

Final report on the use of proceeds from the issuance of Common Bond Loan through payment in cash for the period from 20.07.2021 until 31.12.2023

In accordance with the provisions of paragraph 4.1.2 of the Athens Exchange Stock Market Regulation, the decision no. 25/17.07.2008 of the Board of Directors of Athens Stock Exchange and decision no. 8/754/14.04.2016 of the Board of Directors of Hellenic Capital Markets Commission, it is hereby announced that from the issuance of Common Bond Loan (hereinafter «"Green" Common Bond Loan» or «Green Bond») of an amount of three hundred million euros (€300,000,000) with the issuance of 300,000 bearer bonds with an offer price of one thousand euros (€1,000) each, that was implemented according to the resolution of the Board of Directors of Prodea Real Estate Investment Company Société Anonyme (hereinafter «Company») as of 02.07.2021 and the approval of the content of the Prospectus from the Hellenic Capital Market Commission dated 09.07.2021, a total net amount of three hundred million euros (€300,000,000) was raised. The cost of the issuance amounted to €8,173,098.93 and was covered in total from the funds raised from the above issuance of the Company. The issuance of the Green Bond was covered in full, the raise of the funds was performed on 20.07.2021 and the 300,000 bearer bonds commenced trading in the fixed income securities category of the regulated market of the Athens Stock Exchange on 21.07.2021.

The Company has drafted and adopted the ("Green Bond Framework") dated 29.06.2021 for the issuance of its green bonds, including the Green Bond, in accordance with the Green Bond Principles (GBP) (June 2018), of the International Capital Market Association (ICMA). The full text of the Green Bond Framework is posted on the Company's website at: <https://prodea.gr/cms/uploads/2021/07/PRODEA-Green-Bond-Framework.pdf>

The net income of Green Bond is kept in a separate account and is allocated among the eligible green projects and is monitored within the framework of the Green Bond Register and under the supervision of the Green Bond Committee of the Company.

The Company declares that the use of net income concerns the financing or the refinancing of eligible green projects in accordance with the Prospectus for the Public Offering of Bonds, the Green Bond Framework of the Company and the framework set by article 22 of Law 2778/ 1999, as applicable.

The table below presents the net raised funds as well as the use of the raised funds until 31.12.2023 per category of use / investment:

**Table for the Use of Proceeds from the Issuance
of the "Green" Common Bond of €300m.**

Amounts in thousand euros

S/N	Purpose of Use of Proceeds	Net raised funds	Amount of raised fund utilized					TOTAL
			20.07.2021 – 31.12.2021	01.01.2022 – 30.06.2022	01.07.2022 – 31.12.2022	01.01.2023 – 30.06.2023	01.07.2023 – 31.12.2023	
1	Repayment of bond loan related to the green office building KARELA in Paiania.		55,977	-	-	-	-	55,977
2	Green Investments ¹		46,476	70,214	25,720	90,489	2,951	235,850
	Total	291,827	102,453	70,214	25,720	90,489	2,951	291,827

¹ Green Investments: means and includes any investment of the Company and / or the Group regarding the acquisition, management and exploitation of real estate and / or investments (according to the provisions of article 22 of the Law 2778/1999 for REICS, as applicable) which takes place in the scope of the Green Bond Framework, as these investments are further categorized in Annex B - Categories of Green Investments of the Green Bond Program.

Regarding the S/N 1 of the table, it is noted that the total repayment of the Bond Loan was performed on 30.07.2021, within 30 days from the Date of Issuance of the Green Bond, based on the Prospectus.

It is clarified that the temporarily unallocated funds are deposited in interest bearing bank accounts of the Company and / or time deposits and will be allocated for Green Investments in accordance with the Prospectus.

Athens, April 23, 2024

The Vice-Chairman B' of the BoD
and CEO

The CFO / COO

The Class A' Accountant /
Finance Manager

Aristotelis Karytinis

Thiresia Messari

Paraskevi Tefa

Factual findings report in connection with the “Report on the use of proceeds from the issuance of Common Bond Loan through payment in cash for the period from 20.07.2021 until 31.12.2023”

To the Board of Directors of Prodea Real Estate Investment Company Société Anonyme

Purpose of this Agreed-Up Procedures Report and Restriction on Use and Distribution

Our report is solely for the purpose of assisting the Management of the Company “Prodea Real Estate Investment Company Société Anonyme” (hereinafter the “Company”) to comply with the provisions of paragraph 4.1.2 of Athens Stock Exchange (hereinafter “ATHEX”) Rulebook pursuant to the Decision 25/17.07.2008 of ATHEX Steering Committee as amended on 06.12.2017 and currently in force, as well as the Decision 8/754/14.04.2016 of the BoD of the Hellenic Capital Market Commission (hereinafter collectively the “Regulatory Framework”), regarding the preparation of the “Final report on the use of proceeds from the issuance of Common Bond Loan through payment in cash for the period from 20.07.2021 until 31.12.2023” (the “Subject Matter” and hereinafter the “Use of Funds Raised Report”) for the period 01.07.2023 until 31.12.2023 and is not suitable for any other purpose.

As such, this Agreed-Up Procedures Report is not suitable for any other purpose and is intended solely for the Management of the Company in the context of complying with the provisions of the Regulatory Framework and it is not intended and should not be used for any other purpose.

This agreed-upon procedures report (“AUP Report”) is intended solely for the information and use of the Board of Directors in the context of compliance with the Regulatory Framework and is not intended to be and should not be used by anyone else. Therefore, this AUP Report may not be used for any other purpose, since it is limited only to the procedures mentioned above and does not extend to the separate and consolidated financial statements that the Company will prepare for the year ended December 31, 2023 for which we will issue a separate Auditor’s Report. To the fullest extent permitted by law, we do not assume responsibility to anyone other than the Company for this report or the conclusions we have formed.

Management’s Responsibilities

The Company’s management has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.

Additionally, the Company’s management 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 performed. 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.

Our independence and quality management

We have complied with the ethical requirements of the International Ethics Standards Board of Accountants' International Code of Ethics for Professional Accountants (IESBA Code), and with the ethical and independence requirements prescribed in L.4449/2017, as well as the Regulation (EU) 537/2014.

Our firm applies the International Standard on Quality Management (ISQM) 1, "Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements", and accordingly, maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Description of procedures performed and findings

We have performed the procedures described below, which were agreed upon with the Board of Directors, on the Subject Matter.

	<i>Procedures</i>	<i>Findings</i>
1	For completeness purposes, we compared the content of information of the Use of Funds Raised Report with the provisions of paragraph 4.1.2 of Athens Stock Exchange Rulebook, the decision of the Hellenic Capital Market Commission with reference number 8/754/14.04.2016 and the decision 25/17.07.2008 of the Athens Stock Exchange, as amended on 6.12.2017.	We compared the information contained in the Use of Funds Raised Report, in accordance with the provisions of paragraph 4.1.2 of Athens Stock Exchange Rulebook, the Capital Market Commission's Decision 8/754/14.04.2016 and the Athens Exchange's Decision 25/17.07.2008, as amended on 06.12.2017. No exception noted.
2	Reconciliation of the consistency of the content of the Use of Funds Raised Report with the provisions of the Prospectus issued by the Company on July 9, 2021.	We reconciled for consistency the content of the Use of Funds Raised Report with the content of the Prospectus issued by the Company on July 9, 2021. No exception noted.
3	Comparison of the amount of the issuance of the Common Bond Loan mentioned in the Use of Funds Raised Report if it reconciles with (a) the corresponding amount approved in the decision of the Company's Board of Directors of July 2, 2021, (b) the amount mentioned in the above Prospectus, and (c) the amount deposited in the bank accounts with number 5013-065603-503 that the Company keeps with Piraeus Bank.	We compared the amount of the issuance of the Common Bond Loan mentioned in the Use of Funds Raised Report with (a) the corresponding amount approved in the decision of the Company's Board of Directors of July 2, 2021, (b) the amount mentioned in the above Prospectus, and (c) the amount deposited in the bank accounts with number 5013-065603-503 that the Company keeps with Piraeus Bank. No exception noted.



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4	Reconciliation of the use of the proceed raised from the issuance of the Common Bond Loan as they are mentioned in the column "Amounts of raised fund utilized 01.07.2023-31.12.2023" of the Use of Funds Raised Report with the minutes and the decisions of Company's authorized bodies and with the relevant accounting entries.	We reconciled the use of the proceed raised from the issuance of the Common Bond Loan as they are mentioned in the column "Amounts of raised fund utilized 01.07.2023-31.12.2023" of the Use of Funds Raised Report, with the minutes and the decisions of the responsible bodies of the Company, and the relevant journal entries. No exception noted.
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Athens, April 23, 2024

The Certified Auditor Accountant

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