



PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME
 HCMC APPROVAL NO: 6/458/13.12.2007
 REGISTERED OFFICE: 9, CHRISOSPILIOSSIS STREET, 105 60, ATHENS, GREECE
 INVESTMENT SCHEDULE 31.12.2025

| S/N | DESCRIPTION | PROPERTY DESCRIPTION | | | | PROPERTY VALUES | | | | CURRENT USE OF PROPERTY | TENANT | OTHER INFORMATION | | |
|-----|--|---|---|----------------|---------|-----------------------|-----------|------------------|---------------|-------------------------|--------|----------------------------------|---|--|
| | | LOCATION AND ADDRESS | | | | SURFACE AREA in SQ.M. | | ACQUISITION COST | TAX VALUE | | | | FAIR VALUE 31.12.2025 | % OF TOTAL INVESTMENTS 31.12.2025 |
| | | Address | Municipality | Prefecture | Country | Land | Building | | | | | | | |
| 1 | Storage Space | Ithakis 45 - 47 | Athens | Attica | Greece | 614,58 | 188,00 | 184.548,96 | 186.458,40 | 126.000,00 | 0,01% | Storage | NATIONAL BANK OF GREECE ("NBG") | |
| 2 | Retail | Konstantinou Karamanli 6 | Irakleia | Serres | Greece | 482,50 | 670,49 | 491.775,83 | 212.266,83 | 226.000,00 | 0,01% | Retail | | |
| 3 | Offices and Retail | Kifissias Ave 2 and Feidipidou 1-3 | Athens | Attica | Greece | 441,00 | 2.994,15 | 6.829.730,63 | 3.885.992,01 | 9.722.000,00 | 0,56% | NBG Branch and Offices | NBG | |
| 4 | Retail | Acharnon 2-4-6 (Plateia Vathis) | Athens | Attica | Greece | 1.120,10 | 922,66 | 1.583.563,54 | 923.488,71 | 1.598.000,00 | 0,09% | NBG Branch | NBG | |
| 5 | Offices and Retail | Eleftheriou Venizelou Ave 132 | Kallithea | Attica | Greece | 1.094,92 | 6.912,96 | 18.219.683,07 | 8.942.654,90 | 21.042.000,00 | 1,22% | NBG Branch and Offices | NBG, UNIKO, QUALCO | |
| 6 | Retail | 28is Oktovriou and Efpalinou 2 | Athens | Attica | Greece | 364,70 | 495,75 | 875.914,65 | 796.875,33 | 884.000,00 | 0,05% | Bank Branch | EUROBANK | |
| 7 | Retail and Offices | Chalkokondili 5-7 | Athens | Attica | Greece | 422,00 | 1.195,02 | 1.712.588,68 | 1.955.375,36 | 2.139.000,00 | 0,12% | Retail | | |
| 8 | Hotel | Plateia Mitropoleos 3 and Aggelou Valchou | Athens | Attica | Greece | 764,64 | 3.093,37 | 6.227.012,95 | 10.685.744,53 | 11.948.000,00 | 0,69% | Hotel | | |
| 9 | Offices | Syggrou Ave 377, Zisomopoulou and Pentelis | P. Faliro | Attica | Greece | 2.784,24 | 5.100,65 | 5.427.767,29 | 8.089.336,89 | 9.009.000,00 | 0,52% | Offices | NBG | |
| 10 | Retail | Monemvasias 2, Patmou and Lerou | Peristeri | Attica | Greece | 385,05 | 375,00 | 528.824,02 | 245.494,80 | 209.000,00 | 0,01% | Retail | | |
| 11 | Offices and Retail | Solonos 75 and Ippokratous 25-27 | Athens | Attica | Greece | 480,90 | 1.453,62 | 5.121.992,73 | 2.967.757,07 | 4.598.000,00 | 0,27% | NBG Branch and Offices | NBG | |
| 12 | Retail | Florinis and Thivon 137 | Piraeus | Attica | Greece | 169,60 | 278,75 | 316.711,26 | 282.492,75 | 181.000,00 | 0,01% | Retail | | |
| 13 | Retail | Palatia Ethniki Odos Korinthou - Patron and El. Venizelou | Velou - Vochas (former Vochas) Trifilas (former Gargaliano) | Corinth | Greece | 200,40 | 226,23 | 338.291,98 | 169.168,97 | 205.000,00 | 0,01% | Retail | | |
| 14 | Retail | Nik. Skiada 8 and Aristotelous | Pinios (former Gastouni) | Iliia | Greece | 134,80 | 217,44 | 68.453,50 | 157.964,16 | 130.000,00 | 0,01% | Retail | | |
| 15 | Retail | Georgiou Sisini 96 | Heraklion | Heraklion | Greece | 190,00 | 116,00 | 97.907,09 | 129.890,30 | 82.000,00 | 0,00% | Retail | | |
| 16 | Retail | Andrea and Maria Kalokairinou 229 and Tsirintanidon 5 | Heraklion | Heraklion | Greece | 363,00 | 896,55 | 912.116,19 | 1.606.428,27 | 2.485.000,00 | 0,14% | NBG Branch | NBG, PPC | |
| 17 | Retail | Leontos Sofou 13 | Thessaloniki | Thessaloniki | Greece | 746,25 | 1.544,55 | 2.028.073,11 | 2.804.705,37 | 2.204.000,00 | 0,13% | NBG Branch | NBG | |
| 18 | Offices and Retail | Vasileos Irakleiou 51-53 | Thessaloniki | Thessaloniki | Greece | 1.031,01 | 1.401,50 | 2.908.151,37 | 1.925.087,33 | 3.392.000,00 | 0,20% | Offices | NBG | |
| 19 | Retail | Fira Nisou Santorinis (Kentriki Odos) | Thira | Cyclades | Greece | 1.022,10 | 504,18 | 2.487.169,33 | 1.916.690,69 | 5.757.000,00 | 0,33% | Retail | NBG | |
| 20 | Retail | Koritsas and 11th Noemvriou | Kastoria | Kastoria | Greece | 390,00 | 795,23 | 1.278.870,49 | 802.514,76 | 488.000,00 | 0,03% | Retail | | |
| 21 | Retail | Plateia Syntagmatos 1 - Staikopoulou and Papalexopoulou | Nafplio | Argolida | Greece | 441,92 | 1.039,60 | 3.057.732,03 | 2.102.520,32 | 2.900.000,00 | 0,17% | Retail | | |
| 22 | Retail | Plateia Bogatsopoulou 1 and Megalou Alexandrou | Visaltia (former Nigritia) | Serres | Greece | 259,82 | 681,70 | 576.240,18 | 426.435,63 | 249.000,00 | 0,01% | Retail | | |
| 23 | Retail and Offices | Plateia Iroon and 28th Oktovriou 55 | Orchomenos | Viotia | Greece | 207,67 | 372,14 | 233.692,62 | 154.765,11 | 180.000,00 | 0,01% | Retail | | |
| 24 | Retail | Kentriki Odos Mitlinis - Plomariou Village "PAPADOS" | Geras, Mytilini | Lesvos | Greece | 409,49 | 205,34 | 101.753,90 | 166.373,81 | 169.000,00 | 0,01% | Retail | | |
| 25 | Retail | Konstantinou Petridou and Volou | Stilda | Phthiotis | Greece | 358,52 | 330,66 | 283.970,33 | 487.826,52 | 268.000,00 | 0,02% | Retail | | |
| 26 | Retail and Offices | 25th Martiou 28 and Paraliaki Odos | Loutraki - Ag. Theodoroi (former Loutraki - Perachora) | Corinth | Greece | 262,30 | 833,29 | 857.269,36 | 1.032.377,32 | 1.292.000,00 | 0,07% | NBG Branch | NBG | |
| 27 | Retail and Appartments | 28is Oktovriou 98 | Athens | Attica | Greece | 379,59 | 2.308,80 | 5.024.513,40 | 3.251.007,74 | 3.080.000,00 | 0,18% | Retail and Appartments | | |
| 28 | Retail | Leoforos Vasileos Georgiou A' 27 and Androutsou 148-150 | Piraeus | Attica | Greece | 480,94 | 832,10 | 2.037.509,70 | 2.042.229,80 | 3.123.000,00 | 0,18% | NBG Branch | NBG | |
| 29 | Industrial facility / Storage | Ethniki Odos 3 " Elefthias - Thivas - Livadeias" | Mandra - Edillia (former Mandra) | Attica | Greece | 15.151,87 | 8.318,12 | 4.335.224,58 | 957.369,52 | 4.874.000,00 | 0,28% | Storage | EMA S.A. | |
| 30 | Offices | Chrisospiliotissis 9 and Miltiadiou | Athens | Attica | Greece | 535,10 | 2.912,00 | 12.079.596,23 | 10.568.776,96 | 12.920.000,00 | 0,75% | Offices | INVEL GREECE, ANTHOS PROPERTIES, MILORA MON. I.K.E., V. TOURISM, THRIASEUS, DEIGMA EPENDYTIKI, KAROLOU TOURISTIKI, PLEIADES, INVEL CYPRUS LTD | The property is own used and occupied by the Company. The market value of the owneroccupied property as at 31.12.2025 amounts to €12.920.000 and the net book value as at 31.12.2025 amounts to €8.929.073,91. |
| 31 | Retail | Dimos Gortynias (ex Tropaiou) | Gortynia (former Tropaiou) | Arkadia | Greece | 160,30 | 168,31 | 150.546,19 | 64.877,40 | 55.000,00 | 0,00% | Retail | | |
| 32 | Retail | Komnion 65 | Pilais - Chortali (former Panorama) | Thessaloniki | Greece | 2.347,47 | 473,86 | 737.379,51 | 564.003,55 | 681.000,00 | 0,04% | NBG Branch | NBG | |
| 33 | Retail | Agias Triados 22-22A-24 | Patra | Achaia | Greece | 453,00 | 451,93 | 423.129,07 | 322.438,66 | 285.000,00 | 0,02% | Retail | | |
| 34 | Retail | Kanari and Papaflessa | Lamia | Phthiotis | Greece | 2.601,00 | 149,50 | 158.640,19 | 107.417,02 | 70.000,00 | 0,00% | Retail | | |
| 35 | Retail | Michail Aggelou 3 and Grigoriou Sakka 1 | Ioannina | Ioannina | Greece | 839,50 | 530,30 | 2.174.646,93 | 823.251,87 | 2.726.000,00 | 0,16% | NBG Branch | NBG | |
| 36 | Retail | Agiou Eleftheriou and 40 Ekklesion and Andreou Dimitriou | Xanthi | Xanthi | Greece | 642,14 | 408,32 | 476.464,64 | 567.996,85 | 353.000,00 | 0,02% | Retail | | |
| 37 | Retail | 25th Martiou 9 | Rhodes | Dodecanese | Greece | 664,50 | 451,80 | 1.619.085,79 | 1.488.019,66 | 576.000,00 | 0,03% | Retail | | |
| 38 | Retail | Konstantinou Varnali 1 | Chalandri | Attica | Greece | 976,58 | 459,50 | 1.079.096,84 | 854.401,86 | 847.000,00 | 0,05% | Bank Branch | OPTIMA BANK | |
| 39 | Retail | Panagi Tsaldari 16-20 | Peristeri | Attica | Greece | 831,00 | 325,38 | 532.453,51 | 776.334,24 | 1.406.000,00 | 0,08% | NBG Branch | OPTIMA BANK | |
| 40 | Retail | Ermou 19 | Athens | Attica | Greece | 172,30 | 887,61 | 6.116.624,70 | 3.940.350,20 | 14.199.000,00 | 0,82% | Retail | SPORTSWEAR MARKET HELLAS | |
| 41 | Offices | Gounari 227 | Glyfada | Attica | Greece | 3.447,56 | 2.257,43 | 1.780.060,75 | 4.052.459,66 | 3.408.000,00 | 0,20% | Offices | HELLENIC REPUBLIC | |
| 42 | Retail | Ethnikis Antistaseos 63A | Agrinio | Aitolokarmania | Greece | 3.173,81 | 3.913,87 | 2.426.505,49 | 1.928.341,72 | 3.599.000,00 | 0,21% | Hypermarket | SKLAVENTIS HELLENIC HYPERMARKETS S.A. | |
| 43 | Hotel & Underground Parking Spaces | Mitropoleos 23 | Athens | Attica | Greece | 748,20 | 4.426,59 | 11.297.512,86 | 11.450.937,48 | 19.876.000,00 | 1,15% | Hotel and Underground Parking | ERGON TROFIMA S.A. METROPARK (TSAPANIDIS G. - VERVITAS KON. O.E.) | METPOPRK leases the underground parking spae. |
| 44 | Retail | K. Varnali 13 and A. Gini | Chalandri | Attica | Greece | 622,20 | 409,98 | 741.075,80 | 732.804,52 | 493.000,00 | 0,03% | Offices | REPADO | |
| 45 | Separate Building (Offices & Retail) | Tzortz 4, Plateia Kaniggos | Athens | Attica | Greece | 312,41 | 1.425,35 | 3.205.672,67 | 2.306.552,41 | 4.351.000,00 | 0,25% | Piraeus Bank Branch and Offices | PIRAEUS BANK S.A. HELLENIC OPEN UNIVERSITY | |
| 46 | Separate Building | Kapodistriou 30, Pentelis and Parnithos | Marousi | Attica | Greece | 1.216,24 | 2.360,32 | 6.047.993,32 | 2.496.815,42 | 3.818.000,00 | 0,22% | Elderly care unit | RODI FILOTHEI I.K.E. | |
| 47 | Retail | Pan. Tsaldari 16 - 20 and Erithraias | Peristeri | Attica | Greece | 831,00 | 360,37 | 2.100.965,12 | 1.258.388,65 | 1.779.000,00 | 0,10% | Piraeus Bank Branch | PIRAEUS BANK S.A. | |
| 48 | Retail | 25th Aougoustou 4 and Marineli | Heraklion | Heraklion | Greece | 290,18 | 370,13 | 1.433.900,88 | 951.328,60 | 1.201.000,00 | 0,07% | Retail (catering & tourist shop) | KOUMPANAKIS I. & SIA O.E. | |
| 49 | Separate Offices Building w/ ground floor retail | Vouliagmeis Ave 380 and Sp. Milliou 2 | Ag. Dimitrios | Attica | Greece | 353,10 | 607,55 | 1.857.068,90 | 671.515,87 | 1.706.000,00 | 0,10% | Bank Branch and Offices | PIRAEUS BANK S.A. | |
| 50 | Separate Retail Building (Retail - Warehouse) | Kifissou Ave 108 and Salaminiias | Aigaleo | Attica | Greece | 942,42 | 3.060,00 | 5.077.178,82 | 2.078.058,24 | 2.896.000,00 | 0,17% | Retail - Warehouse | KAROL GEBUS VANTAGE TOWERS M.A.E. | The roof of the property is leased to VANTAGE TOWERS (for WIND S.A. and VODAFONE PANAFON S.A., for the installation of mobile phone antennas) |
| 51 | Retail | Athinas 12 and Avramiotou 7 | Athens | Attica | Greece | 548,50 | 354,90 | 1.333.956,98 | 1.564.011,50 | 1.238.000,00 | 0,07% | Retail | VINSTORES IKE | |
| 52 | Retail | Salaminos Ave 62, region «Amfiali» | Keratsini - Drapetsona | Attica | Greece | 194,00 | 262,22 | 876.601,69 | 164.753,27 | 441.000,00 | 0,03% | Bank Branch | PIRAEUS BANK S.A. | |
| 53 | Offices (8th floor) | Karageorgi Servias 4 | Athens | Attica | Greece | 824,47 | 472,45 | 1.400.846,40 | 1.056.209,22 | 2.836.000,00 | 0,16% | Offices | DRAKOPOULOS & VASALAKIS LAW FIRM | |
| 54 | Offices 1st floor with parking spaces | Kifissias Ave 7, Ampelokipoi | Athens | Attica | Greece | 4.336,11 | 2.359,00 | 2.380.012,58 | 2.584.220,59 | 9.039.000,00 | 0,52% | Offices | e-TRAVEL S.A. | |
| 55 | Offices 1st floor with parking spaces | Kifissias Ave 44 | Marousi | Attica | Greece | 9.695,30 | 1.250,35 | 1.183.182,88 | 1.167.948,95 | 3.165.000,00 | 0,18% | Offices | CISCO S.A., FARMATEN ABE, ELPEDISON | |
| 56 | Separate Retail Building | Kanari 17 and Solonos 1 | Athens | Attica | Greece | 319,00 | 1.086,23 | 3.914.658,28 | 6.249.054,80 | 6.390.000,00 | 0,37% | Retail | NINO MODA S.A., NIKIAS JEWELLERY,LI.LA.LO., INFO QUEST TECHNOLOGIES | |
| 57 | Hotel / Retail | Ermou 66 and Ag. Eirinis 7 | Athens | Attica | Greece | 527,23 | 2.525,83 | 6.980.873,63 | 9.636.401,17 | 13.129.000,00 | 0,76% | Hotel and Retail | TECHNEK S.A. SEPHORA GREECE A.E.E | |
| 58 | Separate Retail Building | Mitropoleos 66 - 68 and Kapnikareas | Athens | Attica | Greece | 574,20 | 1.608,45 | 5.536.007,15 | 9.431.221,20 | 7.583.000,00 | 0,44% | Catering Retail | KYRIAZIS PANAGIOTIS, KAYAK EDESMATA GLYFADAS S.A., BIOLOGIKO XORIO | |
| 59 | Separate Building Retail & House | Adrianou 66 and Aeolou 2 - 4 | Athens | Attica | Greece | 244,13 | 706,49 | 1.923.853,77 | 1.542.003,17 | 3.848.000,00 | 0,22% | Offices and Residence | SOTIRIOS PAPANIKOLAOS FIVE A & D RAGOUSIS E.E. | |
| 60 | Separate Storage Buildings | 2nd Road Ol. Skopelitriou Street | Markopoulo | Attica | Greece | 21.150,02 | 15.477,57 | 11.845.672,85 | 8.393.599,67 | 15.064.000,00 | 0,87% | Separate Storage Building | UNILOG S.A. LOGISTICS | |
| 61 | Offices | Syggrou Ave 377, Zisomopoulou and Pentelis | P. Faliro | Attica | Greece | 2.784,24 | 2.410,97 | 5.893.040,25 | 4.217.336,99 | 7.642.000,00 | 0,44% | Offices | CHANDRIS HOTELS | |
| 62 | Land plot | Tritis 22 | Elliniko - Argyroupoli | Attica | Greece | 2.555,50 | 0,00 | 4.575.040,95 | 2.405.236,60 | 6.651.000,00 | 0,39% | Landplot | | The property relates to a land plot for the development of residentials and their subsequent sale and is presented as an inventory at cost in the financial statements for the period ended December 31, 2025. |
| 63 | Under Development Residential | Kifissias Ave 77 and Dionisou | Marousi | Attica | Greece | 247,65 | 0,00 | 155.094,39 | 115.999,30 | 243.000,00 | 0,01% | Under Development offices | | |
| 64 | Offices with parking spaces | Chimaras 88 and Gravas | Marousi | Attica | Greece | 7.727,07 | 14.165,52 | 35.348.427,45 | 10.229.421,09 | 38.662.000,00 | 2,24% | Offices with Parking places | ERNST & YOUNG CONSULTING SERVICES | |
| 65 | Separate Storage Buildings | Position Kakkavi or Rykia or Kyrilou Hill | Aspropyrgos | Attica | Greece | 68.502,80 | 27.210,02 | 9.396.972,72 | 8.710.693,26 | 24.144.000,00 | 1,40% | Separate Storage Building | M&M MILITZER & MUNCH S.A. ALFA OMEGA S.A. G. THOMASIS I. THOMASIS O.E. | |
| 66 | Separate Storage Building | Rykia or Kyrillo or Lakka Kyrilou | Aspropyrgos | Attica | Greece | | | | | | | | | |

| S/N | DESCRIPTION | LOCATION AND ADDRESS | | | | SURFACE AREA IN SQ.M. | | ACQUISITION COST OF INVESTMENTS | TAX VALUE OF PROPERTIES | CURRENT VALUE OF INVESTMENTS 31.12.2025 | % OF TOTAL INVESTMENTS 31.12.2025 | 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, Torvalanica District | Pomezia | Lazio | Italy | 1.855.669,00 | 4.234,07 | 36.118.118,72 | - | 36.118.118,72 | | Land plot | - | This investment relates to the subsidiary Nash Srl. Prodea Investments owned as of 31.12.2025 100.00% of its capital. |
| 2 | Offices - Picasso Fund | Via Tolmezzo 15 | Milan | Milan | Italy | 14.590,00 | 18.625,61 | 58.306.213,26 | - | 58.349.006,26 | | Offices | ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., ISO, UNICHIPS, CEAS SRL, FURNESS, TALUW Italia | This investment relates to CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"). Prodea Investments owned as of 31.12.2025 81.05% of its capital, representing 47.87% of its economic rights. CI Global RE S.a.r.l. SICAF-RAIF ("CI Global") as of 31.12.2025 owns 100% of the units of Picasso Fund which owns 12 properties in Italy. As of 31.12.2025 Picasso Fund owns 100% of the share capital of Euclide S.r.l which owns no properties as of 31.12.2025 |
| | Offices - Picasso Fund | Via Lamara 81 | Rome | Lazio | Italy | 5.736,00 | 14.300,41 | | | | | Offices | - | |
| | Offices - Picasso Fund | Via Cavour 6 | Rome | Lazio | Italy | 2.870,00 | 16.465,42 | | | | | Offices | ITALIAN MINISTRY OF INTERIOR | |
| | 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 | |
| | Offices - Picasso Fund | Via Paracelo 2-4-6 | Agrate Brianza | Monza | Italy | N/A | 12.389,00 | | | | | 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 | |
| | Shopping Mall - Picasso Fund | Via Lario 37 | Gallarate | 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, PHARMASTORE S.R.L., BILJUSALITE.IT, 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), FREE MEL SOCIETA' COOPERATIVA (BREAK CAFE), I BUCANIERI SRL POKE SUN RICE, WIND RETAIL S.R.L., PAGIRO SRL, ROSSI 2 SRLS, | |
| | Warehouse - Picasso Fund | Strada Provinciale 7 | Gazzola | Piacenza | 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), | | | | | | |
| Offices - Picasso Fund | Via Mario Bianchini 60 | Rome | Lazio | Italy | N/A | 4.051,44 | Offices | FIDITALIA, THYSSENKRUPP ELEVATOR ITALIA SPA, SOFTLAB, AXIANS SAIV S.P.A., CSI MANAGEMENT SRL, TEKNO SERVICES, VERISURE ITALY S.R.L., LINEARIT S.p.a. | | | | | | |
| 3 | Separate Building (Offices and Retail) - Egnatia Properties S.A. | Emanoil Porumbaru 90 - 92 & Constantin Prezan, Sector 1 | Bucharest | Bucharest | Romania | 670,02 | 2.989,57 | 20.000,00 | - | 1.929.039,87 | | Offices and Vista Bank Branch | VISTA BANK ROMANIA SA | This investment relates to Egnatia Properties S.A. Prodea Investments owned as of 31.12.2025 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 | - | 22.669.412,69 | | Hypermarket | SKLAVETITIS CYPRUS LTD | This investment relates to the subsidiary Quadratrix Ltd. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |
| 5 | Hotel - Karolou Touristiki S.A. | Iroon Polyteixiou 58 | Patra | Achaea | Greece | 1.563,57 | 5.148,55 | 7.946.710,31 | - | 10.991.423,74 | | Hotel | DPN A.E. | This investment relates to the subsidiary Karolou Touristiki S.A. Prodea Investments owned as of 31.12.2025 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 Itzhak Gratsiani | Liulin | Sofia | Bulgaria | 28.061,00 | 22.645,39 | - | - | - | | Under Development Retail Mall | - | This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |
| 7 | Under Development Hotel - Lasmane Properties Ltd. | Ouzounian, Rigenis and Vassillou Voulgaroktonos | Nicosia | Nicosia | Cyprus | 2.445,00 | 12.870,00 | 15.354.785,32 | - | 15.357.785,32 | | Under Development Hotel | TANIMA ENTERPRICES COMPANY LTD | This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |
| 8 | Separate Office Building - I&B Real Estate EAD | Alabin Street 1 | Triaditza | Sofia | Bulgaria | 3.061,00 | 54.008,74 | 22.641.039,69 | - | 45.954.863,63 | | Separate Office Building | 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, HYDRORREMONSTROR, DM, MASON MASTERS, GEORGI BARKASHKI, NETCRACKER, EVA DIMITROV, BENCHMARK SERVICES, LABOR INSPECTION, STOYCHO KRASLEV, AGENCY ROAD INFRASTRUCTURE, LAZAR DUCOV, EA FINANCE, ASEN YAGODIN, BGK MINIMART, ICON, IVAN LAPATOV, BORIS POYLAKOV, BISSER KIRILOV, EVGENI PAVLOV, SYNVEKA, BOYAN POPOV, TODOROVA, LI&D, Koznichi, Apex Hub, Mindberry, Dimova. | This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. As of 31.12.2025, I&B Real Estate owned 100% of the share capital of Ibisus Real Estate EOOD. |
| | Land plot -Ibisus Real Estate EOOD | Tri Ushi Street | | | | 248,00 | - | | | | | Land plot | - | |
| 9 | Land plot - Aphrodite Springs Public Limited | Aphrodite Springs | - | Pafos | Cyprus | 1.471.971,00 | - | 11.781.790,59 | - | 11.781.790,58 | | Land plot | - | This investment relates to the subsidiary Aphrodite Springs Public Limited. Prodea Investments owned as of 31.12.2025 96.22% of its share capital. |
| 10 | MHV Mediterranean Hospitality Venture PLC | - | - | - | Cyprus | - | - | 407.816.628,28 | - | 432.826.728,57 | | - | - | This investment relates to the company MHV Mediterranean Hospitality Venture PLC, on which Prodea Investments owned as of 31.12.2025 99.99% of its share capital. As of 31.12.2025, MHV Mediterranean Hospitality Venture PLC owned 100% of the share capital of The Cyprus Tourism Development Company Limited, Parklane Hotels Limited, Stromay Holdings Limited, and Porto Heli Hotel & Marina S.A., and 70% of the share capital of MHV Bluekey One Single Member S.A., which is now classified as a subsidiary. |
| 11 | Hotel - Smooland Properties Limited | Pernera area | Paralimni | Ammochostou | Cyprus | 19.095,00 | 13.615,00 | 135.078.568,24 | - | 138.840.811,57 | | Hotel | LOUIS HOTEL PUBLIC COMPANY LTD | This investment relates to the subsidiary CYREIT Variable Capital Investment Company PLC. Prodea Investments owned as of 31.12.2025 100.00% of its management shares and 90.02% of its investment shares. |
| | Retail - Orleania Properties Limited | 1 Armenias Str, Agios Dimitrios | Strovolos | Nicosia | Cyprus | 734,00 | 477,00 | | | | | Retail | - | |
| | 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 Ave. | Aglantzia | Nicosia | Cyprus | 1.834,00 | 2.777,50 | | | | | Offices | NOVAGEM, ISBSOFT LTD, EPAM SOLUTIONS, ORB COMMUNICATIONS LTD, WGM Services LTD | |
| | Offices - Kuvena Properties Limited | 14 Kantaras Ave. | 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 Ave. | 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 - Alomnia Properties Limited | 50 Spyrou Kyprianou Ave. & Archiepiskopou Makariou Ave. | 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 Ave. | Limassol | Limassol | Cyprus | 5.355,00 | 5.944,85 | | | | | Retail | - | |
| | Retail - Wicoco Properties Limited | 30 kambos Str. | Strovolos | Nicosia | Cyprus | 20.026,00 | 4.456,00 | | | | | Retail | SUPERHOME CENTER (DIY) LTD | |
| | Retail - Arleta Properties Limited | Ammochostou & Petrou Tsirou Str. (Apostolou Petrou kai Pavlou) | Limassol | Limassol | Cyprus | 8.559,00 | 10.802,00 | | | | | Retail | GENCOM (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) | | | | | | |
| 12 | Hotel - RINASITA S.A. | Stadiou 65 | Athens | Attica | Greece | 1.134,70 | 11.369,90 | 11.862.035,07 | - | 16.640.835,33 | | Hotel | - | This investment relates to the company Rinasita S.A. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |
| 13 | PIRAEUS TOWER S.A. | - | - | - | Greece | - | - | 9.874.500,00 | - | 14.091.376,35 | | - | - | This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 31.12.2025 30.00% of its share capital. |
| 14 | Panphila Investments | - | - | - | Cyprus | - | - | 32.900.000,00 | - | 32.848.375,23 | | - | - | This investment relates to the subsidiary Panphila Investments Ltd. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |

| S/N | DESCRIPTION | LOCATION AND ADDRESS | | | | SURFACE AREA IN SQ.M. | | ACQUISITION COST OF INVESTMENTS | TAX VALUE OF PROPERTIES | CURRENT VALUE OF INVESTMENTS 31.12.2025 | % OF TOTAL INVESTMENTS 31.12.2025 | CURRENT USE OF PROPERTY | TENANT | OTHER INFORMATION |
|---|--|---|--|--------------|--------------------------|-----------------------|-------------------|---------------------------------|-------------------------|---|-----------------------------------|-------------------------------|--|--|
| | | Address | Municipality | Prefecture | Country | Land | Building | | | | | | | |
| 15 | OURANIA EPENDITIKI S.A. - Offices | October 26, 72, Frixos 2-4 and Nikiforou Ouranou 9A (FIX) | Thessaloniki | Thessaloniki | Greece | 7.688,82 | 30.460,88 | 9.784.077,00 | 17.423.349,6300 | 22.638.215,22 | | Offices | ALPHA BANK, TASK US, COCA COLA, ESTIASI 26 OKTOVRIOU 76, PIRAEUS BANK, BOZONIO ANAPTIXI AKINITON, DEDDIE | This investment relates to OURANIA EPENDITIKI S.A. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |
| 16 | Under Development Logistics and land plot - THRIASEUS S.A. | Location PATIMA (or Patima Rathiri) | Aspropyrgos | Attica | Greece | 245.522,41 | - | 17.724.070,86 | 7.418.346,18 | 17.687.998,61 | | Under Development Logistics | - | This investment relates to Thriaseus S.A. Prodea Investments owned as of 31.12.2025 97.57% of its share capital. |
| 17 | Livewise holding limited | - | - | - | Greece | - | - | 19.734.715,00 | - | 19.450.175,62 | | Under Development Logistics | - | This investment relates to Livewise Holding Limited, Prodea Investments owned as of 31.12.2025 30.75% of its share capital. As of 31.12.2025, Livewise Holding Limited, owned 100% of the share capital of BTR HELLAS S.M.S.A., BTR HELLAS II S.M.S.A., RENTROCK S.M.S.A. and LIVEWISE S.A., which are classified as subsidiaries. |
| 18 | WISE ATHANASIA S.M.IKE | - | - | - | Greece | - | - | 1.777.760,53 | - | 1.671.635,61 | | - | - | This investment relates to BTR HELLAS II S.M.S.A. Prodea Investments owned as of 31.12.2025 100.00% of its capital. |
| 19 | THERMOPYLON 77 S.M.IKE | - | - | - | - | - | - | 598.495,80 | - | 567.180,64 | | - | - | This investment relates to WISE ATHANASIA S.M.IKE. Prodea Investments owned as of 31.12.2025 100.00% of its capital. |
| 20 | Residential - WISE LOUISA S.M.S.A. | Myrtias 2 | Kifisias | Attica | Greece | 3.343,37 | 2.441,23 | 12.043.139,29 | 4.032.898,86 | 11.813.887,04 | | Residential | - | This investment relates to WISE LOUISA S.M.S.A. Prodea Investments owned as of 31.12.2025 100.00% of its share capital. |
| 21 | FIVE LAKES FUND | - | - | - | Italy | - | - | 44.991.460,99 | - | 44.738.583,49 | | - | - | This investment relates to Five Lakes Fund. Prodea Investments owned as of 31.12.2025 75.00% of its capital. |
| 22 | V TOURISM S.M.S.A. | - | - | - | Greece | - | - | 7.593.040,00 | - | 13.272.002,32 | | - | - | This investment relates to V TOURISM S.M.S.A. Prodea Investments owned as of 31.12.2025 49.00% of its capital. |
| 23 | Under Development Residential - SYGCHRONO KATOIKEIN S.M.S.A. | Pontou 41 | Kifisias | Attica | Greece | 4.164,00 | - | 7.306.804,76 | 3.806.720,09 | 7.113.093,97 | | Under Development Residential | - | This investment relates to SYGCHRONO KATOIKEIN S.M.S.A. Prodea Investments owned as of 31.12.2025 100% of its capital. |
| | | Kanari 7 | Lykovrysi-Pefki | Attica | Greece | 2.111,85 | - | | | | 2.621.953,62 | Under Development Residential | - | |
| 24 | PLEIADES KTIMITIKI S.A. | Location LOPOCHORI, Municipality Markopoulo - Mesogea | Markopoulo - Mesogea | Attica | Greece | 72.505,20 | - | 10.702.760,41 | 4.911.025,01 | 10.702.760,41 | | Under Development Warehouses | - | This investment relates to PLEIADES KTIMITIKI S.A. Prodea Investments owned as of 31.12.2025 100% of its capital. |
| 25 | DEIGMA EPENDYTIKH S.A | - | - | - | Greece | - | - | 248.380,19 | - | 1.997.805,44 | | - | - | This investment relates to DEIGMA EPENDYTIKH S.A. Prodea Investments owned as of 31.12.2025 100% of its capital. |
| 26 | PAPALON INVESTMENTS LIMITED | - | - | - | Cyprus | - | - | 28.913.174,20 | - | 27.667.984,87 | | - | - | This investment relates to PAPALON INVESTMENTS LIMITED Prodea Investments owned as of 31.12.2025 100% of its capital. As of 31.12.2025, PAPALON INVESTMENTS LIMITED owned 30% of the share capital of MHV Bluekey One Single Member S.A., which is now classified as an associate. |
| TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE | | | | | | 3.894.302,59 | 357.934,05 | 921.920.268,51 | 49.111.933,87 | 1.017.720.891,10 | | | | 58,17% |
| TOTAL PROPERTIES AND INVESTMENTS | | | | | | 4.293.476,85 | 618.034,95 | 1.269.927.815,24 | 338.192.878,46 | 1.509.135.891,10 | | | | 86,26% |
| Cash | | | | | | | | | | 2.491,94 | | | | |
| Sight Deposits | | | | | | | | | | 238.241.041,38 | | | | |
| Time Deposits | | | | | | | | | | 2.189.000,00 | | | | |
| TOTAL CASH AND CASH EQUIVALENTS | | | | | | | | | | 240.432.533,32 | | | | 13,74% |
| TOTAL INVESTMENTS | | | | | | | | | | 1.749.568.424,42 | | | | 100,00% |
| | | 31.12.2025 | | | 31.12.2025 | | | 31.12.2024 | | | 31.12.2023 | | | |
| Receivables | | Audited 488.692.147 | Total assets under IFRS | | Audited 2.137.688.237 | | | Audited 2.666.387.307 | | | Audited 2.551.649.438 | | | |
| Payables | | Audited 842.759.488 | Fair value of properties according to the valuation as per Law 5193/2025 | | 491.415.000 | | | 1.674.165.000 | | | 1.729.159.000 | | | |
| | | | % of valued properties on total assets | | 22,99% | | | 62,67% | | | 67,77% | | | |
| | | | Fair value of investments as per Law 5193/2025 | | 1.017.720.891 | | | 942.094.529 | | | 611.590.115 | | | |
| | | | % of valued investments on total assets | | 47,61% | | | 35,26% | | | 23,97% | | | |
| | | | Fair value of owneroccupied property | | 12.920.000 | | | 12.542.000 | | | 11.298.000 | | | |
| | | | % of owneroccupied property on total assets | | 0,60% | | | 0,47% | | | 0,44% | | | |
| | | | Cash and cash equivalents | | 240.432.533 | | | 75.911.710 | | | 164.655.782 | | | |
| | | | % of cash and cash equivalents on total assets | | 11,25% | | | 2,84% | | | 6,45% | | | |

Notes:

- 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 11 and 47 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.
- On April 29, 2025, the company acquired an additional 20% 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.
- The property of the investment with S/N 12, "RINASITA S.A.", is not under its ownership but is leased from the Military Pension Fund (M.T.S.) and the Officers' Club of the Hellenic Armed Forces.
- All properties are free of encumbrances, except for:
 - 16 properties owned by the Company (with S/N 1, 4, 5, 17, 20, 21, 30, 41, 44, 45, 46, 49, 51, 52, 59 and 69), on which a prenotation of mortgage of an amount of €288,000,000.00 has been established in favour of "Alpha Bank S.A." in accordance with the bond loan program dated 11.06.2025.
 - 8 properties owned by the Company (with S/N 3, 18, 28, 35, 40, 42, 57 and 68), on which a prenotation of mortgage of an amount of €300,000,000.00 has been established in favour of "National Bank of Greece S.A." as representative of the bondholders in accordance with the bond loan program dated 22.03.2024 as amended and in force.
 - 5 properties owned by the Company (with S/N 8, 26, 29, 43 and 71), on which a prenotation of mortgage of an amount of €336,000,000.00 has been established in favour of "Alpha Bank S.A." in accordance with the bond loan program dated 29.07.2021.
 - 4 properties owned by the Company (with S/N 16, 38, 60 and 66), 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.
 - the property owned by the Company (with S/N 64), on which 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.
 - the property owned by the Company (with S/N 65), on which 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.
 - 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 12 properties of "Picasso 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".
 - 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 "I&B Real Estate EAD". A mortgage of €41,000,000.00 has been established in favour of "Eurobank Bulgaria AD".
 - the property owned by the company "Lasmans Properties Ltd". A prenotation of mortgage of an amount of €11,000,000.00 has been established in favour of "Bank of Cyprus".
 - 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.
 - 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."
- 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, Lasmans Properties Ltd, Ourania Real Estate Investment S.A. and RINASITA S.A.. 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.
- 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.
- The properties with S/N 1 to 34 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 paragraph 4 of law 2778/1999 as it was in force on the date of the contribution, articles 1 - 5 of law 2166/1993, as applicable, and law no. 2190/1920, as it was in force on the date of the contribution.
- The "Fair Value 31.12.2025" refers to property values, as determined for the critical date above, i.e. December 31, 2025, by the independent valuers, i.e. the company "Proprius Commercial Property Consultants EPE", jointly the companies "P. Danos & Associates S.A. Real Estate Consultants and Valuers" and "Athinaki 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 53 of Law 5193/2025, as in force.
- The percentage of total investments has been calculated based on property values as estimated by the independent valuers.

Athens, April 8, 2026

THE VICE - CHAIRMAN OF THE BoD & CEO

THE CFO / COO

ARISTOTELIS KARYTINOS
ID Number AK801025

THIREZIA MESSARI
ID Number AA003175



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Agreed-Upon Procedures Report on the "Investment Schedule as of December 31, 2025" 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 the Company "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, 2025, in the context of its compliance with its obligations under the provisions of the article 53 of the Law 5193/2025 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 decision 10/566/26.10.2010 (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 annual separate and consolidated financial statements that will be prepared by the Company for the year ended as of December 31, 2025, for which we issued 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 the 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 ("ΣΑΠΔΕ" 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 (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 as of September 10, 2025, that has been amended on September 29, 2025, regarding the "Investment Schedule as of December 31, 2025" of the Company.

| | Procedures | Findings |
|----|--|--|
| 1. | We examined whether the information included in the Company's Investment Schedule for the year ended as of December 31, 2025, is in accordance with the provisions of article 53 of Law 5193/2025, 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 decision 10/566/26.10.2010. | The information included in the Company's Investment Schedule for the year ended December 31, 2025, is in accordance with the provisions of article 53 of Law 5193/2025, 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 decision 10/566/26.10.2010. |
| 2. | We examined whether the description of real estate properties as disclosed in column "Property Description" in the Company's Investment Schedule agree with the respective data included in the valuation reports issued by the Independent Valuers, with valuation date as of December 31, 2025. | The description of the real estate properties as disclosed in column "Property Description" in the Company's Investment Schedule agree with the respective data included in the valuation reports issued by the Independent Valuers, with valuation date as of December 31, 2025. |
| 3. | We examined whether the fair value of the real estate properties as disclosed in column "Fair Value 31.12.2025" in the Company's Investment Schedule reconciles to the valuation reports issued by the Independent Valuers, with valuation date as of December 31, 2025. | The fair value of the real estate properties as disclosed in column "Fair Value 31.12.2025" in the Company's Investment Schedule agrees to the valuation reports issued by the Independent Valuers, with valuation date as of December 31, 2025. |
| 4. | We examined whether the data disclosed in the "Current Value of Investments 31.12.2025" 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 accounting records of the Company for the year ended as of December 31, 2025. | The data disclosed in the "Current Value of Investments 31.12.2025" 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 accounting records of the Company for the year ended as of December 31, 2025. |
| 5. | 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 accounting records for the year ended as of December 31, 2025. | 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 accounting records for the year ended as of December 31, 2025. |
| 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 31.12.2025, has been extracted from the accounting records maintained by the Company for the year ended as of December 31, 2025. | 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 31.12.2025, has been extracted from the accounting records maintained by the Company for the year ended as of December 31, 2025. |
| 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, April 8, 2026

The Certified Auditor Accountant

Eleonora Seka
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