Prodea Real Estate Investment Company Société Anonyme

Annual Consolidated and Separate Financial Report
for the year from January 1 to December 31, 2022
according to International Financial Reporting Standards (''IFRS'') as adopted by European Union

This financial report has been translated from the original report that has been prepared in the Greek language. Reasonable care has been taken to ensure that this report represents an accurate translation of the original text. In the event that differences exist between this translation and the original Greek language financial report, the Greek language financial report will prevail over this document.

April 2023

Certification by Members of the Board of Directors pursuant to article 4, paragraph 2 of Law 3556/2007

We, the members of the Board of Directors of the company Prodea Real Estate Investment Company Société Anonyme, certify that to the best of our knowledge:

(1) The Consolidated and Separate Financial Statements for the year ended December 31, 2022 have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and present a true and fair view of Statement of Financial Position, Income Statement, Statement of Comprehensive Income, Statement of Changes in Equity and Cash Flow Statement of the Company and of the companies included in the consolidation.

(2) The Board of Directors Annual Report fairly presents the evolution, the performance and the position of the Company and of the companies included in the consolidation, including the description of the main risks and uncertainties they face.

Athens, April 10, 2023

The Vice-Chairman B’ of the BoD and CEO	The Executive Member of the BoD	The Executive Member of the BoD
Aristotelis Karytinos	Thiresia Messari	Athanasios Karagiannis

Annual Board of Directors Report
of "Prodea Real Estate Investment Company Société Anonyme"
on the Consolidated and Separate Financial Statements
for the year ended 31.12.2022

The present Board of Directors Report of the Company "Prodea Real Estate Investment Company Société Anonyme" with the distinctive title "Prodea Investments" (hereinafter "the Company") relates to the financial year 2022 and has been prepared in accordance with the provisions of Articles 150-154 of Law 4548/2018, Law 3556/2007 and the implementing decisions of the Hellenic Capital Market Commission, and in particular Decision No 7/448/11.10.2007 of the Board of Directors of the Hellenic Capital Market Commission.

I. FINANCIAL POSITION OF THE GROUP

During 2022, the Company and the subsidiaries (herein ''Group''), continued with its increased investment activity in real estate, with the new investments being fully attached to the Company's strategy for the development of its portfolio with selected placement to properties with significant investment characteristics (see "SIGNIFICANT EVENTS DURING 2022" below). The new acquisitions were financed by loans.

As at December 31, 2022, the Group's real estate portfolio consisted of 381 (December 31, 2021: 373) commercial properties (mainly retail and offices), of a total leasable area of 1,435 thousand sq.m. Three hundred and twenty-seven (327) of those properties are located in Greece, mainly in prime areas. In addition, twenty-four (24) properties are located in Cyprus, twenty six (26) properties are located in Italy, two (2) properties in Bulgaria and two (2) properties in Romania. As at December 31, 2022 the fair value of the Group's investment property amounted to €2,566,670 (December 31, 2021: €2,326,915) including the Company's owner-occupied property with a fair value of €10,124 as at December 31, 2022 (December 31, 2021: €9,465), inventories with a fair value €19,010 as at December 31, 2022 (December 31, 2021: €35,388) and investment properties that have been recorded as assets held for sale, under IFRS 5, with a fair value €46,252 as at December 31, 2022 (December 31, 2021: €2,104).

The valuations as at December 31, 2022, were performed by the independent valuers "Proprius Commercial Property Consultants, "(representative of Cushman & Wakefield) and jointly the companies "P. Danos & Associates" (representative of BNP Paribas Real Estate) and "Athinaiki Oikonomiki EPE" (representative of Jones Lang LaSalle), the company "Axies S.A" (member of 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 addition, the Company participates in the following companies which are presented in the line "Investment in joint ventures" in the Statement of Financial Position as at December 31, 2022:

- 40% in the company EP Chanion S.A., owner of land plot in Chania, Crete. The fair value of the land plot as at December 31, 2022, amounted to €3,750 (December 31, 2021: €3,750).
- 90% in the company RINASCITA S.A., which has a lease agreement for a multistorey building in Athens. The fair value of the property as at December 31, 2022, amounted to €35,000 (December 31, 2021: €28,600).
- 30% in the company PIRAEUS TOWER S.A. The PIRAEUS TOWER S.A. has signed a concession for the redevelopment and exploitation of Piraeus Tower with the Municipality of Piraeus. The fair value of the property as at December 31, 2022, amounted to €57,879 (December 31, 2021: €27,698).
- 25% in the company MHV Mediterranean Hospitality Venture Limited (hereinafter ''MHV'') which owns the hotels The Landmark Nicosia, Parklane, a Luxury Collection Resort & Spa Limassol in Cyprus and Nikki Beach and Porto Paros in Greece. Furthermore, the company MHV owns 50% of the share capital of the company Aphrodite Hills Resort. The fair value of the properties (investment properties, property and equipment and inventories) of MHV as at December 31, 2022 amounted to €551,928 (December 31, 2021: €374,085).
- 35% in the company OURANIA Investment S.M.S.A, owner of several plots in Thessaloniki, in which a bioclimatic building of offices with a total area of approximately 25.2 thousand sq.m. is under construction. The fair value of the property as at December 31, 2022, amounted to €22,099 (December 31, 2021: €9,622).
- 75% in the company Fondo Five Lakes – Real Estate reserved closed-end Fund (Italian Real Estate Reserved AIF) (hereinafter "Five Lakes") owner of a hotel in Italy. The fair value of the property as at December 31, 2022, amounted to €47,810.

- 49% in the company V TOURISM S.A, owner of a hotel in Milos. The fair value of the property as at December 31, 2022, amounted to €21,400.

As at December 31, 2022, the fair value of the Assets Under Management of the Company amounted to €2,809,094 (December 31, 2021: €2,455,381). It is noted that the fair value of the properties of the Investment in joint ventures has been calculated based on the participation percentage of the Company in each company.

Management always evaluates the optimal management of the Group's portfolio property, including a possible sale if market conditions are appropriate. In this context, during 2022 the Group completed the disposal of nine properties in Greece and in Italy. Furthermore, the joint venture MHV completed the disposal of a part of its share in the company Aphrodite Hills Resort Limited (see "OTHER EVENTS" below).

II. SIGNIFICANT EVENTS DURING 2022

1. CORPORATE EVENTS

- On June 7, 2022 the Annual General Meeting of the Company's Shareholders, approved the distribution of a total amount of €71,283 (i.e. 0.279 per share – amount in €) as dividend to its shareholders for the year 2021. Due to the distribution of interim dividend of a total amount of €28,104 (i.e. €0.11 per share – amount in €) on December 7, 2021, following the relevant decision of the Board of Directors dated December 7, 2021, the remaining dividend to be distributed amounts to €43,179 (i.e. €0.169 per share – amount in €).

- On December 1, 2022 the Company's Board of Directors resolved on the distribution of a total amount of €28,104 (i.e. 0.11 per share – amount in €) as interim dividend to its shareholders for the year 2022.

- On December 28, 2022, the merger by absorption (the "Merger") of the 100% subsidiaries "Anaptixi Fragkokklisia Akiniton S.A.", "Irinna Ktimatiki S.A.", "NEW METAL S.M.S.A.", "ILIDA OFFICE S.M.S.A" and "ILDIM S.M.S.A." (the "Absorbed companies") by the parent company Prodea Real Estate Investments S.A. with the distinctive title "Prodea Investments" (the "Absorbing Company) was completed in accordance with the decision No. 2863115/28.12.2022 of the Ministry of Economy and Development which was registered on the same day with the General Commercial Register of the abovementioned Ministry. The Merger was completed with the combined use of articles 6-21 and 30-38 of L. 4601/2019, and articles 1-5 of L. 2166/1993, each as in force and in accordance with the provisions of No. 7.175/21.12 .2022 act of the Notary of Athens Eleni Spiliopoulou Poulantzas. In accordance with the provisions of article 18 par. 2 of L. 4601/2019, from the conclusion of the above Merger, the Absorbing Company was automatically substituted, as universal successor of the Absorbed companies, in all their legal relationships and in all their rights and obligations, including those on all the properties of the latter. The Company has taken the necessary actions for the registration of the aforementioned merger agreement to the competent land registry offices. The property of the company "NEW METAL EXPERT S.M.S.A" will be the subject of an additional notarial deed (actual transfer), as soon as the required legal and technical formalities are completed.

2. INVESTMENTS

During 2022, the Group proceeded with the below investments which contributed to the dispersion of the Group's real estate portfolio:

- On January 13, 2022, the Company completed the acquisition of five equal lands with a total area of 10.4 thousand sq.m. in Maroussi, Attica. The consideration of the above acquisitions amounted to € 13,767 and the fair value, according to the valuation performed by the independent statutory valuers, amounted to €15,007. The purpose of the acquisition is the development, after the demolition of the existing building and the operation of a modern office with a minimum environmental LEED Gold certification, which will consist of two autonomous and functionally independent buildings with a total area of more than 17 thousand sq.m.

- On April 18, 2022, the Company proceeded with the acquisition of 80% of the share capital of the company THRIASEUS S.A. The consideration for the acquisition of the shares amounted to €528. On May 31, 2022, THRIASEUS S.A. proceeded with the acquisition of 17 plots of land in the area of Aspropyrgos, Attica, with a total area of 111 thousand sq.m on which the company aims to develop Logistics Center with modern specifications with a total area of 39.8 thousand sq.m. The consideration for the acquisition of the properties amounted to €5,856 (excluding the acquisition costs of €68) while the fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €7,784 (Note 8). Furthermore, on May 23, 2022, the Company signed a sale and purchase agreement for the acquisition of the remaining share capital of THRIASEUS S.A. subject to the successful development of the Logistics Center. The consideration for the purchase of the shares will be calculated according to the terms of the agreement considering the NAV of the company at the date of the acquisition. Finally, on June 23, 2022, the Extraordinary General Meeting of the shareholders of THRIASEUS S.A. decided to increase the company's share capital by €6,240 with the issuance of 1,040,000 new ordinary shares of a par value of €1 (amount in euros) and an issue price of €6 (amount in euros) each. In the above increase, the company's minority shareholder partially exercised his pre-emptive right, resulting in the Company's share in THRIASEUS SA on December 31, 2022. to 97.57% (Note 9).

- On June 6, 2022, a fully let office building in Maroussi, Attica, at 8B Chimarras and Gravias street, was acquired by the Company, in the context of a compulsory execution procedure. The total area of the property is 14.1 thousand sq.m. The consideration of the acquisition amounted to €35,000 (excluding the acquisition costs of €231) and the fair value, according to the valuation performed by the independent statutory valuers, amounted to €34,113.

- On June 22, 2022, the Company concluded the acquisition of 100% of the shares and units of five companies in Greece, which are the owners of nine residential plots of land and an existing residential building, which is fully let, with the purpose to develop residential properties for sale and lease. The consideration for the acquisition of the companies amounted to €16,291 taking into account the consideration for the properties (investment properties and inventories) which amounted to €17,250 while their fair value at the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €18,177. The companies WISE LOUISA S.M.S.A., THERMOPYLON 77 S.M.IKE and WISE ATHANASIA S.M.IKE are the owners of 4 plots of land with a total area of 7.2 thousand sq.m. in which residential properties for sale (inventories) will be developed. The companies BTR HELLAS S.M.IKE and BTR HELLAS II S.M.IKE are the owners of 5 plots of land with a total area of 1.7 thousand sq.m. in which residential properties for lease (investment properties) will be developed and one fully leased residential building of 24 apartments with a total area of 1.2 thousand sq.m. (Note 8).

- On June 26, 2022, the company Fondo Five Lakes – Real Estate reserved closed-end Fund (Italian Real Estate Reserved AIF) was incorporated in Italy. The Company owns 75% of the shares of Five Lakes and is presented as investments in joint ventures (Note 10). On July 28, 2022, Five Lakes concluded the acquisition of the Bellevue Hotel Cortina d'Ampezzo in Italy for a total consideration of approximately €48,990. This six-storey building currently operates partly as hotel premises and partly as private residences and is located in the center of the ski resort of Cortina d'Ampezzo. The property will be completely renovated to create a five-star luxury hotel with a capacity of up to 100 rooms.

- On November 4, 2022, the Company concluded the acquisition of two fully let office properties in the center of Athens at Vasilissis Amalias 12 and 14 Avenue, with a total area of approximately 9 thousand sq.m. The consideration for the acquisition of the properties amounted to €49,000 (excluding acquisition costs of €333) while their fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €47,871.

- On November 14, 2022, the company Sygchrono Katoikein S.M.S.A. was established in Greece. The Company owns 100% of its shares amounting to €500. The purpose of the company is to acquire plots of land for the development of residential properties for sale.

- On December 20, 2022, the Company concluded the acquisition of a fully let office property at Amarousiou - Chalandriou 18-20 Avenue in Marousi, Attica, with a total area of approximately 20,000 sq.m. The consideration for the acquisition of the property amounted to €31,500 (excluding acquisition costs of €263) while its fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €32,591.

- On December 23, 2022 the Company acquired 49% of V TOURISM S.A. The consideration for the acquisition of the company amounted to €1,887. On the same day, the Extraordinary General Meeting of its Shareholders decided to increase the company's share capital by €6,850 with the issuance of 10,000 new ordinary shares of a par value of €50 each (amount in €) and an issue price of €685 each (amount in €). The Company paid an amount of €3,356 in proportion of its share in the share capital of V TOURISM. On December 29, 2022, V TOURISM completed the acquisition of three plots of land with a total area of approximately 29.4 thousand sq.m, on which the White Coast hotel in Milos has been developed. The consideration for the acquisition of the plots of land amounted to €14,846, while their fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €21,400.

- On December 30, 2022, the Company acquired the remaining 65% of the shares of IQ HUB S.M.S.A. (hereinafter "IQ HUB") which is the owner of a fully let office property in Marousi Attica. Upon completion of the acquisition, the Company owns 100% of the shares of IQ HUB. The consideration for the acquisition of the IQ HUB shares was calculated based on the net assets value of the company on the date of acquisition and amounted to €9,989 (Note 8), taking into account the consideration for the investment property which amounted to €42,241. The fair value of the property on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €44,868.

3. OTHER EVENTS

- On February 21, 2022 the Company completed the disposal of a property at Megalou Alexandrou and Gr. Nikolaidi street in Florina. The total consideration amounted to €420 and the book value of the property at the date of the disposal amounted to €304. The gain amounting to €116 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended on December 31, 2022. The property had been classified as assets held for sale item in the Statement of Financial Position of the Group and the Company as at December 31, 2021.

- On July 29, 2022, the Company concluded the disposal of a property at Antoni Tritsi 115 in Kefalonia. The total consideration amounted to €500 while its book value amounted to €444. The gain amounting to €56 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The property was classified as assets held for sale in the Statement of Financial Position of the Group and the Company as of December 31, 2021.

- On September 16, 2022, the Company concluded the disposal of a property at 125 25th Martiou street and Ant. Daniolou, "Harilaou" area in Thessaloniki. The total consideration amounted to €345 while its book value amounted to €313. The gain amounting to €32 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The property was classified as assets held for sale in the Statement of Financial Position of the Group and the Company as of June 30, 2022.

- On October 31, 2022, the Company concluded the disposal of a property at 12 Olympou street and 19 Gladstonos street in Thessaloniki. The total consideration amounted to €2,200 while its book value amounted to €1,392. The gain amounting to €808 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The property was classified as assets held for sale in the Statement of Financial Position of the Group and the Company as of December 31, 2021. Out of the total consideration, the Company received an amount of €220 until December 31, 2021, while an amount of €1,980 was recorded in "Trade and other receivables" item in the Statement of Financial Position of the Group and the Company in the year ended on December 31, 2022 (Note 12).

- On November 24, 2022, the disposal of 50% of MHV's stake in Aphrodite Hills Resort Limited was concluded. The total consideration for the transfer of 50% of the participation and the transfer of the share of the shareholder loan (50%), amounted to €27,865. Out of this, an amount of €17,365 had been collected on December 31, 2022, while an amount of €10,500 will be collected in accordance with the contract provisions.

- On December 28, 2022, the Company concluded the disposal of a property at 30 Omirou street in Athens. The consideration amounted to €12,500 while its book value amounted to €13,155. The loss of €655 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. Out of the total consideration, the Company received an amount of €2,500 until December 31, 2021, while an amount of €10,000 was recorded in "Trade and other receivables" in the Statement of Financial Position of the Group and the Company in the year ended December 31, 2022 (Note 12).

- On December 29, 2022, the Company concluded the disposal of two properties at 19-20 Plateia filikis etairias street and 21 Voukourestiou and Valaoritou streets in Athens. The consideration amounted to €4,730 while their book value amounted to €3,666. The gain of €1,064 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The total consideration was recorded in the "Trade and other receivables" in the Statement of Financial Position of the Group and the Company in the year ended December 31, 2022 (Note 12).

- During 2022, the disposal of a Picasso Fund property of 49 parking spaces was concluded. The total consideration amounted to €689 and the book value amounted to €743. The loss of €54 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022.

- On October 24, 2022, the competent bodies of the Company decided to initiate the procedures for the disposal of 49 properties of the Company in Greece and the disposal of the company Milora S.A. The properties and the company are available for immediate disposal and their disposal is highly probable, therefore at December 31, 2022 they were classified as assets held for sale. The fair value of the 49 properties of the Company and the property of Milora S.A. on December 31, 2022, amounts to €46,252. Company's participation in Milora S.A on December 31, 2022 amounts to €1,558.

III. INFORMATION ABOUT CURRENT GEOPOLITICAL DEVELOPMENTS AND THE IMPACT OF THE ENERGY CRISIS

Regarding the war in Ukraine and the current energy crisis, the Company's Management closely monitors and evaluates the developments in order to implement any necessary measures and adjust its business plan (if so required) in order to ensure business continuity and the limitation of any adverse effects.

Russia's military actions that began in Ukraine in February 2022 directly affected the global market which remains volatile. They also caused serious consequences in the energy market and concerns regarding the increased prices of products especially in Europe. The significant economic sanctions imposed on Russia continue to create nervousness about a potential involvement of other countries. Although there is an increased risk that markets will be affected more quickly than usual, the real estate market on the valuation date appears to be generally functioning, recording sufficient transactions on which valuations can be based. In this context, valuers emphasize the importance of the valuation date.

The Company recognizes the increase in the construction cost of real estate and the increase of Euribor as the main points of concern. However, the Group has limited exposure to real estate development projects concerning the total size of the investment portfolio, with the majority of those projects being in an advanced stage of completion. At the same time, there has been an increasing trend in the levels of rents in the sectors of the Greek real estate market in which the Company and the Group operate; as a result any increase in construction costs is expected to be balanced to a certain extent by the increased rental income. Therefore, the impact is not expected to be material to the Group's overall performance. Regarding the commencement of new development projects, the Company is on standby mode, evaluating the situation before embarking on new works.

Regarding the increase in Euribor, the Group has already entered into an interest rate risk hedging contract for an amount of €575,000. The percentage of the Group's borrowings with fixed interest rates or for which interest rate risk hedging contracts have already been concluded amounts to 64.3%.

Regarding the inflationary pressure, the Company's rental income is mostly linked to an adjustment (rent review) clause concerning the change in the consumer price index.

At this stage it is not possible to predict the general impact that a prolonged energy crisis and increase in prices in general may have on the financial conditions of the Group's customers.

Finally, the Company will be intensifying its efforts to implement "green" energy investments in relevant properties (e.g installation of photovoltaic systems on the rooftops of logistics buildings) in order to reduce the energy costs of its lessees through the decrease of their dependence on conventional sources of energy.

IV. FINANCIAL PERFORMANCE OF THE GROUP

Revenue: Total revenue for the year ended December 31, 2022 amounted to €186,923 compared to €134,204 for the year ended December 31, 2021, representing an increase of €39.3%. Total revenue for the year ended December 31, 2022 includes income from the sale of the Panterra company office building amounting to €36,363. Excluding the income from the sale of the office building, the revenue for the year ended December 31, 2022 amounts to €150,560, representing an increase by 12.2% compared to the previous year. The increase mainly relates to the rentals of the new investments that have been acquired by the Group during the year 2022 as well as the adjustments of the leases.

Net gain from the fair value adjustment of investment property: During the year 2022, the fair value of investment properties of the Group increased by €59,669 (compared to increase of €96,723 in previous year).

Property related expenses (incl. property taxes-levies): Property related expenses including property taxes-levies amounted to €28,119 for the current year compared to €25,012 of the prior year, representing an increase by €3,107 or 12.4%. This increase is mainly attributable to the increase of utilities and common expenses (December 31, 2022: €6,180, December 31, 2021: €2,376), most of which are re-invoiced to the lessees of the properties while the relevant amount is included in the fund "other income" and to the increase of foreign property taxes (December 31, 2022: €3,255, December 31, 2021: €2,835) due to the investing activity of the Group during 2021. Moreover, the Unified Property Tax (ENFIA) increased by €974 (December 31, 2022: €7,852, December 31, 2021: €6,878) and is mainly due to the change in the tax values on January 1, 2022 and to the properties acquired within the fiscal year 2021 since this specific tax is calculated on the properties owned by each legal entity on January 1 of each year. This increase was offset by a decrease in expenses for Advisory services in relation to real estate portfolio by €2,927 (December 31, 2022: €3,821, December 31, 2021: €6,748) since these expenses were increased in 2021 due to the increased investment activity of the Group.

Other Expenses: Other expenses of the Group for the year ended December 31, 2022 amounted to €9,244 compared to €10,056 of the previous year, with a decrease of €812 or 8.1%. The decrease is mainly due to the decrease of third-party fees by €909 (December 31, 2022: €5,670, December 31, 2021: €6,579).

Operating Profit: The Group's operating profit for the year ended December 31, 2022 amounted to €162,483 compared to operating profit of €187,017 of the previous year. By excluding the net gain/(loss) from the fair value adjustment of investment property (December 31, 2022: net gain of €59,669, December 31, 2021: net gain of €96,723), the gain from the sale of investment properties (December 31, 2022: €1,367, December 31, 2021: 197), the gain/(loss) from acquiring control in subsidiary (December 31, 2022: loss 1,164, December 31, 2021: gain €321), the impairment of non-financial assets (December 31, 2022: €4,095, December 31, 2021: €2,640) and the non-recurring (income)/expenses as analysed in note 2 under the table Adjusted EBITDA (December 31, 2022: income €1,577, December 31, 2021: expenses €5,534), the Group's operating profit for year ended December 31,2022 amounted to €105,129 compared to €97,950 of the prior year (7.3% increase). The increase is mainly due to the increase of rental income which is partially offset by the increase of property related expenses (incl. property taxes-levies), as analysed above.

Finance costs: The Group's finance costs for the year 2022 amounted to €43,283 compared to €38,658 of previous year with an increase of €4,625 or 12%. The increase is mainly attributable to the new loan agreements that the Group concluded during the years 2022 and 2021, the loans of the companies acquired by the Group in 2022 and 2021 and the increase in Euribor.

Profit from continuing operations: The Group's profit from continuing operations for the year ended December 31, 2022 amounted to €123,771 compared to profit of €175,081 of the previous year. By excluding the net gain/(loss) from the fair value adjustment of investment property (December 31, 2022: net gain of €59,669, December 31, 2021: net gain of €96,723), the gain from the sale of investment properties (December 31, 2022: €1,367, December 31, 2021: 197), the net change in fair value of financial instruments at fair value through profit or loss (December 31, 2022: 3,975, December 31, 2021: Nil), the gain/(loss) from acquiring control in subsidiary (December 31, 2022: loss 1,164, December 31, 2021: gain €321), the unrealized gains from investments in joint ventures (December 31, 2022: €771, December 31, 2021: €18,499), the impairment of non-financial assets (December 31, 2022: €4,095, December 31, 2021: €2,640) and the non-recurring (income)/expenses as analysed in note 1 under the table Funds from Operations (FFO) (December 31, 2022: income €1,570, December 31, 2021: expenses €864) the Group's profit from continuing operations for year ended December 31,2022 amounted to €61,678 compared to €62,845 of the prior year (1.9% decrease). The decrease is mainly due to the increase in "direct property related expenses, property taxes-levies and finance expenses" which was partially offset by the increase in revenue, as analyzed above.

All amounts expressed in € thousand, unless otherwise stated

BASIC RATIOS OF EFFICIENCY AND EFFECTIVENESS

The Company's Management measures and monitors the Group's performance on a regular basis based on the following ratios which are not determined by the IFRS, which are widely used in the sector in which the Group operates.

	31.12.2022	31.12.2021
Current ratio		
Current assets (a)	314,665	441,326
Current liabilities (b)	201,120	260,148
Current ratio (a/b)	**1.56x**	**1.70x**
Gearing ratio[1]		
Borrowings (a)	1,350,000	1,253,130
Total assets (b)	3,013,405	2,856,468
Gearing ratio (a/b)	**44.8%**	**43.9%**
LTV[3]		
Outstanding capital of borrowings(a)	1,360,535	1,263,941
Investments[2] (b)	2,566,670	2,326,915
LTV ratio (a/b)	**53.0%**	**54.3%**
Net LTV[4]		
Outstanding capital of borrowings	1,360,535	1,263,941
Minus: Cash and cash equivalents	(183,104)	(304,632)
Minus: Restricted cash	(6,494)	(1,973)
Net borrowing liabilities (a)	**1,170,937**	**957,336**
Investments[2] (b)	2,566,670	2,326,915
Net LTV ratio (a/b)	**45.6%**	**41.1%**

[1] The Gearing Ratio is defined as the long-term and short-term borrowings as they are presented in the statement of financial position divided by total assets at each reporting date.

[2] Investments include the fair value of the real estate portfolio according to the valuation performed by the independent statutory valuers:

	31.12.2022	31.12.2021
Investment properties	2,491,284	2,279,958
Investment properties – Held for sale Assets	46,252	2,104
Inventories	19,010	35,388
Owner-occupied property	10,124	9,465
Total	**2,566,670**	**2,326,915**

[3] The LTV ratio is defined as the outstanding capital of borrowings divided by the investments.

[4] The Net LTV ratio is defined as the outstanding capital of borrowings minus cash and cash equivalents and long-term and short-term restricted cash divided by the Investments.

The Company's Management defines as Net Asset Value (NAV) the total shareholders' equity taking into account, at each reporting date, the difference between the fair value and the net book value of the owner-occupied properties, real estate inventories and other non-current assets. (31.12.2022: €9,500, 31.12.20210: €251).

Net Asset Value (NAV)	**31.12.2022**	**31.12.2021**
NAV	**1,475,235**	**1,396,331**
No. of shares at year end (in thousands)	255,495	255,495
NAV (per share)	**5.77**	**5.47**

	From 01.01. to		
	31.12.2022	**31.12.2021**	**Change %**
Profit for the year from continuing operations	123,771	175,081	
Plus: Depreciation of property and equipment and amortization of intangible assets	549	556	
Plus: Net Finance costs	42,754	37,776	
Plus: Taxes	861	3,222	
EBITDA	**167,935**	**216,635**	
Less: Net gain from the fair value adjustment of investment properties	(59,669)	(96,723)	
Less: Net change in fair value of financial instruments at fair value through profit or loss	(3,975)	-	
Less : Net Gain from disposal of investment property	(1,367)	(197)	
Plus : Net impairment loss of non-financial assets	4,095	2,640	
Plus / (Less): Loss / (Gain) from acquisition of control in subsidiary	1,164	(321)	
Plus / (Less): Adjustments in respect to investments in joint ventures[1]	1,943	(17,046)	
Less: Net non-recurring income[2]	(1,577)	(3,312)	
Adjusted EBITDA	**108,549**	**101,676**	**6.8%**

[1] This amount is included in the Income Statement, in the line ''Share of profit of joint ventures'' and in the Note 10 of the Annual Financial Statements. Specially, it represents the total adjustments in order to be illustrated the proportion of Adjusted EBITDA from investments in joint ventures of the Group.

[2] Net non-recurring income includes:

	From 01.01. to	
	31.12.2022	**31.12.2021**
Negative goodwill from acquisition of subsidiary	-	(8,846)
Non-recurring other income	(2,775)	-
Non-recurring legal fees	38	743
Non-recurring consulting fees	265	3,032
Non-recurring technical fees	24	220
Non-recurring expenses in relation to mergers	865	-
Expenses in relation to the establishment of company	-	1,538
Other non-recurring expenses	6	1
Total	**(1,577)**	**(3,312)**

Non-recurring other income and non-recurring expenses for legal fees, consulting fees and technical fees relates to transactions that are not expected to be repeated regularly by the Group and the Company.

All amounts expressed in € thousand, unless otherwise stated

Funds from Operations (FFO)	**From 01.01. to**		
	31.12.2022	**31.12.2021**	**Change %**
Profit for the year attributable to the Company's equity shareholders from continuing operations	128,646	170,923	
Plus: Depreciation and Amortization	549	556	
Plus / (Less): Deferred taxes	(3,177)	718	
Plus: Net impairment loss on financial assets	1,532	62	
Plus : Net impairment loss of non-financial assets	4,095	2,640	
Less: Net change in fair value of financial instruments at fair value through profit or loss	(3,975)	-	
Less: Gain from disposal of investment property	(1,367)	(197)	
Plus / (Less): Loss / (Gain) from acquisition of control in subsidiary	1,164	(321)	
Plus / (Less): Net loss/ (gain) from modification of terms of loan agreements	(649)	1,736	
Plus/ (Less): Finance costs /(income) due to measurement of financial liabilities at present value	-	(105)	
Plus / (Less): Net non-recurring expenses / (income)[1]	(1,570)	864	
Plus/ (Less): Net loss/ (gain) from fair value adjustment of investment properties	(59,669)	(96,723)	
Less: Unrealized gains from investments in joint ventures	(771)	(18,499)	
Plus / (Less): Gain / (Loss) attributable to the non-controlling interest of the abovementioned adjustments	(7,975)	(615)	
FFO	**56,833**	**61,039**	**(6.9)%**

[1] Net non-recurring expenses/(income) includes:

	From 01.01. to	
	31.12.2022	**31.12.2021**
Negative goodwill from acquisition of subsidiary	-	(8,846)
Non-recurring other income	(2,775)	-
Non-recurring legal fees	38	743
Non-recurring consulting fees	265	3,032
Non-recurring technical fees	24	220
Expenses in relation to the establishment of company	-	1,538
Other non-recurring expenses	6	1
Expenses due to early loan repayment	7	4,176
Non-recurring expenses in relation to mergers	865	-
Total	**(1,570)**	**864**

Non-recurring other income and non-recurring expenses for legal fees, consulting fees and technical fees relates to transactions that are not expected to be repeated regularly by the Group and the Company.

V. EVENTS AFTER THE DATE OF THE FINANCIAL STATEMENTS

On February 22, 2023, the Company acquired 100% of the shares of the company THETIS KTIMATIKI S.M.S.A (hereinafter "THETIS"), which owns a complex of four properties that are used as Storage and Distribution Centers. The consideration for the acquisition of THETIS shares was calculated based on the net asset value of the company on the date of acquisition and amounted to €26,199, out of which €16,585 was given as an advance payment.

There are no other significant events subsequent to the date of the Financial Statements relating to the Group or the Company.

VI. SIGNIFICANT RISKS

Fluctuations in property values (price risk)

The Group is exposed to risk from changes in property values and rents which can originate from:

a) the developments in the real estate market in which the Group operates,
b) the characteristics of properties owned by the Group and
c) events concerning existing tenants of the Group.

The Group minimizes its exposure to this risk, as the majority of the Group's lease agreements consists of long-term operating leases with creditworthy tenants. Additionally, for the vast majority of the leases, the annual rental adjustment is associated with either the Consumer Price Index (CPI) of the country in which each Group company operates or the European Harmonized CPI and in the event of deflation, there is no negative impact on the rents.

The Group is governed by an institutional framework (Law 2778/1999, as in force) under which:
a) periodic valuation of properties by an independent professional valuer is required,
b) a valuation of properties prior to an acquisition or a sale by an independent professional valuer is required,
c) development or repair of properties is permitted if the cost of works does not exceed 40% of the final commercial value after the completion of works and
d) the value of each property must not exceed 25% of the value of the property portfolio.

This framework contributes significantly to prevent or/and timely manage related risks.

Credit risk

Credit risk relates to cases of default of counterparties to meet their transactional obligations. As of December 31, 2022, the Group has concentrations of credit risk with respect to cash and cash equivalents and trade receivables which relates to mainly receivables from rentals under property operating lease contracts. No material losses are anticipated as lease agreements are conducted with customers - tenants of sufficient creditworthiness. It is noted that the Group's maximum exposure mainly results from NBG (31.12.2022: 37.4%, 31.12.2021: 40.7% of total rental income). Also, the Group to minimize the credit risk which receives from tenants, in the context of lease agreements, collateral, such as guarantees.

The Group applies "IFRS 9 - Financial Instruments" in relation to the impairment of its financial assets, including lease receivables.

The impact of IFRS 9 in the Group and Company Financial Statements as of December 31, 2022 and as of December 31, 2021 was not material and is presented in Note 12.

Inflation risk

It related to the uncertainty over the real value of the Group's investments resulting from a potential increase of inflation in the future. The Group minimizes its exposure to inflation risk, as for the vast majority of the leases, the annual rental adjustment is associated with either the Consumer Price Index (CPI) of the country in which each Group company operates or the European Harmonized CPI and in the event of deflation, there is no negative impact on the rents.

Cash flow risk and fair value interest rate risk

The Group has significant interest-bearing assets comprising demand deposits and short-term bank deposits. Furthermore, the Group's liabilities include borrowings.

The Group is exposed to the market interest rate fluctuations, which affect its financial position, as well as its cash flows. Borrowing costs may increase as a result of such changes and create losses or borrowing costs may be reduced by the occurrence of unexpected events. To reduce the Group's exposure to fluctuations in interest rates of long-term borrowings, the re-pricing dates are limited by contract to a maximum period of six months. In addition, the Group has entered into interest rate risk hedging contracts (interest rate caps) for the purpose of hedging the exposure to the floating interest rate. Were the interest rate to change by +/-1%, the consolidated total comprehensive income of the Group would be, by estimation, decreased by €6,488 and increased by €2,730 respectively taking into account the effect of hedging contracts.

All amounts expressed in € thousand, unless otherwise stated

Liquidity risk

The current or prospective risk to earnings and capital arising from the Group's inability to collect overdue outstanding financial obligations without incurring unacceptable losses or meet its obligations when are payable, as cash outflows may not be fully covered by cash inflows. The Group ensures timely the required liquidity in order to meet its liabilities through the regular monitoring of liquidity needs and collection of amounts due from tenants, the preservation of bridge loans with financial institutions as well as the prudent cash management.

The Group's liquidity is monitored by the Management on a regular basis. The maturity analysis of financial liabilities for the Group and the Company as of December 31, 2022 and 2021 is as follows:

Group:

December 31, 2022	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	3,995	13,084	169,517	432,762	500,703	446,318	**1,566,379**
Other long-term liabilities	-	-	-	767	836	5,586	**7,189**
Trade and other payables	1,330	26,758	28,308	-	-	-	**56,396**
Total	**5,325**	**39,842**	**197,825**	**433,529**	**501,539**	**451,904**	**1,629,964**

December 31, 2021	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	1,399	45,758	186,720	148,964	379,771	638,142	**1,400,754**
Other long-term liabilities	-	-	-	716	732	5,135	**6,583**
Trade and other payables	990	23,993	17,406	-	-	-	**42,389**
Total	**2,389**	**69,751**	**204,126**	**149,680**	**380,503**	**643,277**	**1,449,726**

Company:

December 31, 2022	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	2,331	12,743	156,060	242,223	460,887	431,271	**1,305,515**
Other long-term liabilities	-	-	-	263	553	4,970	**5,786**
Trade and other payables	6	6,980	24,527	-	-	-	**31,513**
Total	**2,337**	**19,723**	**180,587**	**242,486**	**461,440**	**436,241**	**1,342,814**

December 31, 2021	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	-	35,522	46,598	142,120	338,569	601,285	**1,164,094**
Other long-term liabilities	-	-	-	146	331	3,562	**4,039**
Trade and other payables	426	3,620	11,925	-	-	-	**15,971**
Total	**426**	**39,142**	**58,523**	**142,266**	**338,900**	**604,847**	**1,184,104**

The amounts disclosed in the above table are the contractual undiscounted cash flows. Given that the amount of contractual undiscounted cash flows relates to bond loans of variable and not fixed interest rates, the amount presented is determined by reference to the conditions existing at reporting date – that is, the actual spot interest rates effective as of December 31, 2022 and 2021 respectively, were used for determining the related undiscounted cash flows.

All amounts expressed in € thousand, unless otherwise stated

Capital risk management

The Group's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure.

According to the common industry practice in Greece, the Group monitors the capital structure on the basis of gearing ratio (or debt ratio). This ratio is calculated as total borrowings divided by total assets, as depicted in the Statement of Financial Position. The regulatory regime governing Real Estate Investment Companies (hereinafter REICs) in Greece permits to Greek REICs to borrow up to 75% of their total assets, for acquisitions and improvements on properties.
The goal of the Group's Management is to optimise the Group's capital structure through the effective use of debt financing.

The table below presents the gearing ratio (or debt ratio) as at December 31, 2022 and December 31, 2021.

	Group		**Company**	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Borrowings	1,350,000	1,253,130	1,097,079	1,031,205
Total assets	3,013,405	2,856,468	2,499,014	2,337,001
Gearing ratio	**44.8%**	**43.9%**	**43.9%**	**44.1%**

Under the terms of the Group's loan agreements, the Group is required to comply, among other, with certain financial covenants. Throughout the year ended December 31, 2022 the Group was in compliance with this obligation. It is noted that within 2022 the Company sent waiver requests, with regards to the financial covenant "Net Debt to EBITDA" for two bond loans of the Company, according to the provisions of the loan agreements, which were accepted by the relevant financial institutions. It is noted that throughout the year ended December 31, 2021 the Group was in compliance with this obligation.

External factors and international investments

The Group has investments in Cyprus, Italy, Romania and Bulgaria. External factors which may affect the Group's financial position and results are the economic conditions prevailing in the above-mentioned countries, as well as any changes in the tax framework.

VII. NON – FINANCIAL INFORMATION

CORPORATE RESPONSIBILITY AND SUSTAINABILITY

Corporate Responsibility and Sustainability are an integral part of our business; our corporate strategy and business activities are driven by our commitment to sustainable growth, reflected in all our operations, from our investment endeavours to our corporate responsibility initiatives. We believe that, in today's world, economic success can have long term potential, only if it is combined with environmental sustainability and social fairness and inclusiveness.

PRODEA Investments aims to create long term value for shareholders, employees, clients, and other stakeholders, applying capital allocation into property investments in a sustainable and responsible way. Sustainability for PRODEA is defined in alignment with the ESG corporate and investment approach (E-Environmental, S-Social, G-Governance) and with the United Nations (UN) Sustainable Development Goals (SDGs), supporting PRODEA's commitment to become an exemplary leading real estate investor in its region.

PRODEA operates responsibly based upon the following axes:

- Compliance with the effective environmental regulations and globally recognized sustainability guidelines and standards, where applicable.
- Prudent use of energy and natural resources.
- Sound corporate governance and promotion of transparency, fighting fraud, corruption and bribery.
- Ensuring working environment that is safe, fair and meritorious.

- Enhancing well-being of society as an aggregate, implementing targeted actions.

CORPORATE VALUES

The Company's values are the foundation of the corporate culture and reflect the way in which PRODEA operates and evolves:

- **Integrity and ethics**: PRODEA operates with integrity, is fair, and rewards honesty and ethics.
- **Excellence**: PRODEA attracts and develops the best experts in each field.
- **Continuous development**: Our effort to develop and improve in all areas is continuous and based on the expertise, skills and dedication of our employees and partners.
- **Trust**: For us, trust is a value built through the development of mutually respectful partnerships.
- **Responsibility**: We operate responsibly in all aspects of our activities. We try to have a positive impact on our people, the society and the environment.
- **High value results**: We set high goals. We add value to our operations and maximize value for stakeholders.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) STRATEGY

Our corporate strategy and business activities are driven by our commitment to sustainable growth, reflected in all our operations, from our investment endeavours to our corporate responsibility initiatives. Our primary concern is to strengthen and effectively manage the positive impact of our operations, integrating the environmental, social and corporate governance (ESG) factors in our corporate strategy.

PRODEA acknowledges that its operation has a direct and indirect economic, social and environmental impact. We are focused on planning and implementation of investments with a positive impact and generating long-term value for our stakeholders.

PRODEA's vision is to draw a strategic path, committing to the highest standards of environmental, social and corporate governance (ESG), and to a more sustainable, diverse and inclusive future.
PRODEA's strategic pillars are:

- Sound corporate governance
- Sustainable investments
- Environmental responsibility
- Human resources and society

SUSTAINABILITY POLICY

PRODEA is aware of the critical role the enterprises play in achieving the UN Sustainable Development Goals and Paris Agreement and, therefore, we have adopted and implement a responsible and sustainable strategy.

Our commitments include:
- Compliance with environmental regulations and best practices of internationally recognized sustainability standards.
- Continuous improvement of the Company's environmental footprint and undertaking green initiatives.
- Ensuring a safe and fair working environment, promoting dignity at work.
- Strengthening the well-being of society in general through actions meeting the basic social needs in education, health, environment, and culture.
- Ensuring sound corporate governance, structures, policies and processes that create professional behavior and business ethics standards and contribute to the proper functioning of the market and building of trust of its stakeholders.
- Enhancing transparency, preventing and combating fraud, corruption and bribery and any behavior against the Company's Code of Ethics & Conduct.
- Adopting and implementing specialized corporate policies for Environment, Health & Safety, as well as the Code of Ethics & Conduct.

BUSINESS MODEL

The business model, presented below, includes the key activities, key partners and relationships, as well as the key resources that contribute to generating the added value from the Company's operations.

Key partners
The Company depends on key partnerships to achieve its goals of sustainable development and maintain a strong position in its sector. In such endeavors, PRODEA's suppliers, subcontractors, construction and development companies play a pivotal role and offer substantial assistance in fulfillment of the Company's broader business objectives.

Key activities
PRODEA Investments is the leading real estate investment company in Greece. The Company's real estate portfolio primarily consists of office and retail, but also rapidly expanding in the logistics, residential and hospitality sector. The majority of its portfolio pertains to the properties, located in urban areas throughout Greece and Cyprus and in other key markets in South-East Europe, such as Italy.

Value proposition and competitive advantage
The Company boasts a high- quality, high-yielding, diversified portfolio with stable cash flows driven by high occupancy levels, long-term lease tenures and strong tenant base. PRODEA always evaluates the optimization of the performance of its real estate portfolio considering both financial and ESG criteria. The Company continues its investment plan with its main strategy being to amend the composition of its real estate portfolio and the qualitative characteristics of its properties. In terms of qualitative characteristics, Prodea emphasizes on parameters, such as sustainability, investment in bioclimatic buildings and ensure the health and well-being of its users.

Customer relationships
The main customers of PRODEA are the tenants of its assets. The Company puts maximum effort into satisfying its tenants and promptly addresses their requests. The Company's priority is to provide high-quality services to its tenants.

Key resources
The Company's highly trained and experienced team, utilizing their competitive position in the market as well as our diverse portfolio of assets, strives to achieve the best possible results and expand PRODEA's possibilities.

Channels
The Company is committed to implement an "open door" policy for its clients and stakeholders, through several channels of communication available, including among others, the Company's website, commercial and informational campaigns as well as sponsorship and participation in sector-related events and conferences.

Cost structure
The main expenses of the Company include the personnel costs, supplier fees and service companies, the payments to the contractors and real estate development companies as well as all the costs related to the development, maintenance and property acquisition.

Revenue streams
The Company's revenue streams derive from investments in real estate.

RESPONSIBLE SUPPLY CHAIN

The Company incorporates ESG special provisions into the key agreement of the supply chain. The agreements with the Company's suppliers secure the protection of the environment in development projects as well as the assurance of the working conditions and human rights Furthermore, the Company generates value for the local community through partnerships with local suppliers and collaborates.

IDENTIFYING STAKEHOLDERS AND COMMUNICATION

Open, two-way and on-going communication with the stakeholders plays a vital role in successful implementation of the Company's corporate strategy and activities and helps it build up long-term cooperation, based on respect and mutual trust.

The Company has identified its most significant stakeholders and their critical issues taking the market trends into account. It has also established clear channels of communication as well as the ways to respond to their issues.

The Company has identified the following main stakeholder groups, which impact and/or are affected by its activities, either directly or indirectly, positively or negatively:

- Shareholders
- Investors
- Employees
- Customers / Tenants
- Suppliers / Sub-contractors
- Government / Regulators
- Society
- Financial institutions
- Rating agencies

Channels of communication
The Company relies on significant channels of communication, such as press releases, publications and announcements, reports (financial and non-financial) and its website. In the context of maintaining direct response and communication, it organizes meetings, conferences, workshops or holds direct communication with the stakeholders, whenever deemed necessary. Regulatory, institutional, or other events are another significant channel, through which the stakeholder groups can communicate and exchange opinions.

Material issues
Material issues vary according to every group of stakeholders. Human resources, health and safety issues relate to the Company's employees; issues of cooperation, specifications and procedures – to its suppliers/sub-contractors and issues related to lease terms and buildings specifications - to its tenants. The issues related to performance, risk, compliance, sustainability, governance and business strategy refer to shareholders, investors, regulators and financial institutions on a case-by-case basis.

Response
The Company responds to the issues that concern its stakeholders, implementing specific actions and always through constructive dialogue. The Company regularly reviews and updates its published documents, such as announcements, publications, reports and the related forms, responding to issues of concern raised by its stakeholders. PRODEA directly addresses the issues concerning its employees and maintains a constant communication channel with them. In this context, the Company organizes trainings sessions, updates its policies and holds various events for all its people. Moreover, the Company's constantly evolving portfolio, upgrades of its buildings as well as the development of green buildings, are, among other things, evidence of the Company's sustainability.

MATERIAL ISSUES IDENTIFICATION

The company performed materiality analysis in order to identify, analyze and prioritize the material issues regarding environmental, social and corporate governance (ESG) issues for the Company and its stakeholders. In this context, and based on materiality principles, the Company has prepared an extensive list of ESG material issues which form the basis of corporate strategy, decision-making and reporting. Evaluating and prioritizing the material issues were based on the GRI (Global Reporting Initiative) and Sustainability Accounting Standards Board (SASB) guidelines.

The following table records the material issues for the Company:

All amounts expressed in € thousand, unless otherwise stated

	Company's Material Issues
	Corporate governance
1	Business ethics and integrity
2	Anti-corruption and transparency
3	Risk management
4	Economic performance & Sustainable growth
	Work practices
5	Health, safety & wellbeing
6	Human rights, Diversity & equal opportunities
7	Employee training & development
	Responsible Business
8	Innovation & best practices
9	Tenants engagement & satisfaction
10	Responsible supply chain
11	Sustainable financing
12	Sustainable investments
	Social Responsibility
13	Returning value to the society
	Environment
14	Energy efficiency & Renewable energy
15	Waste management
16	Water management
17	Greenhouse gas emissions
18	Climate adaptation & resilience
19	Indoor air quality
20	Green Building certifications
	External factors
21	Covid-19 pandemic
22	Geopolitical instability

NON-FINANCIAL RISKS IDENTIFICATION AND MANAGEMENT

The Company identifies the following significant environmental and social risks related to its operations in order to effectively and promptly manage them.

- **Climate change**: The Company identifies a number of climate change related risks, such as the increase in temperature during the summer season, heat waves and heat phenomena, flooding phenomena and stress on water resources. It also identifies the risks associated with the constantly evolving legislative framework and the obligations arising therefrom as well as the risks potentially arising from market issues. In view of the above risks, the Company prioritizes investments in energy efficient, sustainable and durable buildings and carries out energy upgrades of the inefficient buildings in its portfolio. It also insures its portfolio against natural disasters. The Company continuously monitors the legislative and regulatory framework in collaboration with consultants, internal experts and through institutional bodies in which it participates. The Company has established and implements a "Sustainable Development" and "Environment" Policy and has in place the "Environment, Society and Corporate Governance (ESG) Committee" and the "Green Bond Committee".

- **Energy transition**: The Company shares the global concern for an effective energy transition from fossil fuels to alternative energy sources. The energy transition can be the means to address the climate change and accelerate reducing carbon emissions. PRODEA recognizes that buildings constitute one of the major sources of energy consumption in Europe and is actively implementing measures and initiatives to reduce its environmental footprint and improve energy efficiency.

- **Health and safety at work**: Health and safety related risks are a key category of non-financial risks. Therefore, the Company constantly strives to provide safe and healthy working conditions and ensure health, safety and wellbeing of its employees. Based on the above, PRODEA's new offices are to be certified according to the international WELL system Building Standards for health and wellbeing of users. The Company has a specialized Health and Safety Policy, as well as procedures, aimed at maintaining a safe working environment.

- **Equal opportunities, human rights, diversity and inclusion**: PRODEA regards protection of equal opportunities as a matter of particular importance. The Company has developed and adopts a Code of Conduct & Business Ethics, as well as a policy of zero tolerance for discrimination and harassment in the workplace. This policy strictly prohibits all forms of discrimination, including all forms of sexual harassment and negative acts based on gender. In addition, the Company has adopted an Internal Complaint Management Policy for incidents of violence and harassment to ensure transparency, integrity and prevent all forms of discrimination and harassment. Lastly, the Company has adopted a "Policy to combat violence and harassment at work". The Company is committed to providing equal employment and development opportunities to all employees, regardless of gender, gender identity and expression, sexual orientation, physical ability, or any other characteristic. The Company ensures that all employees have equal development opportunities based on their qualifications and skills. In 2022, no fines were imposed and no violation of labor laws were identified by the competent authorities.

E – environment: ENVIRONMENTAL RESPONSIBILITY

The Company recognizes the importance of environmental protection, as a key pillar for sustainable development and reduces the environmental footprint of its portfolio. PRODEA acts with awareness and implements a responsible environmental strategy and is committed to on-going improvement of its environmental performance, following environmentally friendly best practices.

The Company recognized the significant impacts of its operations and has undertaken the following environmental initiatives:

- Compliance with all the effective legal and regulatory requirements.
- Systematic monitoring of the impact of the Company's operations on the environment, including significant matters and risks.
- Adopting preventive measures to reduce pollution and minimize use of resources and emissions.
- On-going provision of information, training and increasing awareness of the Company's human resources in adopting environmentally responsible culture and achieving corporate objectives.
- Encouraging the stakeholders to take initiatives aimed at environmental protection.
- Adopting corporate environmental policy, in order to ensure the functionality of the framework as a means to achieve the Company's environmental objectives.
- Comparative evaluation of the Company's properties through the issuance of energy certificates
- Looking for opportunities to improve the energy efficiency of the Company's portfolio.
- Recognition of multiple benefits of sustainable properties and their increased importance when making the Company's investment decisions.
- Constantly increasing the number of environmentally certified properties based on international sustainability standards.

Environmental Policy
In 2022, the Company adopted an Environmental Policy which sets the framework for addressing the impact of its operations on the environment and defines the framework of actions necessary to meet these objectives. This Policy, among other things, aims at:

- Compliance with all the effective legal and regulatory requirements.
- Systematic monitoring of the interaction between the Company's operations and the environment, including significant impacts and risks.
- Adopting preventive measures to reduce pollution and minimize use of resources (including water) and greenhouse gas emissions.
- Implementation of benchmarking between Company's properties through the issuance of energy performance certificates.
- Identification of opportunities to improve the energy efficiency of the Company'sportfolio.
- Continuous increase of environmentally certified assets in the Company's portfolio, according to global sustainability standards.

Green Bond Framework

The Company has developed and follows the Green Bond Framework, June 2021 edition, which refers to the use of funds raised to finance or refinance projects that fall into the following categories:

- Green buildings
- Energy efficient and sustainable buildings
- Green transport projects
- Renewable energy projects

The Framework has been developed in accordance with the Green Bond Principles (GBP), issued by the International Capital Market Association (ICMA).

Environmental performance indicators

The Company implements a set of strategic measures and actions in order to reduce its environmental footprint. It aims to improve energy efficiency of buildings, prevent and reduce pollution, minimize the use of resources and the emissions produced. It constantly provides all the relative information and training for increasing environmental awareness of its people and stakeholders in terms of adopting an environmentally responsible culture.

PRODEA's certified and under certification green buildings are presented below as follows:

Certified

Building	Use	Area (m^2) *	Certification
KARELA OFFICE PARK, Peania Attica	Office building	61,672	LEED - Gold
PRODEA HQ, Athens	Office building	2,912	LEED - Gold
NBG IT Center Gerakas Attica	IT Center	38,518	LEED - Gold
Telus Tower, Sofia, Bulgaria	Mixed use	54,009	BREEAM - Very Good
eElement Marousi Attica	Office building	13,894	LEED - Platinum
Moxy Athens City Athens	Hotel	11,370	LEED - Gold
Viva Wallet, Ma Russian Attica	Office building	20,096	BREEAM In use - Very Good
Total		**202,471**	

Pending certification

Building	Use	Area (m^2) *	Certification
PRODEA HQ, Athens a	Office building	2,912	WELL - Gold
Importex office complex Athens	Office building	20,037	LEED - Gold
Piraeus tower, Piraeus	Mixed use	34,518	LEED - Gold & WELL - Gold
Landmark Tower, Nicosia Cyprus	Office building	26,628	LEED - Gold
The Wave, Athens	Office building	5,924	LEED - Gold
HUB 26, Thessaloniki	Office building	30,577	LEED - Gold
KAIZEN CAMPUS, Marousi Attica	Office building	14,309	LEED - Gold / Platinum
Total*		**131,993**	

* *Excluding PRODEA HQ counted in the list of certified buildings*

The environmental performance indicators of the Company's HQ building are monitored so that the necessary interventions are made in a timely manner in the context of the intended ongoing improvement of its performance. Respectively, the indicators are presented below as follows:

Energy consumption & emissions CO_2 (Scope 2)		
	2021	**2022**
Energy consumption (kWh)	301,413.70	289,929.60
Emissions CO_2 (kg CO_2)[1]	146,854.78	126,667.05

Corporate vehicles energy consumption & emissions CO_2 (Scope 1)		
	2021	**2022**
Total kilometers (km)	118,999.00	12,490.00
CO_2 emissions (kg CO_2)[2]	20,592.20	1,380.07

Due to limited granularity in 2021 data for the Company's corporate vehicles, the attributed emissions have been integrated into Scope 1 emissions. However, in 2022 the Company recorded the data in greater detail as follows:

1. Routes and emitted emissions from the movement of company vehicles related to the Company's business activity (Scope 1 category emissions),
2. Routes and emitted emissions from employee commuting using company's vehicles to and from work (Scope 3 category emissions – not recorded here).

As a result, Scope 1 emissions for 2022 significantly decreased due to the above granularity in the reporting methodology. The Company will continue to monitor the above emissions and investigate how to report data with detail and transparency.

Water consumption (m^3)		
	2021	**2022**
Water consumption (m^3)	1,357	1,371

Waste Management / Recycling (kg)		
	2021	**2022**
Paper	410	478

[1] The index is calculated at 0.436889 kgCO_2 /kWh, based on DAPEEP (Residual mix 2021).
[2] CO_2 emissions are calculated based on the emissions (g r /km) of the Company's vehicles.

All amounts expressed in € thousand, unless otherwise stated

It is noted that Scope 3 emissions regarding Company's portfolio properties are not recorded in this Report, as the Company does not control the energy consumption of its portfolio properties since it is exclusively controlled by their tenants.

Participation in international benchmarking systems
In 2022, the Company remained committed to its sustainability objective, participated in the global benchmarking system of the Global Real Estate Sustainability Benchmark ("GRESB") and in the sustainability framework (sBPR) of the European Platform of Regulatory Authorities (EPRA) and was awarded two significant distinctions.

The distinction awarded by EPRA for the Company's improved 2022 ESG performance proves PRODEA's responsible business strategy.

S – Social: SOCIAL RESPONSIBILITY

Human Resources
The Company recognizes that its human resources are the driving force behind achieving its objectives. Therefore, it strives to provide a working environment that promotes equal opportunities and encourages employees to nurture their talents and develop their skills.

This approach is based on the following central pillars:

- Attracting and hiring employees on merit-based criteria
- Providing training and development opportunities for employees
- Ensuring open and two-way communication culture and practices
- Ensuring employees health, safety, welfare and wellbeing

Combating violence and harassment
Labor and human rights respect and maintaining a safe workplace are the Company's priorities. In this context, the Company has developed and adopts the Code of Conduct & Business Ethics and implements a policy of zero tolerance for discrimination and harassment at work. This policy strictly prohibits all forms of discrimination, including all forms of sexual harassment and negative acts based on gender.

Internal complaint management policy
The Company has adopted an internal complaint management policy to ensure transparency, integrity and prevention of all forms of discrimination, violence and harassment. In accordance with the aforementioned policy, all employees can report any incident of suspicious or inappropriate behavior, illegal acts or any action against Company's policy and regulations.

Human Resources Indicators
The Company cultivates a responsible and safe work environment, without discrimination, focused on employees and respecting their opinions and needs.

In the period 01/01/2022 – 31/12/2022, the Company employed 48 people - 65% male and 35% female.

Human resources breakdown by gender and age						
	2021			**2022**		
	<30	**30-50**	**51+**	**<30**	**30-50**	**51+**
Men	1	19	6	0	23	8
Women	-	11	5	0	13	4
Total	**1**	**30**	**11**	**0**	**36**	**12**

The Company's priority is to attract and retain competent executives and establish an environment that offers equal opportunities to all employees. PRODEA applies impartial criteria in matters of recruitment, remuneration, promotions and training, without any form of discrimination regarding gender, nationality, age, marital status and other characteristics.

All amounts expressed in € thousand, unless otherwise stated

Employee training and development
The Company places an emphasis on the growth and development of its people, through educational activities and programs that help develop their professional and personal skills. Indicative trainings that were held during 2021 include topics of corporate governance, international accounting standards, real estate market and real estate asset valuations.

Total training hours by employee category	2021			2022		
	Male	Female	Total	Male	Female	Total
Heads of Departments / Supervisors	30	13	43	127	114.5	241.5
Staff	58	9	67	254.5	122	376.5
Total	**88**	**22**	**110**	**381.5**	**236.5**	**618**

Employee evaluation	2021			2022		
	Male	Female	Total	Male	Female	Total
Management	2	2	4	2	1	3
Heads of Departments / Supervisors	4	5	9	4	5	9
Staff	19	9	28	25	11	36
Total	**25**	**16**	**41**	**31**	**17**	**48**

Health and safety at work
Providing a work environment that protects health, safety, and enhances the wellbeing of its people is a key daily concern for PRODEA. In this context, the Company complies with the effective and relevant to health and safety legislation and has adopted an Occupational Health and Safety Policy, applying the best international practices. Indicatively, the Company is committed to the principle of accident and occupational disease prevention and condemns cases of workplace violence and harassment.

The Company takes measures to protect its employees, ensures maintenance and monitoring of the safe operation of the Company's facilities and develops procedures and an Occupational Health and Safety Policy. In addition, it records and monitors relevant performance indicators such as the following:

Health and safety indicators		
	2021	2022
Lost Time Injury (LTI)	0	0
Lost Time Injury Frequency Rate (LTIFR)	0	0
Severity Rate (SR)	0	0

Corporate WELL policy
In line with the Company's emphasis on health, safety and welfare of employees, it has developed a targeted safe work policy at its HQ. This policy reflects the Company's holistic approach to this specific axis, in accordance with the international WELL standard. The WELL Standard (WELL Building Standard) is a building certification that focuses on people in the building environment and brings together practices that promote comfort and wellbeing while improving the quality of life of people inside buildings.

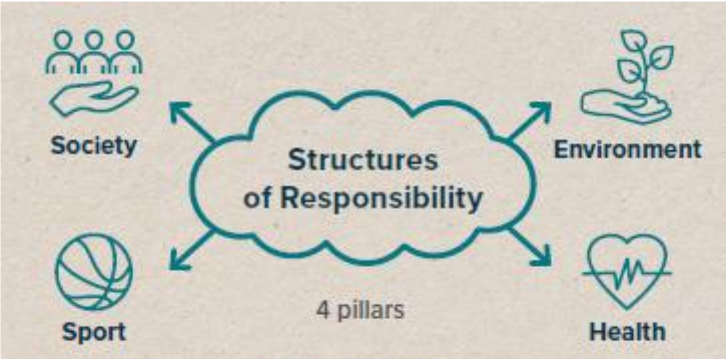
SOCIAL ACTIONS

The Company continues to consistently support the broader society, as well as the local communities where it operates, through actions and initiatives that contribute to social development and wellbeing. Social awareness is not just part of PRODEA Investments corporate strategy but constitutes a significant component of its corporate culture.

"Structures of Responsibility" program

Over the last seven years, the Company has developed the Corporate Responsibility Program "Structures of Responsibility", which is a continuously evolving plan of social actions and interventions. The program aims to improve the infrastructure and the functional upgrade of significant social structures, using the experience and know-how of the Company's executives. PRODEA's objective is to make a substantial social contribution and address the key social problems, in collaboration with renowned institutions at national and local level.

The program incorporates four main pillars of action, as presented below.



- **Society:** The Company continuously invests in initiatives aimed at direct and indirect support of society and vulnerable structures, through targeted actions, assisting in upgrading infrastructure of charity institutions and non-profit organizations as well as public bodies.
- **Environment**: The Company recognizes that protection of environment and the actions aimed at mitigating the climate change are a key priority for sustainable development. It therefore plans and implements actions that have direct and indirect positive impact on the protection of natural resources and the environment.
- **Health**: In the context of this pillar, the Company recognizes the importance of people's wellbeing and implements actions focusing on empowering and ensuring health for everyone.
- **Sport**: PRODEA recognizes the importance of sport and exercise as an important factor to people's health and wellbeing. In this context, it supports athletic events as well as the Greek athletes.

EU TAXONOMY

EU Taxonomy is the European Union's system of classifying activities which under certain conditions can be considered environmentally sustainable. According to the provisions of article 8 of the Taxonomy Regulation (2020/852) the entities that fall under the Taxonomy are required to disclose the percentage of their turnover, capital and operating expenses related to assets or processes linked to economic activities that are characterized as environmentally sustainable based on the Taxonomy Regulation criteria. To fall under the Taxonomy, an entity should cumulatively meet the following conditions: a) be a large company/parent company of a large group, b) be considered a public interest company and c) have an average of more than 500 employees on its balance sheet closing date. Given that on 2022 balance sheet closing date the Company had an average of not more than 500 employees it does not meet the necessary conditions for disclosure of information under the EU Taxonomy.

VIII. RELATED PARTY TRANSACTIONS

All transactions with related parties have been carried out on the basis of the "arm's length" principle (under normal market conditions for similar transactions with third parties). The significant transactions with related parties as defined by International Accounting Standard 24 "Related Party Disclosures" (IAS 24) are thoroughly described in Note 34 of the Annual Financial Report for the year ended December 31, 2022.

IX. PROSPECTS

Management always evaluates the optimization of the performance of the Group's investment portfolio, including potential sales of assets if the market conditions are appropriate. The Company continues its investment plan with its main strategy being to change both the composition of the investment portfolio (with an emphasis on sustainable real estate, logistics, hospitality sector and, selectively, the residential sector) and the qualitative characteristics of its properties.

Key pillar of the Company's strategy is the adoption of rules and best practices in accordance with the principles of Sustainability (Environment - Society - Governance, "ESG") in its overall operation. In this context, in the office sector, which represents a significant percentage of our investments, both the reduction of the energy footprint and ensuring the health and well-being of the users through the use of modern electromechanical equipment that meets the most modern standards in the field of health safety, are considered. Properties with these specifications are not readily available in the market so the Company either develops the properties itself (indicatively the green eLement office building at Fragkoklissias street in Maroussi), or cooperates with developers through participation in joint ventures or by entering into preliminary agreements for the acquisition of properties after the completion of their construction. It is noted that in 2022 the Company participated in the benchmarking system of the Global Real Estate Sustainability Benchmark ("GRESB"), which aims to strengthen values through the evaluation and promote sustainability practices. In addition, in the context of the evaluation of the Company's non-financial information by the international body EPRA (European Public Real Estate Association), the company received the Silver Award and the Most Improved Company Award for its performance for the financial year 2021.

In terms of portfolio composition, the Company focuses on the increase of investments in logistics sector, a strategic sector of development in our country considering its key geographical position. The Company's strategy is the acquisition of logistics with modern specifications, which, as in the case of the offices above, are not readily available, and time is required for their maturity, which varies from nine to twelve months.

In relation to the hospitality sector investments, the Company operates in the sector of luxury resorts in Greece and Cyprus through its participation in "MHV Mediterranean Hospitality Venture Limited" (which is the joint investment vehicle of the Company, Invel Real Estate and the Cypriot group of companies YODA Group) and through selective direct investments in the other hospitality categories in Greece and abroad. The most recent positioning of the Company concerns the Moxy Athens City by Marriott, which is located in the center of Athens and is the first green hotel in Greece with a LEED Gold certification.

Management seeks to maximize the return on the Company's and the Group's investments through active asset management and value creation. This includes the aforementioned effort to optimize the portfolio composition (including sales of mature or non-strategic properties or property portfolios in all countries where the Group operates), the acquisition and / or development of modern buildings, the change of use and / or regeneration of mature assets, the leasing of vacant spaces, etc. These actions require a maturity period, with the associated costs (related to direct property related and finance costs), in order to procure new revenues to the Group. The first development projects have already been delivered and others are gradually being completed, resulting in increased rental income and improved profitability in the following years.

Finally, in relation to the current geopolitical situation and the energy crisis, the Company's Management closely monitors and evaluates the developments in order to implement any necessary measures and adjust its business plan (if so required) in order to ensure business continuity and the limitation of any adverse effects.

All amounts expressed in € thousand, unless otherwise stated

X. CORPORATE GOVERNANCE

1. Declaration of Compliance with the applicable legal framework

This Corporate Governance Statement is a special section of the Management Report of the Board of Directors of the Company under the name "Prodea Real Estate Investment Company" with the distinctive title "Prodea Investments" (hereinafter the "Company"). It has been drafted in accordance with Article 152 of Law 4548/2018 and Article 18 of Law 4706/2020, and includes information on the matters described in the following sections:

2. Compliance of the Company with the Greek Corporate Governance Code

By Decision of the Company`s Board of Directors dated 06.07.2021, the Company has adopted the Greek Corporate Governance Code (hereinafter «GCGC»). The latter has been prepared by the Hellenic Corporate Governance Council (hereinafter «HCHC») which is a body of recognized authority according to the requirements of Article 17, Law 4706/2020 in combination with Decision No.916/07.06.2021 of the Board of Directors of the Hellenic Capital Market Commission. Further to the above, the GCGC has been posted on the Company's Official Website.

At the same time, the Company takes the importance of corporate governance into full consideration and has therefore adopted appropriate practices in order to minimize and effectively manage any existing deviations from the HCGC in relation to the provisions of the Code, which are applied on the basis of the "Comply or Explain" principle.

3. Deviations from the Greek Corporate Governance Code (GCGC) and related justifications («Comply or Explain»)

Special Practice GCGC	Justification of the deviation
PART A	
1.17 At the beginning of each calendar year, the Board of Directors shall adopt a calendar of meetings and an annual action plan, which shall be revised according to the developments and needs of the company, in order to ensure the correct, complete and timely fulfillment of its tasks, as well as the examination of all matters on which it takes decisions.	The convocation and meeting of the Board of Directors when required by the needs of the Company or the Law, is facilitated, thus ensuring the proper and timely fulfilment of the BoD's duties and its proper and complete awareness regarding the operation of the Company. The Company has established an annual calendar of BoD meetings and an annual action plan, which will soon be approved by the BoD.
2.3.1. The company has a framework for filling positions and succession of the members of the Board of Directors, in order to identify the needs for filling positions or replacements and to ensure each time the smooth continuation of the management and the achievement of the company's purpose.	In accordance with the provisions of the Remuneration and Nominations Committee's Operating Regulation and the approved BoD Suitability Policy, the Company will review and recommend to the Remuneration and Nominations Committee the development of a succession plan for the members of the Board of Directors and the Chief Executive Officer, within the fiscal year 2023.
2.3.12 and 2.4.11 The term of office of the members of the nomination committee shall coincide with the term of office of the Board of Directors, with the possibility of its renewal. In any case, their term of office in the Committee shall not exceed nine (9) years in total.	In accordance with the provisions of the Regulation of Operations of the Remuneration and Nomination Committee, the term of office of its members coincides with the term of office of the Board of Directors. Furthermore, during 2022, the majority of the members of the Committee and in particular three of the four members of the Remuneration and Nominations Committee were independent and therefore the provisions of Article 9 par. 2ca apply, limiting the term of office duration of independent non-executive members to a total of nine (9) total years.

2.4.14 The contracts of the executive members of the Board of Directors provide that the Board of Directors may require the refund of all or part of the bonus awarded, due to breach of contractual terms or incorrect financial statements of previous years or generally based on incorrect financial data, used for the calculation of this bonus.	The contracts of the executive members of the Board of Directors have been concluded prior to the adoption of the GCGC by the Company. However, the Company has a Remuneration Policy in force for the members of its Board of Directors, which provides in Paragraph 3.14: «*Any additional or extraordinary remuneration is refundable, if, after its payment, it is proved that the paid performance resulted from actions that are illegal or inconsistent with the application of this Remuneration Policy*». Therefore, this Special Practice is covered by the above provision of the Remuneration Policy in force.
3.3.13 The company shall establish and implement (a) an induction programme after selection and at the beginning of the term of office of the new Members of the Board of Directors and (b) ongoing training on matters relating to the company.	The Company has initiated (aiming at completing the following process within the fiscal year 2023) the process of updating and improving the induction programme for BoD Members. In addition, the BoD Members have been informed about their regulatory obligations. Under the Company's current Training Policy, BoD members are provided with the opportunity for further training in order to upgrade their knowledge and skills and to effectively perform their duties. The Executive BoD Members and the Corporate Secretary frequently participate in conferences, workshops and presentations organised by reputable organisations.
3.3.16 The Board of Directors shall include in the Corporate Governance Statement a brief description of its individual and collective evaluation process, of the committees, as well as a summary of any findings and corrective actions.	The update of the assessment process is underway and is due to be completed within 2023.

4. Corporate Governance Practices of the Company beyond the requirements of the current Legislation

The Company adopts practices aimed at a structured and adequate corporate governance system. Among other things, the following are mentioned:

- The responsibilities of the Executive Chairman of the Board of Directors are explicitly defined by the Board of Directors, they are distinct from those of the Chief Executive Officer and are described in the Company's Regulation of Operations. The latter has been updated and approved by the Board of Directors and a Summary of it is posted on the Company's Official Website.

- A Code of Professional Ethics and Conduct has been adopted by the Company, with which the Company seeks to strengthen its framework of responsible operation, to outline the corporate culture and give emphasis on the responsible activity of the Company, while enhancing the creation of relationships of trust and mutual benefit with all its stakeholder groups. This Code`s main objective is to describe the principles of professional ethics and conduct by which the Company operates and to be the guide of the daily professional behavior of its employees and direct associates. This Code is clearly communicated to Company staff, as well as to third parties, by all appropriate means.

- The Board of Directors and its Committees are supported by a Corporate Secretary who attends the respective meetings. All Members of the Board of Directors have access to the services of the Corporate Secretary, whose role is to provide practical support to the Chairman and the other Members of the Board of Directors, both collectively and individually, with a view to the compliance of the Board of Directors with the internal regulations and policies of the Company and the respective regulatory framework. The Corporate Secretary keeps the minutes of the meetings of the Board of Directors and the Board of Directors Committees and ensures the effective flow of information between the Board of Directors and the Board Committees, as well as between the Company`s Senior Management and the Board of Directors.

- The Company`s Top Management understands and considers the views, observations, and concerns of the shareholders on any issues related to the governance of the Company, something that facilitates the exercise of shareholders' rights and an active dialogue with them (shareholder engagement). The Company`s adequate and effective communication mechanisms with the shareholders are described in the Company`s relevant Policy and Procedure, which is included within the Company's Regulation of Operations, a summary of which is posted on the Company`s Official Website.

5. Regulation of Operations

The Company has a Regulation of Operations (hereinafter referred to as the "Regulation of Operations"), which has been updated in accordance with Law 4706/2020 on Corporate Governance of Listed Sociétés Anonymes and the pertinent decisions of the Hellenic Capital Market Committee. The Company's Regulation of Operations and its content has been approved by the Board of Directors of the Company with its decision of 16/7/2021. A summary of the Regulation of Operations is posted on the Company's Official Website.

The content of the Regulation of Operations complies with the requirements of paragraph 3 of article 14 of Law 4706/2020. Moreover, the Regulation of Operations reflects the current organizational chart of the Company, corresponds to its size and scope and includes binding regulations regarding the responsibilities of the Company`s Management bodies and Top Management. The Regulation of Operations includes, inter alia:

- The organizational structure of the Company, the description of the subject matters of its Units, Committees, as well as the duties of their Heads and their clear reporting lines.
- The main characteristics of the Company`s Internal Control System, including the Internal Audit Unit, the Risk Management Unit, and the Compliance Unit.
- The Procedure for the Recruitment of Senior Executives and the Evaluation of their performance.
- The Compliance Procedure of persons with managerial responsibilities, as defined in number 25 of paragraph 1 of Article 3 of Regulation (EU) 596/2014, and of the persons having close ties with them in accordance with the definition outlined in paragraph 14 of article 2 of Law 4706/2020, including their obligations arising from the provisions of Article 19 of Regulation (EU) 596/2014.
- The Procedure for the notification of any dependency relationships of the Independent Non-Executive Members of the Board of Directors and persons who have close ties with them.
- The Policy and Procedure of Transactions with Related Parties.
- The Policy and Procedure for the Prevention of Conflicts of Interest.
- The Regulatory Compliance Policy and Procedures.
- The Procedure regarding Insider Information and the proper information provided to the public, in accordance with the provisions of Regulation (EU) 596/2014.
- The Policy and Procedure of the periodic evaluation of the Company`s Internal Control System as well as the implementation of the provisions on corporate governance of Law 4706/2020.
- The Training Policy of the members of the Board of Directors and Top Executives, as well as the other Executives of the Company, especially those involved in Internal Audit, Risk Management, Regulatory Compliance and Information Systems.
- The Policy and Procedure regarding the adequate and effective communication mechanisms with shareholders, in order to facilitate the exercise of their rights and the active dialogue with them (shareholder engagement).

The Regulation of Operation regulates the organization and operation of the Company aiming to ensure:

- Business efficiency.
- Transparency of business activity.

- Control of the Company`s Management and of the way management decisions are made.
- Compliance with the legislation and the broader regulatory framework governing the operation of the Company as a listed Company in the Athens Stock Exchange.

The Company's staff is made aware of the Company`s Regulation of Operations and must comply with it. The Regulation of Operations is complementary to the provisions of the Company's Articles of Association, as it is and last amended by the decision of the General Shareholders Meeting dated 19/01/2023.

6. General Meeting of Shareholders

The General Meeting of the Shareholders is the supreme governance body of the Company. It is convened by the Board of Directors and is entitled to decide on any case concerning the Company. The shareholders are entitled to participate in the General Meeting either in person or through a legally authorized representative, in accordance with the legal procedure provided for each time.

During the General Meeting of the Shareholders, the Chairman of the Board of Directors temporarily presides and one or two of the present shareholders -or representatives of shareholders- are appointed by the Chairman to perform the duties of temporary secretaries of the general shareholder meeting.

Shareholders may also participate in the general meeting remotely by audiovisual or other electronic means, if the Board of Directors that convenes the meeting so decides. The Board of Directors may, at its discretion, decide that the General Meeting will not be held at a place, but will meet entirely with the participation of shareholders and others legally entitled to attend in a remote way by the electronic means provided for in article 125 of Law 4548/2018. The Board of Directors determines the modalities for the implementation of the above, in compliance with the provisions in force, and takes adequate measures to ensure the provisions of Article 125 par. 1 of Law 4548/2018 or any following provision that may subsequently regulate the same issue are met.

7. Board of Directors

The Board of Directors is competent to decide on any matter relating to the management of the Company, the management of its property and generally the pursuit of its purpose, without any restriction (except for matters falling under the exclusive competence of the General Meeting of the Company`s Shareholders by law), and to represent the Company judicially and extrajudicially.

7.1. Composition of the Board of Directors

The Company, in accordance with its Articles of Association, is governed by a Board of Directors which consists of seven to eleven Members elected by the General Meeting of the Company`s Shareholders, which determines the term of office duration of the members of the Board of Directors in accordance with the applicable provisions. A legal entity may also be elected as a member of the Company`s Board of Directors.

The Board of Directors elects the Chairman, up to two Vice Presidents and one Chief Executive Officer among its members.

The term of office of the present Board of Directors has been determined to three years and is calculated from its election on 08.06.2021 and is extended until the expiration of the deadline within which the next ordinary General shareholders Meeting must be held and until its relevant decision is made.

The General Meeting of 08.06.2021 elected the following 10 members of the Company`s Board of Directors and then the Board of Directors constituted as a management body of the Company by its decision also dated on 08.06.2021 as follows:

All amounts expressed in € thousand, unless otherwise stated

Name	Board of directors' membership	Term of office of each member including expiry date
Christoforos Papachristoforou	Chairman of the Board of Directors (Executive Member)	08/06/2021 – 08/06/2024
Spyridon Makridakis	Vice-President A, Independent Non-Executive Member	08/06/2021 – 08/06/2024
Aristotle Karytinos	Vice President B & Chief Executive Officer (Executive Member)	08/06/2021 – 08/06/2024
Theresa Messari	Executive Member	08/06/2021 – 08/06/2024
Athanasios Karagiannis	Executive Member	08/06/2021 – 08/06/2024
Ioannis Kyriakopoulos	Non-Executive Member	08/06/2021 – 08/06/2024
Nikolaos Iatrou	Non-Executive Member	08/06/2021 – 08/06/2024
Georgios Kountouris	Non-Executive Member	08/06/2021 – 08/06/2024
Prodromos Vlamis	Independent Non-Executive Member	08/06/2021 – 08/06/2024
Garyfallia Spyriouni	Independent Non-Executive Member	08/06/2021 – 08/06/2024

Following the resignation of the non-executive member Mr. Ioannis Kyriakopoulos from the Board of Directors of the Company and the committees of the Board of Directors in which he participated, namely the Remuneration and Nominations Committee and the Audit Committee of the Company, the Board of Directors decided on 21.02.2023 to continue its operation with its remaining members, as they have been elected by the Ordinary General Meeting of the Shareholders of the Company of 08.06.2021, without replacing the resigned member in accordance with Article 7 par. 4 of the Articles of Association of the Company.

Following the above, the composition of the Board of Directors of the Company is currently as follows:

Name	Board of directors' membership	Term of office of each member including expiry date
Christoforos Papachristoforou	Chairman of the Board of Directors (Executive Member)	08/06/2021 – 08/06/2024
Spyridon Makridakis	Vice-President A Independent Non-Executive Member	08/06/2021 – 08/06/2024
Aristotle Karytinos	Vice President B & Chief Executive Officer (Executive Member)	08/06/2021 – 08/06/2024
Theresa Messari	Executive Member	08/06/2021 – 08/06/2024
Athanasios Karagiannis	Executive Member	08/06/2021 – 08/06/2024
Nikolaos Iatrou	Non-Executive Member	08/06/2021 – 08/06/2024
Georgios Kountouris	Non-Executive Member	08/06/2021 – 08/06/2024
Prodromos Vlamis	Independent Non-Executive Member	08/06/2021 – 08/06/2024
Garyfallia Spyriouni	Independent Non-Executive Member	08/06/2021 – 08/06/2024

7.2. Curriculum Vitae of the Members of the Board of Directors

The current composition of the Board of Directors meets the requirements of the Company's Articles of Association, Law 4548/2018 on Sociétés Anonymes, Law 4706/2020 on corporate governance of listed Companies in the Athens Stock Exchange, and the Company's Suitability Policy, as established by the Company. The Board of Directors is composed of remarkable and experienced market executives, as outlined in the following are the CVs of its members:

Christoforos Papachristoforou

Founder and CEO of Invel Real Estate, an investment firm founded in March 2013 to seize opportunities in European real estate markets, offering investors the opportunity to co-invest in selected investments. Invel currently manages properties worth around €3.5 billion in Europe, with a strong presence mainly in Italy, Greece, and Cyprus. Invel's landmark transaction was the acquisition of 66% of Prodea Investments by the National Bank of Greece (NBG) in December 2013, followed by the acquisition of NBG's 32.7% stake in June 2019, resulting in a total acquisition of 98.7% of the largest Greek REIC. Mr. Papachristoforou, as Chairman of the Board of Directors and the Investment Committee of Prodea Investments, oversees the entire investment plan. Since 2013 he has played a key role in creating a new vision and strategy for the company while implementing a successful acquisition and financing program that has led to a significant increase in the Company`s real estate portfolio, diversification of tenants and increased efficiency. The recent creation of MHV Mediterranean Hospitality Venture Ltd, a company that aims to invest in the hotel sector with the most recent acquisition of Parklane, a Luxury Collection Resort & Spa Limassol, the only luxury collection resort in Cyprus, is also noteworthy. Mr. Papachristoforou holds a BSc in Economics from the University of London School of Economics and a Master's degree in International Economics and Management from the School of Management of SDA Bocconi in Milan.

Aristotle Karytinos
Chief Executive Officer of the Company with a long experience in investment and banking activities, as he has held managerial positions in the private and wider public sector. Prior to his current position, he was for 6 years General Manager of Real Estate of the National Bank of Greece Group. He previously held senior positions in the Eurobank Group, where he served as Head of the Group's Real Estate, Director of Housing Credit and CEO of Eurobank Properties REIC (later known as Grivalia REIC). During his tenure at the latter, the company's shares were successfully listed in Athens Stock Exchange in 2006 and its share capital increased in 2007, raising a total of approximately €450m. In 2010 he led the founding team of "ETHNIKI PANGAIA REIC" which was later absorbed by the current PRODEA. Dr Karytinos holds a PhD from the University of Warwick, UK and is a member of RICS.

Theresa Messari
She holds the position of General Manager of Finance and Operations and is an executive member of the Board of Directors of PRODEA Investments. Her experience in the field of real estate exceeds twenty years as she previously held high-ranking positions in the field of real estate in the groups of National Bank of Greece and Eurobank, having an active role in the establishment and listing in the Athens Stock Exchange of Grivalia Properties REIC in which she held the position of Head of Finance, Control & Operations. In 2010 she participated in the founding team of ETHNIKI PANGAEA REIC which was later absorbed by the current PRODEA. She is a graduate of the Athens University of Economics and Business (BSc in Informatics specializing in analysis, design, and management of information systems) with additional studies in International Financial Reporting Standards.

Athanasios Karagiannis
Head of Investments and Portfolio of the Company since June 2020. He is a member of the Company`s Board of Directors and the Investment Committee and has a long experience in investment activities and in the real estate market. Prior to joining the Company, he was an executive for six years at Invel Real Estate, which he joined in 2014. Previously, he was an executive at Deutsche Bank Asset Management in London for more than 6 years and began his career in the hotel and insurance industry. He holds a degree in Economics from the University of Athens, holds an MBA from the Athens University of Economics and Business and a master's degree (M. Sc.) in corporate real estate strategy from Cass Business School.

Ioannis Kyriakopoulos (submitted his resignation on 20.02.2023)
He has a long experience in financial and banking matters. He is the General Manager of Real Estate of the NBG Group and has served as General Manager of Financial Services, Assistant General Manager of Foreign Activities, Director of Financial Services of the National Bank of Greece, and Financial and Administrative Director of the Hellenic Financial Stability Fund. He holds a BSc in Mathematics and Finance from the University of Athens and an MSc in Statistics and Operational Research from Loughborough University in England. He is a non-executive member of the Board of Directors of Hellenic Exchanges – Athens Stock Exchange S.A.

Nikolaos Iatrou
Non-executive member of the Board of Directors of the Company who has a long experience (25 years) in Capital Markets issues. He co-founded Hellenic Securities S.A. and served as its Executive Vice President for 11 years, (Corporate Finance, Asset Management and Research). He held the positions of Chairman & Chief Executive Officer of the Board of Directors of Marfin Hellenic Securities and member of the Board of Directors and Executive Committee of Marfin Bank, as well as other managerial positions in Marfin Group, in Greece and Cyprus. Since 2008, he has been active in Corporate Dept. Restructuring, Corporate Advisory and Wealth Management. He is Chairman and CEO of SILK CAPITAL PARTNERS Investment Services, which is active in the above sectors. He is an independent member of the Board of Directors of OPAP SA, a member of the Plenary Session of the Hellenic Olympic Committee, as well as a Vice President of the Marketing Committee and a life member of the Philippou Unity Society in Greece. He holds a Business Administration degree.

Georgios Kountouris
He has a long experience in business administration and in the real estate investment sector, having served as a member of the boards of directors and investment committees of various companies. He has also been Managing Director and Head of DLJ Real Estate Capital Partners of Credit Suisse in Europe, Managing Director and co-head of the Real Estate Private Equity Group of Deutsche Bank, Assistant Director and co-founder of Real Estate Finance Group at Lazard Brothers & Co Ltd. and Vice President of Salomon Brothers. He holds a bachelor's degree in Civil Engineering from the Technical University of Athens, a bachelor's degree in business administration (MBA) from Harvard and a PhD (Ph. D.) Civil Engineer from MIT.

Dr. Spyridon Makridakis
He is a professor at the University of Nicosia and director of the Institute for the Future (IFF) and founder and director of the Makridakis Open Prediction Centre (MOFC). In addition, he is professor emeritus at INSEAD, as well as at the University of Piraeus. He was Chairman of the board of directors of Lamda Development SA from 2000 to 2004 and a member of the board of directors of Grivalia Properties REIC from 2005 to 2009. He was the founder and editor-in-chief of the Journal of Forecasting and International Journal of Forecasting. He has authored and authored twenty-seven books and more than 360 articles. Dr. Makridakis holds a Bachelor's degree (BBA) in Business Administration from the University of Piraeus and an MBA and a PhD (Ph. D.) from New York University.

Dr Prodromos Vlamis
He is an Assistant Professor of Financial Analysis at the University of Piraeus and an Associate at the Department of Land Economy of the University of Cambridge. In the past he has worked as a research fellow at the Graduate School of Design (Real Estate Academic Initiative), Harvard University, USA, as a senior research partner and visiting research partner at the Hellenic Observatory, London School of Economics & Political Science and as a Lecturer in Finance at the University of Cambridge in the UK. He is a graduate of the Department of International & European Economic Studies of the Department of Economics University of Athens; he has a master's degree M.Sc. in Economics with an M.Phil. in Real Estate Market Economics (Land Economy) and a PhD in Financial Analysis of the Real Estate Market.

Garyfallia (Litsa) Spyriouni
Business executive with long and multifaceted experience in the fields of finance, taxation and auditing, in large organizations and internationally. She is currently Group Tax Director of the Coca Cola Hellenic Bottling Company (CCH). In the past, she has served as Assistant General Manager of Finance and Operational Support - Group Tax Director of the National Bank of Greece Group, auditor and senior tax partner at KPMG, financial analyst at Citibank and auditor at Peat Marwick Mitchell auditing firm. She is a graduate of the Athens University of Economics and Business (ASOEE) and a Certified Public Accountant (CPA (GR), SOEL) and has received extensive professional training in business administration.

7.3. External professional commitments of the Members of the Board of Directors
According to the current Suitability Policy of the Members of the Board of Directors of the Company, all members of the Board of Directors must have sufficient time required to perform their duties, based on their job description, their role, and the duties they have undertaken.

In order to determine the adequacy of the time, the following are taken into account: the status and duties assigned to each Member of the Board of Directors, the number of their positions as members in the Committees of the Board of Directors of the Company or in the Boards of Directors and Committees of the Board of Directors of other Companies and the resulting capacities held by each member at the same time, as well as other professional or personal commitments and conditions.

Following the above, the external professional commitments of the Members of the Board of Directors are presented in the table below:

Name	Name of legal entity	Status	Partner / Shareholder
Christoforos Papachristoforou	Invel Real Estate Management (Cyprus) Limited	Employment / Directorship	NO
	Invel Real Estate Management Ltd	Directorship	NO
	Invel Real Estate Partners Two Limited	Directorship	NO
	Invel Real Estate Management (Italy) Srl	Directorship	NO
	Invel Lennon Investment Ltd	Directorship	NO
	MHV Mediterranean Hospitality Venture Limited[1]	Directorship	NO
	Aphrodite Hills Resort Limited	Directorship	NO
	Invel RE Holdings (Cyprus) Limited	Directorship	NO
Spyridon Makridakis	N/A	N/A	N/A
Aristotle Karytinos	Hellenic Fund and Asset Management Association	Second Vice-President of the Board of Directors	NO
	MHV Mediterranean Hospitality Venture Limited[1]	Director	NO
	Ependytiki Chanion S.A.[2]	Chairman of the Board of Directors	NO
	Piraeus Tower S.A.[3]	Chairman of the Board of Directors	NO
Theresa Messari	N/A	N/A	N/A
Athanasios Karagiannis	Invel Greece S.A.	Chairman of the Board of Directors	NO
	Anthos S.A.	Chairman of the Board of Directors & Chief Executive Officer	NO
	Thalassa Holdings	Member of the Board of Directors	NO
	Aphrodite Holdings	Member of the Board of Directors	NO
	MHV Mediterranean Hospitality Venture Limited[4]	Director	NO
	National Bank of Greece	General Manager of Real Estate	NO

[1] A Prodea Investments participation in a joint venture
[2] A Prodea Investments participation in a joint venture
[3] A Prodea Investments participation in a joint venture
[4] A Prodea Investments participation in a joint venture

All amounts expressed in € thousand, unless otherwise stated

Ioannis Kyriakopoulos	Hellenic Exchanges - Athens Stock Exchange S.A. Holdings	Non-Executive Member of the Board of Directors	NO
	National Real Estate Consulting Services S.A.[1]	Chairman of the Board of Directors	NO
	Ethniki Ktimatikis Ekmetallefsis S.A.[2]	Chairman of the Board of Directors	NO
	PROTYPOS Ktimatiki Touristiki S.A.[3]	Chairman of the Board of Directors	NO
	Ktimatiki Kataskeyastiki EKTENEPOL SA[4]	Chairman of the Board of Directors	NO
	KADMOS S.A. Viomichanikon Touristikon & Xenodocheiakon Ependyseon[5]	Chairman of the Board of Directors	NO
	DIONYSOS[6] S.A.	Chairman of the Board of Directors	NO
	Hellinika Touristika Erga S.A.[7]	Chairman of the Board of Directors	NO
	REOCO FRONTIER Single Member SA[8]	Chairman of the Board of Directors (up to 24.05.2022)	NO
	REOCO FRONTIER II SMSA[9]	Chairman of the Board of Directors (since 28.06.2022)	NO
Nikolaos Iatrou	SILK CAPITAL PARTNERS SA.	Chairman of the Board of Directors & Chief Executive Officer	YES (90.20%)
	Hellenic Olympic Committee	Member of the Plenary Session and Chairman of the Marketing Committee 2021 - 2025	NO
	Tora Wallet	Non-executive Board Member	NO
Georgios Kountouris	Invel Real Estate Management (Jersey) Ltd	Director	NO
	Invel Real Estate Advisors LLP	Designated Member	YES (33.33%)
	Assets & Technologies Limited	Director	YES (100%)
	55/57 Cadogan Square Freehold Ltd	Director	YES (28%)
	Blantyre Capital	Senior Advisor	NO

[1] An NBG Group subsidiary company
[2] An NBG Group subsidiary company
[3] An NBG Group subsidiary company
[4] An NBG Group subsidiary company
[5] An NBG Group subsidiary company
[6] An NBG Group subsidiary company
[7] An NBG Group subsidiary company
[8] An NBG Group subsidiary company
[9] An NBG Group subsidiary company

All amounts expressed in € thousand, unless otherwise stated

Prodromos Vlamis	Hellenic Public Procurement Authority (HSPPA)	Regular Member of the Management Board (up to 20.05.2022)	NO
	Independent Authority for Public Revenue (IAPR)	Regular Member of the Management Board (up to 20.05.2022)	NO
	Engineers and Public Works Contractors Fund (TMEDE)	Regular Member of the Management Board since 01.01.2022	NO
Garyfallia Spyriouni	Coca-Cola HBC Holdings BV[1]	Director	NO
	CC Beverages Holdings II BV[2]	Director	NO
	Coca-Cola HBC Finance BV[3]	Director	NO
	Coca-Cola HBC Sourcing BV[4]	Director	NO
	WABI CCH BV[5]	Director	NO
	CCB Management Services GmbH[6]	Prokurist	NO
	Coca-Cola Hellenic Bottling Company Bulgaria AD[7]	Director	NO
	AS Coca-Cola HBC Eesti[8]	Supervisory Board Member	NO
	Coca-Cola HBC Greece SAIC[9]	Director	NO
	Brewinvest S.A.[10]	Director	NO

7.4. Suitability Policy of Board Members
The Company applies a Suitability Policy to the Members of its Board of Directors (hereinafter the "Suitability Policy"), which was prepared by the Remuneration and Nominations Committee in accordance with the provisions of article 3 of Law 4706/2020 and the Guidelines of Circular No. 60 of the Hellenic Capital Market Commission.

The current Suitability Policy of the Members of the Board of Directors has been approved by the decision of the Ordinary General Meeting of the Shareholders of the Company dated 08/06/2021 and entered into force on the same date.

This Policy is posted on the Company's Official Website.

[1] A Coca-Cola HBC Group subsidiary company
[2] A Coca-Cola HBC Group subsidiary company
[3] A Coca-Cola HBC Group subsidiary company
[4] A Coca-Cola HBC Group subsidiary company
[5] A Coca-Cola HBC Group subsidiary company
[6] A Coca-Cola HBC Group subsidiary company
[7] A Coca-Cola HBC Group subsidiary company
[8] A Coca-Cola HBC Group subsidiary company
[9] A Coca-Cola HBC Group subsidiary company
[10] A Coca-Cola HBC Group subsidiary company

The scope of the Suitability Policy includes the Executive and Non-Executive Members of the Board of Directors of the Company, the Independent Non-Executive Members, and the alternate members of article 81 of Law 4548/2018.

The purpose of the Suitability Policy is to ensure the quality staffing, effective operation, and fulfillment of the role of the Board of Directors based on the Company`s general strategy and its medium to long-term business objectives, with the goal of promoting the corporate interests.

The current Suitability Policy is in line with the provisions of the Regulation of Operations of the Company and the HCGC. It is clear, sufficiently documented, and governed by the principle of transparency and proportionality, while promoting diversity, meritocracy, and efficiency, both during the selection and during the tenure of the members of the Board of Directors. Furthermore, during the preparation of the Suitability Policy, the size, internal organization, risk appetite, nature, scale, and complexity of the Company's activities have been considered, inter alia, as well as any other Company specific element.

The Suitability Policy also takes into account the specific description of the responsibilities of each Member of the Board of Directors, their possible participation in Committees, the nature of their duties (Executive or Non-Executive Member of the Board of Directors), their classification as Independent or Non-Independent Members of the Board of Directors, as well as specific characteristics related to the nature of the Company's activities.

Before assuming their role, the members of the Board of Directors are informed about the Company`s Regulation of Operations, the corporate culture, the corporate values, the business activities of the Company, as well as about the regulatory framework in which the Company operates.

The Company has also adopted a Training Policy for the Members of its Board of Directors Furthermore, the members of the Board of Directors are informed about business developments and the most important risks to which the Company is exposed, as well as about any changes in the legislation and the market environment. For this purpose, contact is maintained with the Company's staff, through presentations and information provided by the heads of the Company Divisions, Departments and Units.

7.5. Diversity criteria

When appointing new members to the Board of Directors, adequate representation by gender at least twenty-five percent (25%) of the total Members of the Board of Directors is taken into consideration. Furthermore, no exclusion of a member due to any discrimination based on sex, origin, ethnic or social origin, religion or political and other beliefs, property status, disability, age or sexual orientation is allowed.

The Remuneration and Nominations Committee considers all the above diversity criteria when submitting proposals for the appointment of Members of the Board of Directors in order to generally ensure diversity and equal opportunities among its members.

The suitability of the members of the Board of Directors is examined either periodically or on a case-by-case basis, in the context of the operation of the Company`s Internal Control System and in accordance with the specific provisions in force. In any case, the Remuneration and Nomination Committee monitors the suitability of the Members of the Board of Directors on an ongoing basis, in order to identify, in the light of any new event, cases where it would be deemed as necessary to reassess a member`s suitability.

7.6. Remuneration of Members of the Board of Directors

The remuneration of the Members of the Board of Directors is in accordance with the provisions of the Remuneration Policy as approved by the General Meeting of the Company on 13/04/2020, which is posted on the Company's Official Website.

This Remuneration Policy has been established in compliance with the relevant provisions for Listed Sociétés Anonymes, Real Estate Investment Societes Anonymes (REIC) in accordance with the provisions of Law 2778/1999, Alternative Investment Fund Management Societes Anonymes established in Greece and licensed by the Hellenic Capital Market Commission in accordance with the provisions of Law 4209/2013, as well as with the general regulatory framework to which the Company is subject.

All amounts expressed in € thousand, unless otherwise stated

The purpose of the Company`s Remuneration Policy is to align the interests of the Members of the Board of Directors with the interests of the Shareholders of the Company, while taking the salary and working conditions of the Company's employees into account. It also contributes to the creation and maintenance of long-term commercial and business value, the formulation of a business strategy, the long-term interests, and the sustainability of the Company through benefit packages and incentives, as provided for in the Remuneration Policy and aiming to:

- attract and maintain top executives from Greece and abroad,
- prevent or minimize conflicts of interest,
- the correct and effective diagnose and manage risks related to the achievement of the Company's business activities,
- ensure fair remuneration.

7.7. Attendance of Members at the meetings of the Board of Directors

The attendance of each member of the Board of Directors at the meetings of the Board of Directors during the fiscal year 2022, is presented in the table below:

Board of Directors member	Number of meetings within the Member`s tenure (in fiscal year 2022)	Number of Meetings in which the Member participated	Presence rate	Number of Meetings in which the Member was represented
Christoforos Papachristoforou	30	28	93.33%	2
Spyridon Makridakis	30	30	100%	0
Aristotle Karytinos	30	30	100%	0
Theresa Messari	30	30	100%	0
Athanasios Karagiannis	30	30	100%	0
Ioannis Kyriakopoulos	30	30	100%	0
Nikolaos Iatrou	30	30	100%	0
Georgios Kountouris	30	29	96.67%	1
Prodromos Vlamis	30	30	100%	0
Garyfallia Spyriouni	30	30	100%	0

7.8. Number of shares of the Company held by Members of the Board of Directors

The following table shows the number of shares held by the Members of the Board of Directors on December 31, 2022 (at the end of the respective fiscal year):

All amounts expressed in € thousand, unless otherwise stated

Board of Directors member	Membership	Number of Company Shares	Company share percentage
Christoforos Papachristoforou	Chairman of the Board of Directors (Executive Member)	0	0%
Spyridon Makridakis	Vice-President A, Independent Non-Executive Member	0	0%
Aristotle Karytinos	Vice President B & Chief Executive Officer (Executive Member)	556 Shares	0,0002%
Theresa Messari	Executive Member	555 Shares	0,0002%
Athanasios Karagiannis	Executive Member	0	0%
Ioannis Kyriakopoulos	Non-Executive Member	0	0%
Nikolaos Iatrou	Non-Executive Member	0	0%
Georgios Kountouris	Non-Executive Member	0	0%
Prodromos Vlamis	Independent Non-Executive Member	0	0%
Garyfallia Spyriouni	Independent Non-Executive Member	0	0%

7.9. Number of Company shares held by Senior Management

The table below shows the number of shares held by the Senior Management on December 31, 2022 (at the end of the fiscal year):

Name	Status	Number of Shares	Company share percentage
Christoforos Papachristoforou	Executive Chairman of the Board of Directors & Chairman of the Investment Committee	0	0%
Aristotle Karytinos	Chief Executive Officer (CEO)	556 Shares	0,0002%
Theresa Messari	Chief Financial Officer (CFO) & Chief Operations Officer (COO)	555 Shares	0,0002%
Athanasios Karagiannis	Chief Investments Officer (CIO)	0	0%

7.10. Curriculum Vitae of Senior Management

There are no other Senior Managerial Executives, within the Company, other than those who serve as Executive Members of the Board of Directors and whose CVs are set out above.

7.11. Independent Non-Executive Members of the Board of Directors

The Independent Non-Executive Members of the Board of Directors are the Non-Executive Members of the Board of Directors of the Company who, at the time of their appointment or election and throughout their term of office, meet the independence criteria provided for in article 9 of Law 4706/2020, as amended.

The following Individuals have been assigned Independent Non-Executive BoD Members:

All amounts expressed in € thousand, unless otherwise stated

Full Name	Reasoning for their Independence from the Company
Spyridon Makridakis	1. Not holding directly or indirectly a percentage of voting rights exceeding zero-point five percent (0.5%) of the Company's share capital. 2. It does not appear that he has any financial, business, family or other type of dependency relationships that could be considered to influence his decisions and independent and objective judgement in the exercise of his duties as an Independent Non-Executive Member of the Board. 3. He does not receive any significant remuneration or benefit from the Company, or from an affiliated company, does not participate in a stock option scheme or any other performance-related remuneration or benefit scheme. 4. This person does not meet any of the conditions referred to in Article 9 par. 2 of Law 4706/2020, according to which it could be considered that there is a dependency relationship.
Prodromos Vlamis	1. Not holding directly or indirectly a percentage of voting rights exceeding zero-point five percent (0.5%) of the Company's share capital. 2. It does not appear that he has any financial, business, family or other type of dependency relationships that could be considered to influence his decisions and independent and objective judgement in the exercise of his duties as an Independent Non-Executive Member of the Board. 3. He does not receive any significant remuneration or benefit from the Company, or from an affiliated company, does not participate in a stock option scheme or any other performance-related remuneration or benefit scheme. 4. This person does not meet any of the conditions referred to in Article 9 par. 2 of Law 4706/2020, according to which it could be considered that there is a dependency relationship.
Garyphalia Spyriouni	1. Not holding directly or indirectly a percentage of voting rights exceeding zero-point five percent (0.5%) of the Company's share capital. 2. It does not appear that she has any financial, business, family or other type of dependency relationships that could be considered to influence her decisions and independent and objective judgement in the exercise of her duties as an Independent Non-Executive Member of the Board. 3. She does not receive any significant remuneration or benefit from the Company, or from an affiliated company, does not participate in a stock option scheme or any other performance-related remuneration or benefit scheme. 4. This person does not meet any of the conditions referred to in Article 9 par. 2 of Law 4706/2020, according to which it could be considered that there is a dependency relationship.

According to par. 3 of Article 9 of Law 4706/2020, the Board of Directors reviewed the fulfilment of the independence criteria of the above three (3) Independent Non-Executive Members for the fiscal year 2021 and confirmed, as stated above, the fulfilment of the independence criteria of par. 1 of article 9 of Law 4706/2020 in each of them.

With respect to the fiscal year 2022, the Review Process was conducted, with the assistance of the Company's Compliance Unit, by the Remuneration and Nomination Committee, which informed the Board of Directors, which subsequently confirmed that the independence criteria of the Independent Non-Executive Members were met.

Taking into consideration the Report of the Independent Non-Executive Members of the Board of Directors, dated 16/05/2022, to the Annual General Meeting of the Company's Shareholders, the following is noted with regard to the fiscal year 2021:

- The Independent Non-Executive Members of the Board of Directors of the Company have been elected by the Annual General Meeting of the Company's Shareholders, pursuant to its Resolution of 8/6/2021.

- The Independent Executive Directors of the Board of Directors of the Company, at the time of the preparation of this Report, confirm that they have acted as to the following:
  - Monitoring and reviewing the Company's strategy and its implementation,
  - Ensuring effective supervision of the Executive Members of the Company's Board of Directors,
  - Consideration and expression of opinion, on the proposals submitted by the Executive Members of the Board of Directors.

With regard to the activities of the Independent Non-Executive Members of the Board of Directors, in relation to the fiscal year 2022, the following are summarised below:

- Monitored and reviewed the Company's business strategy and its implementation,
- Ensured effective supervision of the Executive Members,
- Reviewed and expressed their views on the proposals submitted by the Executive Members, based on existing information.
- The main issues that the Independent Members dealt with, throughout the last fiscal year, concern the implementation of the Company's strategy, the Company's financing, the approval of transactions with related parties in accordance with the provisions of Law 4548/2018, the supervision of the remuneration and compensation received by the Executive Members of the Board of Directors and the Company's regulatory compliance.
- In this context, the Independent Non-Executive Members participated in all the meetings of the Board of Directors of the Company and consulted with the Company's Executive Management on issues related to the Company's strategy and its implementation, receiving the necessary information and information material.
- They participated in the meetings of the Audit Committee, reviewed the respective financial statements and investment statements prior to their submission for approval to the Board of Directors of the Company, were informed by the Independent Assessors on the market trend and on the valuations of the Company's portfolio and were briefed by the External Auditors as well as the Company's Internal Auditor and the Compliance Officer whenever required.

7.12. Evaluation of the Board of Directors and its Committees
The Company has established a Policy and Procedure for the evaluation of the Members of the Board of Directors and its Committees, as well as the Secretary of the Board of Directors.

The purpose of the Collective and Individual Evaluation Policy and Procedure is to ensure the effective functioning of the Board of Directors and the fulfilment of its role as the Company's highest management body, responsible for strategy formulation, management supervision and adequate control, with the aim of safeguarding and promoting the long-term interests of shareholders, maximising the long-term value of the Company, and defending the general corporate interest.

This process is chaired by the Chairman of the Board of Directors in cooperation with the Remuneration and Nomination Committee.

All the evaluations below are conducted using appropriate questionnaires and the results are expected to be presented and discussed at the Board of Directors.

Within the framework of the individual evaluation, each member of the Board of Directors is evaluated for his/her individual suitability on an annual basis in accordance with the relevant criteria set out in the Company's Board of Directors' Members' Suitability Policy, which are the following:

- Adequacy of knowledge and skills
- Guarantors of Ethics and Reputation
- Conflict of interest
- Independence of judgement
- Allocation of sufficient time

These criteria are general and apply to all Members of the Board of Directors, regardless of their status as Executive, Non-Executive or Independent Non-Executive Members.

All amounts expressed in € thousand, unless otherwise stated

For the assessments of the Chairman of the Board of Directors and the CEO, additional criteria are considered, that relate to the knowledge, specific skills and abilities needed for the effective performance of these duties.

Indicatively, the assessment of the Chairman of the Board of Directors covers areas such as his leadership skills, his reputation and his relations with the other Board Members, the effective conduct of Board Meetings and other matters related to his responsibilities.

In addition, the Board of Directors is evaluated collectively as a body and based on the criteria of collective suitability and the effective performance of its duties. The main criteria for this evaluation are the knowledge, skills and experience of the Members collectively required to fulfil their duties, adequate gender representation and diversity criteria, the composition of the Board of Directors, the effective cooperation of the Members of the Board of Directors, the effective organisation and functioning of the Board of Directors and its Committees, its decisions and its performance in relation to its responsibilities.

Finally, the Secretary of the Board of Directors is also assessed in terms of her contribution to ensuring compliance with BoD procedures, advising the Board and its Committees on corporate governance issues, supporting the Chairman of the Board and assisting the Board and its Committees in their effective functioning.

This evaluation process is currently underway and is expected to be completed within the first half of 2023.

8. Committees of the Board of Directors

8.1. Audit Committee

The Company's Audit Committee operates in accordance with the provisions of Laws 4449/2017 and 4706/2020 and aims to assist the Board of Directors in its duties regarding the safeguarding of the integrity of the financial reporting process, ensuring the independent, objective and effective conduct of the Company's internal and external audits, ensuring and supervising the development and implementation of an appropriate and effective Internal Audit and Corporate Governance System, ensuring and supervising compliance with the statutory, regulatory and legal framework governing the operation of the Company and its Group.

8.1.1 Composition of the Audit Committee

The Audit Committee is an independent committee as referred to in case (ab) of paragraph (1a) of article 44 of Law 4449/2017, as replaced by par. 4 of Article 74 of Law 4706/2020. It consists of Non-Executive Members of the Board of Directors, elected in accordance with the decision of the General Meeting of Shareholders of the Company dated 08/06/2021, pursuant to article 44 of Law 4449/2017, paragraphs (1b) and (1c) of article 74 of Law 4706/2020.

The term of office of the above Committee was determined by the Annual General Meeting of Shareholders of June the 8th 2021, that it is three years, starting from the election of its members by the General Meeting of Shareholders of the Company and extending until the next Annual General Meeting of Shareholders of the Company.

Three of the members of the Committee are Independent Non-Executive Members of the Board of Directors, in accordance with the independence criteria of article 9 of Law 4706/2020, one of them has the status of Chairman of the Committee, while the fourth member is from among the Non-Executive Members of the Board of Directors.

The members of the Committee were appointed by the Board of Directors of the Company at its Meeting on June the 8th 2021 and the Committee was constituted at its meeting on June the 8th 2021 as follows:

Full Name	Status	Position on the Board of Directors
Spyridon Makridakis	President	Vice President A', Independent Non-Executive Member
John Kyriakopoulos	Member	Non-Executive Member
Prodromos Vlamis	Member	Independent Non-Executive Member
Garyfalia Spyriouni	Member	Independent Non-Executive Member

The Board of Directors on 21.02.2023, having taken note of the resignation of the Non-Executive Member of the Board of Directors Mr. Ioannis Kyriakopoulos from 20.02.2023 as a member of the Board of Directors of the Company and its committees, including the Audit Committee, decided to continue the operation of the Audit Committee of the Company with the remaining three (3) members without replacing the resigned member, pursuant to par. 1f of article 44 of Law 4449/2017 and the Audit Committee's Operating Regulations.

Subsequently, the Audit Committee at its meeting on 21.02.2023 confirmed the appointment of Mr. Spyridon Makridakis, an Independent Non-Executive Member of the Board of Directors of the Company, as its Chairman, in accordance with the provisions of par. (1e) of article 44 of Law 4449/2017, the Regulation of the Audit Committee and the circular of the Directorate of Listed Companies of the Hellenic Capital Market Commission with protocol number 1508/17.07.2020 and it was reconstituted as follows:

1. Mr. **Spyridon Makridakis** of George, Independent Non-Executive Member of the Board of Directors, Chairman of the Audit Committee
2. Mr **Prodromos Vlamis** of Gregorius, Independent Non-Executive Member of the Board of Directors, Member of the Audit Committee
3. Mrs **Garyfalia Spyriouni** of Vassilios, Independent Non-Executive Member of the Board of Directors, Member of the Audit Committee

The aforementioned members of the Audit Committee have sufficient knowledge in the sector in which the Company operates, are independent of the Company, within the meaning of the provisions of Law 3016/2002 and Law 4706/2020 and, of these, Ms. Garyfalia Spyriouni has sufficient knowledge in auditing and/or accounting as required by law (par. (1) (g) (b) of article 44 of Law 4449/2017) and therefore continues to be the member of the Audit Committee who has the required sufficient knowledge in auditing and accounting. Ms. Garyfalia Spyriouni, being independent from the Company, is required to attend the Audit Committee meetings related to the approval of the financial statements.

The Audit Committee will continue its operation with the above composition until the next Annual General Meeting of the Company, which will be informed about the resignation of Mr. Ioannis Kyriakopoulos and will be invited to confirm the number and the qualities of the members of the Audit Committee for the remainder of its term of office.

8.1.2. Responsibilities of the Audit Committee

The responsibilities of the Audit Committee are described in detail in its current Operating Regulations, which have been posted on the Company's Official Website, in accordance with the applicable legislation, and are, inter alia, the following:

A. Financial statements and financial reporting process

- Monitoring, review and evaluation of the Company's financial reporting process, informing the Board of Directors with the Committee's findings and submitting proposals or recommendations for the improvement of the above process,
- Briefing of the Committee by the Company's Management Team on the timetable for the preparation of the financial statements and supervision and evaluation of the procedures for the preparation of the annual and periodic individual and consolidated financial statements, the annual and half-yearly investment statements of the Company and its subsidiaries,
- Review and evaluation of the financial statements before submitting them to the Board of Directors for approval,
- Receipt and evaluation by the Financial Services Division of an Annual Report analysing the work of this Division.

B. External Audit

- Selection, reappointment, removal, rotation, tenure, terms of employment and remuneration of the Company's external auditors and making proposals to the Board of Directors.
- Approval of the external auditors' fees and submission of relevant proposals to the Board of Directors
- Review and pre-approval of the provision of permitted non-audit services by the Company's external auditor,
- Review and monitoring of the independence of the external auditors or audit firms in accordance with Articles 21, 22, 23, 26 and 27 of Law 4449/2017 and Article 6 of Regulation (EU) 537/2014,

- Annual assessment of the effectiveness, independence and objectivity of the external auditor and ensuring the periodic rotation of both the statutory auditor and the key audit firm partners carrying out the audit,
- Briefing by the external auditor on the annual statutory audit programme prior to its implementation and its evaluation
- Monitoring the submission of the external auditor's reports for the Company and its Group companies and providing information on them
- Consultation with the statutory auditor during the planning stage of the audit, during its execution and during the reporting stage after its completion
- Submission of a request to the external auditor for a Management Letter, indicating any weaknesses identified in the Company's Internal Control System
- Receipt and examination by the external auditor of a Supplementary Report, which explains the results of the statutory audit conducted and includes at least what is required by Article 11 of Regulation (EU) 537/2014,
- Briefing of the Board of Directors on the results of the external audit.

C. Internal Audit

- Monitoring and evaluation of the work of the Internal Audit Unit
- Ensuring the independent operation of the Internal Audit Unit, access to any organizational unit of the Company and to any data/information required for the performance of its duties and the adequacy of its resources,
- Receiving, reviewing and approving the annual or periodic audit programme and submit it to the Board of Directors
- Receiving and evaluating all the findings of the internal audit reports
- Information on the results of the risk assessment carried out by the Internal Audit Unit in the framework of the preparation of the annual audit programme,
- Receiving and evaluating the quarterly activity reports of the Internal Audit Unit and submitting them, together with its comments, to the Board of Directors
- Receiving updates from the Internal Audit Unit on the progress of the implementation of corrective actions for all identified audit findings,
- Review and approval of the Internal Audit Unit's Operating Regulations and its submission to the Board of Directors,
- Review and approval of the Policies and Procedures relating to the Internal Audit Unit,
- Maintaining a file of Internal Audit Unit reports,
- Recommendation to the Board of Directors regarding the appointment or replacement of the Head of the Internal Audit Unit,
- Regular meetings with the Head of the Internal Audit Unit, regarding issues related to their responsibilities.

D. Internal control, risk management and compliance systems

- Monitoring and evaluation on an annual basis of the adequacy, effectiveness and efficiency of the Internal Control System,
- Review and approval of the Operating Regulation of the Compliance Unit and submission to the Board of Directors,
- Evaluation of the adequacy and effectiveness of the processes and procedures of the Compliance Unit,
- Adoption, review, approval and monitoring of the implementation of the annual work plan of the Compliance Unit (Action Plan),
- Receipt and evaluation of the Annual Report of the Company's Compliance Unit and briefing of the Board of Directors,
- Ensuring the independence of the Compliance Unit,
- Review of the management of the Company's main risks and uncertainties and monitoring of their periodic review,
- Receipt and evaluation of quarterly reports by the Risk Management Unit,
- Receipt and evaluation of the Risk Management Unit's Activities for the current year,
- Evaluation of the work of the Risk Officer,
- Monitoring the implementation and effectiveness of the Company's Code of Professional Ethics and Conduct,
- Monitoring the implementation of the Policy on the prevention and management of conflicts of interest,
- Submission of proposals to the Board of Directors to address the weaknesses identified in the Company's Internal Control System and monitoring of the implementation of the corrective measures decided,

All amounts expressed in € thousand, unless otherwise stated

- Examination of any findings arising from audits by Regulatory Authorities.

8.1.3. Attendance of Members at Audit Committee meetings
The attendance of each member of the Audit Committee at Audit Committee Meetings during the fiscal year 2022 is shown in the table below:

Full Name	Number of meetings held during their term of office (within the fiscal year 2022)	Number of meetings attended	Percentage of presence	Number of meetings represented
Spyridon Makridakis	16	15	93.75%	1
John Kyriakopoulos	16	16	100%	0
Prodromos Vlamis	16	15	93.75%	1
Garyfalia Spyriouni	16	16	100%	0

8.1.4. Activities of the Audit Committee during the fiscal year 2022
A brief description of the work and activities of the Audit Committee is included in its Annual Report on its activities, which has been separately included in the Company's Annual Consolidated and Company Financial Report for the fiscal year 2022.

8.2. Remuneration and Nominations Committee
The operation of the said Committee is governed by its Operating Regulation and by the provisions of Laws 4548/2018 and 4706/2020, as well as by the Guidelines of the Hellenic Capital Market Commission for the Suitability Policy of article 3 of Law 4706/2020.

The tasks and responsibilities of the Committee's are set out in the Commission's Operating Regulation. This corporate document was amended ,for the second time, by the Board of Directors' resolution dated 16/05/2022 and is posted on the Company's Official Website.

8.2.1 Composition of the Remuneration and Nomination Committee
The term of office of the Members of the Committee coincides with the term of office of the Board of Directors Members, which is renewable. In any case, the term of office of the Independent Non-Executive BoD Members on the Committee shall not exceed nine years in total.

Three of the members of the Committee are Independent Non-Executive Members of the Board of Directors, in accordance with the independence criteria of article 9 of Law 4706/2020, one of them has the status of Chairman of the Committee, while the fourth member is from among the Non-Executive Members of the Board of Directors.

The members of the Committee were appointed by the Board of Directors of the Company at its meeting on June the 8th 2021 and the Committee was constituted at its meeting on June the 8th 2021 as follows:

Full Name	Status	Position on the Board of Directors
Spyridon Makridakis	President	Vice President A', Independent Non-Executive Member
John Kyriakopoulos	Member	Non-Executive Member
Prodromos Vlamis	Member	Independent Non-Executive Member
Garyfalia Spyriouni	Member	Independent Non-Executive Member

The Board of Directors on 21.02.2023 having taken note of the resignation of the Non-Executive Member of the Board of Directors Mr. Ioannis Kyriakopoulos, as a member of the Board of Directors of the Company and its Committees, including the Remuneration and Nominations Committee, decided to continue the operation of the Remuneration and Nominations Committee of the Company with the remaining three (3) members without replacing the resigned member, in accordance with the provisions of the Operating Regulation of the Remuneration and Nominations Committee.

Subsequently, on 24.02.2023, the Remuneration and Nominations Committee confirmed the appointment of Mr. Spyridon Makridakis, Independent Non-Executive Member of the Board of Directors of the Company, as its Chairman and was reconstituted as follows:

1. Mr. **Spyridon Makridakis** of George, Independent Non-Executive Member of the Board of Directors, Chairman of the Remuneration and Nominations Committee
2. Mr **Prodromos Vlamis** of Gregorius, Independent Non-Executive Member of the Board of Directors, Member of the Remuneration and Nominations Committee
3. Mrs **Garyfalia Spyriouni** of Vasilios, Independent Non-Executive Member of the Board of Directors, Member of the Remuneration and Nominations Committee.

The Remuneration and Nominations Committee will continue to function with the above composition until the end of its term of office.

8.2.2. Responsibilities of the Remuneration and Nominations Committee

A. Regarding remuneration issues:

- Drafting of the Company's Remuneration Policy and submission of relevant proposals for any amendments thereto,
- Evaluation of the structure, composition, size and performance of the Company's Board of Directors as well as the skills and knowledge of the members of the Company's Board of Directors and submission of relevant proposals to the Company's Board of Directors,
- Making proposals to the Board of Directors regarding the determination or change of the remuneration of the Chairman of the Board of Directors,
- Evaluation and approval of the joint proposals of the Chairman of the Board of Directors and the Chief Executive Officer, regarding new appointments or salary changes of the Company's Senior Executives and the heads of the Internal Audit Unit, the Compliance Unit and the Risk Management Unit,
- Review of the Company's Remuneration Policy,
- Submission of proposals to the Board of Directors regarding the total amount of the annual variable remuneration (bonuses) in the Company and the total amount of the remuneration of the Senior Executives and the heads of the Internal Audit Unit, the Compliance Unit and the Risk Management Unit,
- Regular review of the Remuneration Policy of the Non-Executive Members of the Board of Directors,
- Proposal through the Board of Directors to the General Meeting of Shareholders of the Company regarding the remuneration of the Members of the Board of Directors,
- Review of the information within the draft Annual Report on Remuneration,

B. Concerning matters relating to the evaluation of the Board of Directors and the nomination of candidates:

- Annual evaluation of the Board of Directors,
- Regular review of the preservation of the independence of the Independent Non-Executive Directors,
- Submission of proposals to the Board of Directors regarding the nomination of candidates for the Board of Directors,
- Evaluation of issues related to the succession of the Members of the Board of Directors,
- Drafting and monitoring of the implementation of the Suitability Policy, in cooperation with the Internal Audit Unit, the Compliance Unit and the Legal Service,
- Submission of proposals for any amendments to the Suitability Policy.

8.2.3. Attendance of Members at Remuneration and Nominations Committee meetings

The attendance of each member of the Remuneration and Nominations Committee at the meetings of the Remuneration and Nominations Committee during the fiscal year 2022 is shown in the table below:

Full Name	Number of meetings held during their term of office (within the fiscal year 2022)	Number of meetings attended	Percentage of presence	Number of meetings represented
Spyridon Makridakis	5	5	100%	0
John Kyriakopoulos	5	5	100%	0
Prodromos Vlamis	5	5	100%	0
Garyfalia Spyriouni	5	5	100%	0

All amounts expressed in € thousand, unless otherwise stated

8.2.4. Activities of the Remuneration and Nominations Committee during the fiscal year 2022
During the fiscal year 2022, the Compensation and Nominations Committee met five times, on the following matters:

- BoD Evaluation Procedure,
- Annual Report of the Company's Remuneration and Nominations Committee,
- Amendment of the Committee's Operating Regulation,
- Amendment of the Company's Remuneration Policy,
- Review of the annual remuneration report,
- Proposal on the remuneration of the members of the Board of Directors and the Investment Committee.
- Variable Remuneration for the fiscal year 2021,
- Update of the Board of Directors' Evaluation Procedure.

8.3. Investment Committee
The Investment Committee is responsible for determining the Company's investment policy and the management of its investments.

The Chairman of the Investment Committee reports to the Board of Directors of the Company.

The operation and general responsibilities of the Investment Committee are defined in the Investment Committee's Operating Regulation, which constitutes part of the Company's Internal Operating Regulation, a summary of which is posted on the Company's Official Website.

8.3.1 Composition of the Investment Committee
The term of office of the members of the Investment Committee coincides with the term of office of the Board of Directors Members, which is renewable. The current Investment Committee is composed of five members, four of whom are members of the Board of Directors. Of the four Board Members participating in the Committee, three are Executive BoD Members and one is a Non-Executive BoD Member.

The current composition of the Investment Committee, as defined by the decision of the Board of Directors of the Company dated 29/06/2021, is as follows:

Full Name	Status	Position on the Board of Directors
Christoforos Papachristophorou	President	Executive Chairman
Aristotle Karytinos	Member	Vice President B' and Chief Executive Officer
George Kountouris	Member	Non-Executive Member
Georgios Konstantinidis	Member	Non-BoD Member
Athanasios Karagiannis	Member	Executive Member

8.3.2. Responsibilities of the Investment Committee
On the basis of its Operating Regulation, the Investment Committee is responsible for the following:

- Determination of the Company's investment policy, in accordance with its strategic objectives,
- Submission of a proposal for the annual budget for new investments and a forecast of their financing,
- Management of the Company's securities portfolio,
- Decisions on new investments and their financing,
- Determination of the lease terms of the properties included in the Company's portfolio,
- Decisions on the liquidation of investments
- Evaluation of the returns on existing investments and consideration of alternative forms of investment that are considered likely to deliver higher returns,
- Review and evaluation of the diversification of the Company's portfolio by sector,
- Making decisions regarding increases/decreases in the share capital of companies/entities in which the Company is a stakeholder,
- Making decisions on investment programmes, construction, development, reconstruction, maintenance, change of use of the properties in the portfolio and approval of the required expenditure/budgets.

All amounts expressed in € thousand, unless otherwise stated

8.3.3. Attendance of Members at Investment Committee Meetings
The attendance of each member of the Investment Committee at the Investment Committee Meetings during the fiscal year 2022 is shown in the table below:

Full name	Number of meetings held during their term of office (within the fiscal year 2022)	Number of meetings attended	Percentage of presence	Number of meetings represented
Christoforos Papachristophorou	24	23	95.83%	1
Aristotle Karytinos	24	24	100%	0
George Kountouris	24	24	100%	0
Georgios Konstantinidis	24	24	100%	0
Athanasios Karagiannis	24	24	100%	0

8.3.4. Activities of the Investment Committee during the fiscal year 2022
During the fiscal year 2022, the Investment Committee met twenty-four times, including on the following matters:

- Decision-making in relation to new investments
- Monitoring of existing investments
- Liquidation of existing investments

9. Other Management Committees

9.1. Procurement Committee
This is a Management Committee of the Company, which has been established by decision of the Board of Directors. Within the Company's Operating Regulation, the composition, responsibilities and duties of the Procurement Committee are set out.

9.1.1. Composition of the Procurement Committee
The Committee consists of three members, comprising the CEO and two Non-Executive Members of the Board of Directors. More specifically, the Procurement Committee is currently composed of one Executive Member and two Independent Non-Executive Members, one of whom chairs the Committee.

The current composition of the Procurement Committee, as defined by the decision of the Board of Directors of the Company dated 08/06/2021, is as follows:

Full name	Status	Position on the Board of Directors
Spyridon Makridakis	President	Vice President A', Independent Non-Executive Member
Prodromos Vlamis	Member	Independent Non-Executive Member
Aristotle Karytinos	Member	Vice President B and Chief Executive Officer

9.1.2. Responsibilities of the Procurement Committee
The Procurement Committee is responsible for:

- The evaluation and approval of the business feasibility of implementation as well as the expenditure of supplies that exceed the approval limits assigned to the CEO and the Chief Financial and Operations Officer by the Board of Directors of the Company
- The approval of expenses related to the procurement of goods and services, the amounts of which exceed the approval limits, as set out by the Board of Directors for the other bodies of the Company.

All amounts expressed in € thousand, unless otherwise stated

9.1.3. Procurement Committee's activities in the fiscal year 2022
During the fiscal year 2022, the Procurement Committee met three times, on the basis of the following topics:

- Recommendation for the conclusion of a contract for the provision of necessary services in the context of the Company's ESG compliance.
- Recommendation for the acquisition of new Enterprise Resource Planning (ERP) software.
- Approval of expenditure and award of services in the context of improving the Company's internal operating procedures.

9.2. Green Bond Committee
The Green Bond Committee has been established by a resolution of the Board of Directors of the Company.
The purpose of the Green Bond Committee is to establish and monitor the implementation of the Company's Green Bond Framework, under which the Company may issue one or more Green Bonds for the purpose of sustainable financing of its business activities.

The Committee meets at least once a quarter and, if circumstances require so, more frequently, especially during periods when the Green Bond Report to Investors is issued and in preparation for the issuance of the Company's Green Bonds.

The operation, responsibilities and provisions regarding the composition of the Green Bond Committee are set out in its Operating Regulation, approved by the Board of Directors on 29/06/2021.

9.2.1. Composition of the Green Bond Committee
The President of the Committee is the current Head of Finance & Operations of the Company.

The current composition of the Green Bond Committee, as appointed by the decision of the Board of Directors of the Company dated 28/02/2022, is as follows:

Full name	Status	Position on the Board of Directors
Theresa Messari	President	Executive Member
Athanasios Karagiannis	Member	Executive Member
Nikolaos Gonis	Member	Non-Member
Andreas Varsamakis	Member	Non-Member
Dimitrios Georgiopoulos	Member	Non-Member

9.2.2. Responsibilities of the Green Bond Committee
The Green Bond Committee is responsible for:

- Evaluation of the use of the proceeds raised from the issuance of the Company's Green Bonds
- Overseeing the maintenance of the Register of Eligible Green Projects
- Monitoring the management of revenue
- Coordination of the preparation and publication of the Green Bond Report to the Investors
- Monitoring the progress of the issuance of the Company's Green Bonds
- Ensuring compliance with the procedures set out in the Company's Green Bond Framework
- Monitoring developments in the Green Bond Market
- Ensuring that the Company's Green Bond Framework is updated if circumstances require so.

9.2.3. Activities of the Green Bond Committee in the fiscal year 2022
Within the fiscal year 2022, the Green Bond Committee met nine times on the following items:

- Evaluation of the recommendation for the use of the funds raised by the Company's 16.07.2021 Common Green Bond Loan for the implementation of an investment in the purchase of land, the demolition of an old building and the development of a certified green office building,
- Evaluation of the recommendation for the use of the funds raised from the Company's 16.07.2021 Common Green Bond Loan for the implementation of an investment in the purchase of land and the development of an energy efficient residential building,

- Evaluation of the recommendation for the use of the funds raised from the 16.07.2021 Joint Green Bond Loan of the Company for the implementation of an investment in the development of energy efficient logistics buildings,
- Evaluation of the recommendation for the use of the funds raised from the Company's 16.07.2021 Joint Green Bond Loan for the implementation of an investment for the acquisition of a hotel for its energy upgrade,
- Review of eligible projects in the Green Projects Register,
- Evaluation of the recommendation for the use of the funds raised from the Company's 16.07.2021 Joint Green Bond Loan for the implementation of an investment for the acquisition of a detached five-storey office building,
- Evaluation of a recommendation for consideration as to the acquisition of a stand-alone green office building in accordance with the Company's Green Bond Framework.

10. Description of the main characteristics of the Internal Control System (ICS)

The Internal Control System (hereinafter referred to as "ICS") includes the safeguards that ensure the proper management and operation of the Company.

Pursuant to paragraph 2 of article 4 of Law 4706/2020, the Board of Directors ensures the adequate and effective operation of the Company's I.C.S., which aims at the following objectives:

- the consistent implementation of the operational strategy, with the effective use of available resources,
- the identification and management of material risks associated with the Company's business and its operation,
- the effective functioning of the internal audit service,
- to ensure the completeness and reliability of the data and information required for the accurate and timely determination of the Company's financial position and the preparation of reliable financial statements, as well as its non-financial position of Article 151 of Law 4548/2018 applies,
- compliance with the regulatory and legislative framework, as well as the internal regulations governing the Company's operation.

The I.C.S. includes the following main components, which are discussed in the following sections:

- The Control Environment
- Risk Management
- The control mechanisms and safeguards
- The information and communication system
- The monitoring of the I.C.S.

Within the framework of the I.C.S. and taking into account the "three lines governance model", the Company has a Risk Management Unit and a Compliance Unit in the second line, while in the third line it has the Internal Audit Unit.

10.1. Control Environment

The control environment is the set of structures, standards, policies and procedures through which the overall organization and management of the Company is determined. These elements form the basis for the development of an effective I.C.S.

The Company has adopted and applies a Code of Professional Ethics and Conduct that governs the conduct of all its personnel including the members of the Board of Directors, and its Directors.

The Company, as a measure of best practice and to promote corporate compliance, has adopted its Anti-Bribery Policy, and is in the process of developing an Anti-Fraud Policy.

The purpose of the Anti-Fraud Policy is to establish the necessary safeguards to prevent and detect fraud and irregularities within the Company.

With regard to the Board of Directors, the Company has a Board of Directors' Operating Regulation, through which the regulations regarding the authority, delegated powers, obligations, responsibilities, operating principles and rules of conduct of the Board of Directors are set out in detail.

In addition to the BoD Committees (Audit Committee, Remuneration and Nominations Committee, Investment Committee), the Company has established Management Committees, namely the Procurement Committee and the Green Bond Committee.

10.2. Risk Management

The Board of Directors is responsible for reviewing the Company's opportunities and risks in relation to the defined strategy, determining the relevant measures to be taken, as well as determining the nature and extent of exposure to risks arising from or related to the Company's activity and operation, which the Company intends to assume in the context of its long-term strategic objectives. The Board of Directors shall ensure : a) the effectiveness of the Risk Management System as part of the I.C.S.; b) that the functions that make up the Risk Management System are independent of the business areas they cover; and c) that they have the appropriate financial and human resources, as well as the authority to operate effectively, as required by the nature of their role.

The Board of Directors has oversight of the Risk Management Framework. In more detail:

- It shall oversee the management of the Company's principal risks and uncertainties and their periodic review.
- It shall evaluate the methods used by the Company to identify and monitor risks, shall address the main risks through the I.C.S. and the Internal Audit Unit, and shall disclose them in the published financial information in a proper manner,
- It shall inform the Board of Directors of its findings.
- It shall monitor and review the operation and work of the Risk Management Unit.

With regard to the Risk Management Unit established in the Company, it aims to strengthen the risk management culture, while its mission is to contribute to the development of a modern operating framework at all organisational levels for the identification, assessment and management of the risks faced by the Company.

The Risk Management Unit ensures that the risks assumed by the Company's Units are in line with the risk appetite and tolerance limits set and established by the Senior Management. The role and individual responsibilities of the Risk Management Unit are reflected in its Operating Regulation, which has been prepared and approved by the Company's Board of Directors.

Among other things, the responsibilities of the Risk Management Unit are summarised as follows:

- Contributing to the formulation of the risk management strategy,
- Developing and updating risk management policies and procedures,
- Collaborating with other departments and functions to achieve corporate objectives,
- Contributing to the categorisation of risks in order to monitor them more effectively,
- Maintaining an updated Risk Register,
- Contributing to the assessment of Inherent Risks, i.e. the likelihood and impact of each risk included in the Risk Register,
- Providing advice on the assessment of the adequacy and effectiveness of the controls adopted and implemented by the Company to address risks,
- Informing the Board of Directors, through the Audit Committee, of significant risks and highlighting areas requiring action.

10.3. Control mechanisms and safeguards

The Company has control mechanisms and safeguards in place for the execution of its operations aimed at the prevention or early detection of material errors, in order to ensure the reliability and efficiency of operations, as well as compliance with the applicable regulatory framework.

The above control mechanisms and safeguards are based on the existence of Policies, Procedures, Codes, Operating Regulations approved by competent bodies, which include the roles and responsibilities of those involved in the execution of the work. These provide for specific control points such as, but not limited to, key principles, segregation of duties, appropriate approvals, classification of access to systems and files, confirmations, etc.

An essential parameter in relation to the above is the prevention, identification and management of Conflict-of-Interest situations. In this context, the Company has established and approved a Conflict-of-Interest Prevention and Management Policy and Procedure, which is part of the Company's Operating Regulations. A summary of these

Regulations has been posted on the Company's Official Website. This Policy and Procedure complies with the provisions of the regulatory framework governing the Company's operation and includes provisions for the identification, prevention and management of situations of conflict of interest affecting the Company's interests.

10.4. Information and Communication System

The information and communication system mainly includes the Financial Disclosure Process, the Whistleblowing Process and the Policy and Procedure with adequate and effective mechanisms for communication with shareholders, with the aim of facilitating the exercise of their rights and active dialogue with them (shareholder engagement).

With regard to the first part, the Audit Committee monitors, reviews and evaluates the process of preparing the financial information, as well as other disclosed information in any way related to the financial information.

With regard to this Procedure, the Audit Committee is responsible for:

- Monitoring and reviewing the Company's Financial Reporting Process (the mechanisms and systems for the production, flow and dissemination of financial information produced by the Company's involved organisational units),
- Informing the Board of Directors on the related findings,
- Receiving updates from the Company's Management Team on the timeframe for the preparation of financial statements,
- Reviewing and evaluating the financial statements before submitting them to the Board of Directors for approval.

Regarding the second part, a Whistleblowing Policy has been developed and approved. This Policy aims to encourage all stakeholders to report, in confidence or anonymously through existing reporting channels, conduct that is illegal or even unethical as soon as it comes to their attention.

The Compliance Unit has initiated, as of the end of fiscal year 2022, the amendment of the existing Policy to comply with the requirements of the newly enacted Law 4990/2022, a process that will be completed within the fiscal year 2023.

With regard to the third part, a Policy and Procedure has been established to ensure that the Company ensures that Shareholders receive the appropriate information that allows them to be fully informed, to understand adequately the corporate issues and to exercise their rights as provided for.

In this context, the Shareholder Services and Public Relations Unit receives any request from Shareholders regarding the Company's Corporate Governance and beyond. The Chairman of the Board of Directors or the Chief Executive Officer, upon being informed that there is a significant issue, shall ensure that the Shareholder receives a full response to the request, subject to the limitations imposed by the applicable regulatory framework. If the request is not considered to be of major importance, the Head of the Shareholder Services and Public Relations Unit shall respond to the shareholder's request themselves, after having informed the Chief Officer of Finance and Operations in writing.

10.5. Monitoring of the I.C.S.

The monitoring of the I.C.S. concerns the process of its continuous evaluation (both internally and by an Independent Assessor on a triennial basis), in particular with regard to its adequacy and effectiveness.

With regard to the Internal Audit Unit, its operation is in accordance with the provisions of Law 4706/2020 and its Operating Regulation. The Internal Audit Unit is an independent organisational unit. Within the scope of his duties, the Head of the Internal Audit Unit has access to any organisational unit of the Company and has access to any information required for the performance of his duties.

The Company's Internal Audit Unit seeks to safeguard and enhance the value of the Company by operating with insight and providing objective assurance based on risk analysis, as well as advisory services.
The Head of the Internal Audit Unit is appointed by the Board of Directors, following a proposal of the Audit Committee, which is also responsible for his replacement, if any, and reports functionally to the Company's Audit Committee and administratively to the CEO.

The Company has adopted the Internal Audit Unit's Operating Regulation, which include in detail the responsibilities of the Unit, its Head and the relevant reporting lines.
With regard to the Regulatory Compliance Function, the Company has a Compliance Unit with the main task of establishing and implementing appropriate and updated policies and procedures, in order to achieve timely and continuous compliance of the Company with the applicable regulatory framework governing its operation and to have at all times an accurate sense of the percentage of realisation of this objective.

The responsibilities of the Compliance Unit include the prevention, suppression/detection and response actions in relation to issues under its responsibility based on the Compliance Policy and Compliance Procedures. The Compliance Unit, as part of its work, has access to all required sources of information within and outside the Company, communicates its findings in a timely and accurate manner, receives the necessary training and is appropriately informed in order to monitor the effective adoption and strict implementation of changes in the regulatory framework. The Compliance Officer heads the Compliance Unit. The Compliance Unit reports functionally to the Audit Committee and administratively to the CEO. Annually, it submits an Action Plan to the Audit Committee for approval and an Annual Report to the Board of Directors through the Audit Committee.

The Company has adopted an Operating Regulation of the Compliance Unit, which details its responsibilities. The Board of Directors of the Company has approved this Operating Regulation.

11. External evaluation of the Internal Control System.

With regard to the evaluation of the Internal Control System, the Company has established a Policy for the periodic evaluation of the Internal Control System in accordance with the institutional and supervisory requirements as reflected in Law 4706/2020 and in Resolution 1/891/30.09.2020 of the Board of Directors of the Hellenic Capital Market Commission. The purpose of the Policy is the periodic evaluation of the Company's Internal Control System with a view to its continuous improvement. The Audit Committee is responsible for developing and updating the Policy with the support of the Internal Audit Unit and the Compliance Unit, as required from time to time.

At the end of their assessment, the I.C.S. External Assessor submits an I.C.S. Assessment Results Report, which includes a summary of their observations and an analysis of them, the time of its preparation, the assessment reference date and the period covered by the Assessment Report, starting from the day following the reference date of the previous assessment.

The summary includes the Assessor's conclusion, depending on the Assessment Standards relied upon, regarding the adequacy and effectiveness of the I.C.S. It also includes the most significant findings of the assessment, the risks and their consequences and the response of the Company's Management to them, including the relevant action plans.

The Company, by decision of its Board of Directors, has entrusted to the Independent Evaluator "AMID Corporate Governance, Internal Controls & Internal Audit Services" the task of external assessment of the adequacy and effectiveness of the Company's Internal Control System ("ICS") with a reference date of 31/12/2022, and a reference period of 17.07.2021 - 31.12.2022, in accordance with the provisions of case (j) of par. 3 and par. 4 of article 14 of Law 4706/2020 and Resolution 1/891/30.09.2020 of the Board of Directors of the Hellenic Capital Market Commission, as applicable (the "Regulatory Framework").

The assessment of the Internal Control System was successfully completed in March 2023 and covered the following areas: the Control Environment, Risk Management, Control Mechanisms and Safeguards, the Information and Communication System and the Monitoring of the Company's Internal Control System.

The Report of the Evaluation of the adequacy and effectiveness of the Internal Control System, dated 30.03.2023, is signed by the Project Manager and Partner of the above-mentioned Independent Evaluator, Mr. Vassilis Monoyios (CIA, CRMA, CPA, COSO ICIF cert.) with S.O.E.L. reg. n.: 25141.

As stated in the above report, the evaluation started in early 2023 and was carried out in a timely and proper manner. In accordance with the provisions of Resolution 1/891/30.09.2020 of the Board of Directors of the Hellenic Capital Market Commission, the assessment of the adequacy of the I.C.S was carried out based on international best practices in order to ensure the requirements regarding the I.C.S as defined in the said Resolution. In terms

of international best practices, the Institute of Internal Auditors' International Professional Practices Framework and the COSO Internal Control Integrated Framework applied.
The conclusion in the above-mentioned report assessing the adequacy and effectiveness of the I.C.S states the following:

"Based on our work performed, as described above in the "Scope of Work Performed" paragraph, and the evidence gathered, on our assessment of the adequacy and effectiveness of the Company's I.C.S., as of December 31, 2022, nothing has come to our attention that might be considered a material weakness in the Company's I.C.S., in accordance with the Regulatory Framework."

The same report on the "Scope of Work Performed" states the following: *"Our work covers only the assurance procedures set out in the Programme, as formulated to assess the adequacy and effectiveness of the Company's I.C.S. in accordance with the Regulatory Framework as of 31 December 2022, in order to identify any material weaknesses in the I.C.S. A material weakness in the I.C.S. is an inadequacy or a combination of inadequacies in the I.C.S'. safeguards that relate to their design adequacy or effectiveness such that there is a reasonable possibility that a significant risk, identified by the Company's management in accordance with the requirements of the Regulatory Framework, related to the Company's operations may not be prevented or detected in a timely manner. The scope of the assessment has been determined by the Board of Directors of the Company, as prescribed by the Company's documented policy in its Operating Regulation."*

12. Information required under Article 10(1)(c), (d), (f), (h) and (i) of Directive 2004/25/EC of the European Parliament and of the Council of April the 21st 2004 on takeover bids, if the Company is subject to that Directive.

The information required under point (c) of paragraph 1 of Article 10 of Directive 2004/25/EC, shall be included in the section of the Explanatory Report referred to in the additional information of paragraph 7 of Article 4 of Law 3556/2007.

With regard to the information required under point (d) of paragraph 1 of Article 10 of Directive 2004/25/EC, there are no securities of the Company which give special control rights to the holders.

With regard to the information required under point (f) of paragraph 1 of Article 10 of Directive 2004/25/EC, there is no restriction of any kind on voting rights.
The information required under point (h) of paragraph 1 of Article 10 of Directive 2004/25/EC, i.e., those relating to the amendment of the Company's Articles of Association and the appointment and replacement of a Member of the Board of Directors, are already included in the section of the Explanatory Report referred to in the additional information of paragraph 7 of Article 4 of Law 3556/2007.

The information required under point (i) of paragraph 1 of Article 10 of Directive 2004/25/EC, are already included in the section of the Explanatory Report, which refers to the additional information of paragraph 7 of Article 4 of Law 3556/2007.

13. Policies to ensure adequate information for all transactions with Related Parties

The Company has a Policy and Procedure for compliance with the obligations arising from Articles 99 to 101 of Law 4548/2018, regarding transactions with Related Parties.
This Policy and Procedure constitutes an Annex to the Company's Internal Operating Regulation, a summary of which is posted on the Company's Official Website.

More specifically, the Policy and Procedure relates to the Company's compliance with the provisions of the applicable institutional and supervisory framework, which define the procedure that must be followed for its transactions with Related Parties to be legal.

The purpose of the Policy and Procedure is to set out the actions taken in relation to the monitoring of transactions with Related Parties and their appropriate disclosure to the competent bodies and shareholders of the Company.

A related party, as defined in International Accounting Standard 24 (IAS 24), is a person or entity that is related to the entity that prepares financial statements.

(a) A person or a member of that person's immediate family is associated with a reporting entity if that person:
(i) has control or joint control over the reporting entity,
(ii) has significant influence over the reporting entity,
or
(iii) holds a key management position in the reporting entity or a parent company of the reporting entity.
(b) The entity is associated with a reporting entity, if any of the following conditions are met:
(i) The entity and the reporting entity belong to the same group (which means that the parent, subsidiaries and sister subsidiaries are related).
(ii) An entity is a related or joint venture of the other entity (or a related or joint venture of a member of a group to which it belongs or another entity).
(iii) Both entities are joint ventures of the same third party.
(iv) An entity is a joint venture of a third entity and the other entity is related to the third entity.
(v) The entity is a post-employment benefit plan for the benefit of employees of either the reporting entity or an entity related to the reporting entity. If the reporting entity is itself such a plan, the sponsoring employers are also related to the reporting entity.
(vi) The entity is controlled or jointly controlled by a person under point (a).
(vii) A person, under point (a)(i), has significant influence over the entity or has a key management position in the entity (or in the parent company of the entity).

Related Party Transaction means a transfer of resources, provision of services or existence of a commitment between a reporting entity and a Related Party, regardless of whether a price is charged.

Members of a person's immediate family are those family members who can be expected to influence, or be influenced by, that person in their dealings with the entity and include:
(a) the children and spouse of that person or the person with whom that person is living,
(b) the children of the spouse of that person or the person with whom he or she is living,
and
(c) the persons dependent on him/her, or on his/her spouse or the person with whom he/she lives.

14. Sustainability

The Board of Directors of the Company, on the basis of its decision dated 29/06/2022, proceeded to the approval of the Sustainable Development Policy.
This Policy has been posted on the Company's Official Website.

The Company's Sustainable Development Policy sets the framework for the establishment of principles and strategic priorities that apply to all its business activities. The adoption of this policy is a necessity to ensure the long-term value of the Company through the achievement of the following objectives:

- Creating long-term value for stakeholders,
- Protection of the natural environment,
- Taking initiatives and actions in the areas of Corporate Governance, Corporate Responsibility and Business Ethics, in addition to compliance with the applicable regulatory framework,
- Supporting and contributing to the wider society and the national economy.

The Company sets sustainable development as its strategic orientation and commitment, has as its main objective the creation of long-term value for its stakeholders and fully recognises its responsibilities regarding human rights, labour relations, environmental protection and the fight against corruption.

The Company is aware of the critical role that business plays towards achieving the UN Sustainable Development Goals and the Paris Agreement and implements a responsible and sustainable strategy.
In this context, the Board of Directors of the Company, on the basis of its decision dated 29/06/2022, also approved the Environmental Policy.

This Policy is posted on the Company's Official Website.

This **Environmental Policy** sets the framework for the management of the impact of the Company's activities on the environment, whether positive or negative, as well as the framework of the actions that the Company implements to manage its objectives and targets.

The Company is bound by the following:

- Compliance with all existing legal and regulatory requirements,
- The systematic monitoring of the interactions of its activities with the environment, including significant impacts and risks,
- Adopting preventive practices to reduce pollution, as well as minimise resource use (including water) and greenhouse gas emissions,
- The continuous information, training and awareness of its personnel for the adoption of an environmentally responsible culture and the achievement of the Company's objectives,
- Encouraging stakeholders to take initiatives to protect the environment,
- The implementation of a comparative evaluation between the Company's properties through the issuance of energy certificates,
- Seeking opportunities to improve the energy efficiency of its properties and reduce the carbon footprint of its portfolio,
- Seeking opportunities to exploit its properties for the installation of renewable energy systems.

The Company has identified the main groups of its stakeholders that may affect and/or be affected by its activities. It has also conducted a materiality analysis to identify, analyse and prioritise the most significant environmental, social and corporate governance (ESG) issues for the Company and its stakeholders. In this context, and based on materiality, the Company has compiled an extensive list of the most material ESG issues that form the basis of its corporate strategy, decision-making and reporting. Further information on this topic is included in the chapter "Corporate Responsibility and Sustainability" of the Management Report of the Board of Directors.

The Company has developed and follows a **Green Bond Framework (June 2021)**, which states the use of the proceeds raised to finance or refinance projects falling within the following areas:

- Green buildings,
- Energy efficient and sustainable buildings,
- Green transport projects,
- Renewable energy projects,

The above Framework has been developed in accordance with the Green Bond Principles, 2018 edition (Green Bond Principles, GBP), drafted by the International Capital Market Association (ICMA).

The Company attaches great importance to developing its activities in a way that creates value for the environment, society and its stakeholders, having adopted best corporate governance practices that ensure its sustainable development. In this context, it monitors the impact of its activities as well as its performance by measuring non-financial factors and indicators that are important to the Company relating to the environment, society and governance. The Company has published the relevant information, for the fiscal year 2021, on its official website through the independent report "Sustainability Performance report" and, for the fiscal year 2022, the relevant indicators are presented in the chapter "Corporate Responsibility and Sustainability" of the Management Report of the Board of Directors.

15. Annual review

The Board of Directors discusses issues related to the Company's overall business strategy and reviews them whenever circumstances require so, in order to safeguard the Company's sustainable development.

Athens, April 10, 2023

The Vice-Chairman B' of the BoD and CEO	The Executive Member of the BoD	The Executive Member of the BoD
Aristotelis Karytinos	Thiresia Messari	Athanasios Karagiannis

Annual Activity Report of the Audit Committee of the Company "Prodea Real Estate Investment Company Societe Anonyme"

This Activity Report of the Audit Committee (hereinafter the "Committee") of the Company "Prodea Real Estate Investment Company Societe Anonyme" with the distinctive title "Prodea Investments" (hereinafter the "Company") refers to the financial year 2022 and has been drawn up in accordance with the provisions of Article 44 of Law 4449/2017 as amended by Article 74 of Law 4706/2020. The purpose of this report is to present a brief but comprehensive picture of the Committee's work during the financial year 2022 and during the subsequent period until the approval of this Report by the Committee.

1. Purpose and Responsibilities

The main purpose of the Audit Committee is to assist the Board of Directors in fulfilling its supervisory obligation regarding: a) safeguarding the integrity of the financial reporting and notification process through the timely preparation of reliable financial statements; b) ensuring independent, objective, and efficient conduct of internal and external audits of the Company; c) ensuring and supervising compliance with the institutional, regulatory, and legal framework governing the operation of the Company and its Group; and d) ensuring and supervising the development and implementation of an appropriate and effective Internal Audit and Corporate Governance System for the Company and its Group.

The responsibilities and operation of the Committee for the fulfilment of its purpose are described in detail in the Rules of Operation approved by the Board of Directors, which have been posted on the Company's website in accordance with current legislation and are available at the following address: https://prodea.gr/etairiki-diakyvernsi/epitropi-elegchou.

2. Composition

The Audit Committee is an independent committee under case ab) of paragraph 1a) of Article 44, Paragraph 1 of Law 4449/2017, as replaced by Paragraph 4 of Article 74 of Law 4706/2020. It consists of Non-Executive Members of the Board of Directors, who were elected by the decision of the General Meeting of Shareholders of the Company of 8 June 2021, in accordance with the provisions of Article 44 of Law 4449/2017, Paragraph 1, sub-paragraphs b and c.

The term of the above Committee was determined by the Ordinary General Meeting of Shareholders of 8 June 2021 to be three years, starting from the election of its Members by the General Meeting of Shareholders of the Company and extending until the subsequent Ordinary General Meeting of Shareholders of the Company following the end of its term.

Three of the members of the Committee are Independent Non-Executive members of the Board of Directors, in accordance with the independence criteria in Article 9 of law 4706/2020, one of them has the status of Chairman of the Committee, and the fourth member comes from the Non-Executive Members of the Board of Directors.

The members of the Committee were appointed by the Company's Board of Directors at its meeting on 8 June 2021, and the Committee was incorporated at its meeting on 8 June 2021 as follows:

Committee Members	Capacity	Position in the Board of Directors
Spyridon Makridakis	Chairman	Vice Chairman A', Independent Non-Executive Member
Ioannis Kyriakopoulos	Member	Non-executive member
Prodromos Vlamis	Member	Independent non-executive member
Garyfallia Spyriouni	Member	Independent non-executive member

On 21 February 2023, the Board of Directors, after becoming aware of the resignation as of 20 February 2023 of Non-Executive Member of the Board of Directors Ioannis Kyriakopoulos as a member of the Company's Board of Directors and its committees, including the Audit Committee, decided to continue the operation of the Company's Audit Committee with the remaining three (3) members without replacing the resigned member, in accordance with the provisions of Article 44, paragraph 1f of Law 4449/2017 and Paragraph 1.3 of the Audit Committee Rules of Operation.

Subsequently, during its meeting on 21 February 2023, the Audit Committee confirmed the appointment as Chairman of Mr. Spyridon Makridakis, Independent Non-Executive Member of the Board of Directors of the Company, in accordance with the provisions of Article 44, paragraph 1, sub-paragraph e of Law 4449/2017, in the Rules of Operation of the Audit Committee, and in the circular under protocol number 1508/17.07.2020 of the Department of Listed Companies of the Capital Market Commission, and was reincorporated as follows:

1. Mr. **Spyridon Makridakis** of Georgios, Independent Non-Executive Member of the Board of Directors, Chairman of the Audit Committee.
2. Mr. **Prodomos Vlamis** of Grigorios, Independent Non-Executive Member of the Board of Directors, Member of the Audit Committee.
3. Ms. **Garyfallia Spyriouni** of Vasileios, Independent Non-Executive Member of the Board of Directors, Member of the Audit Committee.

Each member of the Committee fulfils the requirements provided for by the current regulatory framework necessary for their appointment to the Committee.

Specifically, the remaining three (3) members of the Committee collectively possess sufficient knowledge of in the field in which the Company operates, and are independent of the Company, in the sense of the provisions of Paragraphs 1 and 2 of Article 9 of Law 4706/2020.

Finally, the Audit Committee, during its meeting on 2 March 2023, confirmed that among the members of the Committee, Ms. Garifallia Spyriouni has sufficient knowledge as legally required (under Article 44, Paragraph 1, sub-paragraph g, section b of Law 4449/2017) in auditing and/or accounting, and as independent from the Company, is the member who shall be obligatorily present in Committee meetings regarding approval of financial statements.

Curricula vitae of the members of the Committee have been posted on the Company's official website, and are available at the following address: https://prodea.gr/cms/uploads/2023/02/Βιογραφικά-σημειώματα-των-Μελών-του-Διοικητικού-Συμβουλίου.pdf.

3. Meetings

Within the framework of its responsibilities in accordance with current legislation and its Rules of Operation, the Audit Committee meets on a regular basis and holds extraordinary meetings when required. Specifically, during 2022, the Committee met sixteen (16) times and discussed issues that fall within its areas of competence. All decisions of the Committee were made unanimously.

The participation of the Chairman and the members of the Committee during the financial year 2022 in the meetings of the Committee are shown in the table below:

Name	Number of Meetings that took place in 2022	Participation in all meetings in 2022
Spyridon Makridakis	16	15/16
Ioannis Kyriakopoulos	16	16/16
Prodromos Vlamis	16	15/16
Garyfallia Spyriouni	16	16/16

During the period from 01.01.2023 until the approval of this Report, the Committee met four (4) times, and the participation of its members is shown in the table below:

Name	Number of Meetings that took place from 01.01.2023 to the date of approval of this Report	Participation in all meetings from 01.01.2023 to the date of approval of this Report
Spyridon Makridakis	4	4/4
Prodromos Vlamis	4	4/4
Garyfallia Spyriouni	4	4/4

Note that beyond meetings, the members of the Committee are in regular contact with one another, and cooperate closely and in coordination with the senior management of the Company, the Heads of the Internal Audit Unit, the Regulatory Compliance Unit, and the Risk Management Unit, the Independent Valuators, and the Statutory Auditors of the Company, the company "ERNST & YOUNG (HELLAS) STATUTORY AUDITORS S.A." (hereinafter "ERNST & YOUNG (HELLAS)"), which was appointed by the Ordinary General Meeting of Shareholders of the Company on 7 June 2022.

4. Activities of the Committee for the fiscal year 2022 until the approval of this Report by the Committee

In the above meetings, the Committee dealt with matters within its competence, specifically:

A. Financial Statements and Financial Reporting process

- It monitored, reviewed, and evaluated the process of financial reporting preparation, and informed the Board of Directors accordingly.
- It cooperated with the competent executives of the Financial Services Directorate of the Company and with the Statutory Auditors, in order to be informed and to confirm the adequacy and effectiveness of the processes of preparing the financial statements, the investment reports, and any other financial disclosures that are published.
- It reviewed and evaluated the annual and periodic, corporate and consolidated financial statements and financial reports in accordance with applicable accounting standards, regarding their accuracy, completeness, and consistency, prior to their submission to the Board of Directors for approval, and recommended their approval to the Board of Directors. In accordance with the above, the Committee confirmed the Company's compliance with relevant laws and regulations governing the issuance and disclosure of financial statements.
- Received, reviewed, and evaluated the semi-annual and annual investment reports of the Company and recommended their approval to the Board of Directors.
- Received the 2021 Annual Activity Report from the Financial Services Directorate in order to be informed about its operations, organization, adequacy of knowledge, experience and training of its executives, as well as adequacy of resources available for timely and accurate preparation of the Financial Statements.

B. External Audit

- It was briefed by the external auditors about the annual program of the statutory audit of the financial statements of the Company and the Group for the fiscal year 2022 prior to its implementation, and evaluated it, certifying that this would cover the major audit fields and systems on financial reporting, taking into consideration the main sectors of business and financial risk for the Group.
- It was informed through meetings by the competent bodies of the Administration and the external auditors about the important audit issues, the important judgments, assumptions, and estimates during the preparation of the financial statements of the Company and the Group.

- Within the framework of monitoring the process and conduct of the statutory audit of the corporate and consolidated financial statements of the Company, it received from the statutory auditor of the Company, ERNST & YOUNG (HELLAS), and evaluated the Supplementary Report with the results of the statutory audit that took place, confirming that it met the specific requirements of Article 11 of Regulation (EU) no. 537/2014 of the European Parliament and of the Council of 16 April 2014. On these matters, the statutory auditors assured the Committee that in their audit, they did not identify any risks of material misstatement in the corporate and consolidated financial statements, whether due to fraud or error, nor was there any finding that would have a material effect on the financial statements in the Company's Internal Audit System, and by extension, on the smooth operation of the Company. The Audit Committee informed the Board of Directors about the results of the statutory audit by the statutory auditors of the Company, ERNST & YOUNG (HELLAS).
- It met with the statutory auditors of the Company prior to the publication of the annual and semi-annual financial reports and the semi-annual investment reports, on which meetings clarifications were given in response to questions of the members of the Committee.
- It met with the ordinary Independent Valuators of the Company prior to the publication of the semi-annual financial reports of the Company and its subsidiaries in order to be informed about the progress of the real estate market and the most important assumptions of the appraisals.
- It evaluated and confirmed throughout the term of the statutory auditors that they are objective and have remained independent from the Company and the Group, also receiving in this context a relevant written declaration of independence from the statutory auditor.
- It examined the appropriateness and pre-approved the provision by the external auditor of non-audit services to the Company and the companies of the Group. In this context, it received from the Company's statutory auditor a written notification on the nature, extent, and remuneration of non-audit services offered to the Company and the Group for the financial year 2022.
- It evaluated the work of ERNST & YOUNG (HELLAS), statutory auditors of the Company, and taking into account, among other things, the opinion of the Financial Services Department, recommended to the Board of Directors, with submission of a relevant proposal, the re-appointment of the auditing company "ERNST & YOUNG (HELLAS)" as regular statutory auditor for the corporate financial year 2022. Furthermore, the Committee submitted a relevant proposal to the Company's Board of Directors to determine the total remuneration of the auditing company ERNST & YOUNG (HELLAS) for the financial year 2022.

C. Internal Audit System and Internal Audit

Within the same framework, the Committee:

- Monitored and reviewed the proper operation of the Internal Audit Unit in accordance with international standards on professional implementation of internal audit, as well as the applicable legal and regulatory framework, and evaluated its work, adequacy, and effectiveness, without violating its independence.
- Was informed about the results of the risk assessment carried out by the Internal Audit Unit as part of the preparation of the annual audit program.
- Was informed in writing about the annual audit for the year 2022 of the Internal Audit Unit. The Committee, prior to the implementation of the program, proceeded with its evaluation, taking into account the main sectors of business and financial risks as well as the results of previous internal audits.
- Received from the Internal Audit Unit, reviewed, and evaluated the Unit's quarterly activity reports, as well as reports on the audits conducted on the basis of the approved annual audit program. Examined the finding of these audits, the relevant views of the audited units, the proposals of the Internal Audit Unit, and the agreed corrective actions as well as the timetable for their implementation, and informed the Board of Directors accordingly.
- Was informed in writing by the Internal Audit Unit about the course of implementing the corrective actions for all the identified audit findings.
- Was informed by the Regulatory Compliance Unit and the Risk Management Unit on their projects and activities and approved their work planning for the following year.
- Prepared and recommended to the Board of Directors the assignment of carrying out the periodic evaluation of the Internal Audit System in accordance with Article 14, paragraph 3(j) of Law 4706/2020 and decision 1/891/30.9.2020 of the Capital Market Commission.

- Monitored the progress of the evaluation of the Company's Internal Audit System by the independent evaluator, ensuring the smooth and timely implementation of the project in cooperation with the Internal Audit Unit, the Regulatory Compliance Unit and the Risk Management Unit, as well as with the other organizational units of the Company.

D. Other matters

- Evaluated the proper formation of distributable profits and the adequacy of cash reserves for distribution of dividends and submitted a relevant recommendation to the Board of Directors.

The Committee recognizes the constant and timely updates that its members receive from the Internal Audit Unit at each of its meetings regarding the conduct of internal audits, their progress and results, ensuring the Company's compliance with the required processes.

In accordance with the above, the Committee ascertained the sufficient and continuous information from the Company's internal and external audits, and the Heads of the Regulatory Compliance Unit and the Risk Management Unit, through their comments and suggestions, for ensuring the smooth operation of the Company.

The cooperation of the Committee with the Company's Management, the Heads of the Internal Audit Unit, the Regulatory Compliance Unit, and the Risk Management Unit, as well as the Statutory Auditors, was completely satisfactory, and no problem arose in its operation.

5. SUSTAINABLE DEVELOPMENT POLICY

The Company has drawn up a Sustainable Development Policy, which was approved by the Board of Directors of the Company in its decision of 29 June 2022. This Policy has been posted on the Company's official website and is available at the following address: https://prodea.gr/cms/uploads/2022/10/Πολιτική-Βιώσιμης-Ανάπτυξης.pdf.

The Company's Sustainable Development Policy sets the framework for the establishment of principles and strategic priorities for all of its business activities. The adoption of this Policy is necessary to ensure the long-term value of the Company through the achievement of the following goals:

- Creating long-term value for stake-holders;
- Protection of the natural environment;
- Undertaking initiatives and actions in the areas of Corporate Governance, Corporate Responsibility, and Business Ethics, in addition to compliance with the current regulatory framework;
- Support and contribution to the wider society and the national economy.

The Company set sustainable development as a strategic orientation and commitment, has as its primary objective the creation of long-term value for its stakeholders, and fully recognizes its responsibilities regarding human rights, labor relations, environmental protection, and fighting corruption.

Athens, March 30, 2023

The Chairman	The members
Spyridon Makridakis	Prodromos Vlamis
	Garyfallia Spyriouni
	The resigned member[1]
	Ioannis Kyriakopoulos

[1] For the duration of his term

Supplementary Report
To the Annual General Meeting of Shareholders
of "Prodea Real Estate Investment Company Société Anonyme"
pursuant to article 4 of Law 3556/2007

(all amounts expressed in € thousand, unless otherwise stated)

Pursuant to article 4 of L. 3556/2007, companies whose shares are listed on a regulated market in Greece, in this case the Athens Stock Exchange, must submit a supplementary report to the General Meeting of Shareholders providing detailed information on specific issues. This Board of Directors' supplementary report to the General Meeting of Shareholders contains detailed information on these matters.

A. Structure of the share capital of the Company

The share capital of the Company as of December 31, 2022 amounted to €692,390, divided into 255,494,534 ordinary registered shares, with voting rights, of nominal value of €2.71 each.

B. Restrictions on transfer of Company's shares

There are no restrictions imposed by the Company's articles of association as regards to the transfer of shares. Also, please refer to point F below.

C. Significant direct or indirect shareholdings within the meaning of the provisions of articles 9 to 11 of Law 3556/2007

The significant shareholdings in the Company within the meaning of articles 9 to 11 of Law 3556/2007 have been formulated as below as of December 31, 2022:

Invel Real Estate BV directly owns 11.82% of the voting rights in the Company and Invel Real Estate (Netherlands) II B.V. holds directly 78.12% of the voting rights in the Company. The ultimate management of all voting rights in the Company held directly by Invel Real Estate (Netherlands) II B.V. and Invel Real Estate BV, as well as voting rights held directly by Anthos Properties Inc., which represent 2.1% of the voting rights in the Company is performed by CASTLELAKE L.P which indirectly holds, in its capacity as manager of investments funds, a total 92.04% of the voting rights in the Company.

As reported in the notification dated 27.05.2019 of significant changes in shareholdings in Law 3556/2007 submitted to the Company by the legal entities Invel Real Estate B.V. and CASTLELAKE OPPORTUNITIES PARTNERS LLC, and confirmed by the notification dated 11.07.2022 of significant changes in shareholdings in Law 3556/2007 submitted to the Company by the legal entities Invel Real Estate B.V., Invel Real Estate (Netherlands) II B.V. and CASTLELAKE OPPORTUNITIES PARTNERS LLC although the ultimate management of the abovementioned voting rights in the Company of 92.04% is performed by CASTLELAKE L.P. on its own, in its capacity as investment advisor registered on Securities and Exchange Commission of U.S.A.. For the purposes of Law 3556/2007 CASTLELAKE L.P. is considered to be controlled by its general partner, the company CASTLELAKE HOLDINGS LLC, which is controlled, for the purposes of Law 3556/2007, by its managing member, the company CASTLELAKE OPPORTUNITIES PARTNERS LLC.

D. Holders of any type of shares conferring special control rights and description of the respective rights.

There are no Company shares that confer special control rights to their holders.

E. Restrictions on voting rights

The Company's Articles of Association do not provide for any restrictions on voting rights.

F. Agreements between shareholders known to the Company which entail limitations on the transfer of shares or limitations on voting rights.

No shareholder agreements involving restrictions on the transfer of shares or restrictions on the exercise of voting rights have been disclosed to the Company.

G. Rules governing the appointment and replacement of members of the Board of Directors and the amendment of the Articles of Association

The rules provided for in the Articles of Association of the Company for the appointment and replacement of the Board of Directors, as well as for the amendment of the Articles of Association of the Company are no different from those provided by Law 4548/2018, as amended.

H. Authority of the Board of Directors or certain of its members to issue new shares or to purchase treasury shares

By virtue of the decision of the Ordinary General Meeting dated 07.06.2022, the granting of a new authorisation to the Board of Directors of the Company for the increase of its share capital, up to an amount not exceeding three times the paid up on the date of the authorisation to the Board of Directors share capital of the Company, through issuance of new, common registered, voting of shares, according to article 24 par. 1b of L. 4548/2018 either by payment in cash, with or without pre-emptive rights in favor of the existing shareholders, or by contribution in kind, at the discretion of the Board of Directors was approved, in view of the expiration of the duration of the authorisation to the Board of Directors granted by the General Meeting of Shareholders of 11.09.2019, as subsequently renewed by its decisions dated 13.04.2020 and 08.06.2021, and in order for the Board of Directors to retain the flexibility to decide a possible corporate action and its specific terms, if it deems it appropriate, pursuant to conditions prevailing in the respective financial markets at any time. The duration of the authorisation to the Board of Directors is five (5) years from the date of the resolution passed by this General Meeting above.

The Board of Directors does not have any authority to purchase treasury shares. The General Meeting of shareholders of the Company has not taken any decision to purchase treasury shares of the Company and there is no pending decision to issue new shares, other that the above authorising decision.

I. Significant agreement concluded by the Company which enters into force, is amended or terminated in the event of change of control of the Company, following a public tender offer and the results of such agreement.

The Company has not concluded any such agreement.

J. Any agreement concluded between the Company and members of the Board of Directors or its employees, which provides for the payment of compensation in case of resignation or dismissal without reasonable cause or termination of their term of office or employment as a result of a public tender offer

The Company has no special agreements with members of its Board of Directors or its employees providing for the payment of compensation in case of resignation or dismissal without reasonable cause or termination of their term of office or employment as a result of a public tender offer, except for the following:

a) on August 11, 2014 the Company entered into a fixed-term employment agreement with Mr. Aristotelis Karytinos in relation to the provision of his services as Chief Executive Officer to the Company and its Group. The agreement expired on August 10, 2019, and was extended by exercise of the relevant right provided thereunder for one additional year, on behalf of the Chief Executive Officer. The above agreement expired on July 13, 2020 and on July 14, 2020, the Company entered into a new employment agreement with Mr. Karytinos for the provision of his services above, expiring, initially, after three (3) years, on July 13, 2023. After the expiration date of this initial term, the agreement is automatically deemed to be of indefinite duration, unless any of the signatories delivers a relevant notice in writing, six months prior to the expiration of the initial term, terminating the agreement. In case the Company terminates the agreement, either prior to the expiry of the initial term, without reasonable cause, or upon expiry of the initial term, or at any time after the agreement is deemed to be of indefinite duration, it is obliged to indemnify Mr. Karytinos to an amount double the fixed sum payable to him. If the Company terminates the agreement prior to the expiry of the initial term without reasonable cause, then, in addition to the above amount, it shall be obliged to pay the total of the remaining monthly wages that would be payable up to the expiry of the initial term of the agreement.

All amounts expressed in € thousand, unless otherwise stated

b) on August 11, 2014, the Company entered into a fixed-term employment agreement with Ms Thiresia Messari in relation to the provision of her services to the Company and its Group in her capacity as CFO/COO. This agreement expired on August 10, 2019 and was extended by exercise of the relevant right provided thereunder for one additional year, on behalf of Ms. Messari. The above agreement expired on July 13, 2020 and on July 14, 2020, the Company entered into a new employment agreement with Ms. Messari for the provision of her services above, expiring, initially, after three (3) years, on July 13, 2023. After the expiration date of this initial term, the agreement is automatically deemed to be of indefinite duration, unless any of the signatories delivers a relevant notice in writing, six months prior to the expiration of the initial term, terminating the agreement. In case the Company terminates the agreement, either prior to the expiry of the initial term - without reasonable cause-, or upon expiry of the initial term, or after the agreement is deemed to be of indefinite duration, it is obliged to indemnify Ms. Messari to an amount double the fixed sum payable to her. If the Company terminates the agreement prior to the expiry of the initial term, without reasonable cause, then, in addition to the above amount, it shall be obliged to pay the total of the remaining monthly wages that would be payable up to the expiry of the initial term of the agreement.

c) on July 2, 2020, the Company entered into a fixed-term employment agreement with Mr. Athanasios Karagiannis, for the provision of his services to the Company and its Group as Chief Investment Officer (CIO) for three (3) years, until July 1, 2023. After this initial term, the duration of the agreement shall be automatically deemed as indefinite, unless any of the signatories delivers a relevant notice in writing, terminating the agreement. In case the Company terminates the agreement, either prior to the expiry of the initial term, without reasonable cause, or upon expiry of the initial term, or at any time after the agreement is deemed as indefinite, it shall be obliged to indemnify Mr. Karagiannis to an amount double the fixed sum payable to the Investment Director. If the Company terminates the agreement prior to the expiry of the initial term, without reasonable cause, then, in addition to the above amount, it shall be obliged to pay the total of the remaining monthly wages that would be payable up to the expiry of the initial term of the agreement.

The agreements above have been approved by virtue of resolution of the Board of Directors of the Company dated 30.06.2020, which was accompanied by an evaluation report dated 29.06.2020 on the fairness of the terms of the agreements for the Company and its shareholders, who do not constitute affiliated parties, signed by an Auditor, Ms. Marina Kapetanakis, on behalf of the Auditing Firm "KPMG Auditors S.A.", pursuant to articles 99 and 101 of L. 4548/2018 and the publicity formalities pursuant to articles 100 and 101 of Law 4548/2018 were fulfilled.

Athens, April 10, 2023

The Vice-Chairman B' of the BoD and CEO	The Executive Member of the BoD	The Executive Member of the BoD
Aristotelis Karytinos	Thiresia Messari	Athanasios Karagiannis

ERNST & YOUNG (HELLAS)
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THIS REPORT HAS BEEN TRANSLATED FROM THE ORIGINAL VERSION IN GREEK

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of "Prodea Real Estate Investment Company Société Anonyme".

Report on the Audit of the Separate and Consolidated Financial Statements

Opinion

We have audited the accompanying separate and consolidated financial statements of "Prodea Real Estate Investment Company Société Anonyme" (the Company), which comprise the separate and consolidated statement of financial position as of December 31, 2022, the separate and consolidated statement of comprehensive income, the statement of changes in equity and cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.
In our opinion, the accompanying separate and consolidated financial statements present fairly in all material respects the financial position of "Prodea Real Estate Investment Company Société Anonyme", and its subsidiaries (the Group) as at December 31, 2022 and its consolidated financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards, as endorsed by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs), as incorporated in Greek Law. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Separate and Consolidated Financial Statements" section of our report. We remained independent of the Company and Group throughout the period of our appointment in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), as incorporated in Greek Law, together with the ethical requirements that are relevant to the audit of the consolidated financial statements in Greece, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matter

Key audit matter is the matter that, in our professional judgment, was of most significance in our audit of the separate and consolidated financial statements of the current period. This matter and the related risks of material misstatement, was addressed in the context of our audit of the separate and consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

For the matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the "Auditor's Responsibilities for the Audit of the Separate and Consolidated Financial Statements" section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the separate and consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying separate and consolidated financial statements.

Key audit matter	How our audit addressed the key audit matter
Valuation of Investment Property (on a separate and consolidated basis)	
Investment Property (including investment properties classified as assets held for sale) represent approximately 68% of the Company's total assets and 83% of the Group's total assets. Their fair value, as of December 31, 2022, amounts to Euro 1.695 million for the Company and Euro 2.493 million for the Group. The Investment Property portfolio consists of offices, shops and other commercial property, hotels, warehouses, plots of land, residential and other special purpose properties. We have identified the valuation of Investment Property as a key audit matter due to the large number of the Group's investment properties for which the data used in valuation methods are inherently significant and subjective. The evaluation of the judgments and estimates applied by Management for the valuation of the numerous investment properties of the Group and the Company requires significant audit work and support from specialized professionals in valuations of our firm, given the significant number of properties of various categories and location with various lease agreements. Therefore, the evaluation of the above judgments and estimates required significant audit effort. The specific judgments and estimates that required the auditor's attention and support from our firm's valuation specialists included the following: • Assumptions about rental income from future leases • Estimation for vacancies • Estimation for maintenance • Estimation for construction costs • Estimation about the discount rate used in the discounted cash flows • Estimation about the comparative method, direct capitalization method, residual method and depreciated replacement cost method • Estimation for the exit yields used for the properties under valuation • Judgment about the weight given among the discounted cash flows method, the comparative method, the direct capitalization method, the residual method and the depreciated replacement cost method The disclosures related to the fair value of the investment properties are presented in Notes 2.7 – "Investment property", 4.1 – "Critical Accounting Estimates and Judgements" and 6 – "Investment Property" of the consolidated and separate financial statements.	The audit procedures performed, among others, are as follows: We gained understanding of the procedures and methodologies that the Group and the Company follows of for the valuation of the Investment Property. We assessed the professional competence, the independence, the objectivity, and the experience of the independent valuers used by Management. We also evaluated the ability and professional experience of the Company's and the Group's personnel in valuation matters. We assessed whether the valuation techniques and methodologies applied by Management and independent valuers are consistent with the generally accepted valuation techniques for investment properties. With the support of the valuation experts of our firm, we evaluated the judgements and estimates applied by Management and independent valuers to determine the fair value of Investment Property. Furthermore, our audit procedures included: • We traced on a sample basis whether the details of the investment properties (location/address, current use, current lease term) that are included in the separate and consolidated financial statements, reconcile with the accounting records of the Company and its subsidiaries, and/or with the corresponding purchase agreements of the properties and/or with the corresponding lease agreements. • We traced the fair values of the investment properties included in the separate and consolidated financial statements with those that are included in the corresponding valuation reports issued by the independent valuers, as of December 31, 2022. • We examined on a sample basis whether significant information about the properties used in the valuations by the independent valuers (specifically the contractual rental income and the area in square meters of the leased properties) are in line with the corresponding agreements. • We compared the fair values of the investment properties as of December 31, 2022 with the corresponding values at December 31, 2021, or with the acquisition value for properties acquired in 2022, and for the most significant variations in fair values, we evaluated the Company's and Group's assessment that these are reasonable based on market trends. • We assessed for a sample of investment properties the market related judgements and estimates used by the independent valuers (including discount rates, exit yields, direct capitalization rates, comparative sales and rental data used). • We assessed the assumptions related to the weight factor given between the valuation methods (discounted cash flows method, market comparable method, direct capitalization method, residual method). • We validated, for a sample of investment properties, the mathematical accuracy of the independent valuers' calculations made for the fair value estimation. Finally, we assessed the adequacy of the disclosures which are included in the Notes 2.7 – "Investment property", 4.1 – "Critical Accounting Estimates and Judgements" and 6 – "Investment Property" of the separate and consolidated financial statements.

Other information

Management is responsible for the other information in the Annual Report. The other information, includes the Board of Directors' Report, for which reference is also made in section "Report on Other Legal and Regulatory Requirements", the Statements of the Members of the Board of Directors, but does not include the separate and consolidated financial statements and our auditor's report thereon.

Our opinion on the separate and consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the separate and consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the separate and consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Management and Those Charged with Governance for the Separate and Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the separate and consolidated financial statements in accordance with International Financial Reporting Standards as endorsed by the European Union, and for such internal control as management determines is necessary to enable the preparation of separate and consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the separate and consolidated financial statements, management is responsible for assessing the Company's and Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company and the Group or to cease operations, or has no realistic alternative but to do so.

The Audit Committee (Law 44 v.4449/2017) is responsible for overseeing the Company's and the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the separate and Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the separate and consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs, as incorporated in Greek Law, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these separate and consolidated financial statements.

As part of an audit in accordance with ISAs, as incorporated in Greek Law, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the separate and consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the separate and consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the separate and consolidated financial statements, including the disclosures, and whether the separate and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the separate and consolidated financial statements. We are responsible for the direction, supervision and performance of the Company and its subsidiaries. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine the matter that was of most significance in the audit of the separate and consolidated financial statements of the current period and is therefore the key audit matter.

Report on Other Legal and Regulatory Requirements

1. Board of Directors' Report

Taking into consideration that management is responsible for the preparation of the Board of Directors' Report and Corporate Governance Statement that is included therein, according to the provisions of paragraph 5 article 2 of Law 4336/2015 (part B), we report that:

a) The Board of Directors' Report includes a Corporate Governance Statement that contains the information required by article 152 of Law 4548/2018.

b) In our opinion the Board of Directors' Report has been prepared in accordance with the legal requirements of article 150 and 153 and paragraph 1 (c and d) of article 152 of Law 4548/2018 and the content of the Board of Directors' report is consistent with the accompanying separate and consolidated financial statements for the year ended December 31, 2022.

c) Based on the knowledge and understanding concerning "Prodea Real Estate Investment Company Société Anonyme" and its environment, obtained during our audit, we have not identified information included in the Board of Directors' Report that contains a material misstatement.

2. Additional Report to the Audit Committee

Our opinion on the separate and consolidated financial statements is consistent with our Additional Report to the Audit Committee of the Group, in accordance with Article 11 of the EU Regulation 537/2014.

3. Provision of Non-audit Services

We have not provided any prohibited non-audit services per Article 5 of the EU Regulation 537/2014.

Non-audit services provided by us to the Company and its subsidiaries during the year ended December 31, 2022, are disclosed in note 35 of the separate and consolidated financial statements.

4. Appointment of the Auditor

We were firstly appointed as auditors of the Company by the General Assembly on June 8, 2021. Our appointment has been renewed for the fiscal year 2022 by virtue of decisions of the annual general meetings of the shareholders held on June 7, 2022.

5. Rules of Procedure

The Company has in place Rules of Procedure, the context of which is in accordance with the provisions of article 14 of Law 4706/2020.

6. Reasonable Assurance report on the European Single Electronic Format

We have examined the digital files of "Prodea Real Estate Investment Company Société Anonyme", prepared in accordance with the European Single Electronic Format ("ESEF") as defined in the EU Delegated Regulation 2019/815, as amended by the (EU) Delegated Regulation 2020/1989 of the European Commission (hereinafter referred to as "the ESEF Regulation"), that comprise an XHTML file, which includes the separate and consolidated financial statements for the year ended 31 December 2022 and XBRL file ("549300XDXYOF57JOFT72-2022-12-31-el"), with appropriate tagging of the separate and consolidated financial statements, including the explanatory notes.

Regulatory Framework

The digital files of the European Single Electronic Format are prepared in accordance with the ESEF Regulation and the Interpretative Communication of the European Commission 2020/C 379/01 dated 10 November 2020, as required by Law 3556/2007 and the relevant communications of the Hellenic Capital Market Commission and the Athens Stock Exchange (hereinafter referred to as the "ESEF Regulatory Framework").

This Framework provides, among others, the following requirements:

- all annual financial reports should be prepared in XHTML format.
- for the consolidated financial statements prepared in accordance with International Financial Reporting Standards, the financial information in the statement of total comprehensive income, the statement of financial position, the statement of changes of equity and the statement of cash flows, as well as the financial information included in the explanatory notes, should be marked-up (XBRL tags and block tags), according to the Taxonomy of ESEF (ESEF Taxonomy) as applicable. The technical specifications for ESEF, including the relevant taxonomy, are set out in the ESEF Regulatory Technical Standards.

The requirements set out in the ESEF Regulatory Framework provide appropriate criteria for us to express a reasonable assurance conclusion.

Responsibilities of Management and Those Charged With Governance

Management is responsible for the preparation and submission of the separate and consolidated financial statements of the Company for the year ended 31 December 2022, in accordance with the requirements set out in the ESEF Regulatory Framework, and for such internal control as management determines is necessary to enable the preparation of the digital files that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to plan and perform this assurance engagement in accordance with the Decision 214/4/11-02-2022 of the Board of Directors of the Hellenic Accounting and Auditing Standards Oversight Board and the "Guiding instructions to auditors in connection with their assurance engagement on the European Single Electronic Format (ESEF) of public issuers in regulated Greek markets", as issued by the Institute of Certified Public Accountants of Greece on 14 February 2022 (hereinafter referred to as "ESEF Guiding Instructions"), in order to obtain reasonable assurance that the consolidated financial statements prepared by management in accordance with ESEF comply, in all material respects, with the ESEF Regulatory Framework.

Our work was performed in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), as incorporated in Greek Law, and we have fulfilled our other ethical independence responsibilities in accordance with Law 4449/2017 and the EU Regulation 537/2014.

The assurance engagement we performed, in accordance with the International Standard on Assurance Engagements 3000, "Assurance Engagements Other Than an Audit or Review of Historical Financial Information", is limited to the objectives included in the ESEF Guiding Instructions. Reasonable assurance is a high level of assurance, but it is not a guarantee that this reasonable assurance engagement will always detect a material misstatement with respect to non-compliance with the requirements of the ESEF Regulatory Framework when it exists.

Conclusion

Based on the procedures performed and the evidence obtained, we express the conclusion that the consolidated financial statements of the Company for the year ended 31 December 2022, in XHTML file format, as well as the required XBRL file "549300XDXYOF57JOFT72-2022-12-31-el" with appropriate tagging on the separate and consolidated financial statements, including the explanatory notes, have been prepared and presented, in all material respects, in accordance with the ESEF Regulatory Framework.

Athens, April 10, 2023

The Certified Auditor Accountant	The Certified Auditor Accountant
Andreas Hadjidamianou	Eleonora Seka
SOEL R.N. 61391	SOEL R.N. 50131

Ernst & Young (Hellas) Certified Auditors Accountants S.A.

8B Chimarras St., Maroussi

151 25, Greece

Company SOEL R.N. 107

All amounts expressed in € thousand, unless otherwise stated

	Note	Group 31.12.2022	Group 31.12.2021	Company 31.12.2022	Company 31.12.2021
ASSETS					
Non-current assets					
Investment property	6	2,491,284	2,279,958	1,651,018	1,395,169
Investments in subsidiaries	9	-	-	420,388	462,559
Investments in joint ventures	10	157,336	104,972	114,381	87,296
Property and equipment	7	10,171	10,632	10,019	10,450
Intangible assets		20	17	20	17
Derivative financial instruments	15	14,768	-	11,006	-
Other long-term assets	11	25,161	19,563	29,773	16,939
Total non-current assets		**2,698,740**	**2,415,142**	**2,236,605**	**1,972,430**
Current assets					
Trade and other assets	12	68,491	98,695	61,761	100,739
Inventory property	13	16,627	35,316	4,517	4,517
Cash and cash equivalents	14	183,104	304,632	150,143	256,632
Restricted cash		14	579	14	579
		268,236	**439,222**	**216,435**	**362,467**
Assets held for sale	6.9	46,429	2,104	45,974	2,104
Total current assets		**314,665**	**441,326**	**262,409**	**364,571**
Total assets		**3,013,405**	**2,856,468**	**2,499,014**	**2,337,001**
SHAREHOLDERS' EQUITY					
Share capital	16	692,390	692,390	692,390	692,390
Share premium	16	15,890	15,890	15,970	15,970
Reserves	17	391,902	360,603	363,081	358,981
Retained Earnings		365,553	327,197	284,719	211,318
Equity attributable to equity holders of the parent		**1,465,735**	**1,396,080**	**1,356,160**	**1,278,659**
Non-controlling interests	18	107,611	129,659	-	-
Total equity		**1,573,346**	**1,525,739**	**1,356,160**	**1,278.659**
LIABILITIES					
Long-term liabilities					
Borrowings	19	1,220,698	1,049,750	978,963	974,227
Retirement benefit obligations	20	162	149	162	149
Deferred tax liability	22	10,890	14,099	-	-
Other long-term liabilities		7,189	6,583	5,786	4,039
Total long-term liabilities		**1,238,939**	**1,070,581**	**984,911**	**978,415**
Short-term liabilities					
Trade and other payables	21	69,325	55,382	37,524	21,908
Borrowings	19	129,302	203,380	118,116	56,978
Current tax liabilities		2,469	1,386	2,303	1,041
		201,096	**260,148**	**157,943**	**79,927**
Liabilities associated with assets held for sale		24	-	-	-
Total short-term liabilities		**201,120**	**260,148**	**157,943**	**79,927**
Total liabilities		**1,440,059**	**1,330,729**	**1,142,854**	**1,058,342**
Total equity and liabilities		**3,013,405**	**2,856,468**	**2,499,014**	**2,337,001**

Athens, April 10, 2023

The Vice-Chairman B' of the BoD and CEO	The CFO / COO	The Class A' Accountant / Finance Manager
Aristotelis Karytinos	Thiresia Messari	Paraskevi Tefa

All amounts expressed in € thousand, unless otherwise stated

		Group		Company	
		From 01.01. to		From 01.01. to	
	Note	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
Continuing operations					
Revenue	24	186,923	134,204	104,319	94,534
		186,923	**134,204**	**104,319**	**94,534**
Net gain from the fair value adjustment of investment property	6	59,669	96,723	55,651	71,339
Result from disposal of Investment property	6	1,367	197	1,421	132
Direct property related expenses	26	(16,578)	(14,925)	(5,000)	(8,703)
Property taxes-levies	25	(11,541)	(10,087)	(7,461)	(6,821)
Personnel expenses	27	(8,546)	(7,797)	(8,355)	(7,613)
Depreciation of property and equipment and amortisation of intangible assets	7	(549)	(556)	(523)	(530)
Net change in inventory property	13	(37,006)	-	-	-
Net impairment loss on financial assets		(1,532)	(62)	(2,460)	(218)
Net impairment loss on non - financial assets	9.13	(4,095)	(2,640)	(5,768)	(671)
Gain from disposal of subsidiaries		-	-	-	19,168
Gain / (Loss) from acquisition of control in subsidiary	9	(1,164)	321	1,293	6,932
Other income	28	5,505	2,031	15,051	6,763
Other expenses	29	(9,244)	(10,056)	(5,439)	(5,397)
Corporate Responsibility		(726)	(336)	(726)	(336)
Operating Profit		**162,483**	**187,017**	**142,003**	**168,579**
Share of profit of joint ventures	10	928	20,216	-	-
Negative goodwill from acquisition of subsidiaries	8	-	8,846	-	-
Net change in fair value of financial instruments at fair value through profit or loss	15	3,975	-	3,975	-
Interest income		529	882	963	2,213
Finance costs	30	(43,283)	(38,658)	(33,761)	(32,231)
Profit before tax		**124,632**	**178,303**	**113,180**	**138,561**
Taxes	31	(861)	(3,222)	(3,391)	(1,993)
Profit for year from continuing operations		**123,771**	**175,081**	**109,789**	**136,568**
Discontinued operations					
Gain from discontinued operations		-	6,611	-	-
Profit for the year		**123,771**	**181,692**	**109,789**	**136,568**
Attributable to:					
Non-controlling interests		(4,875)	3,804	-	-
Company's equity shareholders		128,646	177,888	109,789	136,568
		123,771	**181,692**	**109,789**	**136,568**
Earnings per share (expressed in € per share) - Basic and diluted from continuing operations	32	0.50	0.67		
Earnings / (Losses) per share (expressed in € per share) - Basic and diluted from discontinuing operations	32	-	0.03		
Earnings per share (expressed in € per share) - Basic and diluted from continuing and discontinued operations	32	0.50	0.70		

Athens, April 10, 2023

The Vice-Chairman B' of the BoD and CEO	The CFO / COO	The Class A' Accountant / Finance Manager
Aristotelis Karytinos	Thiresia Messari	Paraskevi Tefa

		Group		Company	
		From 01.01. to		From 01.01. to	
	Note	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
Profit for the year		**123,771**	**181,692**	**109,789**	**136,568**
Other comprehensive income / (loss):					
Items that may not be reclassified subsequently to profit or loss:					
Share of other comprehensive income from joint ventures	10	26,808	-	-	-
Actuarial gains on defined benefit plans	20	-	54	-	54
Other		-	(22)	-	-
Total of items that may not be reclassified subsequently to profit or loss		**26,808**	**32**	**-**	**54**
Items that may be reclassified subsequently to profit or loss:					
Cash flow hedge		3,611	-	-	-
Cost of hedging		(2,934)	-	-	-
Currency translation differences		(146)	77	-	-
Total of items that may be reclassified subsequently to profit or loss		**531**	**77**	**-**	**-**
Other comprehensive income for the year		**27,339**	**109**	**-**	**54**
Total comprehensive income for the year		**151,110**	**181,801**	**109,789**	**136,622**
Attributable to:					
Non-controlling interests		(4,511)	3,804	-	-
Company's equity shareholders		155,621	177,997	109,789	136,622
		151,110	**181,801**	**109,789**	**136,622**
Total comprehensive income for the period attributable to Company's equity shareholders arises from:					
Continuing operations		155,621	171,054	109,789	136,622
Discontinued operations		-	6,943	-	-
		155,621	**177,997**	**109,789**	**136,622**

Athens, April 10, 2023

The Vice-Chairman B' of the BoD and CEO	The CFO / COO	The Class A' Accountant / Finance Manager
Aristotelis Karytinos	Thiresia Messari	Paraskevi Tefa

Statement of Changes in Equity - Group
for the year ended December 31, 2022

All amounts expressed in € thousand, unless otherwise stated

		Attributable to Company's shareholders							
	Note	Share capital	Share premium	Reserves	Other equity	Retained Earnings / (Losses)	Total	Non-controlling interests	Total
Balance January 1, 2021		**766,484**	**15,890**	**355,484**	**(7,403)**	**235,232**	**1,365,687**	**37,612**	**1,403,299**
Profit for the year		-	-	-	-	177,888	**177,888**	3,804	**181,692**
Other comprehensive income for the year		-	-	109	-	-	**109**	-	**109**
Total comprehensive income after tax		**-**	**-**	**109**	**-**	**177,888**	**177,997**	**3,804**	**181,801**
Transfer to reserves		-	-	5,010	-	(5,010)	-	-	-
Dividend distribution 2020	23	-	-	-	-	(54,165)	**(54,165)**	(436)	**(54,601)**
Preliminary dividend distribution 2021		-	-	-	-	(28,104)	**(28,104)**	-	**(28,104)**
Share capital decrease		(74,094)	-	-	-	-	**(74,094)**	-	**(74,094)**
Put option held by non-controlling interests		-	-	-	7,403	-	**7,403**	-	**7,403**
Partial disposal of shareholding in subsidiaries		-	-	-	-	30	**30**	55,776	**55,806**
Acquisition of Non-controlling interests		-	-	-	-	1,364	**1,364**	(6,072)	**(4,708)**
Shareholder's transactions of non-controlling interests						(38)	**(38)**	38	**-**
Acquisition of subsidiaries		-	-	-	-	-	**-**	38,735	**38,735**
Share capital increase of non-controlling interests		-	-	-	-	-	**-**	202	**202**
Balance December 31, 2021		**692,390**	**15,890**	**360,603**	**-**	**327,197**	**1,396,080**	**129,659**	**1,525,739**
Balance January 1, 2022		**692,390**	**15,890**	**360,603**	**-**	**327,197**	**1,396,080**	**129,659**	**1,525,739**
Profit / (Loss) for the year		**-**	**-**	-	-	128,646	**128,646**	(4,875)	**123,771**
Other comprehensive income for the year		**-**	**-**	26,975	-	-	**26,975**	364	**27,339**
Total comprehensive income/ (loss) after tax		**-**	**-**	**26,975**	**-**	**128,646**	**155,621**	**(4,511)**	**151,110**
Share capital increase of non-controlling interests		-	-	-	-	-	**-**	749	**749**
Share capital reduction of non-controlling interests		-	-	-	-	-	**-**	(30,964)	**(30,964)**
Acquisition of subsidiaries		-	-	-	-	-	**-**	132	**132**
Shareholder's transactions of non-controlling Interests		-	-	-	-	(14,684)	**(14,684)**	**14,684**	**-**
Partial disposal of subsidiary		-	-	-	-	1	**1**	1	**2**
Transfer to reserves		-	-	4,324	-	(4,324)	**-**	-	**-**
Dividend distribution 2021	23	-	-	-	-	(43,179)	**(43,179)**	(1,139)	**(44,318)**
Preliminary dividend distribution 2022	23	-	-	-	-	(28,104)	**(28,104)**	(1,000)	**(29,104)**
Balance December 31, 2022		**692,390**	**15,890**	**391,902**	**-**	**365,553**	**1,465,735**	**107,611**	**1,573,346**

All amounts expressed in € thousand, unless otherwise stated

	Note	Share capital	Share premium	Reserves	Retained Earnings / (Losses)	Total
Balance January 1, 2021		**766,484**	**15,970**	**354,263**	**161,683**	**1,298,400**
Profit for the year		-	-	-	136,568	**136,568**
Other comprehensive income for the year		-	-	54	-	**54**
Total comprehensive income after tax		**-**	**-**	**54**	**136,568**	**136,622**
Transfer to reserves		-	-	4,664	(4,664)	**-**
Dividend distribution 2020	23	-	-	-	(54,165)	**(54,165)**
Preliminary dividend distribution 2021		-	-	-	(28,104)	**(28,104)**
Share capital decrease		(74,094)	-	-	-	**(74,094)**
Balance December 31, 2021		**692,390**	**15,970**	**358,981**	**211,318**	**1,278,659**
Balance January 1, 2022		**692,390**	**15,970**	**358,981**	**211,318**	**1,278,659**
Profit for the period		-	-	-	109,789	**109,789**
Total comprehensive income after tax		**-**	**-**	**-**	**109,789**	**109,789**
Transfer to reserves		-	-	3,898	(3,898)	**-**
Dividend distribution 2021	23	-	-	-	(43,179)	**(43,179)**
Preliminary dividend distribution 2022	23	-	-	-	(28,104)	**(28,104)**
Effect from Merger	1	-	-	202	38,793	**38,995**
Balance December 31, 2022		**692,390**	**15,970**	**363,081**	**284,719**	**1,356,160**

All amounts expressed in € thousand, unless otherwise stated

	Note	From 01.01. to 31.12.2022	31.12.2021
Cash flows from operating activities			
Profit before tax from continuing operations		124,632	178,303
Profit / (Loss) before tax from discontinued operations		-	6,409
Adjustments for:			
- Provisions for employee benefits		13	(119)
- Depreciation of property and equipment and amortisation of intangible assets	7	549	556
- Net (gain) / loss from the fair value adjustment of investment property	6	(59,669)	(96,703)
- Interest income		(529)	(882)
- Finance costs	30	43,283	39,768
- Net change in fair value of financial instruments at fair value through profit or loss		(3,975)	-
- Net impairment loss on financial assets		1,532	205
- Net impairment loss on non-financial assets		4,095	3,663
- Result from disposal of investment property	6	(1,367)	(197)
- Gain from disposal of investment in subsidiaries		-	(6,133)
- (Gain) / Loss from acquisition of subsidiaries		1,164	(321)
- Negative goodwill from acquisition of subsidiaries		-	(8,846)
- Share of profit of joint ventures	10	(928)	(20,302)
- Other		-	1
Changes in working capital:			
- Decrease in receivables		6,427	2,628
- (Increase) / Decrease of inventories		25,939	(12,545)
- Increase / (Decrease) in payables		(11,026)	(8,723)
Cash flows from operating activities		130,140	76,762
Interest paid		(36,851)	(28,239)
Tax paid		(2,713)	(2,464)
Net cash flows from operating activities		**90,576**	**46,059**
Cash flows from / (used in) investing activities			
Acquisition of investment property	6	(147,562)	(29,038)
Subsequent capital expenditure on investment property	6	(26,914)	(21,049)
Proceeds from disposal of investment property		4,013	76,204
Purchases of property and equipment and intangible assets	7	(45)	(558)
Prepayments and expenses related to future acquisition of investment property		(2,018)	(8,622)
Proceeds from disposal of subsidiaries	9	45,899	20,646
Acquisitions of subsidiaries (net of cash acquired)	8	(14,076)	(5,018)
Acquisition of investment in joint ventures	10	(29,185)	(3,980)
Acquisition of additional shareholding in subsidiaries	9.10	(7,570)	(20,033)
Participation in share capital increase of investment in joint ventures	10	(4,435)	(69,162)
Proceeds from share capital decrease of joint ventures	10	24,168	31,019
Dividends received from equity method investments		-	135
Interest received		346	27
Net cash flows used in investing activities		**(157,379)**	**(29,429)**
Cash flows from / (used in) financing activities			
(Increase)/Decrease of restricted cash		(5,008)	80,995
Costs of acquisition of derivative financial instruments	15	(11,378)	-
Decrease of share capital		(30,775)	(74,094)
Proceeds from share capital increase of subsidiaries		548	203
Proceeds from the issuance of bond loans and other borrowed funds	19	303,260	608,439
Expenses related to the issuance of bond loans and other borrowed funds		(5,363)	(10,836)
Repayment of borrowings		(233,553)	(342,895)
Dividends paid	23	(72,151)	(82,739)
Net cash flows from / (used in) financing activities		**(54,420)**	**179,073**
Net increase / (decrease) in cash and cash equivalents		**(121,223)**	**195,703**
Cash and cash equivalents at the beginning of the year		304,632	108,973
Effect of foreign exchange currency differences on cash and cash equivalents		(128)	(44)
Cash and cash equivalents at the end of the year	14	**183,281**	**304,632**

All amounts expressed in € thousand, unless otherwise stated

	Note	From 01.01. to 31.12.2022	31.12.2021
Cash flows from operating activities			
Profit before tax		113,180	138,561
Adjustments for:			
- Provisions for employee benefits		13	(119)
- Depreciation of property and equipment and amortisation of intangible assets	7	523	530
- Net gain from the fair value adjustment of investment property	6	(55,651)	(71,339)
- Interest income		(963)	(2,213)
- Finance costs	30	33,761	32,231
- Net impairment loss on financial assets		2,460	218
- Net impairment loss on non-financial assets		5,768	671
- Net change in fair value of financial instruments at fair value through profit or loss		(3,975)	-
- Result from disposal of investment property		(1,421)	(132)
- Gain from disposal of investment in subsidiaries		-	(19,168)
- Gain from acquisition of subsidiaries		(1,293)	(6,932)
- Other		-	14
Changes in working capital:			
- (Increase) / Decrease in receivables		(3,256)	(10,380)
- (Increase) / Decrease of Inventories		-	(4,517)
- Increase / (Decrease) in payables		2,968	(58)
Cash flows from operating activities		92,114	57,367
Interest paid		(30,569)	(21,460)
Tax paid		(2,129)	(1,948)
Net cash flows from operating activities		**59,416**	**33,959**
Cash flows from / (used in) investing activities			
Acquisition of investment property	6	(130,436)	(11,931)
Subsequent capital expenditure on investment property	6	(8,313)	(2,661)
Proceeds from disposal of investment property		3,765	76,035
Purchases of property and equipment and intangible assets	7	(45)	(206)
Prepayments and expenses related to future acquisition of investment property		(2,018)	(8,622)
Acquisition of subsidiaries	8	(18,746)	(14,680)
Proceeds from disposal of subsidiaries	9	45,899	23,854
Acquisition of additional shareholding in subsidiaries	9.10	(7,570)	(20,033)
Acquisition of investment in joint ventures	10	(29,185)	(3,980)
Participation in subsidiaries' capital increase and Investment in joint ventures	9	(35,210)	(118,706)
Proceeds from investment's capital decrease in joint ventures	9.10	60,167	31,019
Interest received		256	23
Net cash flows used in investing activities		**(121,436)**	**(49,888)**
Cash flows from / (used in) financing activities			
(Increase) / Decrease of restricted cash		-	80,995
Costs of acquisition of derivative financial instruments	15	(7,800)	-
Decrease of share capital		-	(74,094)
Proceeds from the issuance of bond loans and other borrowed funds	19	108,760	607,000
Expenses related to the issuance of bond loans and other borrowed funds		(582)	(10,451)
Repayment of borrowings		(83,906)	(321,864)
Dividends paid	23	(71,282)	(82,268)
Net cash flows from / (used in) financing activities		**(54,810)**	**199,318**
Net increase / (decrease) in cash and cash equivalents		**(116,830)**	**183,389**
Cash and cash equivalents at the beginning of the year		256,632	73,243
Effect from Merger		10,341	-
Cash and cash equivalents at the end of the year	14	**150,143**	**256,632**

All amounts expressed in € thousand, unless otherwise stated

NOTE 1: General Information

“Prodea Real Estate Investment Company Société Anonyme” (hereinafter “Company”) operates in the real estate investment market under the provisions of Article 22 of L. 2778/1999, as in force. As a Real Estate Investment Company (REIC), the Company is supervised by the Hellenic Capital Market Commission. It is also noted that the Company is licensed as an internally managed alternative investment fund according to Law 4209/2013.

The headquarters are located at Chrisospiliotissis 9 street, Athens, Greece. The Company is registered with the No. 3546201000 in the General Commercial Companies Registry (G.E.MI.) and its duration expires on December 31, 2110.

The Company together with its subsidiaries (hereinafter the “Group”) operates in real estate investments both in Greece and abroad, such as Cyprus, Italy, Bulgaria and Romania.

On December 28, 2022, the merger by absorption (the “Merger”) ”) of the 100% subsidiaries “Anaptixi Fragkokklisia Akiniton S.A.”, “Irinna Ktimatiki S.A.”, “NEW METAL S.M.S.A.”, “ILIDA OFFICE S.M.S.A” and “ILDIM S.M.S.A.” (the “Absorbed companies”) by the parent company Prodea Real Estate Investments S.A. with the distinctive title "Prodea Investments" (the “Absorbing Company) was completed in accordance with the decision No. 2863115/28.12.2022 of the Ministry of Economy and Development which was registered on the same day with the General Commercial Register of the abovementioned Ministry. The Merger was completed with the combined use of articles 6-21 and 30-38 of L. 4601/2019, and articles 1-5 of L. 2166/1993, each as in force and in accordance with the provisions of No. 7.175/21.12 .2022 act of the Notary of Athens Eleni Spiliopoulou Poulantzas. In accordance with the provisions of article 18 par. 2 of L. 4601/2019, from the conclusion of the above Merger, the Absorbing Company was automatically substituted, as universal successor of the Absorbed companies, in all their legal relationships and in all their rights and obligations, including those on all the properties of the latter. The Company has taken the necessary actions for the registration of the aforementioned merger agreement to the competent land registry offices. The property of the company "NEW METAL EXPERT S.M.S.A" will be the subject of an additional notarial deed (actual transfer), as soon as the required legal and technical formalities are completed.

As of December 31, 2022, the Group’s and the Company’s number of employees was 48 and 47, respectively (December 31, 2021: 42 employees for the Group and 41 employees for the Company).

The current Board of Directors has a term of three years which expires on June 7, 2024 with an extension until the first Annual General Meeting of Shareholders, which will take place after the end of the term. The Board of Directors was elected by the Annual General Meeting of Shareholders held on June 8, 2021 and was constituted as a body in its same day meeting. The Board of Directors has the following composition:

Christophoros N. Papachristophorou	Chairman, Businessman	Executive Member
Spyridon G. Makridakis	Professor at University of Nicosia and Emeritus Professor at INSEAD Business School	Vice-Chairman A’ - Independent - Non-Executive Member
Aristotelis D. Karytinos	CEO	Vice-Chairman B’ - Executive Member
Thiresia G. Messari	CFO / COO	Executive Member
Athanasios D. Karagiannis	CIO	Executive Member
Nikolaos M. Iatrou	Economist	Non-Executive Member
Ioannis P. Kyriakopoulos	General Manager of Group Real Estate of National Bank of Greece	Non-Executive Member
Georgios E. Kountouris	Economist	Non-Executive Member
Prodromos G. Vlamis	Assistant Professor at University of Piraeus	Independent - Non-Executive Member
Garifallia V. Spiriouni	Group Tax Director of Coca-Cola HBC Group	Independent - Non-Executive Member

All amounts expressed in € thousand, unless otherwise stated

Subsequently, on February 20, 2023, Mr. Ioannis Kyriakopoulos of Polyzois resigned as a non-executive member of the Company's Board of Directors and the committees of the Board of Directors in which he participated, namely the Remuneration and Nomination Committee and the Company's Audit Committee. Following the above resignation, the Company's Board of Directors decided on February 21, 2023 to continue its operation with its remaining members without replacing the resigned member, in accordance with article 7 par. 4 of the Company's Article of Association. Following the above, the composition of the Board of Directors is currently as follows:

Christophoros N. Papachristophorou	Chairman, Businessman	Executive Member
Spyridon G. Makridakis	Professor at University of Nicosia and Emeritus Professor at INSEAD Business School	Vice-Chairman A' - Independent - Non-Executive Member
Aristotelis D. Karytinos	CEO	Vice-Chairman B' - Executive Member
Thiresia G. Messari	CFO / COO	Executive Member
Athanasios D. Karagiannis	CIO	Executive Member
Nikolaos M. Iatrou	Economist	Non-Executive Member
Georgios E. Kountouris	Economist	Non-Executive Member
Prodromos G. Vlamis	Assistant Professor at University of Piraeus	Independent - Non-Executive Member
Garifallia V. Spiriouni	Group Tax Director of Coca-Cola HBC Group	Independent - Non-Executive Member

During the election by the General Assembly of the independent non-executive members of the Board of Directors, it was found that they met the independence criteria. Furthermore, in accordance with the provisions of article 9 par. 3 of Law 4706/2020, the Board of Directors determined, after a review, before the publication of the annual financial report, that the above independent members of the Board of Directors still meet the independence criteria in accordance with the provisions in article 9 par. 1 and 2 of Law 4706/2020 and in the Company's eligibility policy.

These consolidated and separate Financial Statements have been approved for issue by the Company's Board of Directors on April 10, 2023 and are available, along with the independent auditor's report and the Board of Directors' Annual Report on the website address www.prodea.gr and are subject to approval by the Annual General Meeting of Shareholders.

NOTE 2: Summary of Significant Accounting Policies

2.1 Basis of preparation

The financial information of the Group and the Company for the year ended December 31, 2022 (the "Financial Statements") have been prepared in accordance with the International Financial Reporting Standards "IFRS" as endorsed by the European Union (the "EU").

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of new and amended standards as set out below (Note 2.3.1).

The amounts are stated in Euro, rounded to the nearest thousand (unless otherwise stated) for ease of presentation.

It is mentioned that where necessary, comparative figures have been adjusted to conform to changes in the current period's presentation. For the current year the company did not proceed in any adjustments.

The Financial Statements have been prepared based on the going concern principle, applying the historical cost convention, except for investment properties and derivative financial instruments, which have been measured at fair value. Additional information about the liquidity of the Group and the Company are provided in Note 3.1.d – Liquidity Risk.

The preparation of consolidated and separate Financial Statements in conformity with IFRS requires the use of judgements, estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the Financial Statements and the reported amounts of revenues and expenses during the reporting period. Use of available information and application of judgment are inherent in the formation of estimates in the following areas: estimation of the fair value of investment property and derivative financial instruments, estimation of retirement benefits obligation, liabilities from and contingencies from litigation and unaudited tax years. Actual results in the future may differ from those reported.

The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the Financial Statements are disclosed in Note 4

2.2 Information regarding current geopolitical developments and the impact of the energy crisis

Regarding the war in Ukraine and the current energy crisis, the Company's Management closely monitors and evaluates the developments in order to implement any necessary measures and adjust its business plan (if so required) in order to ensure business continuity and the limitation of any adverse effects.

Russia's military actions that began in Ukraine in February 2022 directly affected the global market which remains volatile. They also caused serious consequences in the energy market and concerns regarding the increased prices of products especially in Europe. The significant economic sanctions imposed on Russia continue to create nervousness about a potential involvement of other countries. Although there is an increased risk that markets will be affected more quickly than usual, the real estate market on the valuation date appears to be generally functioning, recording sufficient transactions on which valuations can be based. In this context, valuers emphasize the importance of the valuation date.

The Company recognizes the increase in the construction cost of real estate as the main point of potential concern. However, the Group has limited exposure to real estate development projects in relation to the total size of the investment portfolio, with the majority of those projects being in an advanced stage of completion. At the same time, there has been an increasing trend in the levels of rents in the sectors of the Greek real estate market in which the Company and the Group operate; as a result any increase in construction costs is expected to be balanced to a certain extent by the increased rental income. Therefore, the impact is not expected to be material to the Group's overall performance. Regarding the commencement of new development projects, the Company is on standby mode, evaluating the situation before embarking on new works.

Regarding the increase in Euribor, the Group has already entered into an interest rate risk hedging contract for an amount of €575,000. The percentage of the Group's borrowings with fixed interest rates or for which interest rate risk hedging contracts have already been concluded amounts to 64.3%.

Regarding the inflationary pressure, the company's rental income is mostly linked to an adjustment (rent review) clause in relation to the change in the consumer price index.

At this stage it is not possible to predict the general impact that a prolonged energy crisis and increase in prices in general may have on the financial situation of the Group's customers.

Finally, the Company will be intensifying its efforts to implement "green" energy investments in relevant properties (eg installation of photovoltaic systems on the rooftops of logistics buildings) in order to reduce the energy costs of its lessees through the decrease of their dependence on conventional sources of energy.

2.3 Adoption of International Financial Reporting Standards (IFRSs)

2.3.1 New standards, amendments and interpretations to existing standards applied from 1 January 2022:

- **IFRS 3 Business Combinations; IAS 16 Property, Plant and Equipment; IAS 37 Provisions, Contingent Liabilities and Contingent Assets as well as Annual Improvements 2018-2020 (Amendments).** The amendments are effective for annual periods beginning on or after 1 January 2022 with earlier application permitted. The IASB has issued narrow-scope amendments to the IFRS Standards as follows:
    - **IFRS 3 Business Combinations (Amendments). Update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.**
    - **IAS 16 Property, Plant and Equipment** (Amendments) prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related cost in profit or loss.
    - **IAS 37 Provisions, Contingent Liabilities and Contingent Assets** (Amendments) specify which costs a company includes in determining the cost of fulfilling a contract for the purpose of assessing whether a contract is onerous.
    - **Annual Improvements 2018-2020** make minor amendments to **IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments** and the Illustrative Examples accompanying **IFRS 16 Leases**.

These amendments had no material impact on the Financial Statements of the Group and the Company.

- **IFRS 16 Leases - Covid 19 Related Rent Concessions beyond 30 June 2021 (Amendment).** The Amendment applies to annual reporting periods beginning on or after 1 April 2021, with earlier application permitted, including in financial statements not yet authorized for issue as of March 31, 2021. In March 2021, the Board amended the conditions of the practical expedient in IFRS 16 that provides relief to lessees from applying the IFRS 16 guidance on lease modifications to rent concessions arising as a direct consequence of the covid-19 pandemic. Following the amendment, the practical expedient now applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are met.

These amendments had no material impact on the Financial Statements of the Group and the Company.

2.3.2 New standards and amendments to existing standards effective after 2022:

- **IFRS 17: Insurance Contracts**
  The standard is effective for annual periods beginning on or after 1 January 2023 with earlier application permitted, provided the entity also applies IFRS 9 Financial Instruments on or before the date it first applies IFRS 17. This is a comprehensive new accounting standard for insurance contracts, covering recognition and measurement, presentation and disclosure. IFRS 17 applies to all types of insurance contracts issued, as well as to certain guarantees and financial instruments with discretional participation contracts. The Group and the Company do not issue contracts in scope of IFRS 17; therefore its application does not have an impact on the financial performance, financial position or cash flows of the Group and the Company.

- **IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies (Amendments).** The Amendments are effective for annual periods beginning on or after January 1, 2023 with earlier application permitted. The amendments provide guidance on the application of materiality judgements to accounting policy disclosures. In particular, the amendments to IAS 1 replace the requirement to disclose ‘significant’ accounting policies with a requirement to disclose ‘material’ accounting policies. Also, guidance and illustrative examples are added in the Practice Statement to assist in the application of the materiality concept when making judgements about accounting policy disclosures. The amendments are not anticipated to have any material impact on the Financial Statements of the Group and the Company.

- **IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates (Amendments).** The Amendments become effective for annual reporting periods beginning on or after January 1, 2023 with earlier application permitted and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. The amendments introduce a new definition of accounting estimates, defined as monetary amounts in financial statements that are subject to measurement uncertainty. Also, the amendments clarify what changes in accounting estimates are and how these differ from changes in accounting policies and corrections of errors. The amendments are not anticipated to have any material impact on the Financial Statements of the Group and the Company.

- **IAS 12 Income taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments).**
  The amendments are effective for annual periods beginning on or after January 1, 2023 with earlier application permitted. The amendments narrow the scope of and provide further clarity on the initial recognition exception under IAS 12 and specify how companies should account for deferred tax related to assets and liabilities arising from a single transaction, such as leases and decommissioning obligations. The amendments clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement, having considered the applicable tax law, whether such deductions are attributable for tax purposes to the liability or to the related asset component. Under the amendments, the initial recognition exception does not apply to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. It only applies if the recognition of a lease asset and lease liability (or decommissioning liability and decommissioning asset component) give rise to taxable and deductible temporary differences that are not equal. The amendments are not anticipated to have any material impact on the Financial Statements of the Group and the Company.

- **IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (Amendments)**
  The amendments are effective for annual reporting periods beginning on or after January 1, 2024, with earlier application permitted, and will need to be applied retrospectively in accordance with IAS 8. The objective of the amendments is to clarify the principles in IAS 1 for the classification of liabilities as either current or non-current. The amendments clarify the meaning of a right to defer settlement, the requirement for this right to exist at the end of the reporting period, that management intent does not affect current or non-current classification, that options by the counterparty that could result in settlement by the transfer of the entity's own equity instruments do not affect current or non-current classification. Also, the amendments specify that only covenants with which an entity must comply on or before the reporting date will affect a liability's classification. Additional disclosures are also required for non-current liabilities arising from loan arrangements that are subject to covenants to be complied with within twelve months after the reporting period. The amendments have not yet been endorsed by the EU and is not anticipated to have any material impact on the Financial Statements of the Group and the Company.

- **IFRS 16 Leases: Lease Liability in a Sale and Leaseback (amendments)**
  The amendments are effective for annual reporting periods beginning on or after January 1, 2024, with earlier application permitted. The amendments are intended to improve the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction in IFRS 16, while it does not change the accounting for leases unrelated to sale and leaseback transactions. In particular, the seller-lessee determines 'lease payments' or 'revised lease payments' in such a way that the seller-lessee would not recognise any amount of the gain or loss that relates to the right of use it retains. Applying these requirements does not prevent the seller-lessee from recognising, in profit or loss, any gain or loss relating to the partial or full termination of a lease. A seller-lessee applies the amendment retrospectively in accordance with IAS 8 to sale and leaseback transactions entered into after the date of initial application, being the beginning of the annual reporting period in which an entity first applied IFRS 16. The amendments have not yet been endorsed by the EU and is not anticipated to have any material impact on the Financial Statements of the Group and the Company.

- **Amendment in IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture**
  The amendments address an acknowledged inconsistency between the requirements in IFRS 10 and those in IAS 28, in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognized when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognized when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. In December 2015 the IASB postponed the effective date of this amendment indefinitely pending the outcome of its research project on the equity method of accounting. The amendments have not yet been endorsed by the EU and is not anticipated to have any material impact on the Financial Statements of the Group and the Company.

2.4 Consolidation

2.4.1 Basis of consolidation

The consolidated Financial Statements incorporate the Financial Statements of the Company and its subsidiaries which are entities controlled by the Company. Control is achieved, if and only if, the Company has a) power over the subsidiaries b) exposure, or rights to variable returns from its involvement with the subsidiaries and c) the ability to use its power over the subsidiaries to affect the amount of the Company’s returns.

Income and expenses and other comprehensive income of subsidiaries acquired or disposed of during the year are included in the consolidated income statement and in the consolidated statement of comprehensive income from the effective date of acquisition and up to the effective date of disposal, as appropriate. Profit for the period and total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the Financial Statements of subsidiaries to bring their accounting policies in line with those of the Group.

All intragroup transactions, balances, income and expenses are eliminated in full on consolidation.

2.4.2 Non-controlling interests

Non-controlling interests may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair values of the recognized amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests’ share of subsequent changes in equity. Total comprehensive income/ (expense) is attributed to non-controlling interests even if this results in the non-controlling interests having a deficit balance.

2.4.3 Changes in the Group's ownership interest in subsidiaries that do not result in loss of control

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the noncontrolling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

2.4.4 Loss/ Gaining of control

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any noncontrolling interests. For assets of the subsidiary carried at fair value with the related cumulative gain or loss recognised in other comprehensive income, the amounts previously recognised in other comprehensive income are accounted for as if the Company had directly disposed of the relevant assets (i.e., reclassified to the income statement or transferred directly to retained earnings as specified by applicable IFRSs).

The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9 “Financial Instruments” or, when applicable, the cost on initial recognition of an investment in an associate or a jointly controlled entity.

In case of acquisition of an additional percentage in investment in joint ventures, which leads to acquisition of control, the Group measures the existing participation at a fair value taking into account the consideration of the transaction. The result, profit or loss, from the remeasurement at fair value is recorded in the income statement for the current year.

2.4.5 Put options on non-controlling interests

The Group occasionally enters into arrangements either as part or independently of a business combination, whereby the Group is committed to acquire the shares held by the non-controlling interest holder in a subsidiary or whereby a non-controlling interest holder can put its shares to the Group.

In these cases, the Group in the consolidated Financial Statements recognises a financial liability. The liability is measured at present value and is recognised directly in the equity of the Group.

2.4.6 Investments in subsidiaries in separate Financial Statements

In the Company’s Financial Statements subsidiaries are measured at cost less impairment.

2.4.7 Impairment assessment of investments in subsidiaries in separate Financial Statements

At each reporting date, the Group and the Company assesses whether there is any indication that an investment in a subsidiary, an associate or a jointly controlled entity may be impaired. If any such indication exists, the Group estimates the recoverable amount of the investment. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

2.4.8 Investments in joint ventures

Join venture is a joint agreement by which the parties which have common control have rights to the net assets of the venture. Common control is the contractually agreed joint exercise of control of an agreement, which exists only when the decisions on the relevant activities require the unanimous consent of the parties exercising joint control. The estimates which are used to determine joint control are similar to those required to determine control over subsidiaries.

The Group's investments in joint ventures are presented according to the equity method. Based on this method, the investments in joint ventures are presented in the statement of financial position at cost plus the percentage of the Group's participation in the changes of their net position after the initial acquisition date.

The profits or losses of the joint ventures after the acquisition date attributable to the Group are recognized in the consolidated income statement. Any change in the other total comprehensive income of these joint ventures is presented as part of the other total comprehensive income of the Group. Unrealized gains or losses arising from transactions of the Group and the joint ventures are eliminated at the percentages of the Group's participation in them.

If a joint venture uses accounting policies different from those of the Group for similar transactions and events in similar circumstances, appropriate adjustments are made to the financial statements of the associate or joint venture to apply the equity method. The financial statements of the joint ventures are prepared for the same reporting period as the parent company.

If the Group's share in the losses of a joint venture is equal to or exceeds the carrying amount of the investment, the Group ceases to recognize its share of further losses, unless it has incurred legal or presumptive liabilities or has made payments on behalf of the joint venture.

Following the application of the equity method, the Group applies the requirements of the relevant IFRSs to determine whether it should recognize any additional impairment losses in respect of its net investment in the joint venture. The Group performs an impairment test at the end of each period by comparing the recoverable amount of the investment in the associate or joint venture with its book value and recording the difference in the income statement for the period.

The participations in associates or joint ventures in the financial position of the Company are valued at acquisition cost less any accumulated impairment losses.

2.5 Business Combinations

2.5.1 Acquisition method

Acquisitions of businesses within the scope of IFRS 3 are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in the income statement as incurred. At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value at the acquisition date, except for:

- deferred tax assets or liabilities and liabilities or assets related to employee benefit arrangements are recognized and measured in accordance with IAS 12 "Income Taxes" and IAS 19 "Employee Benefits respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with IFRS 2 "Share-based Payment" at the acquisition date; and
- assets (or disposal groups) classified as held for sale in accordance with IFRS 5 "Non-current Assets Held for Sale and Discontinued Operations" are measured in accordance with that Standard.

2.5.2 Goodwill

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in the income statement.

2.5.3 Contingent consideration

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with corresponding adjustments against goodwill. Measurement period adjustments are adjustments that arise from additional information obtained during the "measurement period" (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent consideration that is classified as a financial asset under IFRS 9 or a non-financial asset or a liability is remeasured at subsequent reporting dates at fair value with the corresponding gain or loss being recognized in the income statement. In the case of a variable consideration, the Group recognizes the variable part as a liability when it becomes final.

2.5.4 Business combinations achieved in stages

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e., the date when the Group obtains control) and the resulting gain or loss, if any, is recognised in the income statement. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to the income statement where such treatment would be appropriate if that interest were disposed of.

2.5.5 Provisional accounting

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period, or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognised at that date.

2.5.6 Asset acquisitions

For the acquisition of a subsidiary, which do not fall under the definition of a business combination, the Group identifies and recognizes the individual identifiable assets and liabilities of the acquired company, based on the consideration paid for the acquisition, which is allocated to those assets and liabilities based on their relative fair values at the date of the acquisition. Such transactions do not give rise to goodwill.

2.6 Foreign Currency Translation

Items included in the Financial Statements of each entity of the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to that entity (“the functional currency”). The consolidated Financial Statements of the Group are presented in thousands of Euro (€), which is the functional currency of the Company.

Foreign currency transactions are translated into the functional currency at the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement. Non-monetary items that are measured in terms of historical cost in a foreign currency shall be translated using the exchange rate at the date of the transaction.

When preparing the Financial Statements, assets and liabilities of foreign entities are translated at the exchange rates prevailing at the reporting date, while income and expense items are translated at average rates for the period. Differences resulting from the use of closing and average exchange rates and from revaluing a foreign entity’s opening net asset balance at closing rate are recognized directly in foreign currency translation reserve within other comprehensive income.

When a monetary item forms part of a reporting entity’s net investment in a foreign operation and is denominated in a currency other than the functional currency of either the reporting entity or the foreign operation, the exchange differences that arise in the separate Financial Statements of both companies are reclassified to other comprehensive income upon consolidation. When a foreign entity is sold, such translation differences are recognised in the income statement as part of the gain or loss on disposal.

Any goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

2.7 Investment Property

Properties that are held with the intention of earning rentals or / and for capital appreciation are included in investment property.

Investment property comprises land and buildings, owned by the Company and the Group and are either leased or are exploited as well as the properties which are developed for future use as investment property. Investment property is measured initially at its cost, including related transaction costs and borrowing costs.

After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. These valuations are appraised as at June 30 and December 31 each year by an independent professional valuer in accordance with the guidance issued by the International Valuation Standards Committee.

Investment property under development is measured at fair value only if it can be measured reliably.

Investment property further qualified for continued use as investment property, or for which the market has become less active, continues to be valued at fair value.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions.

The fair value also reflects, on a similar basis, any cash outflows (including rental payments and other outflows) that could be expected in respect of the property. Some of those outflows are reflected as a liability; whereas others, including contingent rent payments, are not recognised in the Financial Statements.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. Repairs and maintenance costs are charged to the income statement during the financial period in which they are incurred.

Changes in fair values are recorded in the income statement. Investment property is derecognised when disposed or when use of investment property is ended and there is no future economic benefit expected from the disposal.

If an investment property becomes owner-occupied, it is reclassified as property and equipment and its fair value at the date of reclassification becomes its cost for accounting purposes.

If an item of property and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of property and equipment under IAS 16.

However, if a fair value gain reverses a previous impairment loss, the gain is recognised in the income statement to the extent that this gain reverses a previous impairment loss. Any remaining profit is recognized in OCI by increasing the asset revaluation reserve in equity. In case of loss, it is recognised directly in income statement.

Investment property held for sale without redevelopment is classified within non-current assets held for sale under IFRS 5. A property's deemed cost for subsequent accounting is its fair value at the date of change in use.

2.8 Property and Equipment

Property and equipment which include land, buildings and equipment held by the Group for use in the supply of services and for administrative purposes.

Property and equipment include land, buildings and equipment held by the Group for use in the supply of services or for administrative purposes. Property and equipment are initially recorded at cost, which includes all costs that are required to bring an asset into operating condition.

Subsequent to initial recognition, property and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. Costs incurred subsequent to the acquisition of an asset, which is classified as property and equipment, are capitalized only when it is probable that they will result in future economic benefits to the Group beyond those originally anticipated from the asset, otherwise they are expensed as incurred.

Depreciation of an item of property and equipment begins when it is available for use and ceases only when the asset is derecognised. Therefore, the depreciation of an item of property and equipment that is retired from active use does not cease unless it is fully depreciated. Property and equipment are depreciated on a straight-line basis over their estimated useful lives, which can be reassessed. Estimated useful lives of property and equipment per category is as follows:

Land: No depreciation
Buildings: 40 years
Leasehold improvements: During the lease term
Furniture and other equipment: 3 – 10 years
Motor vehicles: up to 10 years
Other tangible assets: 5 years

At each reporting date, the Group assesses whether there is an indication that an item of property and equipment may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset. When the carrying amount of an asset is greater than its estimated recoverable amount, it is impaired to its recoverable amount.

Gains and losses on disposal of property and equipment are determined by reference to their carrying amount and the amount of the gains/losses is recognized in the income statement.

2.9 Intangible Assets

Software

Software acquisition cost includes costs that are directly attributable to specific and identifiable software products owned by the Group and which are expected to generate future benefits for more than one year and which will exceed the related acquisition costs. Costs that improve or extend the operation of software beyond their original specifications are capitalized and added to their initial acquisition value.

Such intangible assets are amortised using the straight-line method over their useful lives, which may not exceed 12 years.

Expenses such as establishment and initial installation costs, personnel training costs, advertising and promotional expenses, and relocation and reorganization costs for a part or for the whole Company are recognized as expenses at the time they are incurred.

Impairment

At each reporting date, the Management of the Company examines the value of intangible assets in order to determine whether there is any impairment. If such is the case, the Management of the Company carries out an impairment test to determine whether the book value of those assets can be fully recovered. When the carrying amount of an intangible asset exceeds its recoverable amount, a provision for impairment is performed.

2.10 Inventory Property

Property acquired or being constructed for sale in the ordinary course of business rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value (NRV).

Inventory property held for sale in the ordinary course of business mainly concern residential property that the Group develops and intends to sell before or after completion of construction.

The cost of inventory includes all acquisition and processing costs and other costs incurred to bring the inventory to their current condition.

Inventory property is initially recorded at acquisition cost. Subsequent measurement is performed at the lower of cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs necessary to perform the sale. Write-offs and impairment losses are recognized when they occur and are recorded in the income statement. When inventory property is sold, the book value is recognized as an expense in the period in which the related income was recognized. The carrying amount of inventory property recognised in profit or loss is determined with reference to the directly attributable costs incurred on the property sold and an allocation of any other related costs based on the relative size of the property sold.

2.11 Leases

(a) The Group as the Lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low value assets for which lease payments are recognized as operating expenses on a straight-line basis over the lease term. The Group recognizes lease liabilities which represent its obligation to pay rents, as well as assets with the right to use, which represent the right to use the underlying assets.

Right of use assets: The Group recognizes the right of use asset at the commencement date of the lease (i.e. the day the underlying asset is available for use). The right of use asset is measured at cost less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liability. The cost of the right of use asset includes the amount of lease liabilities recognized, initial direct costs incurred, restoration costs and lease payments made at or before the commencement date less any lease incentives received. The right of use assets is depreciated on a straight-line basis over the term of the lease.

The right of use assets are included in the line ‘’ Property Plan and Equipment’’.

Lease liabilities: At the commencement date of the lease the Group recognizes lease liabilities which are measured at the present value of the future lease payments.

Lease liabilities include the net present value of the following lease payments:
• fixed payments (including in substance fixed payments) less any lease incentives receivables;
• variable lease payments that depend on an index or rate, initially measured at the applicable index or rate at the lease commencement date;
• the exercise price of a purchase option if the Group is reasonable certain to exercise that option; and
• any amounts expected to be payable under residual value guarantees.

Lease payments are discounted using the rate implicit in the lease or, if this rate cannot be readily determined, the lessee’s incremental borrowing rate, which is the rate of interest that the Group would have to pay to borrow over a similar term and with a similar security, the funds necessary to obtain an asset of a similar value to the right of use asset in a similar economic environment.

Subsequent measurement of right of use assets: Following the commencement date of the lease the Group measures the right of use asset applying the cost model:
(a) less any accumulated depreciation and impairment losses, and
(b) adjusted for any remeasurement of lease liability.

The Group applies the requirements of IFRS 16 in relation to the depreciation of right of use asset, which is being examined for impairment.

Subsequent measurement of lease liabilities: Following the commencement date of the lease the Group measures the lease liability as follows:
(a) increasing the carrying amount to reflect interest on the lease liability;
(b) reducing the carrying amount to reflect the lease payments made; and
(c) remeasuring the carrying amount to reflect any reassessment or lease modifications

The finance cost of a lease liability is charged over the lease period so as to produce a constant periodic rate of interest in the remaining balance of the liability.

Following the commencement date of the lease the Group recognizes in profit or losses the following (unless the case that the expenses are included in the carrying amount of another asset for which other standards are being applied):
(a) the finance cost of the lease liability,
(b) the variable payments of leases that are not included in the measurement of the lease liability during the period in which the event that trigger those payments takes place, and
(c) the short-term leases, i.e. the leases that have a lease term of 12 months or less and leases of low value assets.

Short-term leases and leases of low value assets: The Group has elected not to recognize right of use assets and lease liabilities for short term leases that have a lease term of 12 months or less and leases of low value assets. The Group recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(b) The Group as the Lessor

Operating Leases: The Group leases out owned properties under operating leases and are included in the statement of financial position as investment property (Note 6). Rental income (net of any incentives given to the lessees) is recognised on a straight-line basis over the lease term. Rental guarantees received at the inception of the lease contract are recognized as liabilities and carried at cost.

Finance Leases: The Group does not currently lease out properties under finance leases.

2.12 Sale and Leaseback Transactions – A Company of the Group is the Lessee

For a sale and leaseback transaction that results in a finance lease, any excess of proceeds over the carrying amount is deferred and amortized over the lease term. There were no sale and leaseback transactions that resulted in a finance lease for the periods covered by the Financial Statements.

For a transaction that results in an operating lease:
• if the transaction is clearly carried out at fair value - the profit or loss is recognized immediately in the income statement,
• if the sale price is below fair value – the profit or loss is recognized immediately, except if a loss is compensated for by future rentals at below market price, the loss is amortized over the lease term,
• if the sale price is above fair value - the excess over fair value is deferred and amortized over the lease term,
• if the fair value at the time of the transaction is less than the carrying amount – a loss equal to the difference is recognized immediately in the income statement.

2.13 Trade and Other Assets

Trade and other assets are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest rate method (if these are payable after one year), unless the effect of discounting is not material, less an allowance for expected credit losses (ECL). ECL represent the difference between contractual cash flows and those that the Group expects to receive.

ECL are recognized on the following basis:

• 12-month ECL are recognized from initial recognition, reflecting the portion of lifetime cash shortfalls that would result if a default occurs in the 12 months after the reporting date, weighted by the risk of a default occurring. Receivables in this category are referred to as instruments in stage 1.

• Lifetime ECL are recognized if a significant increase in credit risk (SICR) is detected subsequent to the instrument's initial recognition, reflecting lifetime cash shortfalls that would result from all possible default events over the expected life of a financial instrument, weighted by the risk of a default occurring. Receivables in this category are referred to as instruments in stage 2.

The Group's receivables (including those arising from operating leases) are short term in nature and in general are due in a period less than 12-months, hence ECL are determined for this shorter period where applicable, irrespective of their classification in stage 1 or 2.

• Lifetime ECL are always recognized for credit-impaired trade and other assets, referred to as instruments in stage 3. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

2.14 Cash and Cash Equivalents

For the purpose of the cash flow statement, cash and cash equivalents comprise balances of accounts "cash in hand" and "demand deposits". Cash equivalents comprise short-term time deposits the original maturity of which is not more than 90 days. Cash and cash equivalents are used by the Group to serve the short-term liabilities and the risk of change in fair value is immaterial.

2.15 Share Capital

Shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental external costs directly attributable to the issue of shares and other equity items, other than on a business combination, are deducted from equity net of any related income tax benefit.

2.16 Dividend Distribution

Dividends on ordinary shares are recognized as a liability in the period in which they are approved by the Company's Shareholders at the Annual General Meeting. Interim dividends are recognized directly within equity in the period in which they are approved by the Board of Directors effectively from January 1, 2019.

2.17 Trade and Other Payables

Trade and other payables are recognised initially at fair value and subsequently measured using the effective interest rate method.

2.18 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds received (net of transaction costs) and the redemption values are recognised in the income statement over the period of the borrowings using the effective interest rate method. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

2.19 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in the income statement under finance cost in the period in which they are incurred.

2.20 Current and Deferred Tax

As a Real Estate Investment Company ("REIC"), in accordance with article 31, par. 3 of L.2778/1999 as in force, the Company is exempted from corporate income tax and is subject to an annual tax based on its investments and cash and cash equivalents. More specifically, the tax is determined by reference to the average of the six-month fair value of its investments and cash and cash equivalents at current prices at the tax rate of 10% of the aggregate European Central Bank ("ECB") reference rate plus 1%. According to the article 45, par. 2 of L.4389/2016 a floor was set in the REIC tax of 0.375% on the average investments plus cash and cash equivalents, at current prices.

The article 53 of Law 4646/2019 abolished the floor. The aforementioned framework also applies to the subsidiaries of the Company domiciled in Greece.

As the tax liability of the Company (and its subsidiaries domiciled in Greece) is calculated on the basis of its investments and cash and cash equivalents rather than on its profits, no temporary differences arise and therefore no deferred tax liabilities and / or assets arise.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the reporting date in the countries where the Company's subsidiaries operate and generate taxable income (Note 31). Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is the tax expected to be payable or recoverable on temporary differences between the carrying amounts of assets and liabilities in the Financial Statements and the corresponding tax bases used in the computation of taxable profit or loss and is accounted for using the balance sheet method.

However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit nor loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

Deferred tax assets are recognized to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

2.21 Employee Benefits

Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which the employer pays fixed contributions into a separate entity and has no legal or constructive obligations to pay further contributions, if the entity does not hold sufficient assets to pay all employees' benefits. That means that the employer's obligation is limited to the payment of the contributions to the entity. The contributions to defined contribution plans are charged to the income statement in the year to which they relate and are included in "Personnel expenses".

A defined benefit plan is a post-employment benefit plan under that defines an amount of benefit to be provided, determined using a number of financial and demographic assumptions. The most significant assumptions include age, years of service or compensation, life expectancy, the discount rate, expected salary increases and pension rates. The difference with defined contribution plans is that the employer is liable for the payment of the agreed benefits to the employee. The only existing defined benefit plan for the Group relates to the payment of a compensation of Greek Law 2112/1920 for its Greek subsidiaries. This program is not self-funded.

For defined benefit plans, the liability is the present value of the defined benefit obligation as at the reporting date minus the fair value of the plan assets.

Defined benefit obligation

The defined benefit obligation and the related costs are calculated by independent actuaries on an annual basis at the end of each annual reporting period using the projected unit credit method. The present value of the defined obligation is determined by discounting the estimated future cash outflows using interest rates of high quality corporate bonds or government bonds that are denominated in the currency in which the benefits will be paid and, which have terms to maturity approximating the terms of the related liability, or estimates of rates which take into account the risk and maturity of the related liabilities where a deep market in such bonds does not exist. Service cost (current service cost, past service cost (including the effect of curtailments) and gains or losses on settlements) and net interest on the net defined benefit liability/(asset) are charged to the income statement and are included in "Personnel expenses". The defined benefit obligation (net of plan assets) is recorded on the Statement of Financial Position, with changes resulting from remeasurements (comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan asset (excluding interest)) recognized immediately in Other comprehensive income, with no subsequent recycling to the income statement.

Profit sharing and bonus plans

The group recognises a liability and expense for profit-sharing and bonuses when there is a legal or constructive obligation. A constructive obligation exists where:
(a) there is sufficient past practice that provides clear evidence and a reasonable basis for making a reliable estimate of the amount of the group's constructive obligations; or
(b) the amounts of such benefits to be paid have been determined before the financial statements have been authorized for issuance.

2.22 Provisions

Provisions for legal claims are recognised when the Group has a present legal or constructive obligation as a result of past events; it is highly probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated.

2.23 Revenue Recognition

Rental income from operating leases is recognized in income statement on a straight-line basis over the lease term. When the Group provides incentives to its customers, the cost of incentives is recognized over the lease term, on a straight-line basis, as a reduction from rental income.

Revenue from sale of properties is recognized with the actual sale.

The recognition of revenue from the sale of inventory property occurs as follows:

The Group and the Company enter into contracts with customers for the sale of properties that have either been completed or are under construction.

Completed inventory property: The sale of a completed property, constitutes a single performance obligation and the Group and the Company have determined that it is satisfied at the point in time when control is transferred. For unconditional exchange of contracts, this generally occurs when legal title is transferred to the customer and the customer obtains control of the specific asset. For conditional exchanges, this generally occurs when all significant conditions are satisfied.

Inventory property under development: The Group and the Company examine whether there are promises in the contract that constitute separate performance obligations to which a portion of the transaction consideration must be allocated. For contracts related to the sale of inventory property under development, the Group and the Company are responsible for the overall management of the project and specify various goods and services to be provided, including design works, material procurement, site preparation and foundation pouring, framing and plastering , mechanical and electrical work, installation of components (e.g windows, doors, cabinets, etc.) and finishing work. The Group and the Company account for these items as a single performance obligation because it provides a significant service of integrating the goods and services (the inputs) into the completed inventory property that the customer has contracted to purchase.

For contracts that meet the over time revenue recognition criteria, the Group and the Company recognize revenue over time by measuring the progress towards the total costs of the said performance obligation. The objective in measuring progress is to reflect the extent to which the Group and the Company have executed the transfer of control of the promised goods or services to a customer.

2.24 Interest Income and Finance Costs

Interest income relating to interest on demand deposits and time deposits is recognised in the income statement using the effective interest method.

Once a financial asset or a group of similar financial assets has been written down as a result of an impairment loss, interest income is recognised using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss.

Interest expenses for borrowings are recognized within "Finance costs" in the income statement using the effective interest rate method. Exempt are borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Fees and direct costs relating to a loan origination or acquiring a security, financing or restructuring and to loan commitments are deferred and amortised to interest income over the life of the instrument using the effective interest rate method.

The effective interest rate method is a method of calculating the amortized cost of a financial asset or financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate to the net carrying amount of the financial asset or the financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example prepayment options) but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and other premiums or discounts.

2.25 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Group has determined that its chief operating decision-maker is the Chief Executive Officer.

All transactions between business segments are conducted on an arm's length basis, with inter-segment revenue and costs being eliminated. Income and expenses directly associated with each segment are included in determining business segment performance.

Geographical segments include income from assets that are either located or are managed in the respective geographical areas.

2.26 Related Party Transactions

Related parties include the company's shareholders (Note 34), as well as the entities in which the abovementioned shareholders and the Company have the control or exercise influence in making financial and operating decisions. Additionally, related parties include the members of the Board of Directors, the members of the Management of the Company and the Group's subsidiaries, their close relatives, companies owned or controlled by them and companies over which they can influence the financial and operating cycles. All transactions with related parties are made on substantially the same terms as those applicable to similar transactions with unrelated parties, including interest rates and collateral, and do not involve a risk greater than normal.

2.27 Offsetting

Financial assets and liabilities are offset and the net amount is reported in the Statement of Financial Position when, and only when, there is a legally enforceable right to offset the recognised amounts and there is an intention to realize the asset and settle the liability simultaneously or on a net basis.

2.28 Earnings per Share

A basic earnings per share (EPS) ratio is calculated by dividing the net profit or loss for the period attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period, excluding the average number of ordinary shares purchased by the Company or held as treasury shares.

A diluted earnings per share ratio is calculated using the same method as the basic EPS, but the determinants are adjusted to reflect the potential dilution that could occur if convertible debt securities, options, warrants or other contracts to issue ordinary shares were converted or exercised into ordinary shares.

2.29 Assets and liabilities held for sale and discontinued operations

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable, and the asset (or disposal group) is available for immediate sale in its present condition.

To be classified as such, the assets (or groups of assets) must be available for immediate sale in their current condition and their sale must be highly probable.

Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification except as permitted by IFRS 5, and actions required to complete the plan should indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale on initial classification are measured at their lower of carrying amount and fair value less costs to sell and are presented separately in the Statement of Financial Position. Investment properties classified as non-current assets held for sale are measured at fair value.

During the initial classification of assets held for sale, any impairment loss is included in the income statement, even in the case of revaluation. The same applies to gains and losses on subsequent re-measurement.

If the Group has classified an asset (or disposal group) as held for sale, but the criteria for classification as such are no longer met, the Group ceases to classify the asset (or disposal group) as held for sale.

The Group measures a non-current asset (or disposal group) that ceases to be classified as held for sale (or ceases to be included in disposal group classified as held for sale) at the lower of:

(a) Its carrying amount before the asset (or disposal group) was classified as held for sale, adjusted for any depreciation or amortisation that would have been recognised had the asset (or disposal group) not been classified as held for sale, and

(b) Its recoverable amount at the date of the subsequent decision not to sell.

A discontinued operation is a component of the Group’s business that represents a separate major line of business or geographical area of operations that has been disposed or is classified as held for sale or is a subsidiary acquired exclusively with a view to resale. Classification as discontinued operations occurs upon disposal or when the operations meet the criteria to be classified as held for sale.

The results of discontinued operations are shown as a single amount on the face of the income statement comprising the post-tax profit or loss from discontinued operations and the post-tax gain or loss recognised either on measurement to fair value less costs to sell or on the disposal of the discontinued operation.

2.30 Restricted Cash

Restricted cash are amounts which may not be used by the Group until a certain point of time or event is reached or occurs in the future and they are not cash equivalents. In the cases where restricted cash is expected to be used within one year from the date of the statement of financial position, these are classified as current assets. However, if it is not expected that restricted cash will be used within one year from the date of the statement of financial position they are classified as long-term assets.

2.31 Derivative Financial Instruments

Derivative financial instruments, which include interest rate hedging contracts, are recognized when the contracts are concluded and are initially recognised in the statement of financial position. Subsequently they are re-measured at their fair value. Derivatives are presented in assets when favorable to the Group and in liabilities when unfavorable to the counterparties. The transaction costs are gradually recognized in finance costs during the contract period of the derivative financial instruments. These derivative instruments transacted as effective economic hedges under Group's Management positions, and do not qualify for hedge accounting under the specific rules of IFRS 9. The Group also uses derivative instruments as part of asset management and liabilities activities in order to manage the risks arising from interest rate fluctuations. The Group applies cash flow hedge accounting when transactions meet the specified criteria to obtain hedge accounting treatment. Groups criteria for a derivative instrument to be accounted for as a hedge include:

• At inception of the hedge, there is formal designation and documentation of the hedging instrument, hedged item, hedging objective, strategy and relationship;

• The hedge is documented showing that it is expected to be highly effective in offsetting the risk in the hedged item throughout the hedging period. A hedge is considered to be highly effective when it achieves offsetting changes in fair value between 80% and 125% for the risk being hedged; and

• The hedge is highly effective in an ongoing basis.

Fair value gains or losses associated with the effective portion of a derivative designated as a cash flow hedge are initially recognised in other comprehensive income. When the cash flows that the derivative is hedging (including cash flows from transactions that were only forecast when the derivative hedge was effected) materialize, resulting in income or expense, then the associated gain or loss on the hedging derivative is simultaneously transferred from other comprehensive income to corresponding income or expense line item. If a cash flow hedge for a forecast transaction is deemed to be no longer effective or the hedge relationship is terminated, then cumulative gain or loss on the hedging derivative previously reported in the other comprehensive income is transferred to the income statement when the committed or forecast transaction occurs.

NOTE 3: Financial Risk Management

3.1 Financial Risk Management

The Group is exposed to a variety of financial risks such as market risk, credit risk and liquidity risk. The financial risks relates to the following financial instruments: trade and other assets, restricted cash, cash and cash equivalents, derivative financial instruments, trade and other payables and borrowings. The risk management policy, followed by the Group, focuses on minimizing the impact of unexpected market changes.

In the context of a prudent financial management policy, the Company's Management seeks to manage its borrowing (short-term and long-term) by utilizing a variety of financial sources and in accordance with its business planning and strategic objectives. The Company assesses its financing needs and the available sources of financing in the international and domestic financial markets and investigates any opportunities to raise additional funds by issuing loans in these markets.

a) Market risk

i) Foreign exchange risk

Foreign exchange risk arises from foreign currency transactions. The Group has international activities, but the Group is not significantly exposed to foreign currency risk. The assets and liabilities of the Group are initially recorded in €, which is its functional currency. The Group's exposure to foreign currency risk at December 31, 2022 and December 31, 2021 is not significant.

ii) Price risk
The Group and the Company are not exposed to price risks. The Group is exposed to risk from price changes in non-financial instruments, such as in property values and rents which can originate from:

a) the trends in the real estate market in which the Group operates,
b) the characteristics of properties owned by the Group and
c) events concerning existing tenants of the Group.

The Group minimizes its exposure to inflation risk as the majority of the Group's leases consist of long-term operating leases with tenants of sufficient creditworthiness. Additionally, for the vast majority of the leases, the annual rental adjustment is associated with either the Consumer Price Index (CPI) of the country in which each Group company operates or the European Harmonized CPI and in the event of deflation, there is no negative impact on the rents.

The Group is governed by an institutional framework, and more specifically the l. 2778/1999, under which:
a) periodic valuation of properties by an independent professional valuer is required,
b) a valuation of properties prior to an acquisition or a sale by an independent professional valuer is required,
c) development or repair of properties is permitted if the cost of works does not exceed 40.0% of the final commercial value after the completion of works and
d) the value of each property must not exceed 25.0% of the value of the property portfolio.

This framework contributes significantly to prevent or/and timely manage related risks.

iii) Cash flow and fair value interest rate risk

The Group has interest bearing assets comprising demand deposits, short-term deposits (Note 14) and restricted cash. Additionally, the Group has borrowings (Note 19).

The Group is exposed to fluctuations in interest rates prevailing in the market and on its financial position and cash flows. Borrowing costs may increase as a result of such changes or create losses or borrowing costs may be reduced by the occurrence of unexpected events. To reduce the Group's exposure to fluctuations in interest rates of long-term borrowings, the repricing dates are limited by contract to a maximum period of six months. In addition, the Group has entered into interest rate caps for the purpose of hedging the exposure to the floating interest rate. If the reference rate changed by +/-1.00% the effect on the Group's total comprehensive income is estimated to be a decrease by €2,730 and an increase by €6,488, respectively.

b) Credit risk

Credit risk relates to cases of default of counterparties to meet their transactional obligations. The Group has concentration of credit risk with respect to cash and cash equivalents, restricted cash and lease receivables from operating leases. No material losses are anticipated as lease agreements are conducted with customers - tenants of sufficient creditworthiness. The Group's maximum exposure results from related party transactions, since the majority of the Group's property portfolio is leased to NBG (2022: 37.4%, 2021: 40.7 % of total rental income). In addition, the Group receives from tenants, in the context of the lease agreements, securities, such as guarantees, to mitigate credit.

The Group applies IFRS 9 Financial Instruments in relation to the impairment of the Group's financial assets, including lease receivables.

The impact of IFRS 9 in the Financial Statements as at December 31, 2022 and 2021 was not material and is disclosed in Note 12.

All amounts expressed in € thousand, unless otherwise stated

c) Inflation Risk

The uncertainty over the real value of the Group's investments resulting from a potential increase of inflation in the future. The Group minimizes its exposure to inflation risk, as for the vast majority of the leases, the annual rental adjustment is associated with either the Consumer Price Index (CPI) of the country in which each Group company operates or the European Harmonized CPI and in the event of deflation, there is no negative impact on the rents.

d) Liquidity risk

The current or prospective risk to earnings and capital arising from the Group's inability to collect overdue outstanding financial obligations without incurring unacceptable losses. The Group ensures it has the required liquidity timely in order to timely meet the obligations, through regular monitoring of liquidity needs and collection of amounts due from tenants, the preservation of bridge loans with financial institutions as well as prudent cash management.

The liquidity of the Group is monitored by the Management on a regular basis. The maturity analysis of financial liabilities for the Group and the Company as at December 31, 2022 and 2021 is as follows:

Group:

December 31, 2022	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	3,995	13,084	169,517	432,762	500,703	446,318	**1,566,379**
Other long-term liabilities	-	-	-	767	836	5,586	**7,189**
Trade and other payables	1,330	26,758	28,308	-	-	-	**56,396**
Total	**5,325**	**39,842**	**197,825**	**433,529**	**501,539**	**451,904**	**1,629,964**

December 31, 2021	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	1,399	45,758	186,720	148,964	379,771	638,142	**1,400,754**
Other long-term liabilities	-	-	-	716	732	5,135	**6,583**
Trade and other payables	990	23,993	17,406	-	-	-	**42,389**
Total	**2,389**	**69,751**	**204,126**	**149,680**	**380,503**	**643,277**	**1,449,726**

Company:

December 31, 2022	**Less than 1 month**	**1 - 3 months**	**3 - 12 months**	**12 months - 2 years**	**2 - 5 years**	**More than 5 years**	**Total**
Liabilities							
Borrowings	2,331	12,743	156,060	242,223	460,887	431,271	**1,305,515**
Other long-term liabilities	-	-	-	263	553	4,970	**5,786**
Trade and other payables	6	6,980	24,527	-	-	-	**31,513**
Total	**2,337**	**19,723**	**180,587**	**242,486**	**461,440**	**436,241**	**1,342,814**

All amounts expressed in € thousand, unless otherwise stated

December 31, 2021	Less than 1 month	1 - 3 months	3 - 12 months	12 months - 2 years	2 - 5 years	More than 5 years	Total
Liabilities							
Borrowings	-	35,522	46,598	142,120	338,569	601,285	**1,164,094**
Other long-term liabilities	-	-	-	146	331	3,562	**4,039**
Trade and other payables	426	3,620	11,925	-	-	-	**15,971**
Total	**426**	**39,142**	**58,523**	**142,266**	**338,900**	**604,847**	**1,184,104**

The amounts disclosed in the above tables are the contractual undiscounted cash flows. Given that the amount of contractual undiscounted cash flows relates to bond loans of variable and not fixed interest rates, the amount presented is determined by reference to the conditions existing at reporting date – that is, the actual spot interest rates effective as of December 31, 2022 and 2021 respectively, are used for determining the related undiscounted cash flows.

3.2 Capital Risk Management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure. Consistent with others in the Greek industry, the Group monitors capital on the basis of the gearing ratio (or debt ratio). This ratio is calculated as total borrowings divided by total assets, as shown in the statement of financial position.

The regulatory regime governing REICs in Greece permits to Greek REICs to borrow up to 75.0% of the value of their total assets. The goal of the Group's Management is to optimize the Group's capital structure through the effective use of debt financing.

The table below presents the gearing ratio as at December 31, 2022 and 2021:

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Borrowings	1,350,000	1,253,130	1,097,079	1,031,205
Total assets	3,013,405	2,856,468	2,499,014	2,337,001
Gearing ratio	**44.8%**	**43.9%**	**43.9%**	**44.1%**

Under the terms of the Group's loan agreements, the Group is required to comply, among other, with certain financial covenants. Throughout the year ended December 31, 2022 the Group was in compliance with this obligation. It is noted that within 2022 the Company sent waiver requests, with regards to the financial covenant "Net Debt to EBITDA" for two bond loans of the Company, according to the provisions of the loan agreements, which were accepted by the relevant financial institutions. It is noted that throughout the year ended December 31, 2021 the Group was in compliance with this obligation.

3.3 Fair Value Estimation of Financial Assets and Liabilities

The Group measures the fair value of financial instruments based on a framework for measuring fair value that categorises financial instruments based on three-level hierarchy in accordance with the hierarchy of the inputs used to the valuation technique, as described below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. More specifically, the fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

All amounts expressed in € thousand, unless otherwise stated

Level 3: Inputs for the asset or liability that are not based on observable market data. More specifically if one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

- *Financial instruments carried at fair value*

The table below analyses financial assets and liabilities of the Group carried at fair value as at December 31, 2022:

December 31, 2022		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Derivative financial instruments	-	14,768	-	**14,768**

The above derivative financial instruments relate to interest rate caps.

- *Financial instruments not carried at fair value*

The tables below analyse financial assets and liabilities of the Group not carried at fair value as at December 31, 2022 and December 31, 2021, respectively:

December 31, 2022		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Borrowings	-	-	1,350,000	**1,350,000**

December 31, 2021		**Valuation hierarchy**		
Liabilities	**Level 1**	**Level 2**	**Level 3**	**Total**
Borrowings	-	-	1,253,130	**1,253,130**

The liabilities included in the tables above are carried at amortized cost and their carrying value approximates their fair value.

As at December 31, 2022 and December 31, 2021, the carrying value of cash and cash equivalents, restricted cash, trade and other assets as well as trade and other payables approximates their fair value.

NOTE 4: Critical Accounting Estimates and Judgments

The preparation of consolidated and separate financial statements in accordance with IFRSs requires Management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expense in the Group's Financial Statements. The Group's Management believes that the judgments, estimates and assumptions used in the preparation of the consolidated and separate Financial Statements are appropriate given the factual circumstances as of December 31, 2022 and were similar to those used in the preparation of consolidated and separate financial statements for the year ended December 31, 2021.

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that may, under current circumstances, be undertaken.

4.1. Critical Accounting Estimates and Judgments

The Group makes estimates and assumptions concerning the outcome of future events. Estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

Estimate of fair value of the Group's investment property (including inventories, owner-occupied property and property classified as held for sale)

The best evidence of fair value is current prices in an active market for similar leases and other contracts. In the absence of such information, the amounts are determined within a range of reasonable fair value estimates. Under current legislation REIC, estimates of investment property should be supported by appraisals performed by independent professional valuers on June 30 and December 31 each year. The same applies for the property and equipment which include land and buildings relating to hotel and other facilities. In making its judgment, the independent professional valuer considers information from various sources, including:

(i) Current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;
(ii) Recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and
(iii) Discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing leases and other contacts, and (where possible) from external evidence such as current market rents for similar properties and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

Regarding the note (iii) above, for the application of discounted cash flows valuation techniques, assumptions are used which are mainly based on market conditions existing at the date of Financial Statements' preparation.

The principal assumptions underlying the estimation of fair value are those related to: the receipt of contractual rentals; expected future market rentals; vacant periods; maintenance requirements; appropriate discount rates and capitalization rates. These valuations are regularly compared to actual market yield data, and actual transactions by the Group and those reported by the market. The future rental rates are estimated on the basis of current rents for similar properties. Finally, it is noted that when applying more than one valuation method, the independent valuers choose the specific weight of each method in determining the value, according to their judgment, taking into account the type of property, the available data in the market and any other factors that may influence the choice of valuation method. Further details of the assumptions made are included in Note 6.

The last valuation of the Group's properties was performed at December 31, 2022 by independent valuers, as stipulated by the relevant provisions of L.2778/1999, as in force. The valuation methods from last year have not been modified with the exception of property with commercial use in Bulgaria, which at the current reporting date was valuated using the discounted cash flow method (DCF) and the method of cost of replacement, while at the previous reporting date was valued at the discounted cash flow method (DCF) and the comparative method. The aforementioned change has not any impact in the fair value of the property.

Recognition of revenue from sale of inventory property:

Managing the revenue and costs of an inventory property sales contract, depends on whether the final result from the execution of the contract work can be reliably estimated (and is expected to bring profit to the Group, or the result from execution is loss-making). When the outcome of an inventory property sales contract can be reliably estimated, then the revenue and expense of the contract are recognized over the life of the contract, respectively, as revenue and expense.

The Group uses the completion stage to determine the appropriate amount of income and expense which it will recognize in a specific period. Specifically, based on the IFRS 15 input method, the manufacturing cost at each reference date, is compared to the total budgeted cost in order to determine at the percentage of completion.
The completion stage is measured on the basis of the contractual costs incurred by the reference date in relation to the total estimated cost of the project project.

The Group therefore makes significant estimates regarding the gross result with which the inventory property sales contract will be executed (total budgeted cost of the contract).

NOTE 5: Segment Reporting

The Group has recognized the following operational segments:

Business Segments:

- Retail / big boxes,
- Bank Branches,
- Offices,
- Other (include logistics, hotels, archives, petrol stations, parking spaces, land plots, residential properties and other properties with special use).

Geographical Segments:

- Greece
- Italy
- Cyprus
- Other countries[1]

Information per business segment and geographical segment for the year ended December 31, 2022 and December 31, 2021 is presented below:

[1] In segment Other Countries include Romania and Bulgaria.

All amounts expressed in € thousand, unless otherwise stated

A) Business Segments of Group

Year ended December 31, 2022	Retail / big boxes	Bank Branches	Offices	Other	Unallocated	Total
Continuing operations						
Rental Income	31,541	36,296	70,484	11,304	-	**149,625**
Other	-	117	36,363	818	-	**37,298**
Total Segment Revenue	**31,541**	**36,413**	**106,847**	**12,122**	**-**	**186,923**
Net gain from the fair value adjustment of investment property	19,224	8,001	31,273	1,171	-	**59,669**
Result from disposal of investment property	778	-	(164)	753	-	**1,367**
Direct property related expenses and Property taxes-levies	(7,053)	(2,176)	(14,070)	(4,820)	-	**(28,119)**
Net inventory property change	-	-	(36,363)	(643)	-	**(37,006)**
Net impairment loss on financial assets	(243)	-	(521)	(709)	(59)	**(1,532)**
Net impairment loss on non-financial assets	-	-	(3,414)	(681)	-	**(4,095)**
Other income	1,940	10	1,813	1,738	4	**5,505**
Loss from acquisition of control in subsidiary	-	-	-	-	(1,164)	**(1,164)**
Depreciation of property and equipment and amortisation of intangible assets	-	-	-	-	(549)	**(549)**
Personnel expenses	-	-	-	-	(8,546)	**(8,546)**
Other expenses	-	-	-	-	(9,244)	**(9,244)**
Corporate Responsibility	-	-	-	-	(726)	**(726)**
Total Segment Operating profit/(loss)	**46,187**	**42,248**	**85,401**	**8,931**	**(20,284)**	**162,483**
Interest income	-	-	-	-	529	**529**
Finance costs	(789)	-	(2,044)	(917)	(39,533)	**(43,283)**
Net change in fair value of financial instruments at fair value through profit or loss	-	-	-	-	3,975	**3,975**
Share of profit of joint ventures	-	-	-	-	928	**928**
Profit / (Loss) before tax	**45,398**	**42,248**	**83,357**	**8,014**	**(54,385)**	**124,632**
Taxes	1,707	(20)	72	1,357	(3,977)	**(861)**
Profit / (Loss) for the year from continuing operations	**47,105**	**42,228**	**83,429**	**9,371**	**(58,362)**	**123,771**
Segment Assets as at December 31, 2022	517,219	443,883	1,334,577	327,317	390,409	**3,013,405**
Segment Liabilities as at December 31, 2022	44,247	1,480	185,480	47,872	1,160,980	**1,440,059**
Non-current assets additions as at December 31, 2022	385	102	195,815	18,703	-	**215,005**

All amounts expressed in € thousand, unless otherwise stated

Year ended December 31, 2021	Retail / big boxes	Bank Branches	Offices	Other	Unallocated	Total
Continuing operations						
Rental Income	25,260	35,284	63,387	8,139	-	**132,070**
Other	785	40	946	363	-	**2,134**
Total Segment Revenue	**26,045**	**35,324**	**64,333**	**8,502**	**-**	**134,204**
Net gain / (loss) from the fair value adjustment of investment property	15,132	11,201	63,371	7,019	-	**96,723**
Result from disposal of investment property	4	128	-	65	-	**197**
Direct property related expenses and Property taxes-levies	(6,130)	(2,365)	(12,504)	(4,013)	-	**(25,012)**
Net impairment loss on financial assets	77	-	203	(303)	(39)	**(62)**
Net impairment loss on non-financial assets	-	-	(2,640)	-	-	**(2,640)**
Other income	730	-	1,008	143	150	**2,031**
Gain from acquisition of control in subsidiary	-	-	-	-	321	**321**
Depreciation of property and equipment and amortisation of intangible assets	-	-	-	-	(556)	**(556)**
Personnel expenses	-	-	-	-	(7,797)	**(7,797)**
Other expenses	-	-	-	-	(10,056)	**(10,056)**
Corporate Responsibility	-	-	-	-	(336)	**(336)**
Total Segment Operating profit/(loss)	**35,858**	**44,288**	**113,771**	**11,413**	**(18,313)**	187,017
Interest income	-	-	-	-	882	**882**
Finance costs	(1,535)	-	(1,988)	(2,361)	(32,774)	**(38,658)**
Share of profit of joint ventures	-	-	-	-	20,216	**20,216**
Negative goodwill from acquisition of subsidiaries	-	-	-	-	8,846	**8,846**
Profit / (Loss) before tax	**34,323**	**44,288**	**111,783**	**9,052**	**(21,143)**	**178,303**
Taxes	(341)	(3)	306	(651)	(2,533)	**(3,222)**
Profit / (Loss) for the year from continuing operations	**33,982**	**44,285**	**112,089**	**8,401**	**(23,676)**	**175,081**
Profit / (Loss) from discontinued operations	(269)	-	(5)	8,608	(1,723)	**6,611**
Profit / (Loss) for the year	**33,713**	**44,285**	**112,084**	**17,009**	**(25,399)**	**181,692**
Segment Assets as at December 31, 2021	487,668	443,969	1,136,259	304,042	484,530	**2,856,468**
Segment Liabilities as at December 31, 2021	46,323	1,401	131,744	73,376	1,077,885	**1,330,729**
Non-current assets additions as at December 31, 2021	60,501	31	133,360	45,072	-	**238,964**

All amounts expressed in € thousand, unless otherwise stated

B) Geographical Segments of Group

Year ended December 31, 2022	**Greece**	**Italy**	**Cyprus**	**Other countries**	**Ungrouped**	**Total**
Continuing operations						
Rental Income	109,443	22,161	10,579	7,442	-	**149,625**
Other	37,298	-	-	-	-	**37,298**
Total Segment Revenue	**146,741**	**22,161**	**10,579**	**7,442**	**-**	**186,923**
Net gain / (loss) from the fair value adjustment of investment property	66,962	(14,752)	3,742	3,717	-	**59,669**
Gain / (loss) from disposal of investment property	1,422	(55)	-	-	-	**1,367**
Direct property related expenses and Property taxes-levies	(13,808)	(11,487)	(2,575)	(249)	-	**(28,119)**
Net inventory property change	(37,006)	-	-	-	-	**(37,006)**
Net impairment loss on financial assets	(384)	(1,058)	(31)	-	(59)	**(1,532)**
Net impairment loss on non-financial assets	(4,095)	-	-	-	**-**	**(4,095)**
Other income	2,407	2,118	976	-	4	**5,505**
Loss from acquisition of control in subsidiary	-	-	-	-	(1,164)	**(1,164)**
Depreciation of property and equipment and amortisation of intangible assets	-	-	-	-	(549)	**(549)**
Personnel expenses	-	-	-	-	(8,546)	**(8,546)**
Other expenses	-	-	-	-	(9,244)	**(9,244)**
Corporate Responsibility	-	-	-	-	(726)	**(726)**
Total Segment Operating profit/(loss)	**162,239**	**(3,073)**	**12,691**	**10,910**	**(20,284)**	**162,483**
Interest income	**-**	**-**	-	**-**	529	**529**
Finance costs	(2,862)	-	-	(888)	(39,533)	**(43,283)**
Net change in fair value of financial instruments at fair value through profit or loss	-	-	-	-	3,975	**3,975**
Share of profit of joint ventures	**-**	**-**	**-**	**-**	928	**928**
Profit / (Loss) before tax	**159,377**	**(3,073)**	**12,691**	**10,022**	**(54,385)**	**124,632**
Taxes	-	-	3,941	(825)	(3,977)	**(861)**
Profit / (Loss) for the year from continuing operations	**159,377**	**(3,073)**	**16,632**	**9,197**	**(58,362)**	**123,771**
Segment Assets as at December 31, 2022	1,882,536	385,338	247,756	107,366	390,409	**3,013,405**
Segment Liabilities as at December 31, 2022	228,888	9,450	5,756	34,985	1,160,980	**1,440,059**
Non-current assets additions as at December 31, 2022	209,140	2,440	3,192	233	-	**215,005**

All amounts expressed in € thousand, unless otherwise stated

Year ended December 31, 2021	**Greece**	**Italy**	**Cyprus**	**Other countries**	**Ungrouped**	**Total**
Continuing operations						
Rental Income	95,776	18,892	10,281	7,121	-	**132,070**
Other	1,284	850	-	-	-	**2,134**
Total Segment Revenue	**97,060**	**19,742**	**10,281**	**7,121**	**-**	**134,204**
Net gain / (loss) from the fair value adjustment of investment property	95,326	(768)	2,201	(36)	-	**96,723**
Result from disposal of investment property	132	65	-	-	-	**197**
Direct property related expenses and Property taxes-levies	(16,020)	(6,159)	(2,599)	(234)	-	**(25,012)**
Net impairment loss on financial assets	(1,275)	103	1,149	-	(39)	**(62)**
Net impairment loss on non-financial assets	(2,640)	-	-	-	-	**(2,640)**
Other income	-	1,742	139	-	150	**2,031**
Gain from acquisition of control in subsidiary	-	-	-	-	321	**321**
Depreciation of property and equipment and amortisation of intangible assets	-	-	-	-	(556)	**(556)**
Personnel expenses	-	-	-	-	(7,797)	**(7,797)**
Other expenses	-	-	-	-	(10,056)	**(10,056)**
Corporate Responsibility	-	-	-	-	(336)	**(336)**
Total Segment Operating profit/(loss)	**172,583**	**14,725**	**11,171**	**6,851**	**(18,313)**	**187,017**
Interest income	-	-	-	-	882	**882**
Finance costs	(4,785)	-	-	(1,099)	(32,774)	**(38,658)**
Share of profit of joint ventures	-	-	-	-	20,216	**20,216**
Negative goodwill from acquisition of subsidiaries	-	-	-	-	8,846	**8,846**
Profit / (Loss) before tax	**167,798**	**14,725**	**11,171**	**5,752**	**(21,143)**	**178,303**
Taxes	-	-	(400)	(289)	(2,533)	**(3,222)**
Profit / (Loss) for the year from continuing operations	**167,798**	**14,725**	**10,771**	**5,463**	**(23,676)**	**175,081**
Profit / (Loss) from discontinued operations	-	-	8,334	-	(1,723)	**6,611**
Profit / (Loss) for the year	**167,798**	**14,725**	**19,105**	**5,463**	**(25,399)**	**181,692**
Segment Assets as at December 31, 2021	1,630,784	397,806	239,896	103,452	484,530	**2,856,468**
Segment Liabilities as at December 31, 2021	185,256	20,650	9,610	37,328	1,077,885	**1,330,729**
Non-current assets additions as at December 31, 2021	98,668	139,127	1,062	107	-	**238,964**

All amounts expressed in € thousand, unless otherwise stated

In relation to the above segment analysis we state that:

(a) There are no transactions between business segments.
(b) Segment assets include investment property, inventories, property and equipment, other intangible assets (customer contracts), trade and other assets and other long-term assets.
(c) Unallocated assets include property and equipment, software, equity method investments, investment in joint ventures, cash and cash equivalents, restricted cash, other long-term and current assets.
(d) Unallocated liabilities as at December 31, 2022 and December 31, 2021 mainly include borrowings amounted to €1,144,159 and €1,066,601 respectively.
(e) Unallocated income and expenses consist of depreciation of property and equipment, amortisation of intangible assets, net impairment loss of non-financial assets, other income, other expenses, corporate responsibility, share of profit/(loss) of joint ventures, interest income, financial expenses and taxes.

Concentration of customers

Among the largest tenants of the Group, namely the National Bank of Greece (NBG), Sklavenitis, Greek State, Cosmote and Italian State, only the NBG represents more than 10% of the Group's rental income. Rental income for the year ended 31 December 2022 from NBG amounted to €55,931, i.e. 37.4% (31 December 2021: €53,789, i.e. 40.7%). NBG's rental income is included in the operating segments Bank Branches (€35,393), Offices (€19,483) and Other (€1,055) and in the geographical segment Greece.

NOTE 6: Investment Property

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Balance at the beginning of the period	**2,279,958**	**1,918,015**	**1,395,169**	**1,332,779**
Additions:				
- Direct acquisition of investment property	136,849	41,446	130,438	11,940
- Acquisitions of subsidiaries through business combinations	-	105,610	-	-
- Acquisitions of subsidiaries other than through business combinations	49,967	71,033	-	-
- Subsequent capital expenditure on investment property	28,189	20,875	8,313	2,661
- Right of use assets	817	-	817	-
- Disposal of investment property	(17,564)	(21,550)	(16,821)	(21,446)
- Effect from Merger	-	-	122,216	-
- Transfer to Assets held for sale	(46,601)	(2,104)	(44,765)	(2,104)
- Transfer from Assets held for sale	-	49,910	-	-
Net gain from the fair value adjustment of investment property	59,669	96,723	55,651	71,339
Balance at the end of the period	**2,491,284**	**2,279,958**	**1,651,018**	**1,395,169**

On January 13, 2022, the Company completed the acquisition of five equal lands with a total area of 10.4 thousand sq.m. on Kifisias 77 Avenue in Marousi , Attica. The consideration of the above acquisitions amounted to €13,767 (excluding acquisition costs of €343) and their fair value, according to the valuation performed by the independent statutory valuers, amounted to € 15,007. The purpose of the acquisition is the development, after the demolition of the existing building and the operation of a modern office with a minimum environmental LEED Gold certification, which will consist of two autonomous and functionally independent buildings with a total area of more than 17 thousand sq.m.

On April 18, 2022, the Company proceeded with the acquisition of 80% of the share capital of the company THRIASEUS S.A. The consideration for the acquisition of the shares amounted to €528. On May 31, 2022, THRIASEUS S.A. proceeded with the acquisition of 17 plots of land in the area of Aspropyrgos, Attica, with a total area of 111 thousand sq.m on which the company aims to develop Logistics Center with modern specifications with a total area of 39.8 thousand sq.m. The consideration for the acquisition of the properties amounted to €5,856 (excluding acquisition costs of €68), while the fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €7,784 (Note 8). Furthermore, on May 23, 2022, the Company signed a sale and purchase agreement for the acquisition of the remaining share capital of THRIASEUS S.A. Subject to the successful development of the Logistics Center. The consideration for the purchase of the shares will be calculated according to the terms of the agreement considering the NAV of the company at the date of the acquisition. Finally, on June 23, 2022, the Extraordinary General Meeting of the shareholders of THRIASEUS S.A. decided to increase the company's share capital by €6,240 with the issuance of 1,040,000 new ordinary shares of a par value of €1 (amount in euros) and an issue price of €6 (amount in euros) each. In the above increase, the company's minority shareholder partially exercised his preemptive right, resulting in the Company's share in THRIASEUS S.A on December 31, 2022. to 97.57% (Note 9).

On June 6, 2022, a fully let office building in Maroussi, Attica, at 8B Chimarras and Gravias street, was acquired by the Company, in the context of a compulsory execution procedure. The total area of the property is 14.1 thousand sq.m. The consideration of the acquisition amounted to €35,000 (excluding acquisition costs of €231) and the fair value, according to the valuation performed by the independent statutory valuers, amounted to €34,113.

On June 22, 2022, the Company concluded the acquisition of 100% of the shares and units of the companies BTR HELLAS S.M.IKE and BTR HELLAS II S.M.IKE in Greece, which are the owners of five residential plots of land with a total area of 1.7 thousand sq.m. in which residential properties for lease (investment properties) will be developed and a fully let residential building with a total area of 1.2 thousand sq.m. which has a total of 24 apartments (Note 8). The consideration for the acquisition of the companies amounted to €5,234 taking into account the consideration for the property which amounted to €7,150 while the fair value of the property on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €7,166.

On November 4, 2022, the Company concluded the acquisition of two fully let office properties in the center of Athens at Vasilissis Amalias 12 and 14 Avenue, with a total area of approximately 9 thousand sq.m. The consideration for the acquisition of the properties amounted to €49,000 (excluding acquisition costs of €333) while their fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €47,871.

On December 20, 2022, the Company concluded the acquisition of a fully let office property at Amarousiou - Chalandriou 18-20 Avenue in Marousi, Attica, with a total area of approximately 20,000 sq.m. The consideration for the acquisition of the property amounted to €31,500 (excluding acquisition costs of €263) while its fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €32,591.

On December 30, 2022, the Company acquired the remaining 65% of the shares of IQ HUB S.M.S.A. (hereinafter "IQ HUB") which is the owner of a fully let office property in Marousi Attica. Upon completion of the acquisition, the Company owns 100% of the shares of IQ HUB. The consideration for the acquisition of the IQ HUB shares was calculated based on the net assets value of the company on the date of acquisition and amounted to €9,989 (Note 8), taking into account the consideration for the investment property which amounted to €42,241. The fair value of the property on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €44,868.

Management always evaluates the optimization of the performance of the Group's real estate portfolio, including a possible sale if market conditions are appropriate. In this context, on February 21, 2022 the Company completed the disposal of one property at Megalou Alexandrou and Gr. Nikolaidi street in Florina. The total consideration amounted to €420 and the book value at the date of the disposal amounted to €304. The gain amounting to €116 was recorded in the "Result from disposal of Investment property" in the Income Statement in the year ended December 31, 2022. The property had been classified as assets held for sale in the Statement of Financial Position of the Group and the Company as at December 31, 2021.

On July 29, 2022, the Company concluded the disposal of a property at 115 Antoni Tritsi street in Kefalonia. The total consideration amounted to €500 while its book value amounted to €444. The gain amounting to €56 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The property was classified as assets held for sale in the Statement of Financial Position of the Group and the Company as of December 31, 2021.

On September 16, 2022, the Company concluded the disposal of a property at 125 25th Martiou street and Ant. Daniolou, "Harilaou" area in Thessaloniki. The total consideration amounted to €345 while its book value amounted to €313. The gain amounting to €32 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The property was classified as assets held for sale in the Statement of Financial Position of the Group and the Company as of June 30, 2022.

On October 31, 2022, the Company concluded the disposal of a property at 12 Olympou street and 19 Gladstonos street in Thessaloniki. The total consideration amounted to €2,200 while its book value amounted to €1,392. The gain amounting to €808 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The property was classified as assets held for sale in the Statement of Financial Position of the Group and the Company as of December 31, 2021. Out of the total consideration, the Company received an amount of €220 until December 31, 2022, while an amount of €1,980 was recorded in "Trade and other receivables" in the Statement of Financial Position of the Group and the Company in the year ended December 31, 2022 (Note 12).

On December 28, 2022, the Company concluded the disposal of a property at 30 Omirou street in Athens. The consideration amounted to €12,500 while its book value amounted to €13,155. The loss of €655 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. Out of the total consideration, the Company received an amount of €2,500 until December 31, 2022, while an amount of €10,000 was recorded in "Trade and other receivables" in the Statement of Financial Position of the Group and the Company in the year ended December 31, 2022 (Note 12).

On December 29, 2022, the Company concluded the disposal of two properties at 19-20 Plateia filikis etairias street and 21 Voukourestiou and Valaoritou Streets in Athens. The consideration amounted to €4,730 while their book value amounted to €3,666. The gain of €1,064 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022. The total consideration was recorded in the "Trade and other receivables" in the Statement of Financial Position of the Group and the Company in the year ended December 31, 2022 (Note 12).

During 2022, the disposal of a Picasso Fund property of 49 parking spaces was concluded. The total consideration amounted to €689, and the book value amounted to €743. The loss of €54 was recorded in "Result from disposal of Investment property" in the Income Statement of the Group and the Company in the year ended December 31, 2022.

On October 24, 2022, the competent bodies of the Company decided to initiate the procedures for the disposal of 49 properties of the Company in Greece and the disposal of the company Milora S.A. (Note 9). The properties and the company are available for immediate disposal and their disposal is highly probable, therefore at December 31, 2022 they were classified as assets held for sale. The fair value of the 49 properties of the Company and the property of Milora S.A. on December 31, 2022, amounts to €46,252. In the Statement of Financial Position of the Group and the Company on December 31, 2022, the item "Assets held for sale" includes an amount of €46,429 (fair value of 49 properties: €44,416, assets of Milora S.A.: €2,013) and €45,974 (fair value of 49 properties: €44,416 and cost of the Company's participation in Milora S.A.: €1,558), respectively.

The fair value of investment properties, including the properties classified as held for sale, amounts on December 31, 2022 to €2,493,120 and €1,695,434 for the Group and the Company respectively.

The Group's borrowings which are secured on investment property are stated in Note 19.

The Group's and Company's investment property is measured at fair value. The table below presents the Group's investment property per business segment and geographical area as at December 31, 2022 and December 31, 2021. The Group's policy is to recognize transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. During the year ended on December 31, 2022, there were no transfers into and out of Level 3.

All amounts expressed in € thousand, unless otherwise stated

Country	Greece			Italy			Romania		Cyprus			Bulgaria		31.12.2022
Segments	**Retail**	**Office**	**Other[1]**	**Retail**	**Office**	**Other[2]**	**Retail**	**Office**	**Retail**	**Office**	**Other[3]**	**Retail**	**Office**	**Total**
Level	3	3	3	3	3	3	3	3	3	3	3	3	3	
Fair value 01.01.2022	**737,823**	**701,963**	**105,870**	**70,245**	**252,150**	**70,270**	**1,261**	**5,561**	**100,989**	**46,030**	**91,307**	**9,453**	**87,036**	**2,279,958**
Additions:														
Direct Acquisition of investment property	-	130,437	6,412	-	-	-	-	-	-	-	-	-	-	**136,849**
Acquisitions of subsidiaries other than through business combinations	-	42,719	7,248	-	-	-	-	-	-	-	-	-	**-**	**49,967**
Disposal of Investment Property	(2,457)	(14,364)	-	-	-	(743)	-	-	-	-	-	-	**-**	**(17,564)**
Right of use assets	-	-	817	-	-	-	-	-	-	-	-	-	**-**	**817**
Subsequent capital expenditure on investment property	222	20,353	1,749	153	2,002	285	38	194	74	109	3,009	-	1	**28,189**
Transfers among segments	1,675	315	(1,990)	-	-	-	-	-	-	-	-	-	-	**-**
Transfer to Assets held for sale	(24,022)	(13,485)	(9,094)	-	-	-	-	-	-	-	-	-	-	**(46,601)**
Net gain / (loss) from the fair value adjustment of investment property	26,092	35,264	5,606	(3,128)	(8,122)	(3,502)	166	(30)	4,118	557	(933)	(23)	3,604	**59,669**
Fair value 31.12.2022	**739,333**	**903,202**	**116,618**	**67,270**	**246,030**	**66,310**	**1,465**	**5,725**	**105,181**	**46,696**	**93,383**	**9,430**	**90,641**	**2,491,284**

[1] The segment “Other” in Greece includes logistics, hotels, archives, petrol stations, parking spaces and other properties with special use.
[2] The segment “Other” in Italy relates to hotel, land plot, residential properties and other properties with special use.
[3] The segment “Other” in Cyprus relates to logistics, hotels, land plot and other properties with special use.

All amounts expressed in € thousand, unless otherwise stated

The segment "Retail" is further analysed as below:

Country	Greece		Italy		Romania	Cyprus	Bulgaria	Total	Total	
Segment	Retail / big boxes	Bank Branches	Retail / big boxes	Bank Branches	Bank Branches	Retail / big boxes	Retail big boxes and high street retail	31.12.2022	Retail / big boxes	Bank Branches
Level	3	3	3	3	3	3	3			
Fair value at 01.01.2022	**299,092**	**438,731**	**66,675**	**3,570**	**1,261**	**100,989**	**9,453**	**919,771**	**476,209**	**443,562**
Additions:										
Subsequent capital expenditure on investment property	158	64	153	-	38	74	-	**487**	**385**	**102**
Disposal of Investment Property	(2,457)	-	-	-	-	-	-	**(2,457)**	**(2,457)**	**-**
Transfers among segments	9,557	(7,882)	-	-	-	-	-	**1,675**	**9,557**	**(7,882)**
Transfer to Assets held for sale	(19,851)	(4,171)	-	-	-	-	-	**(24,022)**	**(19,851)**	**(4,171)**
Net gain / (loss) from the fair value adjustment of investment property	18,367	7,725	(3,238)	110	166	4,118	(23)	**27,225**	**19,224**	**8,001**
Fair value at 31.12.2022	**304,866**	**434,467**	**63,590**	**3,680**	**1,465**	**105,181**	**9,430**	**922,679**	**483,067**	**439,612**

The segment "Other" is further analysed as below:

Country	Greece			Italy		Cyprus			Total	Total		
Segment	Logistics	Hotels	Other	Hotels	Other	Logistics	Hotels	Other	31.12.2022	Logistics	Hotels	Other
Level	3	3	3	3	3	3	3	3				
Fair value at 01.01.2022	**62,593**	**28,584**	**14,693**	**9,280**	**60,990**	**8,407**	**36,745**	**46,155**	**267,447**	**71,000**	**74,609**	**121,838**
Additions:												
Direct acquisitions investment properties	6,412	-	-	-	-	-	-	-	**6,412**	**6,412**	**-**	**-**
Acquisitions other than through business combinations	-	-	7,248	-	-	-	-	-	**7,248**	**-**	**-**	**7,248**
Right-of-use Asset	-	-	817	-	-	-	-	-	**817**	**-**	**-**	**817**
Disposal of Investment Property	-	-	-	-	(743)	-	-	-	**(743)**	**-**	**-**	**(743)**
Subsequent capital expenditure on investment property	802	168	779	-	285	-	1,760	1,249	**5,043**	**802**	**1,928**	**2,313**
Transfers among segments	-	-	(1,990)	-	-	-	-	-	**(1,990)**	**-**	**-**	**(1,990)**
Transfer to Assets held for sale	(5,859)	-	(3,235)	-	-	-	-	-	**(9,094)**	**(5,859)**	**-**	**(3,235)**
Net gain / (loss) from the fair value adjustment of investment property	4,283	2,260	(937)	(740)	(2,762)	30	872	(1,835)	**1,171**	**4,313**	**2,392**	**(5,534)**
Fair value at 31.12.2022	**68,231**	**31,012**	**17,375**	**8,540**	**57,770**	**8,437**	**39,377**	**45,569**	**276,311**	**76,668**	**78,929**	**120,714**

All amounts expressed in € thousand, unless otherwise stated

Country		**Greece**			**Italy**			**Romania**		**Cyprus**			**Bulgaria**	**31.12.2021**
Segments	**Retail**	**Office**	**Other[1]**	**Retail**	**Office**	**Other[2]**	**Retail**	**Office**	**Retail**	**Office**	**Other[3]**	**Retail**	**Office**	**Total**
Level	3	3	3	3	3	3	3	3	3	3	3	3	3	
Fair value at 01.01.2021	**719,972**	**584,159**	**71,081**	**9,620**	**143,140**	**51,740**	**1,230**	**5,490**	**99,050**	**46,305**	**89,708**	**9,600**	**86,920**	**1,918,015**
Additions:														
Direct Acquisition of investment property	-	3,549	8,390	-	19,620	9,887	-	-	-	-	-	-	-	**41,446**
Acquisitions through business combinations	-	-	-	59,490	36,720	9,400	-	-	-	-	-	-	-	**105,610**
Acquisition of investment property excluding business combination	-	56,434	14,599	-	-	-	-	-	-	-	-	-	-	**71,033**
Subsequent capital expenditure on investment property	332	14,050	1,314	695	2,895	420	15	88	-	-	1,062	-	4	**20,875**
Disposal of Investment Property	(10,516)	(10,930)	-	-	-	(104)	-	-	-	-	-	-	-	**(21,550)**
Transfers among segments	619	(4,895)	4,276	-	-	-	-	-	-	-	-	-	-	**-**
Transfer to Assets held for sale	(759)	-	(1,345)	-	-	-	-	-	-	-	-	-	-	**(2,104)**
Transfer from Assets held for sale	-	-	-	4,090	45,820	-	-	-	--	-	-	-	-	**49,910**
Net gain / (loss) from the fair value adjustment of investment property	28,175	59,596	7,555	(3,650)	3,955	(1,073)	16	(17)	1,939	(275)	537	(147)	112	**96,723**
Fair value at 31.12.2021	**737,823**	**701,963**	**105,870**	**70,245**	**252,150**	**70,270**	**1,261**	**5,561**	**100,989**	**46,030**	**91,307**	**9,453**	**87,036**	**2,279,958**

[1] The segment "Other" in Greece includes logistics, hotels, archives, petrol stations, parking spaces and other properties with special use.
[2] The segment "Other" in Italy relates to hotel, land plot, residential properties and other properties with special use.
[3] The segment "Other" in Cyprus relates to logistics, hotels, land plot and other properties with special use.

All amounts expressed in € thousand, unless otherwise stated

The segment “Retail” is further analysed as below:

Country	Greece		Italy		Romania	Cyprus	Bulgaria	Total	Total	
Segment	**Retail / big boxes**	**Bank Branches**	**Retail / big boxes**	**Bank Branches**	**Bank Branches**	**Retail / big boxes**	**Retail / big boxes**	**31.12.2021**	**Retail / big boxes**	**Bank Branches**
Level	3	3	3	3	3	3	3			
Fair value at 01.01.2021	**276,960**	**443,012**	**6,070**	**3,550**	**1,230**	**99,050**	**9,600**	**839,472**	**391,680**	**447,792**
Additions:										
Acquisitions through business combinations	-	-	59,490	-	-	-	-	**59,490**	**59,490**	**-**
Subsequent capital expenditure on investment property	316	16	695	-	15	-	-	**1,042**	**1,011**	**31**
Disposal of Investment Property	(396)	(10,120)	-	-	-	-	-	**(10,516)**	**(396)**	**(10,120)**
Transfers among segments	5,961	(5,342)	-	-	-	-	-	**619**	**5,961**	**(5,342)**
Transfer to Assets held for sale	(759)	-	-	-	-	-	-	**(759)**	**(759)**	**-**
Transfer from Assets held for sale	-	-	4,090	-	-	-	-	**4,090**	**4,090**	**-**
Net gain / (loss) from the fair value adjustment of investment property	17,010	11,165	(3,670)	20	16	1,939	(147)	**26,333**	**15,132**	**11,201**
Fair value at 31.12.2021	**299,092**	**438,731**	**66,675**	**3,570**	**1,261**	**100,989**	**9,453**	**919,771**	**476,209**	**443,562**

The segment “Other” is further analysed as below:

Country	Greece			Italy		Cyprus			Total	Total		
Segment	**Logistics**	**Hotels**	**Other**	**Hotels**	**Other**	**Logistics**	**Hotels**	**Other**	**31.12.2021**	**Logistics**	**Hotels**	**Other**
Level	3	3	3	3	3	3	3	3				
Fair value at 01.01.2021	**34,822**	**26,113**	**10,146**	**-**	**51,740**	**8,172**	**35,972**	**45,564**	**212,529**	**42,994**	**62,085**	**107,450**
Additions:												
Direct acquisitions investment properties	3,967	-	4,423	9,887	-	-	-	-	**18,277**	**3,967**	**9,887**	**4,423**
Acquisitions through business combinations	-	-	-	-	9,400	-	-	-	**9,400**	**-**	**-**	**9,400**
Acquisitions other than through business combinations	14,599	-	-	-	-	-	-	-	**14,599**	**14,599**	**-**	**-**
Subsequent capital expenditure on investment property	1,262	51	1	-	420	-	1,060	2	**2,796**	**1,262**	**1,111**	**423**
Disposal of Investment Property	-	-	-	-	(104)	-	-	-	**(104)**	**-**	**-**	**(104)**
Transfers among segments	-	1,818	2,458	-	-	-	-	-	**4,276**	**-**	**1,818**	**2,458**
Transfer to Assets held for sale	-	-	(1,345)	-	-	-	-	-	**(1,345)**	**-**	**-**	**(1,345)**
Net gain / (loss) from the fair value adjustment of investment property	7,943	602	(990)	(607)	(466)	235	(287)	589	**7,019**	**8,178**	**(292)**	**(867)**
Fair value at 31.12.2021	**62,593**	**28,584**	**14,693**	**9,280**	**60,990**	**8,407**	**36,745**	**46,155**	**267,447**	**71,000**	**74,609**	**121,838**

All amounts expressed in € thousand, unless otherwise stated

Information about fair value measurements of investment property per business segment and geographical area for December 31, 2022:

Country	Segment	Fair Value	Valuation Method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Greece	Retail / big boxes	304,866	15%-20% market approach and 80%-85% discounted cash flows (DCF)	1,573	7.45% - 10.50%	5.25% - 8.25%
Greece	Bank Branches	434,467	15%-20% market approach and 80% - 85% DCF	1,911	7.60% - 10.76%	5.50% - 8.50%
Greece	Offices	903,202	15%-20% market approach and 80% - 85% DCF	4,786	7.50% - 11.25%	5.25% - 9.00%
Greece	Storage spaces	68,231	15%-20% market approach and 80% - 85% DCF	552	9.19% - 10.50%	7.10% - 8.25%
Greece	Hotels	31,012	0%-20% market approach and 80%-100% DCF	-	9.29% - 10.25%	7.25% - 8.25%
Greece	Other[1]	17,375	15%-20% market approach and 80% - 85% DCF	169	6.41% - 11.20%	4.20% - 9.00%
Italy	Retail / big boxes	63,590	0% market approach and 100% DCF	484	5.95% - 10.25%	5.40% - 8.90%
Italy	Bank Branches	3,680	0% market approach and 100% DCF	18	8.10%	5.25%
Italy	Offices	246,030	0% market approach and 100% DCF	1,708	7.00% - 11.25%	5.30% - 8.00%
Italy	Hotels	8,540	0% market approach and 100% DCF	-	11.25%	9.75%
Italy	Other[2]	51,500	0% market approach and 100% residual method	-	5.20%	-
Italy	Other[3]	370	0% market approach and 100% direct capitalization method	2	-	5.10%
Italy	Other[4]	5,900	0% market approach and 100% DCF	52	0.00% -9.10%	7.45%
Romania	Bank Branches	1,465	0% market approach and 100% DCF	9	8.72% - 10.60%	7.25% - 9.00%
Romania	Offices	5,725	0% market approach and 100% DCF	39	8.72%	7.25%
Cyprus	Retail / big boxes	105,181	20% market approach and 80% DCF	511	6.96% - 8.43%	5.00% - 6.50%
Cyprus	Offices	46,696	20% market approach and 80% DCF	245	7.47% - 8.50%	5.50% - 6.50%
Cyprus	Storage spaces	8,437	20% market approach and 80% DCF	44	7.75% - 8.15%	5.75% - 6.00%
Cyprus	Hotels	39,377	0% market approach and 100% DCF	-	9.79% - 10.00%	7.50% - 8.00%
Cyprus	Other[5]	45,569	20% market approach and 80% DCF or 0% market approach and 100% residual method	105	7.14% - 17.04%	5.25% - 9.00%
Bulgaria	Retail / big boxes	9,430	0% depreciated replacement cost method and 100% DCF	170	11.25%	8.25%
Bulgaria	Offices	90,641	0% market approach and 100% DCF	550	10.35%	7.35%
		2,491,284				

[1] The segment “Other” in Greece include archives, petrol stations, parking spaces and other properties with special use.
[2] The segment “Other” in Italy relates to land plot.
[3] The segment “Other” in Italy relates to residential property.
[4] The segment “Other” in Italy relates to other properties with special use.
[5] The segment “Other” in Cyprus relates to land plot and other properties with special use.

All amounts expressed in € thousand, unless otherwise stated

Information about fair value measurements of investment property per business segment and geographical area for December 31, 2021:

Country	Segment	Fair Value	Valuation Method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Greece	Retail / big boxes	299,092	15%-20% market approach and 80%-85% discounted cash flows (DCF)	1,626	6.27% - 10.43%	5.25% - 9.25%
Greece	Bank Branches	438,731	15%-20% market approach and 80%-85% DCF	1,984	6.78% - 10.35%	5.50% - 9.00%
Greece	Offices	701,963	15%-20% market approach and 80%-85% DCF	3,813	7.08% - 9.85%	5.90% - 8.50%
Greece	Storage spaces	62,593	15%-20% market approach and 80%-85% DCF	383	8.37% - 9.81%	7.25% - 8.50%
Greece	Hotels	28,584	0%-15%-20% market approach and 80%-85%-100% DCF	-	9.03% - 11.01%	7.75% - 8.50%
Greece	Other[1]	14,693	0%-15%-20% market approach and 80%-85%-100% DCF	274	8.37% - 13.33%	7.25% - 10.00%
Italy	Retail / big boxes	66,675	0% market approach and 100% DCF	484	6.20% - 10.00%	5.15% - 8.75%
Italy	Bank Branches	3,570	0% market approach and 100% DCF	18	6.55%	5.15%
Italy	Offices	252,150	0% market approach and 100% DCF	1,650	5.95% - 10.40%	5.15% - 7.60%
Italy	Hotels	9,280	0% market approach and 100% DCF	-	9.50%	7.00%
Italy	Other[2]	51,000	0% market approach and 100% residual method	-	6.40%	-
Italy	Other[3]	470	0% market approach and 100% direct capitalization method	2	-	4.60%
Italy	Other[4]	9,520	0% market approach and 100% DCF	52	4.00% - 8.60%	7.15%
Romania	Bank Branches	1,261	15% market approach and 85% DCF	12	9.25% - 10.75%	7.50% - 9.00%
Romania	Offices	5,561	15% market approach and 85% DCF	32	9.24% - 9.25%	7.50%
Cyprus	Retail / big boxes	100,989	15%-20% market approach and 80%-85% DCF	500	6.65% - 8.15%	5.00% - 6.50%
Cyprus	Offices	46,030	0%-20% market approach and 80%-100% DCF	238	7.15% - 8.14%	5.50% - 6.50%
Cyprus	Storage spaces	8,407	20% market approach and 80% DCF	42	7.40% - 7.65%	5.75% - 6.00%
Cyprus	Hotels	36,745	0% market approach and 100% DCF	-	9.25% - 9.90%	8.00%
Cyprus	Other[5]	46,155	0% -20% market approach and 80%-100% DCF or 0% market approach and 100% residual method	100	6.90% - 16.82%	5.25% - 9.00%
Bulgaria	Retail / big boxes	9,453	0% market approach and 100% DCF	158	10.54%	8.50%
Bulgaria	Offices	87,036	20% market approach and 80% DCF	548	9.60%	7.50%
		2,279,958				

[1] The segment "Other" in Greece include archives, petrol stations, parking spaces and other properties with special use.
[2] The segment "Other" in Italy relates to land plot.
[3] The segment "Other" in Italy relates to residential property.
[4] The segment "Other" in Italy relates to parking spaces and other properties with special use.
[5] The segment "Other" in Cyprus relates to land plot and other properties with special use.

In accordance with existing Greek REIC legislation, property valuations are supported by appraisals performed by independent professionally qualified valuers who prepare their reports as at June 30 and December 31. The investment property valuation for the consideration of the fair value is performed by taking into consideration the high and best use of each property given the legal status, technical characteristics and the allowed uses for each property. In accordance with existing Greek REIC legislation JMD 26294/B1425/19.7.2000, valuations are based on at least two methods.

The last valuation of the Group's properties was performed on December 31, 2022 by independent valuers, as stipulated by the relevant provisions of L.2778/1999, as in force, i.e. the company "Proprius Commercial Property Consultants EPE" (representative of Cushman & Wakefield) and jointly the companies "P. Danos & Associates" (representative of BNP Paribas Real Estate) and "Athinaiki Oikonomiki EPE" (representative of Jones Lang LaSalle) and the company "HVS Hospitality Consulting Services S.A." for the properties outside Italy and Bulgaria, the company "Jones Lang LaSalle S.p.A." for the properties in Italy and the company "DRP Consult LTD" for the properties in Bulgaria.

For the Group's portfolio the market approach and the discounted cash flow (DCF) method were used, for the majority of the valuations. For the valuation of the Group's properties, except for three (3) properties, the DCF method was assessed by the independent valuers to be the most appropriate. The method of income and more specifically the method of discounted cash flows (DCF) is considered the most appropriate for investment properties whose value depends on the income they generate, such as the properties of the portfolio.

Especially, for the valuation of the Group's properties in Greece, Cyprus and Romania, the DCF method was used in all properties, except for one property in Cyprus as mentioned below, and in the most properties the market approach. For the weighing of the two methods (DCF and market approach), the rates 80%, 85% or 100% for the DCF method and 20%, 15% or 0%, respectively, for the market approach have been applied, as shown in the table above. The increased weighting for the DCF method is due to the fact that this method reflects more effectively the manner in which investment properties, such as the properties of our portfolio, transact in the market.

For the valuation of retail property in Bulgaria, two methods were used, the DCF method and the depreciated replacement cost method. For the weighting of the two methods, the rates 100% for the DCF method and 0% for the depreciated replacement cost method have been applied, as shown in the table above. The increased weighting for the DCF method is due to the fact that this method reflects more effectively the way in which investment properties, such as the appraised one, transact in the market, while the property is under development, which makes other methods less appropriate.

Regarding the office property in Bulgaria two methods were used, the DCF method and the market approach. For the weighting of the two methods (DCF and market approach), the rates 100% for the DCF method and 0% for the market approach have been applied, as shown in the table above. The increased weighting for the DCF method is due to the fact that this method reflects more effectively the way in which investment properties, such as the appraised one, transact in the market.

For the properties in Italy, which constitute commercial properties (offices and retail), hotels and other properties, the independent valuers used two methods, the DCF method and the market approach, as shown in the table above. For the property located at Via Vittoria12, in Ferrara, the direct capitalization method and the market approach were used, as shown in the table above. For the weighing of the two methods the rates 100% for direct capitalisation method and 0% for the market approach have been applied. The increased weighting for the DCF/direct capitalisation methods is due to the fact that these methods reflect more effectively the way in which investment properties, as the appraised ones, transact in the market and represent the common appraisal practice, while the value derived by using the market approach is very close to the one derived by using the DCF/direct capitalisation methods.

Specifically, for the property in Torvaianica area, in the municipality of Pomezia, Rome, and the property owned by the company Aphrodite Springs Public Limited, in Paphos, Cyprus which are land plots with development potential, two methods were used, the residual method and the market approach, as shown in the table above. For the weighting of the two methods, the rates 100% for the residual method and 0% for the market approach have been applied. The increased weighting for the residual method is due to the fact that it provides the possibility to take into consideration a more detailed development plan, which is difficult to be considered by using another method, while in any case the value obtained by the market approach is very close to this of the residual method.

The abovementioned valuation had as a result a net gain from fair value adjustment of investment property amounting to €59,669 for the Group and €55,651 for the Company (December 31, 2021: net gain of €96,723 for the Group and net gain of €71,339 for the Company) (excluding the net loss of €20 for the year ended December 31, 2021 from discontinued operations).

Were the discount rate as at December 31, 2022, used in the DCF analysis, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be lower by €132,472 or higher by €146,124, respectively.

Were the capitalization rate as at December 31, 2022 used in the DCF analysis, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be lower by €86,889 or higher by €106,039, respectively.

Were the sale price per square meter of the future development of residencies as at December 31, 2022 used in the valuation to determine the fair value of the land plot owned by the company Aphrodite Springs Public Limited in Paphos, Cyprus, different by +/- 10% from Management's estimates, the carrying amount of investment property would be estimated to be €19,900 higher or €19,700 lower, respectively.

Were the construction cost per square meter of the future development of residencies as at December 31, 2022 used in the valuation to determine the fair value of the land plot owned by the company Aphrodite Springs Public Limited, in Paphos, Cyprus, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be lower by €12,700 or higher by €12,800 respectively.

Were the sales price/rental value of the development as at December 31, 2022,used in the valuation to determine the fair value of the land plot in Italy, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be higher by €56,000 higher or negative, respectively.

Were the construction cost of the development as at December 31, 2022 used in the valuation to determine the fair value of the land plot in Italy, to increase or decrease by +/-10% from Management estimates, the carrying amount of investment property would be negative or €56,400 higher, respectively.

All amounts expressed in € thousand, unless otherwise stated

NOTE 7: Property and Equipment

Group	Land and buildings (Administrative Use)	Motor vehicles	Fixtures and equipment	Leasehold improvements	Assets under construction and Advances	Right-of-use Asset	Total
Cost or Fair value							
Balance at January 1, 2021	**9,375**	**9**	**1,704**	**66**	**1**	**597**	**11,752**
Additions	157	-	52	-	-	-	**209**
Additions through acquisition of subsidiary	-	-	-	-	-	17	**17**
Other	-	-	-	-	-	3	**3**
Balance at December 31, 2021	**9,532**	**9**	**1,756**	**66**	**1**	**617**	**11,981**
Accumulated depreciation							
Balance at January 1, 2021	**(111)**	**(9)**	**(552)**	**(14)**	**-**	**(137)**	**(823)**
Depreciation charge	(135)	-	(286)	(10)	-	(91)	**(522)**
Additions through acquisition of subsidiary	-	-	-	-	-	(4)	**(4)**
Balance at December 31, 2021	**(246)**	**(9)**	**(838)**	**(24)**	**-**	**(232)**	**(1,349)**
Net book value at December 31, 2021	**9,286**	**-**	**918**	**42**	**1**	**385**	**10,632**
Cost or Fair value							
Balance at January 1, 2022	**9,532**	**9**	**1,756**	**66**	**1**	**617**	**11,981**
Additions	30	-	47	-	-	-	**77**
Other	-	-	-	-	-	(6)	**(6)**
Balance at December 31, 2022	**9,562**	**9**	**1,803**	**66**	**1**	**611**	**12,052**
Accumulated depreciation							
Balance at January 1, 2022	**(246)**	**(9)**	**(838)**	**(24)**	**-**	**(232)**	**(1,349)**
Depreciation charge	(138)	-	(292)	(10)	-	(92)	**(532)**
Balance at December 31, 2022	(384)	(9)	**(1,130)**	**(34)**	**-**	**(324)**	**(1,881)**
Net book value at December 31, 2022	**9,178**	**-**	**673**	**32**	**1**	**287**	**10,171**

All amounts expressed in € thousand, unless otherwise stated

Company	Land and buildings (Administrative use)	Motor vehicles	Fixtures and equipment	Right-of-use Asset	Total
Cost					
Balance at January 1, 2021	**9,375**	**9**	**1,694**	**448**	**11,526**
Additions	157	-	49	-	**206**
Balance at December 31, 2021	**9,532**	**9**	**1,743**	**448**	**11,732**
Accumulated depreciation					
Balance at January 1, 2021	**(111)**	**(9)**	**(546)**	**(120)**	**(786)**
Depreciation charge	(135)	-	(283)	(78)	**(496)**
Balance at December 31, 2021	**(246)**	**(9)**	**(829)**	**(198)**	**(1,282)**
Net book value at December 31, 2021	**9,286**	**-**	**914**	**250**	**10,450**
Cost					
Balance at January 1, 2022	**9,532**	**9**	**1,743**	**448**	**11,732**
Additions	30	-	45	-	**75**
Balance at December 31 2022	**9,562**	**9**	**1,788**	**448**	**11,807**
Accumulated depreciation					
Balance at January 1, 2022	**(246)**	**(9)**	**(829)**	**(198)**	**(1,282)**
Depreciation charge	(138)	-	(290)	(78)	**(506)**
Balance at December 31 2022	**(384)**	**(9)**	**(1,119)**	**(276)**	**(1,788)**
Net book value at December 31, 2022	**9,178**	**-**	**669**	**172**	**10,019**

The category ʻʻLand and buildingsʼʼ of the Group and the Company comprise of the owner-occupied property of the Company located at 9, Chrisospiliotissis Street, Athens, used for administration purposes.

NOTE 8: Acquisition of Subsidiaries (business combinations and asset acquisitions)

(a) Business combinations

- On March 26, 2021, the Company proceeded with the acquisition of the 80% of the shares of CI Global S.a.r.l. SICAF-RAIF (herein "CI Global") based in Luxembourg (which corresponds to 46.2% of the company's economic rights). The acquisition was recorded by using the acquisition method. The outcome of the acquisition of the CI Global company was a negative goodwill amounting to €8,846 as the consideration was lower than the fair value of the assets acquired, which is presented under "Negative goodwill from acquisition of subsidiaries" in the Income Statement of the year ended December 31, 2021.

All amounts expressed in € thousand, unless otherwise stated

(b) Asset acquisitions

- On April 18, 2022, the Company proceeded with the acquisition of 80% of the share capital of the company THRIASEUS S.A. The consideration for the acquisition of the shares amounted to €528, out of which an amount of €388 had been paid until December 31, 2022 while the remaining amount of €140 is presented under "Trade and other liabilities" in the Statement of Financial Position of the Group and the Company in the year ended December 31, 2022. On May 31, 2022, THRIASEUS S.A. proceeded with the acquisition of 17 plots of land in the area of Aspropyrgos, Attica, with a total area of 111 thousand sq.m on which the company aims to develop Logistics Center with modern specifications with a total area of 39.8 thousand sq.m. Furthermore, on May 23, 2022, the Company signed a sale and purchase agreement for the acquisition of the remaining share capital of THRIASEUS S.A. subject to the successful development of the Logistics Center. The consideration for the purchase of the shares will be calculated according to the terms of the agreement considering the NAV of the company at the date of the acquisition. Finally, on June 23, 2022, the Extraordinary General Meeting of the shareholders of THRIASEUS S.A. decided to increase the company's share capital by €6,240. The Company's share in THRIASEUS S.A on December 31, 2022 amounts to 97.57% (Note 9).

  The assets and liabilities recognized in the Statement of Financial Position on the date of the acquisition were:

	18.04.2022
ASSETS	
Cash and cash equivalents	1
Other assets	700
Total assets	**701**
LIABILITIES	
Borrowings	(40)
Other liabilities	(1)
Total liabilities	**(41)**
Fair value of acquired asset	660
Non-controlling interests over the Fair value of acquired net assets	(132)
Total purchase consideration	**528**

Source: Unaudited financial information

- On June 22, 2022, the Company concluded the acquisition of 100% of the shares and units of five companies in Greece, which are the owners of nine residential plots of land and an existing residential building, which is fully let, with the purpose to develop residential properties for sale and lease. The consideration for the acquisition of the companies amounted to €16,291 and has been paid in full. The companies WISE LOUISA S.M.S.A., THERMOPYLON 77 S.M.IKE and WISE ATHANASSIA S.M.IKE are the owners of 4 plots of land with a total area of 7.2 thousand sq.m. in which residential properties for sale (inventory property) will be developed. The companies BTR HELLAS S.M.IKE and BTR HELLAS II S.M.IKE are the owners of 5 plots of land with a total area of 1.7 thousand sq.m. in which residential properties for lease (investment properties) will be developed and one fully let residential building of 24 apartments with a total area of 1.2 thousand sq.m.

  The assets and liabilities recognized in the Statement of Financial Position on the date of the acquisition were:

All amounts expressed in € thousand, unless otherwise stated

WISE LOUISA S.M.S.A	**22.06.2022**
ASSETS	
Inventory Property (Note 13)	5,048
Cash and cash equivalents	579
Other assets	351
Total assets	**5,978**
LIABILITIES	
Borrowings (Note 19)	(1,000)
Other liabilities	(332)
Total liabilities	**(1,332)**
Fair value of acquired asset	4,646
Total purchase consideration	**4,646**

Source: Unaudited financial information

THERMOPYLON 77 S.M.IKE	**22.06.2022**
ASSETS	
Inventory Property (Note 13)	2,069
Cash and cash equivalents	177
Other assets	70
Total assets	**2,316**
LIABILITIES	
Other liabilities	(96)
Total liabilities	**(96)**
Fair value of acquired asset	2,220
Total purchase consideration	**2,220**

Source: Unaudited financial information

WISE ATHANASIA S.M.IKE	**22.06.2022**
ASSETS	
Inventory Property (Note 13)	4,228
Cash and cash equivalents	16
Other assets	204
Total assets	**4,448**
LIABILITIES	
Other liabilities	(257)
Total liabilities	**(257)**
Fair value of acquired asset	4,191
Total purchase consideration	**4,191**

Source: Unaudited financial information

All amounts expressed in € thousand, unless otherwise stated

BTR HELLAS S.M.IKE	22.06.2022
ASSETS	
Investment Property (Note 6)	5,534
Cash and cash equivalents	833
Other assets	66
Total assets	**6,433**
LIABILITIES	
Borrowings (Note 19)	(2,844)
Other liabilities	(95)
Total liabilities	**(2,939)**
Fair value of acquired asset	3,494
Total purchase consideration	**3,494**

Source: Unaudited financial information

BTR HELLAS II S.M.IKE	22.06.2022
ASSETS	
Investment Property (Note 6)	1,713
Cash and cash equivalents	39
Total assets	**1,752**
LIABILITIES	
Other liabilities	(12)
Total liabilities	**(12)**
Fair value of acquired asset	1,740
Total purchase consideration	**1,740**

Source: Unaudited financial information

- On December 30, 2022, the Company acquired the remaining 65% of the shares of IQ HUB S.M.S.A. which is the owner of a fully let office property in Marousi Attica. Upon conclusion of the acquisition, the Company owns 100% of the shares of IQ HUB. The consideration for the acquisition of the IQ HUB amounted to €9,989 (taking into account the payables and receivables of IQ HUB) and was paid after December 31, 2022, while on December 31, 2022 it is included in the "Trade and other payables" item in the Statement of Financial Position of the Group and the Company.

IQ HUB	30.12.2022
ASSETS	
Investment Property (Note 6)	42,719
Cash and cash equivalents	2,526
Other assets	4,120
Total assets	**49,365**
LIABILITIES	
Borrowings (Note 19)	(23,429)
Other liabilities	(10,568)
Total liabilities	**(33,997)**
Fair value of assets	**15,368**
Fair value of acquired assets	9,989
Total purchase consideration for the 65% of the shares	**9,989**

Source: Unaudited financial information

All amounts expressed in € thousand, unless otherwise stated

NOTE 9: Investments in Subsidiaries

Subsidiaries	Country of Incorporation	Unaudited Tax Years	Group		Company	
			31.12.2022	31.12.2021	31.12.2022	31.12.2021
Karolou Touristiki S.A.	Greece	2016 –2022	100.00%	100.00%	100.00%	100.00%
Anaptixi Fragokklisia Real Estate S.M.S.A.(1)	Greece	-	-	100.00%	-	100.00%
Irinna Ktimatiki S.A(1)	Greece	-	-	100.00%	-	100.00%
ILDIM S.M.S.A (1)	Greece	-	-	100.00%	-	100.00%
MILORA S.M.S.A.	Greece	2019 – 2022	100.00%	100.00%	100.00%	100.00%
New Metal Expert S.M.S.A.(1)	Greece	-	-	100.00%	-	100.00%
Panterra S.A	Greece	2019 – 2022	100.00%	100.00%	100.00%	100.00%
ILIDA OFFICE S.A.(1)	Greece	-	-	100.00%	-	100.00%
THRIASEUS S.A.	Greece	2021– 2022	97.57%	-	97.57%	-
BTR HELLAS S.M.IKE	Greece	2018 – 2022	100.00%	-	100.00%	-
BTR HELLAS II S.M.IKE	Greece	2019 – 2022	100.00%	-	100.00%	-
WISE ATHANASSIA S.M.IKE	Greece	2020 - 2022	100.00%	-	100.00%	-
WISE LOUISA S.M.S.A.	Greece	2019 – 2022	100.00%	-	100.00%	-
THERMOPYLON 77 S.M.IKE	Greece	2018 – 2022	100.00%	-	100.00%	-
Egnatia Properties S.A.	Romania	2016 – 2022	99.96%	99.96%	99.96%	99.96%
PNG Properties EAD	Bulgaria	2017 – 2022	100.00%	100.00%	100.00%	100.00%
I & B Real Estate EAD	Bulgaria	2016 – 2022	100.00%	100.00%	100.00%	100.00%
Quadratix Ltd.	Cyprus	2016 – 2022	100.00%	100.00%	100.00%	100.00%
Lasmane Properties Ltd.	Cyprus	2016 – 2022	100.00%	100.00%	100.00%	100.00%
Aphrodite Springs Public Limited	Cyprus	2015 – 2022	96.23%	96.23%	96.23%	96.23%
CYREIT AIF Variable Investment Company Plc	Cyprus	2018 – 2022	88.23%	88.23%	88.23%	88.23%
Letimo Properties Ltd.(3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Elizano Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Artozaco Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Consoly Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Smooland Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Threefield Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Bascot Properties Ltd. (3)	Cyprus	2016 – 2022	88.23%	88.23%	-	-
Nuca Properties Ltd. (3)	Cyprus	2017 –2022	88.23%	88.23%	-	-
Vanemar Properties Ltd. (3)	Cyprus	2016 – 2022	88.23%	88.23%	-	-
Alomnia Properties Ltd. (3)	Cyprus	2016 – 2022	88.23%	88.23%	-	-
Kuvena Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Azemo Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Ravenica Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Wiceco Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Lancast Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Rouena Properties Ltd. (3)	Cyprus	2017 –2022	88.23%	88.23%	-	-
Allodica Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Vameron Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Orleania Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Primaco Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Arleta Properties Ltd. (3)	Cyprus	2017 – 2022	88.23%	88.23%	-	-
Panphila Investments Limited	Cyprus	2021 – 2022	100.00%	100.00%	100.00%	100.00%
Nash S.r.L.	Italy	2016 – 2022	100.00%	100.00%	100.00%	100.00%
Prodea Immobilaire SrL.	Italy	2020 – 2022	92.70%	97.56%	92.70%	97.56%
CI Global RE S.a.r.l. SICAF-RAIF (2)	Luxemburg	-	80.00%	80.00%	80.00%	80.00%
Picasso Lux S.a.r.l. SICAF-RAIF (5)	Luxemburg	-	-	80.00%	-	80.00%
Picasso Fund (4)	Italy	2016 – 2022	80.00%	80.00%	-	-
Euclide S.r.l. (4)	Italy	2016 – 2022	80.00%	80.00%	-	-
Tarvos Fund (6)	Italy	2016 – 2022	-	80.00%	-	-

(1) *The company was merged by absorption by the Company.*

All amounts expressed in € thousand, unless otherwise stated

(2) *The Company owns 80% of the share capital of CI Global RE S.a.r.l. SICAF-RAIF representing 46.2% of the economic rights of the company.*
(3) *These companies are 100% subsidiaries of the company CYREIT AIF Variable Investment Company Plc .*
(4) *The companies Picasso Fund and Euclide S.r.l. are 100% subsidiaries of the company CI Global RE S.a.r.l. SICAF-RAIF.*
(5) *The company Picasso Lux S.a.r.l. SICAF-RAIF was merged with the company CI Global RE S.a.r.l. SICAF-RAIF.*
(6) *The company Tarvos Fund was merged with the company Picasso Fund.*

The subsidiaries are consolidated with the full consolidation method.

The financial years 2016 up to 2021 of Karolou Touristiki S.A. have been audited by the elected under L. 4548/2018 statutory auditor, in accordance with article 82 of L. 2238/1994 and the article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualification. The financial years 2019 and 2021 of PANTERRA S.A have been audited by the elected under L. 4548/2018 statutory auditor, in accordance with article 82 of L. 2238/1994 and the article 65A of L. 4174/2013 and the relevant tax audit certificate was issued with no qualification. The financial years 2019 and 2021 of IQ HUB S.M.S.A have been audited by the elected under L. 4548/2018 statutory auditor, in accordance with article 82 of L. 2238/1994 and the article 65A of L. 4174/2013 and the relevant tax audit certificate was issued with no qualification. Until the date of approval of the Financial Statements, the tax audit by the statutory auditor for the year 2022 has not been completed and is not anticipated to incur significant tax liabilities other than which have been already presented in the Financial Statements.

According to POL. 1006/05.01.2016, the companies for which a tax audit certificate with no qualifications is issued, are not exempted from tax audit for offenses of tax legislation by the tax authorities. Therefore, the tax authorities may come back and conduct their own tax audit. However, the Management estimates that the results of future tax audits may be conducted by the tax authorities and will not have a material effect on the financial position of the companies.

Below is presented an analysis of the cost of investments in subsidiaries as it is presented in the Company's Statement of Financial Position as at December 31, 2022 and December 31, 2021:

Cost of Investment	**31.12.2022**	**31.12.2021**
Nash S.r.L.	48,013	52,870
Egnatia Properties S.A.	20	20
Quadratix Ltd.	10,802	10,802
Karolou Touristiki S.A.	7,947	4,147
PNG Properties EAD	-	441
Lasmane Properties Ltd.	16,010	13,710
Anaptixi Fragokklisia Real Estate S.M.S.A.	-	22,200
Irina Ktimatiki S.A.	-	11,174
I & B Real Estate EAD	40,142	40,142
Aphrodite Springs Public Limited	12,258	7,109
CYREIT AIF Variable Investment Company Plc	140,437	140,437
ILDIM S.M.S.A.	-	3,012
Prodea Immobiliare SrL	10,581	10,093
MILORA S.M.S.A.	-	1,558
New Metal Expert S.M.S.A.	-	15,183
Panterra S.A	22,091	51,938
ILIDA OFFICE S.A.	-	10,886
Panphila Investments Limited	100	100
Picasso Lux S.a.r.l. SICAF-RAIF	-	41,512
CI Global RE S.a.r.l. SICAF-RAIF	65,927	25,225
THRIASEUS S.A.	6,732	-
IQ HUB S.M.S.A.	15,368	-
Sygchrono Katoikein S.M.S.A.	500	-
BTR HELLAS S.M.IKE	2,040	-
BTR HELLAS II S.M.IKE	6,663	-

All amounts expressed in € thousand, unless otherwise stated

WISE ATHANASSIA S.M.IKE	5,091	-
WISE LOUISA S.M.S.A.	6,646	-
THERMOPYLON 77 S.M.IKE	3,020	-
Total	**420,388**	**462,559**

On December 28, 2022, the merger by absorption (the “Merger”) of the 100% subsidiaries “Anaptixi Fragkokklisia Akiniton S.A.”, “Irinna Ktimatiki S.A.”, “NEW METAL S.M.S.A.”, “ILIDA OFFICE S.M.S.A” and “ILDIM S.M.S.A.” (the “Absorbed companies”) by the parent company Prodea Real Estate Investments S.A. with the distinctive title "Prodea Investments" (the “Absorbing Company”) was completed in accordance with the decision No. 2863115/28.12.2022 of the Ministry of Economy and Development which was registered on the same day with the General Commercial Register of the abovementioned Ministry. The Merger was completed with the combined use of articles 6-21 and 30-38 of L. 4601/2019, and articles 1-5 of L. 2166/1993, each as in force and in accordance with the provisions of No. 7.175/21.12 .2022 act of the Notary of Athens Eleni Spiliopoulou Poulantzas. In accordance with the provisions of article 18 par. 2 of L. 4601/2019, from the conclusion of the above Merger, the Absorbing Company was automatically substituted, as universal successor of the Absorbed companies, in all their legal relationships and in all their rights and obligations, including those on all the properties of the latter. The Company has taken the necessary actions for the registration of the aforementioned merger agreement to the competent land registry offices. The property of the company "NEW METAL EXPERT S.M.S.A" will be the subject of an additional notarial deed (actual transfer), as soon as the required legal and technical formalities are completed.

During 2022 the Company contributed an amount of €470 as capital contribution in the company Nash S.r.L. In addition, in 2022, the Company recognized impairment on the cost of the investment to the company Nash S.r.L. amounting to €5,328 as its book value exceeded its estimated recoverable value.

During 2022, the Company recognized impairment on the cost of the investment to the company PNG Properties EAD amounting to €441 as its book value exceeded its estimated recoverable value.

On March 17, 2022, the Extraordinary General Meeting of Shareholders of Lasmane Properties Ltd decided to increase its share capital by €2,300 with the issue of 2,300,000 new shares of a par value of €1 each (amount in €).

On March 23, 2022, the Extraordinary General Meeting of the Shareholders of Irina Ktimatiki S.A. decided to decrease its share capital by €6,000 by canceling 600,000 ordinary shares of a par value of €10 each (amount in €).

On April 18, 2022, the Company proceeded with the acquisition of 80% of the share capital of the company THRIASEUS SA. The consideration for the acquisition of the shares amounted to €528, out of which an amount of €388 had been paid until December 31, 2022 while the remaining amount of €140 is presented under “Trade and other liabilities” in the Statement of Financial Position of the Group and the Company in the period ended December 31, 2022. On May 31, 2022, THRIASEUS S.A. proceeded with the acquisition of 17 plots of land in the area of Aspropyrgos, Attica, with a total area of 111 thousand sq.m on which the company aims to develop Logistics Center with modern specifications with a total area of 39.8 thousand sq.m.. Furthermore, on May 23, 2022, the Company signed a sale and purchase agreement for the acquisition of the remaining share capital of THRIASEUS SA. subject to the successful development of the Logistics Center. The consideration for the purchase of the shares will be calculated according to the terms of the agreement considering the NAV of the company at the date of the acquisition. Finally, on June 23, 2022, the Extraordinary General Meeting of the shareholders of THRIASEUS S.A. decided to increase the company's share capital by €6,240 with the issuance of 1,040,000 new ordinary shares of a par value of €1 (amount in euros) and an issue price of €6 (amount in euros) each. In the above increase, the company's minority shareholder partially exercised his preemptive right, resulting in the Company's share in THRIASEUS S.A on December 31, 2022 to 97.57%

On April 28, 2022 the Company contributed an amount of €488 as capital contribution to the company Prodea Immobiliare S.r.L. On May 12, 2022 Prodea Immobiliare S.r.L. proceeded in share capital increase by €500, in which the Company did not participate and was fully covered by the other shareholder, consequently the share of Company's participation in Prodea Immobiliare S.r.L reached to 92.7%.

On June 22, 2022, the Company concluded the acquisition of 100% of the shares and units of five companies in Greece, which are the owners of nine residential plots of land and an existing residential building, which is fully let, with the purpose to develop residential properties for sale and lease. The consideration for the acquisition of the companies amounted to €16,291 taking into account the consideration for the properties (investment properties and inventory property) which amounted to €17,250 while their fair value at the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €18,177. The companies WISE LOUISA S.M.S.A., THERMOPYLON 77 S.M.IKE and WISE ATHANASIA S.M.IKE are the owners of 4 plots of land with a total area of 7.2 thousand sq.m. in which residential properties for sale (inventory property) will be developed. The companies BTR HELLAS S.M.IKE and BTR HELLAS II S.M.IKE are the owners of 5 plots of land with a total area of 1.7 thousand sq.m. in which residential properties for lease (investment properties) will be developed and one fully leased residential building of 24 apartments with a total area of 1.2 thousand sq.m. (Note 8).

On June 22, 2022, the General Meeting of Partners of BTR HELLAS II S.M.IKE decided to increase the company capital by €300 with the issuance of 30,000 new company shares with a par value of €10 each (amount in €).

On June 22, 2022, the General Meeting of Partners of BTR HELLAS S.M.IKE decided to increase the company capital by €3,169 with the issuance of 316,910 new company shares with a par value of €10 each (amount in €).

On June 22, 2022, the General Meeting of the Partners of THERMOPYLON 77 S.M.IKE company decided to increase the company capital by €800 with the issuance of 80,000 new company shares with a par value of €10 each (amount in €).

On June 22, 2022, the General Meeting of the Partners of the company WISE ATHANASIA S.M.IKE decided to increase the company capital by €900 with the issuance of 90,000 new company shares with a par value of €10 each (amount in €).

On July 29, 2022, the Extraordinary General Meeting of the shareholders of the company WISE LOUISA S.M.S.A decided to increase the share capital by €2,000 with the issuance of 200,000 new ordinary shares with a par value of €10 each (amount in €).

On September 22, 2022, the merger of Picasso Fund and Tarvos Fund in Italy was completed, while on December 13, 2022, the merger of Picasso Lux S.a.r.l. SICAF-RAIF and CI Global RE S.a.r.l. SICAF-RAIF in Luxemburg was completed. The surviving companies are the Picasso Fund and the CI Global RE S.a.r.l. SICAF-RAIF. CI Global RE S.a.r.l. SICAF-RAIF owns the 100% of the share capital of Picasso Fund.

On October 24, 2022, the competent bodies of the Company decided to initiate the procedures for the disposal of the company Milora S.A. Consequently, the company Milora S.A was classified as assets held for sale in the Statement of Financial Position in the year ended December 31, 2022. Company's participation in Milora S.A on December 31, 2022 amounts to €1,558. On December 31, 2022 the assets of Milora S.A. amounted to €2,013 and its liabilities to €24 and are included in the items "Assets held for sale" and "Liabilities associated with assets held for sale", respectively, in the Statement of Financial Position of the Group on December 31, 2022.

On November 14, 2022, the company Sygchrono Katoikein S.M.S.A. was established in Greece. The Company owns 100% of its shares amounting to €500. The purpose of the company is to acquire plots of land for the development of residential properties for sale.

On December 7, 2022, the General Meeting of Shareholders of the company CI Global decided to decrease its capital by decreasing reserve’s account by €1,000, therefore Company's cost of participation in CI Global decreased by €810, in proportion to its participation. The amount of €810 has not been collected by the Company and is presented under "Trade and Other Receivables" in the Company's Statement of Financial Position for the year ended December 31, 2022.

All amounts expressed in € thousand, unless otherwise stated

On December 2, 2022, the Extraordinary General Meeting of the Shareholders of the company Panterra S.A. decided to increase the company's share capital by €10,152 by increasing the nominal value of each share by €3 (amount in €) and at the same time decrease the company's share capital by €39,999 by reducing the nominal value of each share by €11,82 (amount in €) and return of capital in cash to shareholders. Until December 31, 2022, the Company collected an amount of €29,999, while an amount of €10,000 is presented under "Commercial and other receivables" in the Company's Statement of Financial Position for the year ended December 31, 2022.

On December 21, 2022, the Extraordinary General Meeting of the shareholders of the company Karolou Tourism S.A. decided to increase the share capital by €3,800 by issuing 380,000 new ordinary shares with a par value of €10 each (amount in €).

On December 30, 2022, the Company acquired the remaining 65% of the shares of IQ HUB S.M.S.A. which is the owner of a fully let office property in Marousi Attica. The Company already owned 35% of the shares of IQ HUB, which was presented as investments in joint ventures (Note 10) and the cost of its participation in the Company's books amounted to €4,086, taking into account the increase in the company's share capital which was decided by the Extraordinary General Meeting of the Shareholders of IQ HUB on December 16, 2022 in which the Company had paid an amount of €1,480 in proportion to its participation in the share capital of IQ HUB. On the transaction date, the 35% of the shares owned by the Company were measured at fair value, based on the Company's policy, and determined at €5,379. The derived gain from the fair value measurement of €1,293 is presented under "Gain from acquisition of control in subsidiary" in the Company's Income Statement for the year ended December 31, 2022. The consideration for the acquisition of 65% of the shares amounted to € 9,989 (Note 8).

Note 10: Investments in joint ventures

			Group		Company	
Investments in joint ventures	**Country**	**Unaudited tax years**	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
EP Chanion S.A.	Greece	2016 – 2022	40%	40%	40%	40%
RINASCITA S.A.	Greece	2018 – 2022	90%	35%	90%	35%
PIRAEUS TOWER S.A.	Greece	2020 – 2022	30%	30%	30%	30%
MHV Mediterranean Hospitality Venture Limited	Cyprus	2018 – 2022	25%	25%	25%	25%
OURANIA Investments S.M.S.A.	Greece	2020 – 2022	35%	35%	35%	35%
IQ HUB S.M.S.A.	Greece	-	-	35%	-	35%
V TOURISM S.A.	Greece	-	75%	-	75%	-
Five Lakes Fund	Italy	-	75%	-	75%	-

Cost of investments

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Investments in joint ventures				
EP Chanion S.A.	1,694	4,869	1,262	4,180
RINASCITA S.A.	9,433	2,947	10,253	2,143
PIRAEUS TOWER S.A.	4,933	2,483	3,335	2,280
MHV Mediterranean Hospitality Venture Limited	105,259	86,208	64,153	74,153
OURANIA Investment S.M.S.A	3,335	2,644	2,648	1,934
IQ HUB S.M.S.A.	-	5,821	-	2,606
V TOURISM S.A.	6,061	-	5,243	-
Five Lakes Fund	26,621	-	27,487	-
Total	**157,336**	**104,972**	**114,381**	**87,296**

On February 18, 2022, the Extraordinary General Meeting of the Shareholders of EP Chanion S.A. decided to decrease its share capital by €6,595 with a decrease at the par value of each share by €53 (amount in €), i.e. from €63 (amount in €) to €10 (amount in €). The Company received an amount of €2,638, in proportion to its share in the share capital of EP Chanion S.A. In addition, on October 5, 2022, the Ordinary General Meeting of the Shareholders of EP Chanion S.A. decided to decrease its share capital by €700 by canceling 70,0001 ordinary shares with a nominal value of €10 each (amount in €) and returning to the Shareholders the corresponding capital. The Company collected an amount of €280 in proportion to its participation in the share capital of EP Chanion S.A.

On May 31, 2022, MHV's shareholders approved the decrease of the company's share capital by a total amount of €40,000, through the liquidation of 40,000 redeemable preferred shares of a par value of €1 each. The Company, in proportion to its share in the share capital of MHV, collected an amount of €10,000.

On June 26, 2022, the company Fondo Five Lakes – Real Estate reserved closed-end Fund (Italian Real Estate Reserved AIF) (herein "Five Lakes") was incorporated in Italy. On December 31, 2022, the company capital amounts to €36,650 and is divided into 3,665 company shares of €10 each. The Company owns 75% of the company shares amounting to €27,487, while it has committed to pay an additional amount of €11,513, in proportion to its share in Five Lakes, with the issuance of new company shares (total investment €39,000).

The investment is participation in a joint venture. On July 28, 2022, Five Lakes concluded the acquisition of the Bellevue Hotel Cortina d'Ampezzo in Italy for a total consideration of approximately €48,990. This six-storey building currently operates partly as hotel premises and partly as private residences and is located in the center of the ski resort of Cortina d'Ampezzo. The property will be completely renovated to create a five-star luxury hotel with a capacity of up to 100 rooms.

On August 10, 2022, the Company proceeded with the acquisition of an additional 55% stake in the company RINASCITA S.A. Consequently, Company's share increased to 90%. The consideration for the acquisition of the additional 55% amounted to €7,570. The company continues to be classified as investment in joint venture based on a shareholders' agreement.

On September 8, 2022, the Ordinary General Meeting of the Shareholders of PIRAEUS TOWER S.A. decided to increase the company's share capital by €3,515 with the issuance of 35,150 new ordinary shares with a par value of €10 each (amount in €) and an issue price of €100 each (amount in €). The Company paid an amount of €1,055 in proportion to its share in the share capital of PIRAEUS TOWER S.A.

On November 24, 2022, the disposal of 50% of MHV's share in Aphrodite Hills Resort Limited was concluded. The total consideration for the transfer of 50% of the participation and the transfer of the share of the shareholder loan (50%), amounted to €27,865. Out of this, an amount of €17,365 had been collected on December 31, 2022, while an amount of €10,500 will be collected in accordance with the contract provisions.

On December 23, 2022, the Ordinary General Meeting of the Shareholders of RINASCITA S.A. decided to increase the company's share capital by €600 by issuing 7,500 new ordinary shares with a par value of €10 each (amount in €) and an issue price of €80 each (amount in €). The Company paid an amount of €540 in proportion to its participation in the share capital of OURANIA Real Estate Investment S.A.

On December 23, 2022 the Company acquired 49% of V TOURISM S.A. The consideration for the acquisition of the company amounted to €1,887. On the same day, the Extraordinary General Meeting of its Shareholders decided to increase the company's share capital by €6,850 with the issuance of 10,000 new ordinary shares of a par value of €50 each (amount in €) and an issue price of €685 each (amount in €). The Company paid an amount of €3,356 in proportion of its share in the share capital of V TOURISM. On December 29, 2022, V TOURISM concluded the acquisition of three plots of land with a total area of approximately 29.4 thousand sq.m, on which the White Coast hotel in Milos has been developed. The consideration for the acquisition of the plots of land amounted to €14,846, while their fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €21,400.

On December 30, 2022, the Company acquired the remaining 65% of the shares of IQ HUB S.M.S.A. (Note 9).

For the year ended December 31, 2022, the Group's share of gain from joint ventures amounted to €928 as analysed below:

- Gain of €3,162 from MHV
- Gain of €1,396 from PIRAEUS TOWER S.A.
- Loss of €1,624 from RINASCITA S.A.
- Loss of €257 from EP CHANION S.A.
- Loss of €759 from IQ HUB S.M.S.A (01.01.2022 – 30.12.2022)
- Loss of €22 from OURANIA INVESTMENT S.M.S.A
- Loss of €867 from Five Lakes
- Loss of €101 from V TOURISM

In addition, the Statement of Total Comprehensive Income for the year ended December 31, 2022 includes other comprehensive income from the Company's participation in MHV and V Tourism joint ventures in the amount of €26,808. This amount derives from the measurement at fair values of the fixed assets of the joint ventures (Note 17).

NOTE 11: Other long-term Assets

The increase of the item "Other long-term assets" of the Company as of December 31, 2022 in comparison to December 31, 2021 is mainly due to the transfer of the loan granted by the Company to the subsidiary PNG Properties from the item "Trade and other assets". The loan, amounted to €11,762 as of December 31, 2022, was included in trade and other receivables at the Statement of Financial Position of the Company for the year ended December 31, 2021 as it was expiring in November 2022 and was reclassified to long-term assets as it has been extended for an additional five years. During 2022, the Company recognized provision for expected credit loss amounting to €2,019 with regards to the specific claim.

In addition, Company's "Other long-term assets" on December 31, 2022 include an amount of €2,020 which refers to the assignment of a claim from the subsidiary Picasso Fund in the context of the loan agreement concluded by Picasso Fund on August 5, 2022 (Note 19 and 34).

The "Other long-term assets" of the Group and the Company on 31 December 2022 include the following: a) loan and accrued interest amounting to €5,423 (31 December 2021: €5,186) which was transferred during the sale of the Company's 15% stake in Aphrodite Hills Resort Limited on August 11, 2021 b) remaining consideration of €1,452 from the sale of the Company's 15% stake in Aphrodite Hills Resort Limited on August 11, 2021 (December 31, 2021: €1,452).

In addition, on December 31, 2021, the "Other long-term assets" of the Group and the Company include deposits of €6,479 for the Group and €100 for the Company, which are pledged based on loan agreements until their maturity (December 31, 2021: €1,394 for the Group and €664 for the Company respectively).

Finally, on December 31, 2022, "Other long-term assets" include amounts of €11,454 and €10,818 for the Group and the Company, respectively (December 31, 2021: €11,267 and €10,157, for the Group and the Company, respectively) related to leasing incentives under certain leases. The accounting treatment of these incentives, in accordance with the relevant accounting standards, provides for their partial amortization during each lease.

All amounts expressed in € thousand, unless otherwise stated

NOTE 12: Trade and Other Assets

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Trade receivables	32,939	58,959	22,753	51,172
Trade receivables from related parties (Note 34)	6	17	6	17
Receivables from Greek State	11,171	8,368	5,872	2,645
Prepaid expenses	7,757	5,072	6,192	4,274
Other receivables	20,470	17,756	17,147	15,936
Other receivables from related parties (Note 34)	28	11,245	10,811	27,575
Less: Provisions for expected credit loss	(3,880)	(2,722)	(1,020)	(880)
Total	**68,491**	**98,695**	**61,761**	**100,739**

At each balance sheet date, the Group and the Company carry out an impairment test on trade and other receivables. The Management of the Group and the Company, evaluating the risks related to the collection of the above trade and other receivables, decided to record a provision of expected credit loss. From the record of the provision of expected credit loss, a loss of €1,158 and a loss of €140 were recognized for the Group and the Company respectively, for the year ended December 31. 2022. These amounts are included under "Net impairment loss on financial assets" in the Income Statement for the year ended December 31, 2022.

As at December 31, 2022 the trade receivables of the Group and the Company include an amount of €16,710 which relates to the remaining consideration amount from the disposal of investment properties of the Company concluded within 2022.

As at 31 December 2021 the trade receivables of the Group and the Company include the following:

- An amount of €30,774 which relates to the remaining consideration amount from the disposal of 20% of the share in Picasso Lux (Note 9). The amount was collected on December 7, 2022 and,
- An amount of €14,730 which relates to the remaining consideration amount from the disposal of 45% of the Company's share in MHV (Note 10) and an amount of €395 which relates to accrued interest under the purchase agreement. The total amount was collected on February 11, 2022.

The Group's and the Company's trade receivables as at December 31, 2022 include an amount of €879 and €754, respectively, (December 31, 2021: €793 for the Group and €647 for the Company, respectively) relating to lease incentives under certain lease agreements. The accounting treatment of these incentives, according to the relevant accounting standards, provides for their partial amortisation over the life of each lease.

The decrease in other receivables from related parties of the Group as at December 31, 2022 compared to December 31, 2021 relates mainly to the transfer of the loan granted by the Company to the subsidiary PNG Properties to other long-term assets (Note 11).

The Company's receivables from Greek State mainly relate to capital accumulation tax of €1,752 paid by the Company on September 16, 2014 and September 17, 2014. Upon payment of this tax, the Company expressed its reservation on the obligation to pay the tax and at the same time it requested the refund of this amount as a result of paragraph 1, article 31 of L.2778/1999, which states that "the shares issued by a REIC and the transfer of properties to a REIC are exempt of any tax, fee, stamp duty, levies, duties or any other charge in favor of the State, public entities and third parties in general". Regarding the payment of the aforementioned tax, because of the lack of response from the relevant authority after a three-month period, the Company filed an appeal. The Company's Management, based on the opinion of its legal counsels and the fact that on May 27, 2020 the Company received the amount of €5,900 related to capital accumulation tax paid by the Company on April 14, 2010 considers that the reimbursement of the remaining amount is virtually certain.

All amounts expressed in € thousand, unless otherwise stated

The analysis of other receivables is as follows:

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Prepayments for the acquisition of companies	16,585	14,585	16,585	14,585
Other	3,885	3,171	562	1,351
Total	**20,470**	**17,756**	**17,147**	**15,936**

The prepayments for the acquisition of companies of €16,585 relates to the acquisition of the company Thetis S.A. concluded subsequent to December 31, 2022 (Note 36).

NOTE 13: Inventory property

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Land under development (cost)	4,517	4,517	4,517	4,517
Building (Offices) under construction (lower of cost and net realizable value)	-	30,799	-	-
Residential properties under development (lower of cost and net realizable value)	12,110	-	-	-
Total	**16,627**	**35,316**	**4,517**	**4,517**

On June 22, 2022, the Group acquired 100% of the share capital of WISE LOUISA S.A. and 100% of the corporate shares and units of the companies THERMOPYLON 77 S.M.IKE and WISE ATHANASIA S.M.IKE, which are the owners of four plots of land on which residential properties for sale will be developed (Note 8). The consideration for the acquisition of the companies amounted to €11,057, taking into account the consideration for the properties, which amounted to €10,100, while their fair value on the date of acquisition, according to the valuation performed by the independent statutory valuers, amounted to €11,011. Until December 31, 2022, the sale of 2 residential properties under development was concluded, the cost of which amounted to €643 and is included under "Net change in property inventories" in the Income Statement for the year ended December 31, 2022. The income from the sale of the residential properties amounted to €816 and has been recorded in the "Revenue" item in the Income Statement for the year ended December 31, 2022 (Note 24).

On November 15, 2022, the disposal of the office building of Panterra S.A, a 100% subsidiary of the Company, was concluded, for the disposal of which a binding preliminary agreement had been signed. The income from the sale of the property amounted to €36,363 and has been recorded in the "Revenue" item in the Income Statement for the year ended December 31, 2022 (Note 24). The cost of the property, which at the time of disposal amounted to €36,363, as it had been valued at the lower value between the cost of acquisition plus subsequent capital expenditures and the net realizable value, has been recorded in the item "Net change in property inventories" in the Income Statement for year ended December 31, 2022.

Inventory Properties movement is presented below:

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Balance January 1,	**35,316**	**-**	**4,517**	**-**
Acquisitions	11,345	27,298	-	4,517
Subsequent capital expenditures	11,067	10,658	-	-
Impairment	(4,095)	(2,640)	-	-
Disposals	(37,006)	-	-	-
Balance December 31,	**16,627**	**35,316**	**4,517**	**4,517**

All amounts expressed in € thousand, unless otherwise stated

The impairment of inventory property for the period ended December 31, 2022 amounted to €4,095 and has been recorded under "Net impairment loss on non - financial assets " in the Group's Statement of Total Comprehensive Income for the year ended December 31, 2022.

The Group's borrowings which are secured by under development residential properties are presented in Note 19.

NOTE 14: Cash and Cash Equivalents

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Cash in hand	8	4	3	1
Sight and time deposits	183,096	304,628	150,140	256,631
Total	**183,104**	**304,632**	**150,143**	**256,632**

The fair value of the Group's cash and cash equivalents is estimated to approximate their carrying value.

As at December 31, 2022, sight and time deposits of the Group and the Company include pledged deposits amounted to €10,297 and €2,956 respectively (December 31, 2021: €7,063 for the Group and €2,163 for the Company, respectively), in accordance with the provisions of the loan agreements.

Reconciliation to cash flow statement	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Cash in hand	8	4	3	1
Sight and time deposits	183,096	304,628	150,140	256,631
Cash and cash equivalents associated with assets held for sale	177	-	-	-
Total	**183,281**	**304,632**	**150,143**	**256,632**

NOTE 15: Derivative Financial Instruments

	Group 31.12.2022		
	Nominal Value	**Fair Value Assets**	**Fair Value Liabilities**
OTC interest rate derivatives recognized in total comprehensive income	175,000	3,762	-
OTC interest rate derivatives recognized in profit or loss	400,000	11,006	
Total	**575,000**	**14,768**	**-**

	Company 31.12.2022		
	Nominal Value	**Fair Value Assets**	**Fair Value Liabilities**
OTC interest rate derivatives recognized in profit or loss	400,000	11,006	-
Total	**400,000**	**11,006**	**-**

During 2022, the Group entered into interest rate caps for the purpose of hedging the Group's exposure to the change in the floating interest rate. The costs for the issuance of the derivatives amounted to €1,262 and €768 for the Group and the Company, respectively, and are included in the "Finance costs" of the Group's and the Company's Income Statement for the year ended December 31, 2022.

All amounts expressed in € thousand, unless otherwise stated

For the year ended December 31, 2022, the Group recognized directly in “Other comprehensive income” a gain on derivative financial instruments amounting to €677, while the impact on the Income Statement from ineffective hedging amounted to €3,975 for the Group and the Company and is included in section "Net change in fair value of financial instruments at fair value through profit or loss" of the Group and Company's Income Statement for the year ended 31 December 2022.

NOTE 16: Share Capital and Share Premium

			Group	Company
	No of Shares	Share Capital	Share Premium	
Balance at December 31, 2022 and December 31, 2021	**255,494,534**	**692,390**	**15,890**	**15,970**

The total paid up share capital of the Company as at December 31,2022 and December 31, 2021 amounted to €692,390 divided into 255,494,534 ordinary shares with voting rights with a par value of €2.71 per share.

The Company does not hold own shares.

NOTE 17: Reserves

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Statutory reserve	40,220	35,896	38,898	34,798
Special reserve	323,987	323,987	323,987	323,987
Revaluation reserve (Note 10)	26,950	142	214	214
Other reserves	745	578	(18)	(18)
Total	**391,902**	**360,603**	**363,081**	**358,981**

According to article 158 of C.L. 4548/2018, as in force, the Company is required to withhold from its net profit a percentage of 5% per year as statutory reserve until the total statutory reserve amounts to the 1/3 of the paid share capital. The statutory reserve cannot be distributed throughout the entire life of the Company.

Special reserve amounting to €323,987 relates to the decision of the Extraordinary General Meeting of the Company’s Shareholders held on August 3, 2010 to record the difference between the fair value and the tax value of the contributed properties on September 30, 2009 by NBG, established upon the incorporation of the Company.

NOTE 18: Non-controlling interests

The Group’s non-controlling interests amount to €107,611 as at December 31, 2022 (December 31, 2021: €129,659) arising from the companies Aphrodite Springs Public Limited (ASPL), CYREIT AIF Variable Investment Company Plc (CYREIT), Prodea Immobiliare, CI Global RE S.a.r.l. SICAF-RAIF (CI Global) and Thriaseus S.A.

They represent 3.77% of ASPL equity, 11.77% of CYREIT equity, 7.3% of Prodea Immobiliare equity, 53.8% of CI Global equity and 2.43% of Thriaseus S.A equity.

As at December 31, 2021, non-controlling interests include Aphrodite Springs Public Limited (ASPL), CYREIT AIF Variable Investment Company Plc (CYREIT), Prodea Immobiliare S.r.L., Picasso Lux S.a.r.l. SICAF-RAIF (Picasso Lux) and CI Global RE S.a.r.l. SICAF-RAIF (CI Global). Non-controlling interests represent 3.77% of ASPL equity, 11.77% of CYREIT equity, 2.44% of Prodea Immobiliare equity and 53.8% of Picasso Lux and CI Global equity.

The basic financial data of these companies are presented below. The amounts disclosed for each subsidiary are before inter-company eliminations:

All amounts expressed in € thousand, unless otherwise stated

Statement of financial position as at December 31, 2022	CYREIT	CI Global	Other companies	Total
Non-current assets	176,146	324,594	40,858	
Current assets	9,854	18,600	1,963	
Long-term liabilities	(827)	(170,490)	(3,153)	
Short-term liabilities	(1,661)	(16,033)	(155)	
Equity	**183,512**	**156,671**	**39,513**	
Equity attributable to non-controlling interests	21,599	84,289	1,723	**107,611**

Statement of financial position as at December 31, 2021	CYREIT	Picasso Lux and CI Global	Other companies	Total
Non-current assets	172,403	332,404	34,280	
Current assets	13,429	19,466	467	
Long-term liabilities	(4,966)	(1,212)	(3,273)	
Short-term liabilities	(1,125)	(149,938)	(5,206)	
Equity	**179,741**	**200,720**	**26,268**	
Equity attributable to non-controlling interests	21,155	107,639[1]	865	**129,659**

Income statement for the year ended December 31, 2022	CYREIT	CI Global	Other companies
Revenue	8,865	21,279	883
Profit / (Loss) for the year	**13,440**	**(11,948)**	**(8)**
Profit / (Loss) for the year attributable to non-controlling interests	1,582	(6,428)	(29)
Dividend paid to non-controlling interests	1,106		-

Income statement for the year ended December 31, 2021	AHRL[2]	CYREIT	Picasso Lux	CI Global	Other[3] companies
Revenue	15,335	8,680	11,275	5,051	542
Profit / (Loss) for the year	**(875)**	**8,239**	**6,351**	**(356)**	**(711)**
Profit / (Loss) for the year attributable to non-controlling interests	(350)	970	3,417	(192)	(41)
Dividend paid to non-controlling interests	-	471	-	-	-

Cash flow statement for the year ended December 31, 2022	CYREIT	CI Global	Other companies
Net cash flows from / (for) operating activities	7,131	9,155	(854)
Net cash flows from / (for) investing activities	(1,432)	(12,170)	(5,763)
Net cash flows from / (for) from financing activities	(9,400)	(1,308)	7,393
Net increase / (decrease) in cash and cash equivalents	**(3,701)**	**(4,323)**	**776**

[1] Equity attributable to non-controlling interests does not include an amount of €1,000 contributed by the shareholders in a special reserve in proportion to their nominal participation in the share capital of CI Global.

[2] Includes the results of the company Aphrodite Hills Resort Limited (AHRL) up to August 11, 2021, the date on which it ceased to be a subsidiary (Note 10).

[3] Includes the results of the company MHV up to March 31, 2021, the date on which it ceased to be a subsidiary (Note 10).

All amounts expressed in € thousand, unless otherwise stated

Cash flow statement for the year ended December 31, 2021	CYREIT	Picasso Lux	CI Global	Other companies
Net cash flows from / (for) operating activities	5,925	4,567	(24)	(200)
Net cash flows from / (for) investing activities	-	(33)	(3,302)	(8,889)
Net cash flows from / (for)from financing activities	(3,735)	(2,625)	64	9,106
Net increase / (decrease) in cash and cash equivalents	**2,190**	**1,909**	**(3,262)**	**17**

NOTE 19: Borrowings

All borrowings have variable interest rates, with the exception of the ''green'' bond which has a fixed rate. The Group is exposed to fluctuations in interest rates prevailing in the market and which affect its financial position, its income statement and its cash flows. Cost of debt may increase or decrease as a result of such fluctuations.

It is noted that the Group has entered into interest rate caps for the purpose of hedging the Group's exposure to the change in the floating interest rate (Note 15).

On February 11, 2022 the Company fully repaid the Bond Loan dated 18.04.2019 with the Bank of Cyprus of an amount of €27,600, which was included in the short-term borrowings at the Statement of Financial Position of the Group and the Company as at December 31, 2021.

On March 24, 2022, the company Irinna Ktimatiki S.A. proceeded with the signing of a bond loan agreement for an amount of up to €9,000 with Alpha Bank S.A. The bond loan has a six-years maturity with a 3-month Euribor rate plus a margin of 2.55% per annum. The loan will be used for the repayment of other existing borrowings and to serve the company's general business needs. On April 20, 2022, an amount of €8,500 was disbursed, out of which an amount of €3,295 was utilized on the same day for the repayment of existing borrowings.

On April 19, 2022, the Company proceeded with the signing of a bond loan agreement for an amount of up to €75,000 with Eurobank S.A. The loan has a five-years maturity with a 3-month Euribor rate plus a margin of 2.60% per annum. The loan will be used for the repayment of other existing borrowings and for new investments. On July 28, 2022, an amount of €25,000 was disbursed which was used on the same day for the full repayment of the bridge loan that the Company had signed with Eurobank S.A.

On 5 August 2022 a facility agreement was entered into among Picasso Fund, as borrower, and Bank of America Europe DAC, Milan Branch and Iside SPV S.r.l. (as subsequently amended on 20 September 2022) for the purpose of, inter alia, refinancing the existing senior indebtedness of the Picasso Fund and of the Tarvos Fund (merged, upon the completion of the refinancing, in the Picasso Fund). The refinancing was completed by the syndicate of lenders, Bank of America Europe DAC, Milan Branch (as direct lender under the facility agreement), Alpha Bank (Greece) and Deutsche Bank (as noteholders of Iside SPV S.r.l. in the context of the relevant securitization transaction). The amount of the new facility is €175,000 with a maturity of 2 years and the possibility of 3 consequent annual renewals subject to, inter alia, an LTV covenant.

On November 2, 2022, the Company proceeded with the signing of a bond loan agreement of up to €25,000 with Eurobank S.A. The loan has a seven-years maturity with a 3-month Euribor rate plus a margin of 2.15% per annum. Until December 31, 2022, the total amount had been disbursed.

On November 25, 2022, the subsidiary company Panterra S.A. proceeded with the signing of a bond loan agreement of up to €25,000 with Alpha Bank S.A. The loan has a six-years maturity with a 3-month Euribor rate plus a margin of 2.55% per annum. On November 30, 2022, an amount of €8,000 was disbursed which was used for the full repayment of the bridge loan that the company had signed with Alpha Bank S.A.

On December 31, 2022, the balance of the "green bond loan" amounted to €300,000 while its fair value to €257,033.

All amounts expressed in € thousand, unless otherwise stated

In the context of a prudent financial management policy, the Company's Management seeks to manage its borrowing (short-term and long-term) by utilizing a variety of financial sources and in accordance with its business planning and strategic objectives. The Company assesses its financing needs and the available sources of financing in the international and domestic financial markets and investigates any opportunities to raise additional funds by issuing loans in these markets.

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Long-term				
Bond loans	1,008,642	1,004,541	978,963	974,227
Other borrowed funds	212,056	45,209	-	-
Long-term borrowings	**1,220,698**	**1,049,750**	**978,963**	**974,227**
Short-term				
Bond loans	118,826	32,798	118,116	31,958
Other borrowed funds	10,476	170,582	-	25,020
Short-term borrowings	**129,302**	**203,380**	**118,116**	**56,978**
Total	**1,350,000**	**1,253,130**	**1,097,079**	**1,031,205**

As at December 31, 2022, short-term borrowings of the Group and the Company include an amount of €4,846 and €4,808 respectively, which relates to accrued interest expense on the bond loans (December 31, 2021: €4,099 for the Group and the Company) and an amount of €2,651 for the Group and Nil for the Company, which relates to accrued interest expense on other borrowed funds (December 31, 2021: €688 for the Group and €20 for the Company, respectively).

The maturity of the Group's borrowings is as follows:

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Up to 1 year	129,302	203,380	118,116	56,978
From 1 to 5 years	795,119	654,781	566,325	612,212
More than 5 years	425,579	394,969	412,638	362,015
Total	**1,350,000**	**1,253,130**	**1,097,079**	**1,031,205**

The contractual re-pricing dates are limited to a maximum period of up to 6 months.

The average effective interest rate of the Group's borrowings amounts to 2.70% (December 31, 2021: 2.66%) and the weighted average remaining duration of the loans is 4.9 years.

The Group is not exposed to foreign exchange risk in relation to the borrowings, as all borrowings are denominated in the functional currency, except for the loan of I&B Real Estate EAD located in Bulgaria, which is in foreign currency (BGN), the rate of which is fixed according to European Central Bank.

The securities over the Group's loans, including the collaterals on properties, are listed below:

- On 44 properties of the Company a prenotation of mortgage was established in favour of National Bank of Greece S.A. (as bondholder agent) for an amount of €360,000. The balance of the bond loan on December 31, 2022 amounted to €176,735 and the fair value of the properties amounted to €422,688. In addition, all rights of the Company, arising from the lease contracts of the above properties, have been assigned in favour of the lender.

- On 23 properties of the Company a prenotation of mortgage was established in favour of the National Bank of Greece S.A. for an amount of €120,000. The balance of the bond loan on December 31,2022 amounted to €59,635 and the fair value of the properties amounted to €104,536. In addition, all rights of the Company, arising from the lease contracts of the above properties, have been assigned in favour of the lender.

- On 33 properties of the Company a prenotation of mortgage was established in favour of Piraeus Bank S.A. for an amount of €144,000. The balance of the bond loan on December 31, 2022 amounted to €113,232 and the fair value of the properties amounted to €248,759. In addition, all rights of the Company, arising from the lease contracts of the above properties, have been assigned in favour of the lender.

- On 3 properties of the Company a prenotation of mortgage was established in favour of Piraeus Bank S.A. for an amount of €24,000. The balance of the bond loan on December 31, 2022 amounted to €19,380 and the fair value of the properties amounted to €37,832. In addition, all rights of the Company, arising from the lease contracts of the above properties, have been assigned in favour of the lender.

- On 85 properties of the Company a prenotation of mortgage was established in favour of Alpha Bank S.A. for an amount of €336,000. The balance of the bond loan on December 31, 2022 amounted to €258,190 and the fair value of the properties amounted to €412,427. In addition, all rights of the Company, arising from the lease contracts of the above properties, have been assigned in favour of the lender.

- The entire share capital of the company CYREIT AIF Variable Investment Company Plc (management and investment shares) is collateral in favor of Bank of Cyprus Public Company Limited, for all amounts due under the bond loan agreement of up to €90,000 signed on April 12, 2019. The balance of the bond loan on December 31, 2022 amounted to €90,000.

- On one property of the Company, a prenotation of mortgage was established in favour of Alpha Bank S.A. for an amount of €11,700. The balance of the bond loan on December 31, 2022 amounted to €8,479 and the fair value of the properties amounted to €19,968. In addition, all rights of the Company, arising from the lease contracts of the above property, have been assigned in favour of the lender.

- On one property of the Company, a prenotation of mortgage was established in favour of Eurobank S.A. for an amount of €54,158. The balance of the bond loan on December 31, 2022 amounted to €30,314 and the fair value of the properties amounted to €46,845. In addition, all rights of the Company, arising from the lease contracts of the above property, have been assigned in favour of the lender.

- On 9 properties owned by the Company, a prenotation of mortgage was established in favour of Eurobank S.A. for an amount of €90,000. The balance of the loan on December 31, 2022 amounted to €25,000 and the fair value of the properties amounted to €49,957. In addition, all rights of the Company arising from the lease agreements for the abovementioned properties have been assigned in favour of the lender.

- On 1 property owned by the Company, a prenotation of mortgage was established in favour of Eurobank S.A. for an amount of €32,500. The balance of the loan on December 31, 2022 amounted to €25,000 and the fair value of the property amounted to €35,240. In addition, all rights of the Company arising from the lease agreements for the abovementioned property have been assigned in favour of the lender.

- One property owned by the subsidiary Quadratix Ltd. is burdened with mortgage in favour of Bank of Cyprus Public Company limited for an amount of €16,500. In addition, the entire share capital of Quadratix Ltd. is collateral in favour of Bank of Cyprus Public Company Limited, for all amounts due under the loan agreement, all rights of Quadratix Ltd. arising from the lease agreement with Sklavenitis Cyprus Limited have been assigned in favour of the lender and the assets of the subsidiary are burdened with floating charge in favour of Bank of Cyprus Public Company Limited. It is noted that the Company has given a corporate guarantee up to the amount of €5,000 for liabilities of Quadratix Ltd. under the abovementioned loan agreement. The balance of the loan on December 31, 2022 amounted to €11,313 and the fair value of the properties amounted to €29,527.

- Two properties owned by the subsidiary Egnatia Properties S.A. are burdened with mortgage in favour of Bank of Cyprus Public Company Limited for an amount of €6,405. The balance of the loan on December 31, 2022 amounted to €5,848 and the fair value of the properties amounted to €7,190. In addition, all rights of Egnatia Properties arising from the lease agreements for the abovementioned properties have been assigned in favour of the lender.

- The property owned by the subsidiary I&B Real Estate EAD is burdened with mortgage in favour of Eurobank Bulgaria AD for an amount of €28,350. The balance of the loan on December 31, 2022 amounted to €28,350 and the fair value of the properties amounted to €90,641. Moreover, the entire share capital of I&B Real Estate EAD is collateral in favour of Eurobank Bulgaria AD for all amounts due under the loan agreement. Finally, all rights of I&B Real Estate arising from the lease agreements have been assigned in favour of the lender.

- On 2 properties owned by the company BTR HELLAS S.M.IKE, a prenotation of mortgage was established in favour of Alpha Bank S.A. for an amount of €2,370. The balance of the loan on December 31, 2022 amounted to €1,650 and the fair value of the properties amounted to €3,461.

- On the property owned by the company WISE LOUISA S.M.S.A, a prenotation of mortgage was established in favour of Optima bank S.A. for an amount of €1,800. The balance of the loan on December 31, 2022 amounted to €1,000 and the fair value of the properties amounted to €5,411.
- On the property owned by the company Panterra S.A, a prenotation of mortgage was established in favour of Alpha Bank S.A., for an amount of €30,000. In addition, the entire share capital of the company Panterra S.A is collateral in favor of Alpha Bank S.A., for all amounts due under the loan agreement and all rights of Panterra S.A arising from the lease agreements for the abovementioned property have been assigned in favour of the lender. The balance of the loan on December 31, 2022 amounted to €8,000 and the fair value of the property amounted to €39,880.

- Twenty-five properties owned by Picasso Fund are burdened with mortgage in favour of Bank of America Europe DAC (Milan branch), Alpha Bank (Greece) and Deutsche Bank, for an amount of €175,000. The balance of the loan on December 31, 2022 amounted to €175,000 and the fair value of the properties amounted to €319,570.

- On the property owned by the company IQ HUB S.A, a prenotation of mortgage was established in favour of Eurobank S.A., for an amount of €30,186. In addition, the entire share capital of the company IQ HUB S.A is collateral in favor of Eurobank S.A., for all amounts due under the loan agreement and all rights of IQ HUB S.A arising from the lease agreements for the abovementioned property have been assigned in favour of the lender. The balance of the loan on December 31, 2022 amounted to €23,420 and the fair value of the property amounted to €45,013.

Under the terms of the Group's loan agreements, the Group is required to comply, among other, with certain financial covenants. Throughout the year ended December 31, 2022 the Group was in compliance with this obligation. It is noted that within 2022 the Company sent waiver requests, with regards to the financial covenant "Net Debt to EBITDA" for two bond loans of the Company, according to the provisions of the loan agreements, which were accepted by the relevant financial institutions. It is noted that throughout the year ended December 31, 2021 the Group was in compliance with this obligation.

The outstanding capital of the Group's borrowings for the year ended December 31,2022 and December 31, 2021, amounted to €1,360,535 and €1,263,941, respectively. Information about secured and unsecured borrowings of the Group for the year ended December 31, 2022 and December 31, 2021 is presented below:

All amounts expressed in € thousand, unless otherwise stated

31.12.2022	**Secured loans**	**Unsecured loans**	**Total borrowings**
Borrowings (long-terms and short-terms)	1,053,337	296,663	**1,350,000**
Plus: Unamortized balance of capitalized loan expenses	7,944	6,482	**14,426**
Plus: Unamortized balance of capitalized profits from loan agreements modifications	3,606	-	**3,606**
Minus: accrued interest on loans	(4,352)	(3,145)	**(7,497)**
Outstanding balance of borrowings	**1,060,535**	**300,000**	**1,360,535**

31.12.2021	**Secured loans**	**Unsecured loans**	**Total borrowings**
Borrowings (long-terms and short-terms)	956,913	296,217	**1,253,130**
Plus: Unamortized balance of capitalized loan expenses	4,993	7,649	**12,642**
Plus: Unamortized balance of capitalized profits from loan agreements modifications	2,956	-	**2,956**
Minus: accrued interest on loans	(1,642)	(3,145)	**(4,787)**
Outstanding balance of borrowings	**963,220**	**300,721**	**1,263,941**

The movement in liabilities from financing activities for the year 2022 is as follows:

Group

	Borrowings	**Dividends distributed**
Liabilities from financing activities 01.01.2022:	**1,253,130**	**452**
Cash outflows	(244,252)	(80,686)
Cash inflows	303,260	80,953
Other non-cash items	37,862	-
Liabilities from financing activities 31.12.2022:	**1,350,000**	**719**

Company

	Borrowings	**Dividends distributed**
Liabilities from financing activities 01.01.2021:	**1,031,205**	**16**
Cash outflows	(88,649)	(71,285)
Cash inflows	108,760	71,283
Other non-cash items	45,763	-
Liabilities from financing activities 31.12.2021:	**1,097,079**	**14**

Other non-cash items of the Company as of December 31, 2022 include an amount of €39,097 relating to the loans of the companies Irinna Ktimatiki S.A. and Ilida Office S.M.S.A. which have been merged through absorption from the Company.

The movement in liabilities from financing activities for the year 2021 is as follows:

Group	**Borrowings**	**Dividends distributed**
Liabilities from financing activities 01.01.2021:	**901,855**	**486**
Cash outflows	(348,159)	(82,739)
Additions	607,000	82,705
Other non-cash items	92,434	-
Liabilities from financing activities 31.12.2021:	**1,253,130**	**452**

All amounts expressed in € thousand, unless otherwise stated

Company	Borrowings	Dividends distributed
Liabilities from financing activities 01.01.2021:	**745,509**	**15**
Cash outflows	(333,305)	(82,268)
Additions	607,000	82,269
Other non-cash items	12,001	-
Liabilities from financing activities 31.12.2021:	**1,031,205**	**16**

NOTE 20: Retirement Benefit Obligations

The retirement benefit obligations were determined through an actuarial study under IAS 19.

Net liability in the Statement of Financial Position

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Present value of liabilities	162	149	162	149
Total	**162**	**149**	**162**	**149**

Movement in net liability

	Group		Company	
	2022	**2021**	**2022**	**2021**
Net liability at the beginning January 1,	**149**	**323**	**149**	**323**
Total cost recognized in the Income Statement	13	17	13	17
Total revenue recognized in the Income Statement due to change in accounting policy	-	(137)	-	(137)
Total cost recognized in the statement of total comprehensive income	-	3	-	3
Total revenue recognized in the statement of total comprehensive income	-	(57)	-	(57)
Net liability at December 31,	**162**	**149**	**162**	**149**

Pension costs – defined benefit plans	Group		Company	
	2022	**2021**	**2022**	**2021**
Service cost	12	16	12	16
Net interest expense on the net defined benefit liability	1	1	1	1
Total amount recognised in Income Statement	**13**	**17**	**13**	**17**

Re-measurements on the net liability	Group		Company	
	2022	**2021**	**2022**	**2021**
Liability (gain) / loss due to change in assumptions	-	(48)	-	(48)
Liability experience (gain) / loss arising during the year	-	(6)	-	(6)
Total amount recognised in OCI	**-**	**(54)**	**-**	**(54)**

All amounts expressed in € thousand, unless otherwise stated

Movement of defined benefit obligation

	Group		Company	
	2022	**2021**	**2022**	**2021**
Balance January 1,	**149**	**323**	**149**	**323**
Service fee	12	16	12	16
Financial cost	1	1	1	1
Total revenue recognized in the statement of total comprehensive income	-	(137)	-	(137)
Adjustments (profits) / losse:				
Losses/(profits) from changes in financial assumptions	-	(48)	-	(48)
Losses/(profits) from changes in empirical assumptions	-	(6)	-	(6)
Balance December 31,	**162**	**149**	**162**	**149**

Weighted average assumptions at the end of the reporting period

	Group		Company	
	2022	**2021**	**2022**	**2021**
Discount rate	0.75%	0.75%	0.75%	0.75%
Price inflation	1.80%	1.80%	1.80%	1.80%
Rate of compensation change	1.80%	1.80%	1.80%	1.80%

The following table presents the sensitivity analysis for the material actuarial assumptions, i.e., discount rate and rate of compensation increase, showing how the defined benefit obligation would have been affected by changes in the relevant actuarial assumption that were reasonably possible at the date of the statement of financial position.

Sensitivity analysis on actuarial assumptions – Group and Company

Actuarial assumption	**Change in assumptions**	**31.12.2022 Increase / (decrease) in defined benefit obligation**
Discount rate	Increase by 50 basis points	(5)%
	Decrease by 50 basis points	5%
Price inflation	Increase by 50 basis points	1%
	Decrease by 50 basis points	(1)%
Rate of compensation change	Increase by 50 basis points	4%
	Decrease by 50 basis points	(3)%

NOTE 21: Trade and Other Payables

The breakdown of trade and other payables is as follows:

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Trade payables	26,290	26,224	8,289	4,987
Payables to related parties (Note 34)	157	-	-	-
Taxes – Levies	9,059	8,086	3,922	3,727
Deferred revenues	4,273	5,018	2,312	2,212
Lease liabilities	118	92	100	61
Other payables and accrued expenses	20,251	10,473	15,024	5,555
Other payables and accrued expenses due to related parties (Note 34)	9,177	5,489	7,877	5,366
Total	**69,325**	**55,382**	**37,524**	**21,908**

The increase in the trade payables of the Company as at December 31, 2022 in comparison to December 31, 2021 is mainly due to liabilities to suppliers for the reconstruction of the Company's property.

Trade and other payables are short term and do not bare interest.

All amounts expressed in € thousand, unless otherwise stated

The Group's deferred revenues relate to deferred income for the period following to December 31, 2022, according to the relevant lease agreements.

The analysis of Taxes – Levies is as follows:

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Stamp duty on leases	2,301	2,108	2,301	2,108
Unified Property Tax (ENFIA)	13	53	-	-
Foreign real estate tax	4,023	3,590	-	-
Other	2,722	2,335	1,621	1,619
Total	**9,059**	**8,086**	**3,922**	**3,727**

NOTE 22: Deferred tax liabilities

	Group	
Deferred tax liabilities	**31.12.2022**	**31.12.2021**
Investment property	10,890	14,099
Total	**10,890**	**14,099**

	Group	
Deferred tax (income) / expense	**31.12.2022**	**31.12.2021**
Tax Losses	32	(19)
Investment property	(3,209)	737
Total	**(3,177)**	**718**

Movement of deferred tax liabilities:

	Investment Property
Balance January 1, 2021	**13,349**
Charged to the Income Statement	718
Offset with deferred tax assets	32
Balance December 31, 2021	**14,099**
Charged to the Income Statement	(3,209)
Balance December 31, 2022	**10,890**

The tax liability of the Company (and its subsidiaries in Greece) is calculated on the basis of its investments and cash and cash equivalents rather than on its profits, therefore no temporary differences arise and accordingly no deferred tax liabilities and / or assets are recognised. The same applies to the Company's indirect subsidiaries Picasso Fund, in Italy, which is not subject to income tax.

The Company's foreign subsidiaries, Nash S.r.L., Prodea Immobiliare S.r.L, Egnatia Properties S.A., CYREIT AIF Variable Investment Company Plc, Quadratix Ltd., Lasmane Properties Ltd., Panphila Investments Ltd, PNG Properties EAD, I&B Real Estate EAD and Aphrodite Springs Public Limited are taxed based on their income (Note 31), therefore temporary differences may arise and accordingly deferred tax liabilities and / or assets may be recognized.

The Group has offset the deferred tax assets and deferred tax liabilities on an entity-by-entity basis based on the legally enforceable right to set off the recognized amounts i.e. offset current income tax assets against current tax liabilities and when the deferred income taxes relate to the same tax authority.

NOTE 23: Dividends per Share

On December 1, 2022 the Board of Directors of the Company resolved on the distribution of a total amount of €28,104 (i.e. 0.11 per share – amount in €) as preliminary dividend to its shareholders for the year 2022.

All amounts expressed in € thousand, unless otherwise stated

On June 7, 2022 the Annual General Meeting of the Company's Shareholders, approved the distribution of a total amount of €71,283 (i.e. 0.279 per share – amount in €) as dividend to its shareholders for the year 2021. Due to the distribution of interim dividend of a total amount of €28,104 (i.e. €0.11 per share – amount in €), following the relevant decision of the Board of Directors dated December 7, 2021, the remaining dividend to be distributed amounts to €43,179 (i.e. €0.169 per share – amount in €).

On June 8, 2021 the Annual General Meeting of the Company's Shareholders, approved the distribution of a total amount of €89,934 (i.e. 0.352 per share – amount in €) as dividend to its shareholders for the year 2020. Due to the distribution of interim dividend of a total amount of €35,769 (i.e. €0.14 per share – amount in €), following the relevant decision of the Board of Directors dated November 30, 2020, the remaining dividend that was distributed amounted to €54,165 (i.e. €0.212 per share – amount in €).

NOTE 24: Revenue

	Group		**Company**	
	From 01.01 to		**From 01.01 to**	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Rental income	149,625	132,070	104,202	93,319
Revenue from sale of residential properties (Note 13)	816	-	-	-
Revenue from sale of office building (Note 13)	36,363	-	-	-
Compensation due to early termination of leases	119	890	117	40
Other	-	1,244	-	1,175
Total	**186,923**	**134,204**	**104,319**	**94,534**

Rental income of the Group and the Company is not subject to seasonality. The revenue from sale of office building relates to the sale of the office building owned by the company Panterra S.A., 100% subsidiary of the Company, for which a binding preliminary agreement had been signed (Note 13).

On December 31, 2021 other revenue refers to compensation from the Greek government of the 60% of the monthly rent for the months January to July 2021, due to the mandatory reduction of 100% of the monthly rent for businesses that remain closed by state order due to COVID-19 pandemic

The future total minimum (non-cancellable) lease receivables from operating leases are as follows:

	Group		**Company**	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Up to 1 year	138,016	120,490	106,512	90,784
From 1 to 5 years	447,956	394,924	376,246	324,013
More than 5 years	286,585	848,465	252,886	820,882
Total	**872,557**	**1,363,879**	**735,644**	**1,235,679**

NOTE 25: Property Taxes-Levies

For the year ended December 31, 2022, property taxes - levies amounted to €11,541 and €7,461 for the Group and the Company, respectively (December 31, 2021: €10,087 and €6,821, respectively) and includes ENFIA of €7,852 and €7,245 for the Group and the Company respectively (December 31, 2021: €6,878 and €6,645 respectively). The increase of ENFIA is due to the change of tax values of the properties on January 1, 2022 and due to the properties acquired during 2021 given that this tax is calculated for the properties own by the legal entity at the January 1st of each year.

All amounts expressed in € thousand, unless otherwise stated

NOTE 26: Direct Property Related Expenses

Direct property related expenses include the following:

	Group		Company	
	From 01.01 to		From 01.01 to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Valuation expenses	1,117	1,044	1,049	976
Fees and expenses of lawyers, notaries, land registrars, technical and other advisors	2,140	2,242	689	1,334
Advisory services in relation to real estate portfolio	3,821	6,748	1,818	5,240
Insurance expenses	1,222	1,017	556	516
Office utilities and other service charges	6,180	2,376	411	480
Repair and maintenance expenses	910	868	205	13
Brokerage expenses	698	421	234	144
Other expenses	490	209	38	-
Total	**16,578**	**14,925**	**5,000**	**8,703**

The direct operating expenses incurred on leased and non-leased properties were as follows:

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Leased properties	12,569	10,863	3,375	5,699
Vacant properties	4,009	4,062	1,625	3,004
Total	**16,578**	**14,925**	**5,000**	**8,703**

NOTE 27: Personnel Expenses

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Salaries	4,807	4,595	4,620	4,415
Social security costs	664	599	660	595
Profit distribution to personnel - BoD	2,849	2,579	2,849	2,579
Other expenses	226	24	226	24
Total	**8,546**	**7,797**	**8,355**	**7,613**

On June 7, 2022, the Annual General Meeting of the Company's shareholders approved the distribution of a total amount of €4,227 to the personnel and members of the BoD out of the profits of the year 2021, out of which an amount of €2,254 is included in the item “Personnel expenses” in the Income Statement for the year ended December 31, 2022 and an amount of €1,973 is included in the item “Personnel expenses” in the Income Statement for the year ended December 31, 2021.

On June 8, 2021, the Annual General Meeting of the Company's shareholders approved the distribution of a total amount of €4,039 to the personnel and members of the BoD out of the profits of the year 2020, out of which an amount of €1,984 is included in the item “Personnel expenses” in the Income Statement for the period ended December 31, 2022 and an amount of €2,055 was included in the item “Personnel expenses” in the Income Statement for the year ended December 31, 2020.

All amounts expressed in € thousand, unless otherwise stated

NOTE 28: Other Income

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Income from dividends	-	-	12,761	6,762
Other	5,505	2,031	2,290	1
Total	**5,505**	**2,031**	**15,051**	**6,763**

During the year ended December 31, 2022 and December 31, 2021, the Company recognized income from dividends, which have been fully received, from the following subsidiaries:

	31.12.2022	**31.12.2021**
I & B Real Estate EAD, Company's subsidiary	2,901	2,500
Irinna Ktimatiki S.A., Company's subsidiary[1]	819	788
ILDIM S.M.S.A, Company's subsidiary[1]	159	210
Quadratix Ltd, Company's subsidiary	350	-
CYREIT, Company's subsidiary	8,532	3,264
Total	**12,761**	**6,762**

NOTE 29: Other Expenses

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Third party fees	5,670	6,579	2,289	2,589
Expenses relating to advertising, publication, etc.	926	670	925	680
Taxies – levies	1,425	1,807	1,087	1,257
Other	1,223	1,000	1,138	871
Total	**9,244**	**10,056**	**5,439**	**5,397**

NOTE 30: Finance costs

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Interest Expense	37,561	29,257	30,080	23,485
Finance and Bank Charges	6,388	5,242	4,330	4,600
Foreign Exchange Differences	(16)	120	1	3
Other Finance (income) / costs	(650)	4,039	(650)	4,143
Total	**43,283**	**38,658**	**33,761**	**32,231**

In February 2023, the Company proceeded with the amendments of the bond loan agreement dated April 12, 2019 with the Bank of Cyprus in relation to the reduction of the margin and to the reduction of the amortization rate of this loan, effective from December 2022. From the modification of the terms of the loan agreement a net gain of €1,904 was recognized.

[1] *Income generated before the absorption of the company by the parent company Prodea Investments.*

NOTE 31: Taxes

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
REICs' tax	3,593	2,090	3,391	1,993
Other taxes	445	414	-	-
Deferred tax (Note 22)	(3,177)	718	-	-
Total	**861**	**3,222**	**3,391**	**1,993**

As a Real Estate Investment Company ("REIC"), in accordance with article 31, par. 3 of L.2778/1999 as in force, the Company is exempted from corporate income tax and is subject to an annual tax based on its investments and cash and cash equivalents. More specifically, the tax is determined by reference to the six-month average fair value of its investments and cash and cash equivalents at current prices at the tax rate of 10% of the aggregate European Central Bank ("ECB") reference rate plus 1%. According to the article 45, par. 2 of L.4389/2016 a floor was set in the REIC tax of 0.375% on the average investments plus cash and cash equivalents, at current prices. Article 53 of Law 4646/2019 abolished the floor. It is noted that the subsidiaries of the Company in Greece, Karolou Touristiki S.A., MILORA S.M.S.A., Panterra S.A., THRIASEUS S.A., BTR HELLAS S.M.IKE, BTR HELLAS II S.M.IKE, WISE ATHANASSIA S.M.IKE, WISE LOUISA S.M.S.A., THERMOPYLON 77 S.M.IKE, IQ HUB S.A and Sygchrono Katoikein S.A have the same tax treatment. In the current tax liabilities are included the short-term obligations to tax authorities in relation to the abovementioned tax.

The Company's foreign subsidiaries, Nash S.r.L. and Prodea Immobiliare S.r.L. in Italy, Egnatia Properties S.A. in Romania, Quadratix Ltd., Lasmane Properties Ltd., Panphila Investments Ltd, Aphrodite Springs Public Limited and, CYREIT AIF Variable Investment Company Plc in Cyprus, PNG Properties EAD and I&B Real Estate EAD in Bulgaria are taxed on their income, based on a tax rate equal to 27.9% in Italy, 16.0% in Romania, 12.5% in Cyprus and 10.0% in Bulgaria, respectively. The Company's subsidiary CI Global, in Luxembourg, and the indirect subsidiary Picasso Fund, in Italy, are not subject to income tax. In addition, the Company's indirect subsidiary Euclide S.r.l, in Italy is taxed on its income based on a rate equal to 27.9%, No significant foreign income tax expense was incurred in the year ended December 31, 2022 and December 31, 2021.

The unaudited tax years of the subsidiaries and the investments in joint ventures of the Group are described in Notes 9 and 10 respectively.

NOTE 32: Earnings per Share

Basic Earnings per share ratio is calculated by dividing the profit for the year attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the year.

	Group	
Period ended December 31	**2022**	**2021**
Profit attributable to equity shareholders from continuing operations	128,646	170,923
Profit from discontinued operations	-	6,965
Profit attributable to equity shareholders from continuing and discontinued operations	128,646	177,888
Weighted average number of ordinary shares in issue (thousands)	255,495	255,495
Earnings per share (expressed in € per share) – basic and diluted from continuing operations	**0.50**	**0.67**
Earnings per share (expressed in € per share) - basic and diluted from discontinuing operations	**-**	**0.03**
Earnings per share (expressed in € per share) – basic and diluted from continuing and discontinued operations	**0.50**	**0.70**

The dilutive Earnings per share are the same as the basic Earnings per share for the year ended December 31, 2022 and 2021, as there were no dilutive potential ordinary shares.

NOTE 33: Contingent Liabilities and Commitments

Tax Liabilities

Group companies have not been audited yet for tax purposes for certain financial years and consequently their tax obligations for those years may not be considered final. Additional taxes and penalties may be imposed as a result of such tax audits however, the amount cannot be determined. As at December 31, 2022 and December 31, 2021 the Group has not accounted for provisions for unaudited tax years. It is estimated that additional taxes and penalties that may be imposed will not have a material effect on the financial position of the Group and the Company.

The years 2017 – 2021 of the Company have been audited by the elected, under L. 4548/2018, statutory auditor, in accordance with article 82 of L. 2238/1994 and article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualifications.

The years 2018 – 2021 of the companies Irinna Ktimatiki S.A. and Anaptixi Fragkokklisia Akiniton S.A and ILIDA OFFICE S.A., which were absorbed by the Company on December 28, 2022, have been tax audited by the statutory auditor, elected under L. 4548/2018, in accordance with article 82 of L. 2238/1994 and article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualifications. The year 2018 of the company ILDIM S.A, which was absorbed by the Company, has not been audited by the Greek tax authority and therefore the tax obligations for this year have not been finalized. However, it is estimated by the company's Management that the outcome of a future audit by the tax authorities, if finally conducted, will not have a material effect on the company's financial position. The years 2019 – 2021 have been audited by the elected, under L. 4548/2018, statutory auditor, in accordance with article 82 of L. 2238/1994 and article 65A of L. 4174/2013 and the relevant tax audit certificates were issued with no qualifications.

The years 2018 – 2021 of the company New Metal S.A, which was absorbed by the Company, have not been audited by the Greek tax authority and therefore the tax obligations for these fiscal years have not been finalized. However, it is estimated by the company's Management that the outcome of a future audit by the tax authorities, if finally conducted, will not have a material effect on the company's financial position.

The right of the tax authorities to send tax audit requests and acts of determination of tax, fees, contributions and fines for the purpose of tax imposition until the year 2016 has expired on December 31, 2022.

For the fiscal years 2017 and beyond, it is noted that according to POL. 1006/05.01.2016, the companies for which a tax certificate with no qualifications is issued, are not exempted from tax audit for offenses of tax legislation by the tax authorities. Therefore, the tax authorities may come back and conduct their own tax audit. However, Management estimates that the results of future tax audits may be conducted by the tax authorities, and will not have a material effect on the financial position of the Group and the Company.

The company Irinna Ktimatiki S.A, which was absorbed by the Company on December 28, 2022, received the 19.09.2022 tax audit order for the year 2018. The audit by the relevant tax authorities has not been completed until the date of approval of the Financial Statements but no significant tax liabilities are expected to arise.

Until the date of approval of the Financial Statements, the tax audit for the year 2022 has not been completed by the statutory auditor of the Company and it is not expected to arise significant tax liabilities other than those already recorded and presented in the financial statements.

All amounts expressed in € thousand, unless otherwise stated

Capital Commitments
As at December 31, 2022, Group's capital expenditure relating to improvements on investment property amounted to €12,767 (excluding VAT) and capital expenditures for the development of residential properties (inventories) amounted to €3,935 (excluding VAT). In addition, as at December 31, 2022 the Group has capital commitments for improvements in third parties' properties amounting to €1,979 (excluding VAT). Finally, the Group's capital expenditure relating to the development of land plot of Aphrodite Springs Public Limited amounted to €4,330 (excluding VAT) as at December 31, 2022.

Legal Cases
There are no pending lawsuits against the Group nor other contingent liabilities resulting from commitments on December 31, 2022, which would affect the Group's financial position.

Guarantees
In the context of the loan agreement signed by the subsidiary Quadratix Ltd. with the Bank of Cyprus Ltd. on January 31, 2018, the Company has given a corporate guarantee up to the amount of €5,000 for liabilities of Quadratix Ltd. under the abovementioned loan agreement.

In the context of the loan agreement for an amount up to €25,000 signed by the subsidiary Panterra S.A. with Alpha Bank S.A. on November 25, 2022 (Note 19), the Company has given a corporate guarantee for all liabilities of Panterra S.A arising under the abovementioned loan agreement.

Moreover, The Company has given corporate guarantee up to the amount of €2,400 for liabilities of the company PIRAEUS TOWER S.A., under its bridge loan. The company is presented as investment in joint ventures.

Finally, the Company has guaranteed in favor of the company PIRAEUS TOWER S.A., for the issuance of a letter of guarantee of good execution of terms, of the concession arrangement up to the amount of €813.

Other Commitments
The Company has committed to pay the Five Lakes Joint Venture an additional amount of €11,513, in proportion to its share in the company (Note 10).

NOTE 34: Related Party Transactions

The Company's shareholding structure as of December 31, 2022 is presented below:

	% participation
• Invel Real Estate (Netherlands) II B.V.	78.12%
• Invel Real Estate BV	11.82%
• CL Hermes Opportunities L.P.	2.85%
• Anthos Properties S.A. (a subsidiary of Invel Real Estate (Netherlands) II B.V.)	2.10%
• Other shareholders	5.11%

It should be noted that the above percentages arise in accordance with the disclosures received by the above persons under existing legislation.

There is no natural person that holds more than 10% of the Company's share capital.

In accordance with the announcement of the Company dated 14.12.2022, the company Castlelake Opportunities Partners LLC is the ultimate shareholder of the Company owning 92.04%. Castlelake Opportunities Partners LLC is not controlled by any natural or legal person.

All transactions with related parties have been carried out on the basis of the "arm's length" principle, i.e., under normal market conditions for similar transactions with third parties. The transactions with related parties are presented below:

All amounts expressed in € thousand, unless otherwise stated

i. Balances arising from transactions with related parties

	Group		Company	
Other long term receivables from related parties	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
PNG Properties EAD, Company's subsidiary	-	-	11,757	-
Picasso Fund, Company's subsidiary	-	-	2,021	-
Total	**-**	**-**	**13,778**	**-**

		Group		Company
Trade receivables from related parties	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
Anthos Properties S.A.	2	3	2	3
Companies related to other shareholders	10	3	1	3
Total	**12**	**6**	**3**	**6**

	Group		Company	
Other receivables from related parties	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
MHV (joint venture)	-	11,250	-	11,250
PNG Properties EAD, Company's subsidiary	-	-	-	11,362
CI Global, Company's subsidiary	-	-	811	-
Panterra S.A., Company's subsidiary	-	-	10,000	-
Aphrodite Springs, Company's Subsidiary	-	-	-	4,958
Companies related to other shareholders	28	-	-	-
Total	**28**	**11,250**	**10,811**	**27,570**

	Group		Company	
Trade payables to related parties	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
Companies related to other shareholders	157	-	-	-
Total	**157**	**-**	**-**	**-**

	Group		Company	
Other payables to related parties	**31.12.2022**	**31.12.2021**	**31.12.2022**	**31.12.2021**
Companies related to other shareholders	266	582	266	390
Shareholders/Bondholders of the Company	515	402	515	402
V Tourism (joint venture)	3,132	-	3,132	-
Panphila Investments Limited, Company's subsidiary	-	-	-	100
Ourania S.A. (joint venture)	-	420	-	420
MHV (joint venture)	90	87	-	56
Total	**4,003**	**1,491**	**3,913**	**1,368**

ii. Rental income

	Group		Company	
	From 01.01. to		**From 01.01. to**	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Company's subsidiaries in Greece	-	-	4	3
Anthos Properties S.A.	4	3	4	3
Companies related to other shareholders	7	4	7	4
Total	**11**	**7**	**15**	**10**

All amounts expressed in € thousand, unless otherwise stated

iii. Direct property related expenses

	Group From 01.01. to		Company From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Companies related to other shareholders	3,549	4,803	1,546	3,396
Total	**3,549**	**4,803**	**1,546**	**3,396**

iv. Other income

	Group From 01.01. to		Company From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
I & B Real Estate EAD, Company's subsidiary	-	-	2,901	2,500
Irinna Ktimatiki S.A., Company's subsidiary [1]	-	-	819	788
ILDIM S.M.S.A, Company's subsidiary [1]	-	-	159	210
Quadratix Ltd, Company's subsidiary	-	-	350	-
CYREIT, Company's subsidiary	-	-	8,532	3,264
Total	**-**	**-**	**12,761**	**6,762**

v. Other expenses

	Group From 01.01. to		Company From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
The Aphrodite Tennis and Spa Limited, (joint venture)	-	-	-	10
Invel Real Estate (Netherlands) II B.V.	-	200	-	200
MHV, (joint venture)	50	21	-	-
Companies related to other shareholders	-	293	-	-
Total	**50**	**514**	**-**	**210**

vi. Interest income

	Group From 01.01. to		Company From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
PNG Properties EAD, Company's subsidiary	-	-	395	395
Picasso Fund, Company's subsidiary	-	-	129	-
Aphrodite Hills Resort Limited (joint venture)	-	368	-	1,309
Total	**-**	**368**	**524**	**1,704**

vii. Finance costs

	Group From 01.01. to		Company From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Shareholders/ Bondholders of the Company	10	-	10	-
Companies related to other shareholders	-	73	-	-
Total	**10**	**73**	**10**	**-**

[1] *Income generated before the absorption of the company by the parent company Prodea Investments.*

All amounts expressed in € thousand, unless otherwise stated

viii. Due to key management

	Group		Company	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Payables to the members of the BoD and the Investment committee	1,310	1,305	1,310	1,299
Other liabilities to members of the BoD, its committees and Senior Management	3,190	3,098	3,164	3,098
Retirement benefit obligations	-	25	-	25
Total	**4,500**	**4,428**	**4,474**	**4,422**

ix. Key management compensation

	Group From 01.01. to		Company From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
BoD, its committees and Senior Management compensation	3,976	4,968	3,784	4,393
Total	**3,976**	**4,968**	**3,784**	**4,393**

x. Commitment and contingent liabilities

In the context of the loan agreement signed by the subsidiary Quadratix Ltd. with the Bank of Cyprus Ltd. on January 31, 2018, the Company has given a corporate guarantee up to the amount of €5,000 for liabilities of Quadratix Ltd. under the abovementioned loan agreement.

In the context of the loan agreement for an amount up to €25,000 signed by the subsidiary Panterra S.A. with Alpha Bank S.A. on November 25, 2022 (Note 19), the Company has given a corporate guarantee for all liabilities of Panterra S.A arising under the abovementioned loan agreement.

The Company has given corporate guarantee up to the amount of €2,400 for liabilities of the company PIRAEUS TOWER S.A. under the bridge loan. The company is investment in joint ventures.

The Company has guaranteed in favor of the company PIRAEUS TOWER S.A for the issuance of a letter of guarantee of good execution of terms of the concession arrangement up to the amount of €813.

Finally, the Company has committed to pay the Five Lakes Joint Venture an additional amount of €11,513, in proportion to its share in the company (Note 10).

xi. Sale-Purchase agreement

On December 28, 2021, Panphila entered into a purchase agreement with The Cyprus Tourism Development Company Ltd, a 100% subsidiary of MHV, and four individuals to acquire a 17-storey office tower under development with two underground car parks (2) levels, with a total gross area of 26.4 thousand sq.m. After the completion of the office tower and its delivery to the Company, the relevant title deed will be issued in its name. The consideration will be determined based on the provisions of the purchase agreement and will be paid in instalments if specific conditions are met.

xii. Other information

The Board of Directors of the Company by virtue of its decision of 01.12.2022 granted the permission, pursuant to article 99 par. 1 and 3 (f) of Law 4548/2018 for Prodea (“the Company”) to enter into: a) an assignment agreement of receivables of the Company against "FONDO PICASSO - Fondo Comune di Investimento Immobiliare di Tipo Chiuso Riservato" (Picasso Fund), and b) a subordination deed of receivables of the Company against Picasso Fund, in favor of the Agent of the lending banks of Picasso Fund, as security for a facility agreement of Picasso Fund (the "Transaction"). In particular, the Italian fund "FONDO PICASSO - Fondo Comune di Investimento Immobiliare di Tipo Chiuso Riservato" (the "Picasso Fund"), whose units were owned (on the above date) by the Luxembourg-based fund "CI Global RE S. a.r.l. SICAF-RAIF" (40.625%) and by the Luxembourg Fund "Picasso Lux S.a.r.l. SICAF-RAIF" (59.375%), both of which were subsidiaries of the Company on the above date (by a percentage of 80%), refinanced its existing facility agreement by means of a loan agreement dated 05.08. 2022, as amended and in force, up to the amount of €175,000 (the "Loan Agreement") with the lending banks referred to in the Loan Agreement (the "Lending Banks"), and subsequently absorbed the Fund "Fondo Tarvos - Fondo Comune di Investimento Immobiliare di Tipo Chiuso Riservato" Under the terms of the Loan Agreement, the Lending Banks requested that the Company assigns to "Situs Asset Management Limited" an English company acting as agent ("Agent") and security agent ("Securities Agent") of the Lending Banks, as a security for their claims under the Loan Agreement and the other related financing documents, an existing interest-bearing claim it has against the Picasso Fund in the principal amount of €2,000, as well as to undertake to assign - subject to its prior compliance with the provisions of Greek Company Law and the regulatory framework governing its operation - its future claims, arising from any future subordinated loans (as defined in the Loan Agreement), similarly against the Picasso Fund. For the same purpose, the Company entered with Picasso Fund and the Securities Agent - in addition to the aforementioned receivables assignment agreement, governed by Italian law- to a subordination deed, governed by English law, under which the Company's claims against the Picasso Fund will be subordinated in payment and satisfaction to those of the Lending Banks under the Loan Agreement, except for those defined as "Permitted Payments" in the aforementioned subordination agreement. The above Luxembourg entities, in which the Company held (on the above date) 80% of their shares and of their nominal share capital, "CI GLOBAL RE S.À R.L. SICAF-RAIF" and "Picasso Lux S.a.r.l. SICAF-RAIF", had been decided to be merged[1] with the former absorbing the latter and according to the steps plan that had been agreed, the Company will have 80% of the total shares and nominal share capital of the surviving company, "CI GLOBAL RE S.À R.L. SICAF-RAIF", in which the related party of the Company (per article 99(2) of Law 4548/2018, in conjunction with IAS 24) "Invel Real Estate Partners Limited", which is controlled by the Executive Chairman of the Board of Directors of the Company, is a minority shareholder (at the time of the above decision of the Board of Directors, with a percentage of 15.99%). In view of the above, the auditing company "Associated Chartered Accountants S.A." - SOL SA has issued, following its engagement by the Company, a fairness opinion, according to the provisions of paragraph 3, number f, of article 99 of Law 4548/2018, dated 28.11.2022, on whether, for the above receivables assignment agreement and subordination deed, there is adequate protection of the interests of the Company and its shareholders who are not related parties, including minority shareholders. The assumptions, approach, limitations and exceptions of the fairness opinion are detailed therein. In the fairness opinion, the auditing firm SOL SA, analyses the transaction, states the information and data brought to its attention by the Company's management, as well as the procedures performed (p. 7-9) and expresses the opinion, based on the data, the information received from the Company's Management and the work performed and after taking into account the exceptions and limitations mentioned in its fairness opinion, dated 28-11-2022, that the provision of securities (Transaction), as described in paragraph D of its report, under the Picasso Fund Refinancing Loan Agreement dated 05.08.2022 and in particular the execution of the above mentioned: (a) receivables assignment agreement governed by Italian law, and (b) subordination deed governed by English law, are provided in the interest of the Company, its subsidiaries and their shareholders and there is adequate protection of the interests of the Company and its shareholders who are not related parties, including minority shareholders.

[1] *The two Luxembourg entities “CI GLOBAL RE S.À R.L. SICAF-RAIF' and 'Picasso Lux S.a.r.l. SICAF-RAIF" merged on 13.12.2022 and the former absorbed the latter.*

All amounts expressed in € thousand, unless otherwise stated

NOTE 35: Independent Auditor's fees

Ernst & Young (Hellas) S.A. has served as our principal independent public accountant auditor for the years ended December 31, 2022 and December 31, 2021.

The following table presents the aggregate fees for professional audit services and other services rendered to the Group by the Ernst & Young (Hellas) S.A. for the years 2022 and 2021 respectively.

	Group		Company	
	From 01.01. to		From 01.01. to	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Fees for auditing services	455	403	218	196
Audit fees for the Annual Tax Certificate	68	47	16	15
Other non-audit services	179	70	62	55
Total	**702**	**520**	**296**	**266**

NOTE 36: Events after the Date of Financial Statements

On February 22, 2023, the Company acquired the 100% of the shares of the company THETIS REAL ESTATE – COMMERCIAL LIMITED LIABILITY COMPANY (hereinafter "THETIS"), which owns a complex of four properties that are used as Storage and Distribution Centers. The consideration for the acquisition of THETIS shares was calculated based on the net assets of the company on the date of the acquisition and amounted to €26,199, out of which €16,585 was given as an advance payment (Note 12).

There are no other significant events subsequent to the date of Financial Statements relating to the Group or the Company.

Report on the use of proceeds from the issuance of “Green” Common Bond Loan through payment in cash for the period from 20.07.2021 until 31.12.2022

In accordance with the provisions of paragraph 4.1.2 of the Athens Exchange Stock Market Regulation, the decision no. 25/17.07.2008 of the Board of Directors of Athens Stock Exchange and decision no. 8/754/14.04.2016 of the Board of Directors of Hellenic Capital Markets Commission, it is hereby announced that from the issuance of Common Bond Loan (hereinafter «’’Green’’ Common Bond Loan» or «Green Bond») of an amount of three hundred million euros (€300.000.000) with the issuance of 300,000 bearer bonds with an offer price of one thousand euros (€1.000) each, that was implemented according to the resolution of the Board of Directors of Prodea Real Estate Investment Company Société Anonyme (hereinafter «Company») as of 02.07.2021 and the approval of the content of the Prospectus from the Hellenic Capital Market Commission dated 09.07.2021, a total net amount of three hundred million euros (€300,000,000) was raised. The cost of the issuance amounted to €8,173,098.93 and was covered in total from the funds raised from the above issuance of the Company. The issuance of the Green Bond was covered in full, the raise of the funds was performed on 20.07.2021 and the 300,000 bearer bonds commenced trading in the fixed income securities category of the regulated market of the Athens Stock Exchange on 21.07.2021.

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

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

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

The table below presents the net raised funds as well as the use of the raised funds until 31.12.2022 per category of use / investment:

Table for the Use of Proceeds from the Issuance of the “Green” Common Bond of €300m.

Amounts in thousand euros

S/N	Purpose of Use of Proceeds	Net raised funds	Amount of raised fund utilized			Remaining amount for use
			20.07 – 31.12.2021	01.01.2022 - 30.06.2022	01.07.2022 - 31.12.2022	
1	Repayment of bond loan related to the green office building KARELA in Paiania.		55,977	-	-	
2	Green Investments[1]		46,476	70,214	25,720	
	Total	**291,827**	**102,453**	**70,214**	**25,720**	**93,440**

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

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

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

Athens, April 10, 2023

The Vice-Chairman B' of the BoD and CEO	The CFO / COO	The Class A' Accountant / Finance Manager
Aristotelis Karytinos	Thiresia Messari	Paraskevi Tefa

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Factual findings report in connection with the "Report on the use of proceeds from the issuance of "Green" Common Bond Loan through payment in cash for the period from 20.07.2021 until 31.12.2022"

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

Scope and purpose

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of Prodea Real Estate Investment Company Société Anonyme (the "Engaging Party"), solely to assist you in relation to the "Report on the use of proceeds from the issuance of "Green" Common Bond Loan through payment in cash for the period from 20.07.2021 until 31.12.2022", ("Subject Matter") of Prodea Real Estate Investment Company Société Anonyme in accordance with the requirements of the decision of the Hellenic Capital Market Commission with reference number 8/754/14.04.2016 and the decision 25/17.07.2008 of the Athens Stock Exchange, as amended on 6.12.2017 (hereafter the "Decisions"), and may not be suitable for another purpose.

Restricted use

This agreed-upon procedures report ("AUP Report") is intended solely for the information and use of the Engaging Party and is not intended to be and should not be used by anyone else.

Responsibilities of the Engaging Party

The Engaging Party has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.

The Engaging Party is responsible for the Subject Matter on which the agreed-upon procedures are performed. The sufficiency of these procedures is solely the responsibility of the Acknowledging Parties.

Responsibilities of the Practitioner

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 Engaging Party, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness or the sufficiency of the agreed-upon procedures described below either for the purpose for which this AUP Report has been requested or for any other purpose.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Our independence and quality control

In performing the Agreed-Upon Procedures engagement, we complied with the ethical requirements in the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants (IESBA). We are not required to be independent for the purpose of this engagement; however, we complied with the independence requirements of the IESBA Code that apply to assurance engagements other than financial audit or review engagements. We are the independent auditor of the Entity and therefore we also complied with the independence requirements of the IESBA Code that apply in context of the financial statement audit.

EY applies International Standard on Quality Control 1, Quality Control 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.

Description of procedures performed

We have performed the procedures described below, which were agreed upon with the Board of Directors of Prodea Real Estate Investment Company Société Anonyme, pursuant to the engagement letter dated September 7, 2022 and in the context of the requirements of the decision of the Hellenic Capital Market Commission with reference number 8/754/14.04.2016 and the decision 25/17.07.2008 of the Athens Stock Exchange, as amended on 6.12.2017.

Procedures performed

Especially, our procedures performed are summarized as follows:

1) We reviewed the content of the Subject Matter and its consistency with what is referred to in the Decisions.

2) We reconciled the content of the Subject Matter and its consistency with what is referred to in the Prospectus issued by the Company on 09 July 2021, as well as with the relevant decisions and announcements of the Company.

3) We have traced and agreed the amount of the Bond Loan that has been included in the Subject Matter to: (a) the amount that was approved by the Company's Board of Directors Meeting on July 2, 2021, (b) the amount included in the Prospectus referred above, (c) the amount deposited in the Company's bank account in Piraeus Bank with reference number 5013065603503.

4) We reconciled the funds raised from the issuance of the Bond Loan as presented in the column "Amount of raised fund utilized 01.01-31.12.2022" of the Subject Matter, with the minutes and the decisions of the responsible bodies of the Company and the relevant journal entries.

Findings

Based on the aforementioned procedures performed, we identified the below:

1) We noted that the content of the Subject Matter is consistent with the provisions of the Decisions mentioned above.

2) The content of the Subject Matter reconciles with what is referred to in the Prospectus issued by the Company on 09 July 2021, as well as with the relevant decisions and announcements of the Company.

3) The amount of the Bond Loan that has been included in the Subject Matter traces and agrees to: (a) the amount that was approved by the Company's Board of Directors Meeting on July 2, 2021, (b) the amount included in the Prospectus referred above, (c) the amount deposited in the Company's bank account in Piraeus Bank with reference number 5013065603503.

4) The funds raised from the Common Bond loan issuance as included in the Column “Amount of raised fund utilized 01.01-31.12.2022” of the Subject Matter, reconcile with the minutes and the decisions of the responsible bodies of the Company, and the relevant journal entries.

Athens, April 10, 2023

The Certified Auditor Accountant

Andreas Hadjidamianou
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