

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	Germasogela	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.	Ouzonian, 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 (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, HYDROREMONSTROY, 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	6.295.434,46	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	1.037.821,29	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	1.541.665,68	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	3.806.720,09	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	9.302.855,29	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.
TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE						3.847.186,90	449.347,80	861.673.932,98	88.077.494,92	942.094.528,74	34,99%					
TOTAL PROPERTIES AND INVESTMENTS						4.913.136,03	1.245.487,96	1.960.079.941,06	976.314.170,20	2.616.259.528,74	97,18%					
Cash										1.007,19						
Sight Deposits										43.721.702,31						
Time Deposits										32.189.000,00						
TOTAL CASH AND CASH EQUIVALENTS										75.911.709,50	2,82%					
TOTAL INVESTMENTS										2.692.171.238,24	100,00%					

	31.12.2024 Unaudited	31.12.2024 Unaudited	31.12.2023 Audited	31.12.2022 Audited
Receivables	64.606.576	2.671.667.596	2.551.649.438	2.499.014.390
Payables	1.289.744.299			
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



ERNST & YOUNG (HELLAS)
Certified Auditors-Accountants S.A.
8B Chimarras str., Maroussi
151 25 Athens, Greece

Tel: +30 210 2886 000
ey.com

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 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.
8B Chimarras, Maroussi,
151 25, Greece
Company SOEL R.N. 107

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

A member firm of Ernst & Young Global Limited