATHANASSIA S.M.IKE	Athan. Diakou 13	Kifisias	Attica	Greece	1.820,86	1.242,68	6.590.615,58	1.611.826,46	6.715.391,63		Under Development Residential	This investment relates to WISE ATHANASSIA S.M.IKE. Prodea Investments owned as of 30.06.2024 100.00% of its capital.	
		Hydras 27	Chalandri	Attica	Greece	769,87	166,15		358.010,00					
21	Under Development Residential - WISE LOUISA S.M.S.A.	Myrtias 2	Kifisias	Attica	Greece	3.343,37	3.326,97	9.345.946,41	3.702.913,82	9.000.348,17		Under Development Residential	This investment relates to WISE LOUISA S.M.S.A. Prodea Investments owned as of 30.06.2024 100.00% of its share capital.	
22	Residential Building for sale - THERMOPYLON 77 S.M.IKE	Roumelis 31	Ag. Paraskevi	Attica	Greece	1.248,77	439,76	4.120.160,69	714.282,11	4.288.464,81		Residential Building for sale	This investment relates to THERMOPYLON 77 S.M.IKE. Prodea Investments owned as of 30.06.2024 100.00% of its capital.	
23	FIVE LAKES FUND	-	-	-	Italy	-	-	41.250.000,00	-	34.950.939,87		-	This investment relates to Five Lakes Fund. Prodea Investments owned as of 30.06.2024 75.00% of its capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
24	V TOURISM S.M.S.A.	-	-	-	Greece	-	-	6.367.550,00	-	6.987.240,32		-	This investment relates to V TOURISM S.M.S.A. Prodea Investments owned as of 30.06.2024 49.00% of its capital. The investment is in accordance with paragraph 3 of article 22 of law 2778/1999 as in force.	
25	Under Development Residential - SYGCHRONO KATOIKEIN S.M.S.A.	Pontou 41	Kifisias	Attica	Greece	4.164,00	-	8.135.000,00	3.806.720,09	7.927.424,47		Under Development Residential	This investment relates to SYGCHRONO KATOIKEIN S.M.S.A. Prodea Investments owned as of 30.06.2024 100% of its capital.	
		Kanari 7	Lykovrysi-Pefki	Attica	Greece	2.111,85	-		2.621.953,62					
26	DEIGMA EPENDYTIKH S.A	Redestou 2-4	Nea Smyrni	Attica	Greece	1.143,74	8.994,87	20.000.004,27	9.302.855,29	21.617.857,86		Retail / Offices	DIXONS SOUTH – EAST EUROPE AEBE, ETE, ALPHA BANK S.A., DIOGENIS S.A	
		Syngrou Ave. 255-259	Nea Smyrni	Attica	Greece	2.236,05	13.955,90		19.908.539,50					
TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE						3.847.106,53	431.808,12	808.808.114,45	68.209.494,59	880.323.787,24	33,02%			
TOTAL PROPERTIES AND INVESTMENTS						5.006.287,43	1.365.352,12	2.009.184.774,20	1.033.534.145,55	2.632.164.787,24	98,74%			
										1.580,74				
										31.376.058,17				
										2.189.000,00				
TOTAL CASH AND CASH EQUIVALENTS										33.566.638,91	1,26%			
TOTAL INVESTMENTS										2.665.731.426,15	100,00%			
		30.06.2024	30.06.2024	31.12.2023	31.12.2022									
		Unaudited	Unaudited	Audited	Audited									
Receivables		79.833.375	2.669.102.299	2.551.649.438	2.499.014.390									
Payables		1.241.100.623												
		Total assets under IFRS	1.751.841.000	1.729.159.000	1.712.458.000									
		Fair value of properties according to the valuation ε	65,63%	67,77%	68,53%									
		% of valued properties on total assets	880.323.787	611.590.115	646.322.293									
		Fair value of investments as per Law 2778/1999	32,98%	23,97%	25,86%									
		% of valued investments on total assets	15.975.000	11.298.000	10.124.000									
		Fair value of owneroccupied property	0,60%	0,44%	0,41%									
		% of owneroccupied property on total assets	33.566.639	164.655.782	150.142.749									
		Cash and cash equivalents	1,26%	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 136). More specifically, the company has a 50% ownership in the 1st basement of a total area of 564.36 sqm.														
2. On October 1, 2015, the merger by absorption (the "Merger") of the company NBG PANGAEA REIC (the "Absorbed Company") by its subsidiary MIG Real Estate REIC (the "Absorbing Company") was completed in accordance with the decision No. 100104/01.10.2015 of the Ministry of Economy, Development and Tourism (currently Ministry of Economy and Development) which was registered on the same day with the General Commercial Register of the abovementioned Ministry. As an outcome of the Merger, the company that resulted from the Merger is now named "NBG PANGAEA REAL ESTATE INVESTMENT COMPANY", following the amendment of all the articles of association of the Absorbing Company (including its name) and the relevant approval of its new articles of association by the Hellenic Capital Market Commission and the competent departments of the Ministry of Economy, Development and Tourism (currently Ministry of Economy and Development). With the decision No 1695248/01.10.2019 of the Ministry of Development and Investments, which was registered in the General Commercial Registry of the abovementioned Ministry on October 1, 2019, the company's name was amended to "Prodea Real Estate Investment Company Société Anonyme" with the distinctive title "Prodea Investments" (the "Company"). Due to the Merger and the resulting quasi-universal succession, in accordance with the provisions of article 75 par.1, subpar. a' of c.l. 2190/1920, the Company has automatically substituted the Absorbed Company vis-à-vis all of its rights and obligations, among others over all properties of the latter. Therefore, this Investment Schedule includes the properties of both the Absorbing Company and the Absorbed Company. The Company is in the process of registering the transfer of the Absorbed Company's properties with the relevant land registries or cadastral offices. The properties with S/N 29, 38 and 191 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.														
3. On December 28, 2022, the merger by absorption (the "Merger") of the companies Anaptiki Fragkokklisia Akiniton S.A., Irinna Ktimatikis S.A., NEW METAL S.M.S.A., ILIDA OFFICE S.M.S.A and ILDIM S.M.S.A by the parent company Prodea Real Estate Investments S.A. with the distinctive title "Prodea Investments" (the "Absorbing Company") was completed in accordance with the decision No. 2863115/28.12.2022 of the Ministry of Economy and Development which was registered on the same day with the General Commercial Register of the abovementioned Ministry. Due to the Merger and the resulting quasi-universal succession, in accordance with the provisions of article 18 par.2, of l. 4601/2019, the Absorbing Company has automatically substituted the Absorbed Companies vis-à-vis all of its rights and obligations, among others over all properties of the latter. Therefore, this Investment Schedule includes the properties of both the Absorbing Company and the Absorbed Companies (the properties with S/N 276 to S/N 280). The Company has registered the transfer of the Absorbed Companies' properties with the relevant land registries or cadastral offices. The properties with S/N 279 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.														
4. On January 24, 2024, the company acquired an additional 55% stake in MHV Mediterranean Hospitality Venture PLC based in Cyprus (under S/N 10 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 26 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. 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, 65, 67, 69, 71, 75, 76, 77, 79, 83, 89, 91, 94, 97, 103, 104, 105, 108, 110, 113, 115, 118, 122, 124, 126, 134, 144, 156, 169, 171, 186, 227 and 250)) 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) 30 properties owned by the Company (with S/N 3, 6, 11, 24, 26, 28, 30, 49, 117, 125, 127, 146, 155, 164, 178, 184, 185, 190, 204, 210, 211, 216, 220, 221, 222, 223, 224, 225, 226 and 228), 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) 71 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, 68, 81, 98, 102, 106, 107, 111, 120, 128, 131, 132, 148, 152, 162, 166, 172, 173, 174, 175, 176, 177, 179, 180, 181, 182, 183, 187, 188, 189, 191, 192, 193, 194, 195, 197, 199, 203, 205, 206, 207, 208, 209, 213, 214, 215, 217, 219, 229, 230, 241, 242 and 249) 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) 8 properties owned by the Company (with S/N 58, 130, 163, 168, 200, 232, 233 and 234), on which a prenotation of mortgage of an amount of €90,000,000.00 has been established in favour of "Eurobank S.A."														
v) 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 21 properties of "Picasso Fund".														
vi) 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.														
vii) the properties owned by the company named "Egnatia Properties S.A." A mortgage of an amount of €6,405,349.00 has been established in favour of "Bank of Cyprus Ltd."														
viii) the property owned by the Company (with S/N 277). A prenotation of mortgage of an amount of €11,700,000.00 has been established in favour of "Alpha Bank S.A."														
ix) the property owned by the company "I&B Real Estate EAD". A mortgage of €25,110,000.00 has been established in favour of "Eurobank Bulgaria AD".														
x) the property owned by the Company (with S/N 283). A prenotation of mortgage of an amount of €30,000,000.00 has been established in favour of "Alpha Bank S.A."														
xi) the property owned by the Company (with S/N 280). A prenotation of mortgage of an amount of €54,158,000.00 has been established in favour of "Eurobank S.A."														
xii) 2 properties owned by the company "BTR HELLAS S.M.IKE". A prenotation of mortgage of an amount of €2,370,000.00 has been established in favour of "Alpha Bank S.A."														
xiii) the property owned by the company "WISE LOUISA S.M.S.A.". A prenotation of mortgage of an amount of €1,800,000.00 has been established in favour of "Optima Bank S.A."														
xiv) the property owned by the Company (with S/N 272). A prenotation of mortgage of an amount of €32,500,000.00 has been established in favour of "Eurobank S.A."														
xv) the property owned by the Company (with S/N 282). A prenotation of mortgage of an amount of €18,000,000.00 has been established in favour of "National Bank of Greece S.A."														
7. In the context of the loan agreements the Group has established a pledge over the entire share capital of the companies CYREIT Variable Capital Investment Company Plc, Quadratix Ltd. and I&B Real Estate EAD.														
8. The investments with S/N 9 and 10 are listed in the Emerging Companies Market of the Cyprus Stock Exchange and the investment with S/N 11 is listed in the category Collective Investment Funds of the Cyprus Stock Exchange.														
9. The investments with A/A 1 to 167 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.														
10. The "Fair Value 30.06.2024" refers to property values, as determined for the critical date above, i.e. June 30, 2024, 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." (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.														
11. The percentage of total investments has been calculated based on property values as estimated by the independent valuers.														
Athens, August 9, 2024														
THE VICE - CHAIRMAN OF THE BoD & CEO						THE CFO / COO								
ARISTOTELIS KARYTINOS ID Number AK801025						THIRESIA MESSARI ID Number AA003175								

Agreed-Upon Procedures Report on the Investment Schedule as of June 30, 2024 of "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 sixth-month period ended as of June 30, 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 pre-agreed 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 condensed interim financial information that will be prepared by the Company for the sixth-month period ended on June 30, 2024, for which we will issue a separate Review 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, is responsible 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
1.	We examined whether the information included in the Company's Investment Schedule for the sixth-month period ended June 30, 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 relative decisions 10/566/26.10.2010 and 5/760/14.07.2016.	The information included in the Company's Investment Schedule for the sixth-month period ended June 30, 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.
2.	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 June 30, 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 June 30, 2024.
3.	We examined whether the fair value of the real estate properties as disclosed in column "Fair Value 30.06.2024" in the Company's Investment Schedule reconciles to the valuation reports issued by the Independent Valuers, as of June 30, 2024.	The fair value of the real estate properties as disclosed in column "Fair Value 30.06.2024" in the Company's Investment Schedule agrees to the valuation reports issued by the Independent Valuers, as of June 30, 2024.
4.	We examined whether the data disclosed in the "Current Value of Investments" 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 sixth-month period ended June 30, 2024.	The data disclosed in the "Current Value of Investments" 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 sixth-month period ended June 30, 2024.
5.	We examined whether the total fair value of the investment properties that is disclosed in the Company's Investment Schedule, agrees with the relevant values as presented in the Company's unaudited accounting records for the sixth-month period ended June 30, 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 relevant values as presented in the Company's unaudited accounting records for the sixth-month period ended June 30, 2024.
6.	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 30.06.2024, has been extracted from the unaudited accounting records maintained by the Company for the sixth-month period ended June 30, 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 30.06.2024, has been extracted from the unaudited accounting records maintained by the Company for the sixth-month period ended June 30, 2024.
7.	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, August 09, 2024

The Certified Auditor Accountant

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