

PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME														
HCMC APPROVAL NO: 6/458/13.12.2007														
REGISTERED OFFICE: 9, CHRISOSPILOTISSIS STREET, 105 60, ATHENS, GREECE														
INVESTMENT SCHEDULE 30.06.2025														
PROPERTY DESCRIPTION														
PROPERTY VALUES														
S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2025	% OF TOTAL INVESTMENTS 30.06.2025	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		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	130.000,00	0,01%	Storage	NATIONAL BANK OF GREECE ("NBG")	
2	Offices and Retail	Akti Miaouli - Mpoumpoulina 2 and Agiou Spiridona	Piraeus	Attica	Greece	527,51	3.574,46	6.354.871,89	5.461.243,20	18.628.000,00	0,78%	NBG Branch and Offices	NBG	
3	Retail	Michail Aggelou 6-8-10 and Vlachidi	Ioannina	Ioannina	Greece	1.190,00	523,00	1.315.656,34	638.362,47	1.566.000,00	0,07%	Retail	E. TSIKA	
4	Retail	Plateia Dimokratias and Vasileos Georgiou B'	Skidra	Pella	Greece	400,00	590,83	486.609,26	419.617,31	275.000,00	0,01%	Retail		
5	Retail	Konstantinou Karamanli 6	Irakleia	Serres	Greece	482,50	670,49	491.775,83	212.266,83	226.000,00	0,01%	Retail		
6	Retail	Velika Roma 3	Giannitsa	Pella	Greece	866,00	1.152,32	1.182.158,55	796.472,66	2.124.000,00	0,09%	NBG Branch	NBG	
7	Retail	Evrikleous and Ioannou Grigoraki	Anatoliki Mani (former Gytheio)	Lakonia	Greece	698,40	346,20	750.615,47	201.505,27	867.000,00	0,04%	NBG Branch	NBG	
8	Retail	Ilados 14 and Konstantinoupoleos 44	Thessaloniki	Thessaloniki	Greece	372.50	392,00	522.749,10	598.800,38	516.000,00	0,02%	NBG Branch	NBG	
9	Retail	Dorileou and Akriton 37	Nea Ionia	Magnissia	Greece	282,00	524,00	309.504,32	247.272,48	536.000,00	0,02%	NBG Branch	NBG	
10	Retail and Offices	Topali, Iasonos and Dimitriados	Volos	Magnissia	Greece	434,47	1.140,06	2.196.757,47	1.464.278,21	3.493.000,00	0,15%	Retail	DIETHNES ATHLITIKI EPE	
11	Retail	Iroon Polytexniou 11	Ag. Anargiroi - Kamatero (former Ag. Anargiroi)	Attica	Greece	309,79	711,00	685.206,80	879.828,43	2.663.000,00	0,11%	NBG Branch	NBG	
12	Retail	Anastasiou and Lagoumitzi 74	Athens	Attica	Greece	167,72	303,90	519.638,02	223.061,52	784.000,00	0,03%	NBG Branch	NBG	
13	Retail	Partission 288	Athens	Attica	Greece	364,20	690,00	1.199.656,18	711.039,98	1.695.000,00	0,07%	NBG Branch	NBG	
14	Retail	Agiou Meletiou 55 and Fokionos Negri	Athens	Attica	Greece	466,53	832,30	5.225.419,42	796.305,34	4.181.000,00	0,18%	NBG Branch	NBG	
15	Retail	Sokratous 11	Athens	Attica	Greece	421,29	1.193,53	2.042.439,88	1.111.562,88	1.020.000,00	0,04%	Retail	ZHANG BEILEI	
16	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	9.931.000,00	0,42%	NBG Branch and Offices	NBG	
17	Retail	Agiou Meletious and Acharnon 165	Athens	Attica	Greece	290,94	476,95	782.440,22	585.945,21	1.403.000,00	0,06%	NBG Branch	NBG	
18	Retail	Acharnon 2-4-6 (Plateia Vathis)	Athens	Attica	Greece	1.120,10	922,66	1.583.563,54	923.488,71	1.759.000,00	0,07%	NBG Branch	NBG	
19	Retail	3rd Septemvriou 75 (Plateia Viktorias)	Athens	Attica	Greece	694,71	533,50	717.714,84	663.640,56	1.371.000,00	0,06%	NBG Branch	NBG	
20	Retail	Protopapadaki 1 and Agia Glykerias	Galatsi	Attica	Greece	495,18	162,67	498.954,87	388.442,93	529.000,00	0,02%	Retail	DIETHNES ATHLITIKI EPE	
21	Retail	Travlantoni 11 and Leoforos Papagou 79	Zografou	Attica	Greece	271,28	626,50	961.112,39	1.000.803,49	2.934.000,00	0,12%	NBG Branch	NBG	
22	Offices and Retail	Eleftheriou Venizelou Ave 132	Kallithea	Attica	Greece	1.094,92	6.912,96	18.249.860,57	9.699.333,44	21.545.000,00	0,90%	NBG Branch and Offices	NBG, UNIKO, QUALCO	
23	Retail	28is Oktovriou and Efpalinoi 2	Athens	Attica	Greece	364,70	495,75	875.914,65	796.875,33	879.000,00	0,04%	Bank Branch	EUROBANK	
24	Retail and Offices	Chalkokondili 5-7	Athens	Attica	Greece	422,00	1.195,02	1.712.588,68	1.955.375,36	2.104.000,00	0,09%	NBG Branch		
25	Retail	Skoufa 11-13	Athens	Attica	Greece	918,00	1.055,88	12.470.877,98	10.475.933,18	25.896.000,00	1,09%	NBG Branch	NBG	
26	Retail	Lenorman 134-136 and Kamvounion	Athens	Attica	Greece	823,24	532,50	901.966,37	410.257,79	1.452.000,00	0,06%	NBG Branch	NBG	
27	Retail	Kypselis 102 (Plateia Kypselis)	Athens	Attica	Greece	348,30	747,16	1.279.443,21	1.251.555,05	2.766.000,00	0,12%	NBG Branch	NBG	
28	Retail	Sygrou Ave 44 and Spyrou Donta	Athens	Attica	Greece	970,75	701,18	2.006.710,71	2.050.865,29	2.500.000,00	0,10%	NBG Branch	NBG	
29	Hotel	Plateia Mitropoleos 3 and Aggelou Valchou	Athens	Attica	Greece	764,64	3.093,37	6.223.387,95	10.685.744,53	11.769.000,00	0,49%	Hotel		
30	Offices	Sygrou Ave 377, Zisomoupoulu and Pentelis	P. Faliro	Attica	Greece	2.784,24	5.100,65	5.421.291,74	8.089.336,89	8.676.000,00	0,36%	Offices	NBG	
31	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		
32	Offices and Retail	Dorou (Plateia Omonias), Panepistimiou and 28is Oktovriou	Athens	Attica	Greece	866,74	4.407,30	20.740.561,77	9.392.405,53	18.882.000,00	0,79%	Retail and Offices	NBG, FTHINOPOLIS IKE, TIGER HELLAS A.E.	
33	Retail	Eftichidou 45 and 45a, Pagrati	Athens	Attica	Greece	1.110,85	1.577,45	6.836.384,37	5.125.719,65	10.755.000,00	0,45%	NBG Branch	NBG	
34	Retail	Lakedaimonos 3 and Panormou 18	Athens	Attica	Greece	359,50	657,30	1.791.303,02	503.822,59	2.188.000,00	0,09%	NBG Branch	NBG	
35	Offices	Praxitelous 12	Athens	Attica	Greece	411,00	2.323,94	2.977.662,84	6.420.116,86	7.833.000,00	0,33%	Offices	NBG, PPC	
36	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	4.223.000,00	0,18%	NBG Branch and Offices	NBG	
37	Offices and Retail	Karageorgi Servias 6 (Plateia Syntagmatos)	Athens	Attica	Greece	480,48	5.150,33	13.433.898,57	14.527.144,67	42.662.000,00	1,79%	NBG Branch and Offices	NBG	
38	Retail	Karageorgi Servias 2 (Plateia Syntagmatos)	Athens	Attica	Greece	573,22	695,41	8.659.482,78	5.841.762,32	21.426.000,00	0,90%	NBG Branch	NBG	
39	Retail	Panagiotou Xarokopou 73 and Ioannou Metaxa 77	Kallithea	Attica	Greece	247,35	314,91	540.197,47	372.496,40	625.000,00	0,03%	NBG Branch	NBG	
40	Offices and Retail	Ethnikis Antistaseos 3 and Makras Stoas	Piraeus	Attica	Greece	484,40	3.017,00	5.312.367,06	4.862.055,35	13.200.000,00	0,55%	NBG Branch and Offices	NBG	
41	Retail	Athinon Ave 67, Karytainis 2 and Taxiarchon 89	Koridallios	Attica	Greece	640,00	604,00	1.566.151,17	964.389,88	3.062.000,00	0,13%	NBG Branch	NBG	
42	Offices and Retail	Plateia Agiou Nikolaou and Akti Miaouli 65	Piraeus	Attica	Greece	769,25	2.271,00	3.575.756,34	4.716.177,22	7.083.000,00	0,30%	NBG Branch and Offices	NBG, National Insurance Brokers, Fortius Risk Solutions, KALIMBASIERIS, PPC	
43	Retail	Grevenon 10 and Antiocheias	Nikaia - Agiou Ioanni Renti (former Nikaia)	Attica	Greece	566,80	1.212,66	1.631.385,53	1.094.586,70	2.357.000,00	0,10%	NBG Branch and Offices	NBG, PPC	
44	Retail	Florinis and Thivon 137	Piraeus	Attica	Greece	169,60	278,75	316.711,26	282.492,75	181.000,00	0,01%	Retail		
45	Retail and Offices	N. Plastira, 28th Oktovriou and Koundourou	Agios Nikolaos	Lasithi	Greece	211,78	758,19	968.163,47	859.400,43	2.636.000,00	0,11%	NBG Branch	NBG	
46	Retail	Soulou Ave and Xarilaou Trikoupi	Agrinio	Aitolokarmania	Greece	1.032,65	1.909,80	1.836.898,54	2.634.490,39	4.431.000,00	0,19%	NBG Branch and Retail	NBG, PPC	
47	Retail	Filellinon and Vasileos Konstantinou (now Athinon 12)	Almiros	Magnissia	Greece	642,13	997,50	1.005.850,93	578.026,23	1.255.000,00	0,05%	NBG Branch	NBG	
48	Retail and Offices	Deligianni and Sisini	Ilida (former Amaliada)	Ilia	Greece	385,29	892,40	972.154,06	726.543,42	1.525.000,00	0,06%	NBG Branch	NBG	
49	Offices and Retail	Mitropoleos and Ippokratous	Veroia	Imathia	Greece	487,03	1.399,96	1.652.483,09						

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		Address	Municipality	Prefecture	Country	Land	Building							
111	Retail	Dimokratias Ave 33 and Siniosoglou	Keratsini - Drapetsona (former Keratsini)	Attica	Greece	344,14	1.059,00	1.526.447,78	799.871,73	3.541.000,00	0,15%	NBG Branch	NBG	
112	Retail	Nikitaras 2, Parkou and Vasileos Georgiou	Argos - Mikynes (former Argos)	Argolida	Greece	1.025,00	2.420,11	2.691.799,82	1.615.719,92	4.998.000,00	0,21%	NBG Branch	NBG	
113	Retail	Stratou and Psarogianni	Amfiochia	Aitolokarnania	Greece	488,51	411,20	492.758,54	224.697,31	779.000,00	0,03%	NBG Branch	NBG	
114	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	1.475.000,00	0,06%	NBG Branch	NBG	
115	Retail	Kentriki Plateia Dimokratias, P. Bakogianni and Aristofanous	Makrakomi	Phthiotis	Greece	161,25	196,35	152.541,18	125.987,02	218.000,00	0,01%	NBG Branch	NBG	
116	Retail and Apartments	28is Oktovriou 98	Athens	Attica	Greece	379,59	2.308,80	5.024.513,40	3.251.007,74	3.080.000,00	0,13%	Retail and Apartments		
117	Retail	Soutsou and Ieras Odou 310-312	Egaleo	Attica	Greece	1.596,09	1.445,25	2.798.121,46	1.616.691,35	4.506.000,00	0,19%	NBG Branch	NBG	
118	Offices and Retail	Monastiriou 91 and Ginnatison 46	Thessaloniki	Thessaloniki	Greece	789,32	3.553,02	3.944.970,38	3.863.144,08	7.086.000,00	0,30%	NBG Branch and Offices	NBG, PPC	
119	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	3.136.000,00	0,13%	NBG Branch	NBG	
120	Retail	Alexandras Ave, Mavromixali and Fanarioton	Athens	Attica	Greece	1.014,93	1.049,50	2.081.581,05	883.301,85	3.259.000,00	0,14%	NBG Branch	NBG	
121	Offices	Thessaloniki 125 and Volou	Moschato - Tavros (former Moschato)	Attica	Greece	3.854,36	8.564,47	5.615.686,20	6.974.216,60	15.719.000,00	0,66%	Offices	NBG	
122	Retail	Panteli Eleftheriadi 21	Paionia - (former Axioupoli)	Kilkis	Greece	467,74	653,88	428.415,30	176.809,15	546.000,00	0,02%	NBG Branch	NBG	
123	Retail and Offices	Leoforos Ethnarxou Makariou 52 and Arkadias	Peristeri	Attica	Greece	577,30	1.395,96	2.365.179,25	2.229.104,09	2.811.000,00	0,12%	NBG Branch	NBG	
124	Industrial facility / Storage	Ethniki Odos 3 " Elefsinas - Thivas - Livadeias"	Mandra - Edillia (former Mandra)	Attica	Greece	15.151,87	8.318,12	4.231.224,58	957.369,52	4.733.000,00	0,20%	Storage	EMA S.A.	
125	Offices	Chrisospiliotissis 9 and Miltiadiou	Athens	Attica	Greece	535,10	2.912,00	12.079.596,23	10.568.776,96	12.880.000,00	0,54%	Offices	INVEL GREECE, ANTHOS PROPERTIES, MILORA MON. I.K.E., V. TOURISM, THRIASEUS, DEIGMA EPENDYTIKI, KAROLOU TOURISTIKI, INVEL CYPRUS LTD	The property is own used and occupied by the Company. The market value of the owneroccupied property as at 30.06.2025 amounts to €12.880.000 and the net book value as at 30.6.2025 amounts to €9.000.386,96.
126	Retail and Offices	Mitropolitou Iakovou and D. Traxou	Vooio (former Siatista)	Kozani	Greece	439,32	667,55	248.034,09	259.823,05	601.000,00	0,03%	NBG Branch	NBG	
127	Retail and Offices	Alexandrou Papanastasiou 124, region Xarilaou	Thessaloniki	Thessaloniki	Greece	922,02	1.400,35	2.540.636,43	1.145.967,09	4.788.000,00	0,20%	NBG Branch	NBG	
128	Retail	Dimos Gortynias (ex Tropaion)	Gortynia (former Tropaion)	Arkadia	Greece	160,30	168,31	150.546,19	64.877,40	55.000,00	0,00%	Retail		
129	Retail	Livadeias - Delfon and Kosti Palama	Distomo - Arachova - Antikira (former Arachova)	Viotia	Greece	113,51	101,62	119.743,34	86.415,58	213.000,00	0,01%	NBG Branch	NBG	
130	Retail	28th Oktovriou 21	Delta (former Echedorou)	Thessaloniki	Greece	406,00	512,39	308.522,16	413.946,14	705.000,00	0,03%	NBG Branch	NBG	
131	Retail	Zarouxleika - Anthelias and Evoias	Patra	Achaia	Greece	244,79	479,17	110.755,15	293.353,18	615.000,00	0,03%	NBG Branch	NBG	
132	Retail	Kominon 65	Pilaia - Chortati (former Panorama)	Thessaloniki	Greece	2.347,47	473,86	737.379,51	564.003,55	838.000,00	0,04%	NBG Branch	NBG	
133	Retail	Agias Triados 22-22A-24	Patra	Achaia	Greece	453,00	451,93	423.129,07	322.438,66	285.000,00	0,01%	Retail		
134	Retail	VIPETH, O.T. 12, A2 and A4	Oraiokastro (former Kallithea)	Thessaloniki	Greece	2.977,00	1.368,70	321.383,42	365.876,27	2.176.000,00	0,09%	NBG Branch	NBG	
135	Retail and Offices	28th Oktovriou and Kapodistriou	Delfoi (former Itea)	Fokida	Greece	459,51	380,34	499.811,64	539.254,65	677.000,00	0,03%	NBG Branch	NBG	
136	Retail	Porto Rafti Ave, I. Papakonstantinou and Ioan. Ath. Kimpezi	Markopoulo Mesogaia	Attica	Greece	753,60	557,54	868.828,82	502.516,78	1.442.000,00	0,06%	NBG Branch	NBG	
137	Offices and Retail	Amerikis 13	Athens	Attica	Greece	353,44	2.300,47	5.474.725,59	6.302.005,82	15.176.000,00	0,64%	NBG Branch and Offices	NBG	
138	Retail	Leoforos Salaminos 83	Keratsini - Drapetsona (former Drapetsona)	Attica	Greece	214,00	326,21	499.967,23	263.627,37	415.000,00	0,02%	Retail	OPAP	
139	Retail	Olimpioniki Christou Mantika and Arafinidon Alon	Rafina - Pikermi	Attica	Greece	463,82	387,44	1.739.822,08	595.684,35	1.421.000,00	0,06%	NBG Branch	NBG	
140	Retail	Kanari and Papaflessa	Lamia	Phthiotis	Greece	2.601,00	149,50	158.640,19	107.417,02	70.000,00	0,00%	Retail		
141	Retail and Offices	Rousou Chourdou 4 and Smirnis	Heraklion	Heraklion	Greece	979,00	775,08	1.668.740,85	1.734.818,28	3.478.000,00	0,15%	NBG Branch	NBG PPC	
142	Retail	Eleftheriou Venizelou 72 and Ipeirou	Kavala	Kavala	Greece	486,91	611,89	536.359,01	851.622,70	911.000,00	0,04%	NBG Branch	NBG	
143	Offices and Retail	Plateia Aristotelous 6 and Ploutarchou 5	Thessaloniki	Thessaloniki	Greece	878,95	4.521,33	16.987.888,25	18.459.068,91	25.190.000,00	1,06%	NBG Branch and Offices	NBG, FOOD PLUS	
144	Retail	Michail Aggelou 3 and Grigonou Sakka 1	Ioannina	Ioannina	Greece	839,50	530,30	2.174.646,93	823.251,87	2.489.000,00	0,10%	NBG Branch	NBG	
145	Retail	Agiou Eleftheriou and 40 Ekklesion and Andreou Dimitriou	Xanthi	Xanthi	Greece	642,14	408,32	476.464,64	567.996,85	351.000,00	0,01%	Retail		
146	Retail	25th Martiou 9	Rhodes	Dodecanese	Greece	664,50	451,80	1.619.085,79	1.488.019,66	651.000,00	0,03%	Retail		
147	Retail	Iroon Politexniou 9 and Petrokokkinou	Chios	Chios	Greece	276,50	474,65	786.537,80	268.723,96	547.000,00	0,02%	Retail	GERMANOS S.A.	
148	Retail	Konstantinou Varnali 1	Chalandri	Attica	Greece	976,58	459,50	1.079.096,84	854.401,86	833.000,00	0,03%	Bank Branch	OPTIMA BANK	
149	Retail	Vasileos Georgiou B' 83	Glyfada	Attica	Greece	1.279,75	550,82	1.477.926,20	1.811.850,31	936.000,00	0,04%	Retail	OPAP	
150	Retail	Achilleos and Alkionis	P. Faliro	Attica	Greece	784,00	289,00	636.651,01	386.021,04	452.000,00	0,02%	Retail		
151	Retail	Panagi Tsaldari 16-20	Peristeri	Attica	Greece	831,00	325,38	532.652,51	776.334,24	1.373.000,00	0,06%	NBG Branch	OPTIMA BANK	
152	Retail	Tsimiski 11 and Ag. Mina	Thessaloniki	Thessaloniki	Greece	267,83	567,09	3.290.076,00	1.604.309,38	6.084.000,00	0,26%	NBG Branch	NBG	
153	Retail	Pan. Tsaldari 69 - 71	Peristeri	Attica	Greece	368,90	877,95	1.752.637,00	1.435.121,26	2.733.000,00	0,11%	NBG Branch		
154	Retail	Ermou 19	Athens	Greece	Greece	172,30	887,61	6.116.624,70	4.066.340,25	12.290.000,00	0,52%	Retail	FF OPSO MON.IKE	
155	Offices	Mpoupoulinas 20, Kountourioti & Zaimi	Athens	Attica	Greece	1.171,00	5.126,01	5.881.165,15	5.620.061,09	9.491.000,00	0,40%	Offices	HELLENIC REPUBLIC	
156	Offices	Gounari 227	Glyfada	Attica	Greece	3.447,56	2.257,43	1.780.060,75	4.052.459,66	3.397.000,00	0,14%	Offices	HELLENIC REPUBLIC	
157	Retail	Ethnikis Antistaseos 63A	Agrinio	Aitolokarnania	Greece	3.173,81	3.913,87	2.426.505,49	1.928.341,72	3.594.000,00	0,15%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
158	Retail	Dimokratias Avenue 67A	Ilion	Attica	Greece	27.275,87	17.658,87	16.549.906,58	8.035.939,85	31.002.000,00	1,30%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
159	Hotel & Underground Parking Spaces	Mitropoleos 23	Athens	Attica	Greece	748,20	4.426,59	11.297.512,86	11.450.937,48	19.191.000,00	0,81%	Hotel and Underground Parking	ERGON TROFIMA S.A. METROPARK (TSAPANIDIS G. - VERVITAS KON. O.E.)	METPOPRK leases the underground parking spae.
160	Retail	K. Varnali 13 and A. Gini	Chalandri	Attica	Greece	622,20	409,98	741.075,80	736.921,70	482.000,00	0,02%	Offices	REPADO	
161	Retail	Pentelis Ave 13 and Afroditis	Chalandri	Attica	Greece	1.020,04	404,00	1.262.099,58	1.152.761,40	1.372.000,00	0,06%	Retail	ZAKRET S.A.	
162	Separate Building (Offices & Retail)	Tzortz 4, Plateia Kaniggos	Athens	Attica	Greece	312,41	1.425,35	3.205.672,67	2.306.552,41	4.324.000,00	0,18%	Piraeus Bank Branch and Offices	PIRAEUS BANK S.A. HELLENIC OPEN UNIVERSITY	
163	Separate Building	Kapodistriou 30, Pentelis and Parnithos	Marousi	Attica	Greece	1.216,24	2.360,32	6.047.993,32	2.496.815,42	3.198.000,00	0,13%	Elderly care unit	RODI FILOTHEI I.K.E.	
164	Retail	Pan. Tsaldari 16 - 20 and Erithraias	Peristeri	Attica	Greece	831,00	360,37	2.100.965,12	1.258.388,63	1.756.000,00	0,07%	Piraeus Bank Branch	PIRAEUS BANK S.A.	
165	Retail	25th Augoustou 4 and Marineli	Heraklion	Heraklion	Greece	290,18	370,13	1.433.900,88	951.328,60	1.217.000,00	0,05%	Retail (catering & tourist shop)	KOUMPANAKIS I. & SIA O.E.	
166	Separate Offices Building w/ ground floor retail	Vouliagmeis Ave 380 and Sp. Miliou 2	Ag. Dimitrios	Attica	Greece	353,10	607,55	1.857.068,90	671.515,87	1.679.000,00	0,07%	Bank Branch and Offices	PIRAEUS BANK S.A.	
167	Separate Retail Building (Retail - Warehouse)	Kifissou Ave 108 and Salaminias	Aigaleo	Attica	Greece	942,42	3.060,00	5.077.178,82	2.078.058,24	2.870.000,00	0,12%	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)
168	Retail	Athinas 12 and Avramiotou 7	Athens	Attica	Greece	548,50	354,90	1.333.956,98	1.564.011,50	1.206.000,00	0,05%	Retail	VINSTORES IKE	
169	Retail	Salaminos Ave 62, region «Amfiali»	Keratsini - Drapetsona	Attica	Greece	194,00	262,22	876.601,69	164.753,27	449.000,00	0,02%	Bank Branch	PIRAEUS BANK S.A.	
170	Offices (8th floor)	Karageorgi Servias 4	Athens	Attica	Greece	824,47	472,45	1.400.846,40	1.056.209,22	2.770.000,00	0,12%	Offices	DRAKOPOULOS & VASALAKIS LAW FIRM	
171	Separate Offices Building	Vasilissis Sofias Ave 16 and Mourouzi 17	Athens	Attica	Greece	155,14	541,97	1.685.409,23	2.474.056,21	2.713.000,00	0,11%	Offices		
172	Separate Offices Building	Vasilissis Sofias Ave 18, Mourouzi 19 and plateia P. Mela	Athens	Attica	Greece	282,24	1.009,37	3.661.413,91	5.606.300,07	4.986.000,00	0,21%	Offices	BOSTON CONSULTING GROUP S.A.	
173	Retail	Hadjimichali Giannari 40 - 42	Chania	Chania	Greece	308,46	746,10	1.891.496,02	1.780.284,44	3.230.000,00	0,14%	Retail	PUBLIC (RETAIL WORLD SA.)	
174	Retail	Agiou Nikolaou 12	Patra	Achaia	Greece	447,00	680,00	2.623.451,71	1.490.054,40	3.945.000,00	0,17%	Retail	ITX HELLAS MAE	
175	Retail	Patriarchou Ioakeim 14 and Irodotou	Athens	Attica	Greece	568,40	216,70	1.619.693,36	1.935.152,03	2.564.000,00	0,11%	Retail	VODAFONE - PANAFON S.A.	
176	Offices	Ikarou & SR 146N, Location "Pousi Led"	Paiania	Attica	Greece	35.669,80	61.821,32	84.960.143,39	21.473.570,52	117.111.000,00	4,92%	Offices	METLEN	
177	Retail	Ermou 12 & Voulis 18	Athens	Attica	Greece	219,00	369,16	1.839.388,37	3.396.068,10	5.417.000,00	0,23%	Retail	CARCAMOVIL HELLAS M. IKE	
178	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	7.937.000,00	0,33%	Offices	e-TRAVEL S.A. GRNET S.A.	
179	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	2.979.000,00	0,13%	Offices	CISCO S.A., FARMATEN ABEE, ELPEDISON	
180	Retail	Marathonos Avenue 131	Pallini	Attica	Greece	18.298,21	16.782,00	20.140.184,22	21.922.599,97	37.114.000,00	1,56%	Hypermarket	SKLAVENITIS HELLENIC HYPERMARKETS S.A.	
181	Separate Retail Building	Kanari 17 and Solonos 1	Athens	Attica	Greece	319,00	1.086,23	3.914.658,28	6.249.054,80	6.216.000,00	0,26%	Retail	NINO MODA S.A. , NIKIAS JEWELLERY,JI.IA.LO., INFO QUEST TECHNOLOGIES	
182	Hotel / Retail	Ermou 66 and Ag. Eirinis 7	Athens	Attica	Greece	527,23	2.525,83	6.980.873,63	10.574.888,87	12.804.000,00	0,54%	Hotel and Retail	TECHNEK S.A. SEPHORA GREECE A.E.E	
183	Separate Retail Building	Mitropoleos 66 - 68 and Kapnik												

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 30.06.2025	% OF TOTAL INVESTMENTS 30.06.2025	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, Torvaianica District	Pomezia	Lazio	Italy	1.855.669,00	4.234,07	45.859.210,48	-	45.651.477,22		Land plot	-	This investment relates to the subsidiary Nash Srl. Prodea Investments owned as of 30.06.2025 100.00% of its capital.
2	Offices - Picasso Fund	Via Tolmezzo 15	Milan	Milan	Italy	14.590,00	18.625,61	56.377.244,42	-	56.836.800,94		Offices	ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., , ISO, UNICHIPS, CEAS SRL, FURNESS, TAUW Italia	This investmmt relates to CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"). Prodea Investments owned as of 30.06.2025 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 30.06.2025 owns 100% of the units of Picasso Fund which owns 15 properties in Italy. As of 30.06.2025 Picasso Fund owns 100% of the share capital of Euclide S.r.l which owns no properties as of 30.06.2025
	Offices - Picasso Fund	Via Lamaro 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 Paracelso 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 ELETTROCASA Srl WESTCON GROUP ITALIA SRL RAUCH ITALIA SRL, HALSTRUP	
	Offices - Picasso Fund	Via Enrico Mattei 102	Bologna	Bologna	Italy	N/A	11.377,00					Offices	BITBANG SRL, PROSIT SPA	
	Shopping Mall - Picasso Fund	Via Lario 37	Galarate	Varese	Italy	N/A	4.955,00					Shopping Mall	ALEXI S.R.L., BLUVACANZE S.P.A., BNL S.P.A., BOTTEGA VERDE S.R.L., CALZEDONIA S.P.A., CHAIN S.R.L., D'ANGELO S.R.L., CZ BRAND S.R.L.-UPIM, DP DENT S.R.L., FIRST WOMAN S.R.L., FRENCH KISS S.R.L., GIORGY S.R.L., GIPES S.A.S. DI MILANI PAOLINA & C., GIUNTI AL PUNTO S.P.A., GREMAR S.R.L., IL PENSIERINO, INTICOM SPA, LAVASECCO 1 ORA S.R.L., LE GAZZELLE S.R.L., MARIONNAUD PARFUMERIES ITALIA S.P.A., FARMALLEVEL S.R.L.S, SOCIETA' CENTRO SERVIZI SAS di Gargiulo Luigi & c., ODO5 (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 SLRS	
	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),	
	Retail - Picasso Fund	Via Pacinotti 20	Ravenna	Ravenna	Italy	N/A	5.544,00					Retail	METRO ITALIA CASH AND CARRY	
	Offices - Picasso Fund	Via Mario Bianchini 60	Rome	Lazio	Italy	N/A	4.051,44					Offices	FIDITALIA, THYSSENKRUPP ELEVATOR ITALIA SPA, SOFTLAB, AXIANS SAIV S.P.A., CSI MANAGEMENT SRL, TEKNOSERVICES,VERISURE ITALY S.R.L., LINEARIT S.p.a.	
	Offices - Picasso Fund	Strada 6	Rozzano	Milan	Italy	N/A	11.620,00					Offices	ISTITUTO LUSO FARMACO D'ITALIA S.P.A, FERRERO COMMERCIALE ITALIA SRL, WEBUILD S.p.A.,	
3	Offices - Intracento Fund	Via Cavour 5 & Via Turati 38-40	Rome	Lazio	Italy	2.860,00	16.130,24	18.310.800,00		18.538.662,36		Offices and retail	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 30.06.2025 80,48% of its units.
4	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	-	1.899.602,40		Offices and Vista Bank Branch	VISTA BANK ROMANIA SA	This investment relates to Egnatia Properties S.A. Prodea Investments owned as of 30.06.2025 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.	
5	Retail and Offices- Quadratix Ltd.	Spyrou Kiprianou 11	Germasogeia	Limassol	Cyprus	21.498,00	12.437,19	10.802.000,00	-	20.551.637,78		Hypermarket	SKLAVETITIS CYPRUS LTD	This investment relates to the subsidiary Quadratix Ltd. Prodea Investments owned as of 30.06.2025 100.00% of its share capital.
6	Hotel - Karolou Touristiki S.A.	Iroon Polytechniou 58	Patra	Achaea	Greece	1.563,57	5.148,55	7.946.710,31	6.665.456,15	11.047.422,12		Hotel	DPN A.E.	This investment relates to the subsidiary Karolou Touristiki S.A. Prodea Investments owned as of 30.06.2025 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			Offices	DELOITTE BUSINESS SOLUTIONS A.E.	
7	Under Development Retail Mall - PNG Properties EAD	ul. Okolovrasten pat, ul Filipovsko Shose kaj ul Itzhah Gratsiani	Liulin	Sofia	Bulgaria	28.061,00	22.645,39	-	-	-		Under Development Retail Mall	-	This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 30.06.2025 100.00% of its share capital.
8	Under Development Hotel - Lasmane Properties Ltd.	Ouzounian, Rigenis and Vassiliou Voulgaroktonos	Nicosia	Nicosia	Cyprus	2.445,00	12.870,00	16.903.399,61	-	16.740.778,78		Under Development Hotel	TANIMA ENTERPRICES COMPANY LTD	This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 30.06.2025 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	22.641.039,69	-	43.259.766,61		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, HYDROREMONTSTROY, 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, BISSEER KIRILOV, EVGENI PAVLOV, SYNVEKA, BOYAN POPOV, TODOROVA, LI&D, Koznichki, Apex Hub, Mindberry, Dimova.	This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 30.06.2025 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	-	12.213.780,90		Land plot	-	This investment relates to the subsidiary Aphrodite Springs Public Limited. Proda Investments owned as of 30.06.2025 96.22% of its share capital.
11	MHV Mediterranean Hospitality Venture PLC	-	-	-	Cyprus	-	-	393.335.337,07	-	390.168.243,86		-	-	This investment relates to the company MHV Mediterranean Hospitality Venture PLC, on which Prodea Investments owned as of 30.06.2025 100.00% of its share capital. As of 30.06.2025, 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 joint venture.
12	Hotel - Smooland Properties Limited	Pernera area	Paralimni	Ammochostou	Cyprus	19.095,00	13.615,00	140.436.732,88	-	141.718.819,69		Hotel	LOUIS HOTEL PUBLIC COMPANY LTD	This investment relates to the subsidiary CYREIT Variable Capital Investment Company Plc. Prodea Investments owned as of 30.06.2025 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 Av.	Aglantzia	Nicosia	Cyprus	1.834,00	2.777,50					Offices	NOVAGEM, ISBISOFT LTD, EPAM SOLUTIONS, ORB COMMUNICATIONS LTD, WGM Services LTD	
	Offices - Kuvena 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 - Alomnia 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					Retail	-	
	Retail - Wicoco Properties Limite	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	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)	

S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION COST OF INVESTMENTS	TAX VALUE OF PROPERTIES	CURRENT VALUE OF INVESTMENTS 30.06.2025	% OF TOTAL INVESTMENTS 30.06.2025	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
13	RINASITA S.A.	-	-	-	Greece	-	-	10.252.910,05	-	11.232.303,53		-	-	This investment relates to the company Rinasita S.A.. Prodea Investments owned as of 30.06.2025 90.00% of its share capital.
14	PIRAEUS TOWER S.A.	-	-	-	Greece	-	-	8.554.500,00	-	13.273.231,76		-	-	This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 30.06.2025 30.00% of its share capital.
15	Panphila Investments	-	-	-	Cyprus	-	-	32.800.000,00	-	32.754.386,74		-	-	This investmment relates to the subsidiary Panphila Investments Ltd. Prodea Investments owned as of 30.06.2025 100% of its share capital.
16	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	8.705.557,59	17.423.349,6300	20.018.919,00		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 30.06.2025 100.00% of its share capital.
17	Under Development Logistics and land plot - THRIASEUS S.A.	Location PATIMA (or Patima Rathiri)	Aspropyrgos	Attica	Greece	245.522,41	-	14.537.594,00	6.928.604,76	18.154.062,08		Under Development Logistics	-	This investment relates to Thriaseus S.A. Prodea Investments owned as of 30.06.2025 97.57% of its share capital.
18	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	16.211.631,52		Residential Building	-	This investment relates to BTR HELLAS S.M.S.A. Prodea Investments owned as of 30.06.2025 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			Residential Building	-	
		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	
19	Under Development Residential - BTR HELLAS II S.M.S.A.	Kypselis 27 - 29	Athens	Attica	Greece	619,62	0,00	3.562.786,81	1.351.432,48	3.503.172,74		Under Development Residential	-	This investment relates to BTR HELLAS II S.M.S.A. Prodea Investments owned as of 30.06.2025 100.00% of its capital.
20	Residential Building for sale - WISE ATHANASIA S.M.IKE	-	-	-	-	-	-	1.777.760,53	-	1.777.760,53		-	-	This investment relates to WISE ATHANASIA S.M.IKE. Prodea Investments owned as of 30.06.2025 100.00% of its capital.
21	Under Development Residential - WISE LOUISA S.M.S.A.	Myrtias 2	Kifisias	Attica	Greece	3.343,37	3.326,97	11.543.139,29	6.271.650,53	11.490.439,93		Under Development Residential	-	This investment relates to WISE LOUISA S.M.S.A. Prodea Investments owned as of 30.06.2025 100.00% of its share capital.
22	THERMOPYLON 77 S.M.IKE	-	-	-	-	-	-	598.495,80	-	598.495,80		-	-	This investment relates to THERMOPYLON 77 S.M.IKE. Prodea Investments owned as of 30.06.2025 100.00% of its capital.
23	FIVE LAKES FUND	-	-	-	Italy	-	-	44.991.460,99	-	44.892.991,24		-	-	This investment relates to Five Lakes Fund. Prodea Investments owned as of 30.06.2025 75.00% of its capital.
24	V TOURISM S.M.S.A.	-	-	-	Greece	-	-	7.593.040,00	-	12.355.420,90		-	-	This investment relates to V TOURISM S.M.S.A. Prodea Investments owned as of 30.06.2025 49.00% of its capital.
25	Under Development Residential - SYGCHRONO KATOIKEIN S.M.S.A.	Pontou 41	Kifisias	Attica	Greece	4.164,00	-	7.206.804,76	3.806.720,09	7.067.646,00		Under Development Residential	-	This investment relates to SYGCHRONO KATOIKEIN S.M.S.A. Prodea Investments owned as of 30.06.2025 100% of its capital.
		Kanari 7	Lykovrysi-Pefki	Attica	Greece	2.111,85	-		2.621.953,62			Under Development Residential	-	
26	Retail/ Offices/ Other, MILORA S.M.S.A.	Alex. Papanastasiou (Formerly Leoforos Vasileos Pavlou) 93	Piraeus	Attica	Greece	419,70	307,00	45.558.426,29	258.451,20	63.107.063,25		Retail	ANEDIK KRITIKOS	This investment relates to MILORA S.M.S.A.. Prodea Investments owned as of 30.06.2025 100% of its capital.. MILORA S.M.S.A. owned 100.00% of the share capital of Aktor Stone Italy S.R.L. as of June 30, 2025, which does not own any properties as of June 30, 2025.
		Charokopou 87	Kallithea	Attica	Greece	1.542,73	1.992,10		2.545.910,2500			Retail & Parking places	JYSK A.E. ΔΟΜΚΑ Α.Ε.	
		Frixou Papaaristidi 81	Eleftheroupoli	Kavala	Greece	337,07	772,94		495.039,52			Retail	Diamantis Masoutis S.A.	
		Ethnikis Antistaseos 41-45 and Panioniou	Kaisariani	Attica	Greece	704,25	1.093,33		1.199.429,78			Retail	ANEDIK KRITIKOS	
		Klapanara 2 and Agiou Panteleimonos 2	Keratsini - Drapetsona (former Drapetsona)	Attica	Greece	241,60	428,00		192.454,80			Retail	ANEDIK KRITIKOS	
		Aggelou Metaxa 13	Glyfada	Attica	Greece	1.140,00	705,07		3.955.940,83			Retail	GERMANOS SA.	
		Leoforos Irakleiou 293	Nea Ionia	Attica	Greece	1.528,27	377,32		597.774,93			Retail	COSMOS SPORT SA	
		Eleftheriou Venizelou Ave 15	Chalkida	Evia	Greece	407,20	599,56		611.501,02			Retail	COSMOS SPORT SA	
		Vasilisis Sofias 85 and G. Souri	Marousi	Attica	Greece	2.063,88	480,16		722.102,86			Retail	PUBLIC BENEFIT CO. OF MUNICIPALITY OF AMAROUSION	
		Konstantinou Palaiologou and Pavlou Mela	Kozani	Kozani	Greece	550,03	952,28		678.510,56			Retail	COSMOS SPORT SA	
		Pavlou Kountourioti and Komniniaki	Lesvos (former Mitilini)	Lesvos	Greece	531,39	361,62		790.389,51			Retail	PPC	
		Thiseos Avenue 328-330 and Pelsistratou 58	Kallithea	Attica	Greece	4.334,75	5.269,64		7.089.493,20			NBG Branch & Offices	NBG	
		Leoforos Mesogeion 429 and Chalandriou 3	Agia Paraskevi	Attica	Greece	3.130,99	505,65		913.684,17			Retail	GERMANOS SA.	
		Syggrou 174 Ave. and Kalafati	Kallithea	Attica	Greece	914,49	2.269,70		2.195.746,23			Offices	NBG	
		Thessalonikis and I. Chandri Str. 1	Moschato - Tavros (former Moschato)	Attica	Greece	6.808,00	29.669,41		21.542.080,56			Offices	HELLENIC REPUBLIC	
		Vas. Sofias Ave. 15	Athens	Attica	Greece	2.036,00	8.484,71		36.944.865,55			Offices	HELLENIC REPUBLIC	
		Athinon Ave. 146 and Antigonis 2-4-6	Athens	Attica	Greece	8.063,60	32.049,55		23.320.411,95			Offices	HELLENIC REPUBLIC	
		Karaoli - Dimitriou 13-15 and Eptanisou	Kordelio - Evosmos	Thessaloniki	Greece	2.184,56	4.010,06		1.655.185,43			Offices	HELLENIC REPUBLIC	
		Agiou Dimitriou 2	Alexandroupolis	ΕΒΡΟΥ	Greece	2.499,00	3.094,74		2.349.694,23			Offices	HELLENIC REPUBLIC	
		Pireos 46, Eponiton and Oikonomidou	Piraeus	Attica	Greece	3.810,44	22.695,71		15.742.660,49			Offices	HELLENIC REPUBLIC	
		Prigkipissis Olgas and Prigkipissis Sofias	Agioi Anargiroi - Kamatero	Attica	Greece	1.305,00	3.478,90		2.322.319,99			Offices	HELLENIC REPUBLIC	
		Ethnikis Antistaseos 43 and Dervenakion	Pallini	Attica	Greece	9.009,00	2.654,70		1.845.070,65			Offices	HELLENIC REPUBLIC	
		Acharon 43	Kifissia	Attica	Greece	1.570,69	2.958,04		1.290.829,50			Offices	HELLENIC REPUBLIC	
		Kifissias Avenue 41-43	Marousi	Attica	Greece	31.901,93	57.832,00		44.198.011,86			Hypermarket	SKLAVETITIS HELLENIC HYPERMARKET	
		Papadiamantopoulou 141, position «Goudi» or «Ampelokipoi»	Athens	Attica	Greece	994,50	778,00		533.282,00			Retail	BAZAAR SA.	
		B Merarchias 24 and Kolokotroni 116	Piraeus	Attica	Greece	349,58	1.032,95		1.176.029,75			Retail & Offices	N. THEOFANOPOULOS – M. DALAKOS – I. FASOLIS & PARTNERS LAW FIRM, BIOLOGICAL VILLAGE SA	
		Zefirou 56, Ermou, Ag. Anargiron, Ichous and Ermou	Palaio Faliro	Attica	Greece	876,60	2.584,81		3.613.165,58			Retail	NATIONAL DOCUMENTATION CENTER	
		Aristotelous 9 (former Glafkou) and Patron-Klaous, Perivolia	Patra	Αχαΐας	Greece	96.792,45	9.333,34		5.786.295,57			Υπερμάρκετ	SKLAVETITIS HELLENIC HYPERMARKET	
		Ermou 51	Athens	Attica	Greece	303,71	563,00		4.402.310,40			Retail	COSMOS SPORT SA	
		Leof. Dimarchou Aggelou Metaxa 7	Glyfada	Attica	Greece	632,20	415,00		2.368.931,84			Pharmamaseutical store	KAVAKASALIS CYRUS Co.	
		Agisilaou 6-8 & Zinonos	Marousi	Attica	Greece	10.400,00	17.667,90		22.117.831,12			Offices	ALFA OCEAN DEVELOPMENTS SA, METROSTAR MANAGEMENT CORP, WIN MEDICA PHARMASEUTICAL SA, SIEMENS SA., BAYER SA., ASTRAZENCA A.E., SANTATER CONSUMER E.F.C., ARLA FOODS SA, PIERRE FABRE, LEASEPLAN HELLAS MAE	
		Syggrou Ave. 255-259	Nea Smyrni	Attica	Greece	2.236,05	13.955,90		21.422.823,82			Retail / Offices /Other	DIXONS SOUTH – EAST EUROPE SA, NBG, ALPHA BANK, MUSIC ACTIONS SA.	
27	Retail/ Offices-DEIGMA EPENDYTIKH S.A	Redestou 2-4	Nea Smyrni	Attica	Greece	1.143,74	8.994,87	5.305.889,47	8.694.132,05	7.251.720,07		Retail / Offices	-	This investment relates to DEIGMA EPENDYTIKH S.A Prodea Investments owned as of 30.06.2025 100% of its capital.
	TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE					4.026.057,56	636.562,85	942.655.621,05	297.695.219,92	1.022.316.237,75	42,918%			
	TOTAL PROPERTIES AND INVESTMENTS					4.692.693,45	1.193.602,81	1.748.334.297,54	904.215.672,21	2.349.677.237,75	98,641%			
	Cash									227,39				
	Sight Deposits									30.181.544,18				
	Time Deposits									2.189.000,00				
	TOTAL CASH AND CASH EQUIVALENTS									32.370.771,57	1,359%			
	TOTAL INVESTMENTS									2.382.048.009,32	100,00%			
			30.06.2025			30.06.2025		31.12.2024		31.12.2023				
	Receivables		Unaudited			Unaudited		Audited		Audited				
	Payables		1.368.535.483	Total assets under IFRS		2.754.353.290		2.666.387.307		2.551.649.438				
				Fair value of properties according to the valuation as per Law 5193/2025		1.327.361.000		1.674.165.000		1.729.159.000				
				% of valued properties on total assets		48,19%		62,67%		67,77%				
				Fair value of investments as per Law 5193/2025		1.022.316.238		942.094.529		611.590.115				
				% of valued investments on total assets		37,12%		35,26%		23,97%				
				Fair value of owneroccupied property		12.880.000		12.542.000		11.298.000				
				% of owneroccupied property on total assets		0,47%		0,47%		0,44%				
				Cash and cash equivalents		32.370.772		75.911.710		164.655.782				
				% of cash and cash equivalents on total assets		1,18%		2,84%		6,45%				

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 112). 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 151 will be subject to a transfer in rem, once the necessary legal and technical procedures are concluded.

3. 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.

4. All properties are free of encumbrances, except for:

i) 44 properties owned by the Company (with S/N 2, 10, 14, 16, 25, 33, 35, 37, 38, 40, 41, 42, 58, 60, 63, 65, 67, 69, 73, 74, 75, 77, 81, 86, 88, 91, 94, 99, 100, 101, 104, 108, 110, 112, 117, 119, 127, 137, 144, 152, 154, 157, 182 and 197), and 2 properties which were transferred by the Company to "Milora S.A.E." on 30.06.2025, 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) 22 properties owned by the Company (with S/N 3, 6, 11, 24, 26, 28, 30, 48, 111, 118, 120, 139, 143, 149, 167, 170, 174, 178, 179, 180, 181 and 183), and 4 properties which were transferred by the Company to "Milora S.A.E." on 30.06.2025, 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) 6 properties owned by the Company (with S/N 29, 114, 124, 155, 159 and 175) and 14 properties which were transferred by the Company to "Milora S.A.E." on 30.06.2025, 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) 4 properties owned by the Company (with S/N 57, 123, 148 and 186) and 3 properties which were transferred by the Company to "Milora S.A.E." on 30.06.2025, 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 176) 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 191). 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 193). 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) one property which was transferred by the Company to "Milora S.A.E." on 30.06.2025, on which 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 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 15 properties of "Picasso Fund".

x) the property 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".

xi) 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".

xii) 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".

xiii) 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".

xiv) 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..".

xv) property owned by the company "Lasmame Properties Ltd". A prenotation of mortgage of an amount of €11,000,000.00 has been established in favour of "Bank of Cyprus".

xvi) 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.

xvii) 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."

xviii) 44 properties owned by the Company (with S/N 1, 4, 7, 12, 13, 15, 17, 18, 19, 20, 21, 22, 32, 34, 43, 45, 49, 59, 66, 79, 95, 98, 102, 103, 106, 121, 125, 141, 156, 158, 160, 161, 162, 163, 166, 168, 169, 171, 172, 173, 177, 184, 196 and 198), 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.

5. 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, Lasmame Properties Ltd, Ourania Real Estate Investment S.A. 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.

6. 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.

7. The properties with S/N 1 to 151 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.

8. The "Fair Value 30.06.2025" refers to property values, as determined for the critical date above, i.e. June 30, 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 "Athinaiiki 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.

9. The percentage of total investments has been calculated based on property values as estimated by the independent valuers.


Athens, September 30, 2025

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 June 30, 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 "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 six-month period ended as of June 30, 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 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 interim condensed financial information that will be prepared by the Company for the six-month period ended as of June 30, 2025, for which we will issue a separate Review Report.

Management's responsibilities

The Management of the Company, as Engaging Party, has acknowledged that the agreed-upon Procedures are appropriate for the purpose of the assignment. Furthermore, the Management of the Company, as 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 to come to our attention that would have been reported.

Professional ethics and quality management

We have complied with the ethical requirements of the Code of Conduct for Professional Auditors of the Board of International standards of Ethics for Auditors ("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 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 September 10, 2025.

	Procedures	Findings
1.	We examined whether the information included in the Company's Investment Schedule for the six-month period ended as of June 30, 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 relative decisions 10/566/26.10.2010 and 5/760/14.07.2016.	The information included in the Company's Investment Schedule for the six-month period ended as of June 30, 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 decisions 10/566/26.10.2010 and 5/760/14.07.2016.
2.	We examined whether the description of real estate properties as disclosed in columns "Property Description" in the Company's Investment Schedule agree with the respective data included in the valuation reports issued by the Independent Valuers, as of June 30, 2025.	The description of the real estate properties as disclosed in columns "Property Description" in the Company's Investment Schedule agree with the respective data included in the valuation reports issued by the Independent Valuers, as of June 30, 2025.
3.	We examined whether the fair value of the real estate properties as disclosed in column "Fair Value 30.06.2025" in the Company's Investment Schedule reconciles to the valuation reports issued by the Independent Valuers, as of June 30, 2025.	The fair value of the real estate properties as disclosed in column "Fair Value 30.06.2025" in the Company's Investment Schedule agrees to the valuation reports issued by the Independent Valuers, as of June 30, 2025.
4.	We examined whether the data disclosed in the "Current Value of Investment 30.06.2025" 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 unaudited from us accounting records of the Company for the six-month period ended as of June 30, 2025.	The data disclosed in the "Current Value of Investment 30.06.2025" 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 unaudited from us accounting records of the Company for the six-month period ended as of June 30, 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 unaudited accounting records for the six-month period ended as of June 30, 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 unaudited accounting records for the six-month period ended as of June 30, 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 30.06.2025, has been extracted from the unaudited accounting records maintained by the Company for the six-month period ended as of June 30, 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 30.06.2025, has been extracted from the unaudited accounting records maintained by the Company for the six-month period ended as of June 30, 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, September 30, 2025

The Certified Auditor Accountant

Eleonora Seka
SOEL R.N. 50131
ERNST & YOUNG (HELLAS)
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