

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 30.06.2026														
PROPERTY DESCRIPTION														
S/N	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	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	131.000,00	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	200.000,00	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	9.782.000,00	0,63%	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	1.538.000,00	0,10%	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	22.226.000,00	1,43%	NBG Branch and Offices	NBG, UNIKO, QUALCO	
6	Retail	28is Oktovriou and Elpalinou 2	Athens	Attica	Greece	364,70	495,75	875.914,65	796.875,33	888.000,00	0,06%	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	2.177.000,00	0,14%	Retail		
8	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	8.938.000,00	0,58%	Offices	NBG	
9	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	4.552.000,00	0,29%	NBG Branch and Offices	NBG	
10	Retail	Florinis and Thivon 137	Piraeus	Attica	Greece	169,60	278,75	316.711,26	282.492,75	174.000,00	0,01%	Retail		
11	Retail	Palatia Ethniki Odos Korinthou - Patron and El Venizelou	Velou - Vochas (former Vochas)	Corinth	Greece	200,40	226,23	338.291,98	169.168,97	188.000,00	0,01%	Retail		
12	Retail	Nik. Skiada 8 and Aristotelous	Trifilias (former Gargallanoi)	Messinia	Greece	134,80	217,44	68.453,50	157.964,16	124.000,00	0,01%	Retail		
13	Retail	Georgiou Sisini 96	Pinios (former Gastouni)	Ilia	Greece	190,00	116,00	97.907,09	129.890,30	84.000,00	0,01%	Retail		
14	Retail	Andrea and Maria Kalokairinou 229 and Tsirintanidon 5	Heraklion	Heraklion	Greece	363,00	896,55	912.116,19	1.606.428,27	2.501.000,00	0,16%	NBG Branch	NBG, PPC	
15	Retail	Leontos Sofou 13	Thessaloniki	Thessaloniki	Greece	746,25	1.544,55	2.028.073,11	2.804.705,37	2.204.000,00	0,14%	NBG Branch		
16	Offices and Retail	Vasileos Irakleiou 51-53	Thessaloniki	Thessaloniki	Greece	1.031,01	1.401,50	2.908.151,37	1.925.087,33	3.207.000,00	0,21%	Offices	NBG	
17	Retail	Fira Nisou Santorinis (Kentriki Odos)	Thira	Cyclades	Greece	1.022,10	504,18	2.487.169,33	1.916.690,69	5.166.000,00	0,33%	Retail	NBG	
18	Retail	Korissas and 11th Noemvriou	Kastoria	Kastoria	Greece	390,00	795,23	1.278.870,49	802.514,76	405.000,00	0,03%	Retail		
19	Retail	Plateia Syntagmatos 1 - Staikopoulou and Papalexopoulou	Nafplio	Argolida	Greece	441,92	1.039,60	3.057.732,03	2.102.520,32	2.630.000,00	0,17%	Retail		
20	Retail	Plateia Bogatsopoulou 1 and Megalou Alexandrou	Visaltia (former Nigrita)	Serres	Greece	259,82	681,70	576.240,18	426.435,63	240.000,00	0,02%	Retail		
21	Retail and Offices	Plateia Iroon and 28th Oktovriou 55	Orchomenos	Viotia	Greece	207,67	372,14	233.692,62	154.765,11	161.000,00	0,01%	Retail		
22	Retail	Kentriki Odos Mitlinis - Plomariou Village "PAPADOS"	Geras, Mytilini	Lesvos	Greece	409,49	205,34	101.753,90	166.373,81	159.000,00	0,01%	Retail		
23	Retail	Konstantinou Petridou and Volou	Stilida	Phthiotis	Greece	358,52	330,66	283.970,33	487.826,52	248.000,00	0,02%	Retail		
24	Retail and Offices	25th Martiou 28 and Paralaki Odos	Loutraki - Ag. Theodoroi (former Loutraki - Perachora)	Corinth	Greece	262,30	833,29	857.269,36	1.032.377,32	1.248.000,00	0,08%	NBG Branch	NBG	
25	Retail	Leoforos Vasileos Georgiou A' 27 and Androutou 148-150	Piraeus	Attica	Greece	480,94	832,10	2.037.509,70	2.042.229,80	3.335.000,00	0,22%	NBG Branch	NBG	
26	Industrial facility / Storage	Ethniki Odos 3 " Elefsinas - Thivas - Livadeias"	Mandra - Eidyllia (former Mandra)	Attica	Greece	15.151,87	8.318,12	4.335.224,58	3.142.940,82	4.917.000,00	0,32%	Storage	EMA S.A.	
27	Offices	Chrisospiliotissis 9 and Miltiadou	Athens	Attica	Greece	535,10	2.912,00	12.079.596,23	10.568.776,96	15.700.000,00	1,01%	Offices	INVEL GREECE, ANTHOS PROPERTIES, V_TOURISM, THRIASEUS, DEIGMA EPENDYTIKI, KAROLOU TOURISTIKI, PLEIADES, INVEL CYPRUS LTD, METROPOLITAN SQUARE HOSPITALITY S.A., M23 HOSPITALITY S.A., PORTOCHELI HOTEL & MARINA S.A., OURANIA EPENDITIKI S.A., NOVA ENERGIJAKI S.A.	The property is own used and occupied by the Company. The market value of the owneroccupied property as at 30.06.2026 amounts to €15.700.000 and the net book value as at 30.06.2026 amounts to €8.857.760,86.
28	Retail	Dimos Gortynias (ex Tropaion)	Gortynia (former Tropaion)	Arkadia	Greece	160,30	168,31	150.546,19	64.877,40	51.000,00	0,00%	Retail		
29	Retail	Komninon 65	Pilaia - Chortiatí (former Panorama)	Thessaloniki	Greece	2.347,47	473,86	737.379,51	564.003,55	620.000,00	0,04%	NBG Branch		
30	Retail	Agias Triados 22-22A-24	Patra	Achaia	Greece	453,00	451,93	423.129,07	322.438,66	256.000,00	0,02%	Retail		
31	Retail	Kanari and Papaflessa	Lamia	Phthiotis	Greece	2.601,00	149,50	158.640,19	107.417,02	70.000,00	0,00%	Retail		
32	Retail	Michail Aggelou 3 and Grigoriou Sakka 1	Ioannina	Ioannina	Greece	839,50	530,30	2.174.646,93	823.251,87	2.680.000,00	0,17%	NBG Branch	NBG	
33	Retail	Agiou Eleftheriou and 40 Ekklesion and Andreou Dimitriou	Xanthi	Xanthi	Greece	642,14	408,32	476.464,64	567.996,85	355.000,00	0,02%	Retail		
34	Retail	25th Martiou 9	Rhodes	Dodecanese	Greece	664,50	451,80	1.619.085,79	1.488.019,66	550.000,00	0,04%	Retail		
35	Retail	Konstantinou Varnali 1	Chalandri	Attica	Greece	976,58	459,50	1.079.096,84	854.401,86	860.000,00	0,06%	Bank Branch	OPTIMA BANK	
36	Retail	Panagi Tsaldari 16-20	Peristeri	Attica	Greece	831,00	325,38	532.453,51	776.334,24	1.429.000,00	0,09%	Bank Branch	OPTIMA BANK	
37	Offices	Gounari 227	Glyfada	Attica	Greece	3.447,56	2.257,43	1.780.060,75	4.052.459,66	3.425.000,00	0,22%	Offices	HELLENIC REPUBLIC	
38	Retail	Ethnikis Antistaseos 63A	Agrinio	Aitolokarnania	Greece	3.173,81	3.913,87	2.426.505,49	1.928.341,72	3.626.000,00	0,23%	Hypermarket	SKLAVENTIS HELLENIC HYPERMARKETS S.A.	
39	Retail	K. Varnali 13 and A. Gini	Chalandri	Attica	Greece	622,20	409,98	741.075,80	732.804,52	502.000,00	0,03%	Offices	REPADO	
40	Separate Building (Offices & Retail)	Tzortz 4, Plateia Kaniggos	Athens	Attica	Greece	312,41	1.425,35	3.815.410,27	2.306.552,41	4.429.000,00	0,29%	Piraeus Bank Branch and Offices	PIRAEUS BANK S.A. HELLENIC OPEN UNIVERSITY	
41	Separate Building	Kapodistriou 30, Pentelis and Parnithos	Marousi	Attica	Greece	1.216,24	2.360,32	6.047.993,32	2.496.815,42	3.831.000,00	0,25%	Elderly care unit	RODI FILOTHEI I.K.E.	
42	Retail	Pan. Tsaldari 16 - 20 and Erithraias	Peristeri	Attica	Greece	831,00	360,37	2.100.965,12	1.258.388,65	1.769.000,00	0,11%	Piraeus Bank Branch	PIRAEUS BANK S.A.	
43	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	1.745.000,00	0,11%	Bank Branch and Offices	PIRAEUS BANK S.A.	
44	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	2.851.000,00	0,18%	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)
45	Retail	Athinas 12 and Avramiotou 7	Athens	Attica	Greece	548,50	354,90	1.333.956,98	1.564.011,50	1.236.000,00	0,08%	Retail	VINSTORES IKE	
46	Retail	Salaminios Ave 62, region «Amfiali»	Keratsini - Drapetsona	Attica	Greece	194,00	262,22	876.601,69	164.753,27	432.000,00	0,03%	Bank Branch	PIRAEUS BANK S.A.	
47	Offices (8th floor)	Karageorgi Servias 4	Athens	Attica	Greece	824,47	472,45	1.400.846,40	1.056.209,22	2.785.000,00	0,18%	Offices	DRAKOPOULOS & VASALAKIS LAW FIRM	
48	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	9.352.000,00	0,60%	Offices	e-TRAVEL S.A.	
49	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	3.168.000,00	0,20%	Offices	CISCO S.A., FARMATEN ABEE, ELPEDISON	
50	Hotel / Retail	Ermou 66 and Ag. Elirinis 7	Athens	Attica	Greece	527,23	2.525,83	6.980.873,63	9.636.401,17	13.251.000,00	0,85%	Hotel and Retail	TECHNEK S.A. SEPHORA GREECE A.E.E	
51	Separate Retail Building	Mitropoleos 66 - 68 and Kapnikareas	Athens	Attica	Greece	574,20	1.608,45	5.536.007,15	9.431.221,20	8.164.000,00	0,53%	Catering Retail	KYRIAZIS PANAGIOTIS, KAYAK EDESMATA GLYFADAS S.A., BIOLOGIKO XORIO	
52	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	3.987.000,00	0,26%	Retail and Residence	SOTIRIOS PAPATZIKIS,S.A.FIVE A & D RAGOUSIS E.E.	
53	Separate Storage Buildings	2nd Road Ol. Skopectiriou Street	Markopoulo	Attica	Greece	21.150,02	15.477,57	11.845.672,85	14.341.480,60	14.837.000,00	0,96%	Separate Storage Building	UNILOG S.A. LOGISTICS	
54	Offices	Syggrou Ave 377, Zisomopoulou and Pentelis	P. Faliro	Attica	Greece	2.784,24	2.410,97	5.905.459,25	4.217.336,99	7.640.000,00	0,49%	Offices	CHANDRIS HOTELS	
55	Offices with parking spaces	Chimaras 8B and Gravias	Marousi	Attica	Greece	7.727,07	14.165,52	35.348.427,45	10.229.421,09	45.713.000,00	2,95%	Offices with Parking places	ERNST & YOUNG COSULTING SERVICES	
56	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	24.165.000,00	1,56%	Separate Storage Building	M&M MILITZER & MUNCH S.A. G. THOMASIS I. THOMASIS O.E. DELATOLAS EXPRESS CARGO A.E.	
57	Separate Storage Building	Rykia or Kyrillo or Lakka Kyrilou	Aspropyrgos	Attica	Greece	13.920,37	5.068,49	1.963.442,55	1.660.011,98	4.685.000,00	0,30%	Separate Storage Building	ALFA OMEGA S.A.	
58	Warehouses	Copricia Region	Aspropyrgos	Attica	Greece	60.661,07	23.806,08	7.999.663,19	9.370.844,95	22.650.000,00	1,46%	Warehouses	NOE METAL CONSTRUCTIONS S.A.	
59	Warehouses	Agrotiki Odos (Odos Panagias Tinou), Magoula	Aspropyrgos	Attica	Greece	145.493,07	59.084,68	30.418.858,06	44.520.771,62	54.539.000,00	3,52%	Warehouses	SARMED LOGISTICS MAE FOODLINK SA	
60	Offices	Leof. Syngrou 97, Lagoumitzi 40 & Evridamandos	Athens	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 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	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	36.118.118,72	-	36.004.925,31		Land plot	-	This investment relates to the subsidiary Nash S.r.l. Prodea Investments owned as of 30.06.2026 100.00% of its capital.
2	Offices - Picasso Fund	Via Tolmezzo 15	Milan	Milan	Italy	14.590,00	18.625,61	57.595.073,13	-	57.595.073,13		Offices	ADECCO ITALIA S.P.A., DORMAKABA ITALIA S.R.L., IPSOS S.R.L., ISO, UNICHIPS, CEAS SRL, FURNESS, TAUW Italia, ADECCO ITALIA HOLDING	This investmmt relates to CI Global RE S.a.r.l. SICAF-RAIF ("CI Global"). Prodea Investments owned as of 30.06.2026 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 30.06.2026 owns 100% of the units of Picasso Fund which owns 10 properties in Italy. As of 30.06.2026 Picasso Fund owns 100% of the share capital of Euclide S.r.l which owns no properties as of 30.06.2026
	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	
	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	ALFAR S.R.L., KCS CAREGIVER COOPERATIVA SOCIALE ELETTROCASA Srl WESTCON GROUP ITALIA SRL RAUCH ITALIA SRL, HALSTRUP	
	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, PHARMASTORE S.R.L._BLUSALUTE.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., FARMALLEVEL 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., 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, STROIILI ORO SPA, VISION GROUP SPA (OTTICA AVANZI), PEPCO ITALY SRL, GOTTARDO SPA (TIGOTA), DEFI BRICO SRL (BRICO IO), HAPPY CASA STORE SRL, EMMERI 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, AXIANS SAIV S.P.A., CSI MANAGEMENT SRL, TEKNOSERVICES, VERSURE ITALY S.R.L., LINEARIT S.p.a.	
3	Egnatia Properties S.A.	-	-	-	-	-	-	20.000,00	-	2.159.479,44		-	-	This investment relates to the subsidiary Egnatia Properties S.A. Prodea Investments owned as of 30.06.2026 99,96% of its share capital.
	Egnatia Properties S.A.	-	-	-	-	-	-		-			-	-	
4	Retail and Offices- Quadratix Ltd.	Spyrou Kiprianou 11	Germasogeia	Limassol	Cyprus	21.498,00	12.437,19	10.802.000,00	-	23.263.779,99		Hypermarket	SKLAVETITIS CYPRUS LTD	This investment relates to the subsidiary Quadratix Ltd. Prodea Investments owned as of 30.06.2026 100.00% of its share capital.
5	Hotel - Karolou Touristiki S.A.	Iroon Polyteχνiou 58	Patra	Achaea	Greece	1.563,57	5.148,55	7.946.710,31	6.665.456,15	11.024.395,73		Hotel	DPN A.E.	This investment relates to the subsidiary Karolou Touristiki S.A. Prodea Investments owned as of 30.06.2026 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.	
6	Under Development Retail Mall - PNG Properties EAD	ul. Okolovrasten pat, ul Filipovsko Shose και ul Itzkah Gratsiani	Liulin	Sofia	Bulgaria	28.061,00	22.645,39	-	-	-		Under Development Retail Mall	-	This investment relates to the subsidiary PNG Properties EAD. Prodea Investments owned as of 30.06.2026 100.00% of its share capital.
7	Under Development Hotel - Lasmane Properties Ltd.	Ouzounian, Rigenis and Vassiliou Voulgaroktonos	Nicosia	Nicosia	Cyprus	2.445,00	12.870,00	14.555.594,47	-	14.555.594,47		Under Development Hotel	-	This investment relates to the subsidiary Lasmane Properties Ltd. Prodea Investments owned as of 30.06.2026 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		48.440.832,03		Separate Office Building	CALLPOINT NEW EUROPE AD (TELLUS), CUSTOM HOUSE FUND SERVICES BULGARIA EOOD, VAYANT BULGARIA EOOD (PROS), ISBG 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, BGK MINIMART, IVAN LAPATOV, BORIS POYLAKOV, BISSEER KIRILOV, EVGENI PAVLOV, BOYAN POPOV, TODOROVA, LI&D, Apex Hub, Dimova, ZDRAVKA DIKOVA, BALKIDA, AUTO, MILUSHEV, ANGELIKA MITROVA.	This investment relates to the subsidiary I&B Real Estate. Prodea Investments owned as of 30.06.2026 100.00% of its share capital. As of 30.06.2026, 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	-	11.119.671,06		Land plot	-	This investment relates to the subsidiary Aphrodite Springs Public Limited. Proda Investments owned as of 30.06.2026 96.22% of its share capital.
10	MHV Mediterranean Hospitality Venture PLC	-	-	-	Cyprus	-	-	492.981.628,28	-	511.512.835,85		-	-	This investment relates to the company MHV Mediterranean Hospitality Venture PLC, in which Prodea Investments owned as of 30.06.2026 99.99% of its share capital. As of 30.06.2026, MHV Mediterranean Hospitality Venture PLC owned 100% of the share capital of The Cyprus Tourism Development Company Limited, Parklane Hotels Limited, Stromay Holdings Limited, Porto Heli Hotel & Marina S.A. and Rinascta S.A. MHV Mediterranean Hospitality Venture PLC directly owned 70% of the share capital of MHV Bluekey One Single Member S.A., while the remaining 30% was indirectly owned through its 100% subsidiary, Papalon Investments Limited. Therefore, MHV Mediterranean Hospitality Venture PLC owned, directly and indirectly, 100% of the share capital of MHV Bluekey One Single Member S.A. Finally, MHV Mediterranean Hospitality Venture PLC owned 75% of Five Lakes Fund.
11	Hotel - Smooland Properties Limited	Pernera area	Paralimni	Ammochostou	Cyprus	19.095,00	13.615,00	135.078.568,24	-	140.692.924,15		Hotel	LOUIS HOTEL PUBLIC COMPANY LTD	This investment relates to the subsidiary CYREIT Variable Capital Investment Company Plc. Prodea Investments owned as of 30.06.2026 100.00% of its management shares and 93.65% of its investment shares.
	Retail - Orleania Properties Limited	1 Armenias Str., Agios Dimitrios	Strovolos	Nicosia	Cyprus	734,00	477,00					Retail	EDEX – EDUCATIONAL EXCELLENCE CORPORATION LTD.	
	University - Bascot Properties Limited	8 Markou Drakou Str.	Engomi	Nicosia	Cyprus	9.207,00	5.645,00					University	NOVAGEM, ISBOSOFT LTD, EPAM SOLUTIONS, ORB COMMUNICATIONS LTD, WGM Services LTD	
	Offices - Elizano Properties Limited	85 Lemesou Ave.	Aglantzia	Nicosia	Cyprus	1.834,00	2.777,50					Offices	BANK OF CYPRUS PUBLIC COMPANY LTD	
	Offices - Kuvena Properties Limited	14 Kantaras Ave.	Nicosia	Nicosia	Cyprus	1.292,00	3.331,64					Offices	SIGMA BAKERIES LTD, AMDOCS DEVELOPMENT LTD, POLICE DEPARTMENT (REPUBLIC OF CYPRUS), DIG, D NIKOLAOU	
	Retail and Offices - Lancast Properties Limited	223 Franklin Roosevelt Ave.	Limassol	Limassol	Cyprus	7.010,00	10.131,93					Offices and Retail	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	
	Offices - Alomnia Properties Limited	50 Spyrou Kyprianou Ave. & Archiepiskopou Makariou Ave.	Larnaca	Larnaca	Cyprus	2.634,00	8.904,78					Offices	SUPERHOME CENTER (DIY) LTD	
	Retail - Wicoco Properties Limited	30 Kambos Str.	Strovolos	Nicosia	Cyprus	20.026,00	4.456,00					Retail	GENCOM (ERMES DEPARTMENT STORE PLC)	
	Retail - Arleta Properties Limited	Ammochostou & Petrou Tsirou Str. (Apostolou Petrou kai Pavlou)	Limassol	Limassol	Cyprus	8.559,00	10.802,00					Retail	H&M HENNES & MAURITZ CYPRUS LTD, LEDRA OBSERVATORY LTD, PUBLIC GUARD, PRIMETEL PLC., MT MEDITERRANEAN TOWERS LTD, ANTENNA CYPRUS POLICE	
	Retail and Offices - Ravenica Properties Limited	Lidras street and Arsinois	Nicosia	Nicosia	Cyprus	798,00	7.282,40					Offices and Retail	SCB DIY COMPANY LTD (LEROY MERLIN)	
	Retail - Letimo Properties Limited	Kalamon 16	Strovolos	Nicosia	Cyprus	17.663,00	24.094,00					Retail		
12	PIRAEUS TOWER S.A.	-	-	-	Greece	-	-	10.906.500,00	-	15.334.604,22		-	-	This investment relates to the company Piraeus Tower S.A. Prodea Investments owned as of 30.06.2026 30.00% of its share capital.
13	Panphila Investments	-	-	-	Cyprus	-	-	33.250.000,00	-	33.193.457,73		-	-	This investmmt relates to the subsidiary Panphila Investments Ltd. Prodea Investments owned as of 30.06.2026 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 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	CURRENT USE OF PROPERTY	TENANT	OTHER INFORMATION
		Address	Municipality	Prefecture	Country	Land	Building							
14	OURANIA EPENDITIKI S.A. - Offices and Retail	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	24.295.227,42		Offices and Retail	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 30.06.2026 100.00% of its share capital.
15	Under Development Logistics and land plot - THRIASEUS S.A.	Location PATIMA (or Patima Rathiri)	Aspropyrgos	Attica	Greece	245.522,41	-	26.111.101,30	7.418.346,18	26.618.844,13		Under Development Logistics	-	This investment relates to Thriaseus S.A. Prodea Investments owned as of 30.06.2026 100.00% of its share capital. As of 30.06.2026, (Thriaseus S.A. owned 100% of the share capital of NOVA ENERGEIAKI S.M.IKE.
	Photovoltaic Park – NOVA ENERGEIAKI S.M.IKE	Location PATIMA (or Patima Rathiri)	Aspropyrgos	Attica	Greece	-	-					-	-	
16	Livewise holding limited	-	-	-	Greece	-	-	19.734.715,00	-	19.960.645,29		-	-	This investment relates to Livewise Holding Limited,. Prodea Investments owned as of 30.06.2026 30.75% of its share capital. As of 30.06.2026, 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.,RentMall, RentSocius and LIVEWISE S.A., which are classified as subsidiaries.
17	WISE ATHANASIA S.M.IKE	-	-	-	Greece	-	-	1.587.870,43	-	1.587.870,43		-	-	This investment relates to WISE ATHANASIA S.M.IKE. Prodea Investments owned as of 30.06.2026 100.00% of its capital.
18	THERMOPYLON 77 S.M.IKE	-	-	-	Greece	-	-	538.667,95	-	538.667,95		-	-	This investment relates to THERMOPYLON 77 S.M.IKE Prodea Investments owned as of 30.06.2026 100.00% of its capital.
19	Residential - WISE LOUISA S.M.S.A.	Myrtias 2	Kifisias	Attica	Greece	3.343,37	768,71	5.593.139,29	4.032.898,86	4.876.432,00		Residential	-	This investment relates to WISE LOUISA S.M.S.A. Prodea Investments owned as of 30.06.2026 100.00% of its share capital.
20	V TOURISM S.M.S.A.	-	-	-	Greece	-	-	7.593.040,00	-	11.717.679,81		-	-	This investment relates to V TOURISM S.M.S.A. Prodea Investments owned as of 30.06.2026 49.00% of its capital.
21	Under Development Residential - SYGCHRONO KATOIKEIN S.M.S.A.	Pontou 41	Kifisias	Attica	Greece	4.163,00	-	7.406.804,76	3.806.720,09	7.443.309,27		Under Development Residential	-	This investment relates to SYGCHRONO KATOIKEIN S.M.S.A. Prodea Investments owned as of 30.06.2026 100% of its capital.
		Kanari 7	Lykovrysi-Pefki	Attica	Greece	2.113,50	-		2.621.953,62			Under Development Residential	-	
22	PLEIADES KTIMATIKI S.A.	Location LOPOCHORI , Municipality Markopoulo - Mesogea	Markopoulo - Mesogea	Attica	Greece	75.150,80	-	18.674.575,41	5.098.862,61	19.111.353,47		Under Development Warehouses	-	This investment relates to PLEIADES KTIMATIKI S.A. Prodea Investments owned as of 30.06.2026 100% of its capital.
23	DEIGMA EPENDYTIKH S.A	-	-	-	Greece	-	-	248.380,19	-	1.941.695,29		-	-	This investment relates to DEIGMA EPENDYTIKH S.A Prodea Investments owned as of 30.06.2026 100% of its capital.
24	Hotel - METROPOLITAN SQUARE HOSPITALITY S.A.	Plateia Mitropoleos 3 and Aggelou Valchou	Athens	Attica	Greece	764,64	3.093,37	5.800.000,00	10.768.873,00	5.767.744,82		Hotel	-	This investment relates to METROPOLITAN SQUARE HOSPITALITY S.A. Prodea Investments owned as of 30.06.2026 100% of its share capital.
25	Hotel and Underground Parking Spaces - M23 HOSPITALITY S.A.	Mitropoleos 23	Athens	Attica	Greece	748,20	4.426,59	11.000.000,00	10.473.273,55	11.217.368,29		Hotel and Underground Parking Spaces	ERGON TROFIMA S.A., METROPARK	This investment relates to M23 HOSPITALITY S.A. Prodea Investments owned as of 30.06.2026 100% of its share capital.
26	Quadrivium Digital Hellas S.A.	-	-	-	Ελλάδα	-	-	585.000,00	-	134.979,42		-	-	This investment relates to Quadrivium Digital Hellas S.A. Prodea Investments owned as of 30.06.2026 30% of its share capital.
TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE						3.890.988,96	342.575,82	948.334.394,76	70.541.918,02	1.040.109.390,70	67,07%			
TOTAL PROPERTIES AND INVESTMENTS						4.282.265,11	585.219,34	1.212.177.986,77	289.057.454,17	1.429.364.390,70	92,17%			
Cash										1.961,38				
Sight Deposits										111.497.928,21				
Time Deposits										10.000.000,00				
TOTAL CASH AND CASH EQUIVALENTS										121.499.889,59	7,83%			
TOTAL INVESTMENTS										1.550.864.280,29	100,00%			
						30.06.2026	30.06.2026	31.12.2025		31.12.2024				
						Unaudited	Unaudited	Audited		Audited				
						179.286.556	1.632.533.632	2.137.688.237		2.666.387.307				
Receivables														
Payables														

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 to the submission to the Hellenic Capital Market Commission of the attached Investment Schedule for the six-month period ended June 30, 2026, in the context of its compliance with its obligations under the provisions of Article 53 of 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 Decision No. 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, except that it may be provided to the Hellenic Capital Market Commission for information purposes only. Furthermore, this report is limited to what is referred to above and does not extend to the interim condensed financial information that will be prepared by the Company for the six-month period ended June 30, 2026, 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 come to our attention that would have been reported.

Professional ethics and quality management
We have complied with the ethical requirements of the Code of Conduct for Professional Auditors of the Board of International Standards of Ethics for Auditors ("ΣΔΠΔΕ" Code) and with the ethical and independence requirements of Law 4449/2017, as well as Regulation (EU) 537/2014. Our firm applies International Standard on Quality Management (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 under the engagement dated August 24, 2026, as amended on September 30, 2026.

	Procedures	Findings
1.	We examined whether the information included in the Company's Investment Schedule for the six-month period ended June 30, 2026, is in accordance with the provisions of Article 53 of Law 5193/2025, as in force, and Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Decision No. 10/566/26.10.2010.	The information included in the Company's Investment Schedule for the six-month period ended June 30, 2026, is in accordance with the provisions of Article 53 of Law 5193/2025, as in force, and Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Decision No. 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 agrees with the respective data included in the valuation reports issued by the Independent Valuers, with a valuation date of June 30, 2026.	The description of the real estate properties as disclosed in column "Property Description" in the Company's Investment Schedule agrees with the respective data included in the valuation reports issued by the Independent Valuers, with a valuation date of June 30, 2026.
3.	We examined whether the fair value of the real estate properties as disclosed in column "Fair Value 30.06.2026" in the Company's Investment Schedule reconciles to the valuation reports issued by the Independent Valuers, with a valuation date of June 30, 2026.	The fair value of the real estate properties as disclosed in column "Fair Value 30.06.2026" in the Company's Investment Schedule agrees to the valuation reports issued by the Independent Valuers, with a valuation date of June 30, 2026.
4.	We examined whether the data disclosed in the "Current Value of Investments 30.06.2026" 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 June 30, 2026.	The data disclosed in the "Current Value of Investments 30.06.2026" 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 June 30, 2026.
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) 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 June 30, 2026.	The total fair value of the investment properties that is disclosed in the Company's Investment Schedule (excluding the own-use properties) 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 June 30, 2026.
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 30.06.2026, has been extracted from the unaudited accounting records maintained by the Company for the six-month period ended June 30, 2026.	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 30.06.2026, has been extracted from the unaudited accounting records maintained by the Company for the six-month period ended June 30, 2026.
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 Investment Schedule.

Legal Name: ERNST & YOUNG (HELLAS) Certified Auditors-Accountants S.A.
Distinctive sig: ERNET & YOUNG
Legal form: Société Anonyme
Registered seat: Chimarras 88, Marousi, 15125
General Commercial Registry No: 000710901000

A member firm of Ernst & Young Global Limited

Athens, September 30, 2026

The Certified Auditor Accountant

Eleonora Seka
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