TradeEstates

TRADE ESTATES REAL ESTATE INVESTMENT COMPANY
"TRADE ESTATES R.E.I.C"
HCMC licence no. 838/28.02.2019 HEAD OFFICES: 3, H. Sabbagh - S. Khoury Str., GR 151 25 Maroussi, Athens, Greece,
INVESTMENT SCHEDULE ON 30st JUNE 2026
According to the provisions of article 53 of Law 5193/2025 and those provided by decision of BOD of the Hellenic Capital Market Commission 8/259 / 19.12.2002, as amended by decisions 10/566 / 26.10.2010 and 5/760 / 14.07.2016
The Statement of Investments has been translated from the original Statement of Investments that was prepared in Greek . In the event that differences exist between this translation and the original in Greek, the Greek text prevails.

(A) INVESTMENT PROPERTIES

S/N	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active on 30.06.2026)	OTHER INFORMATION
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION COST	TAXABLE VALUE	FAIR VALUE 30.06.2026	% ON TOTAL INVESTMENTS 30.06.2026			
			LAND	BUILDING							
1	Oinofyta: Land plot and industrial warehouses (basement and 1st floor) located in Oinofyta Viotia	Location: " Kapsouri-Lyssia-or Aisia-Tempeli" or "Agios Athanasios" 53th km National road Athinon Industrial area Oinofyta Viotia	70.445	30.389	9.020.798	11.950.050	11.708.278	2,11%	Logistic Center	TRADE LOGISTICS SA	
2	Schimatari: Land Plot and basement and 1st floor industrial warehouses in Schimatari Viotias	Location: "Patima"or "Vourla Antoni"or "Sterna" municipality Schimatari Viotia	103.269	47.377	25.262.981	19.804.807	29.619.373	5,33%	Logistic Center	TRADE LOGISTICS SA -DELATOLAS COURRIER & WAREHOUSING 3PL SERVISES SA - DIAKINISIS	
3	Elefsina: Land Plot and industrial warehouse in Elefsina	Location: "Vamvakia" municipality of Elefsina	45.408	16.655	8.147.433	9.316.486	9.652.432	1,74%	Logistic Center	ELTREKKA SA	
4	Ioannina: Land Plot and store premises of Ioannina	Location: " Episkopi" Municipal District Servianon municipality Dodoni and "Messaria-Steno" Municipal District Bizaniou municipality Ioanniton and road junction Location: "Perataria" Municipal District Bizaniou municipality Ioanniton	229.209	46.926	17.240.904	21.762.676	22.316.540	4,02%	Retail Park	HOUSEMARKET SA - SPORTSWEAR MARKET MAE - H&M (Hennes & Mauritz) SA - LC WAIKIKI RETAIL HELLAS SA - PEPCO GREECE - LPP GREECE - JUMBO - MART CASH AND CARRY - GREGORY'S	
5	Thessaloniki: Land Plot and store premises of Thessaloniki	Location: "Basis Metochi or Patriarchiko" Georgikis Scholis str Pylaia Thessaloniki municipality Pylaia Chortiati	117.531	24.154	45.712.252	37.228.097	52.847.591	9,52%	Retail Park	SPORTSWEAR MARKET MAE -National Bank of Greece SA - HOUSE MARKET SA - DRAGOUMIS	
6	Larisa: Land Plot and store premises of Larisa	Location: "Likopoula" municipality of Larisa	262.087	30.359	10.143.426	12.720.583	11.394.609	2,05%	Retail Park	HOUSEMARKET SA - SPORTSWEAR MARKET MAE	
7	Agios Ioannis Rentis: Land plot and store premises (basement and 1st floor)	Location: Piraeus & Fleming, Municipality of Nikaia, Agios Ioannis Rentis	20.127	6.608	17.569.747	8.696.487,24	13.814.242	2,49%	Retail Park	SPORTSWEAR MARKET MAE- JYSK SA - LIDL HELLAS & ΣΙΑ ΟΕ - PAKKETO - BOX NOW	
8	Piraeus: Land plot and store premises (Retail Park)	Location: Piraeus Avenue, Municipality of Piraeus	14.895	14.555	25.375.111	31.164.167,82	32.150.704	5,79%	Retail Park	AB VASILOPOULOS SA- MOUSTAKAS SA- PREMIER CAPITAL SA - PAPAVASILEIOY OPTICS OE- PAREX SA - ORCHESTRA HELLAS SA- SINSAY - ADIDAS HELLAS SA - PEPCO GREECE - LILLY DROGERIE SA - BOX NOW - GREGORY'S - SKROUTZ-HUDSON	
9	Patra: Land plot and store premises (Retail Park)	Location: Akti Dymaion & Antheia, Patra	20.978	21.146	27.147.846	15.986.307,60	28.463.029	5,13%	Retail Park	ADIDAS HELLAS ΜΟΝΟΠΡΟΣΩΠΗ Α.Ε. - HUDSON ΕΛΛΑΣ ΜΟΝΟΠΡΟΣΩΠΗ ΑΝΩΝΥΜΗ ΕΤΑΙΡΕΙΑ - FOOD PLUS - ΓΕΩΡΓ Ν ΜΟΥΣΤΑΚΑΣ ΥΠΕΡΜΑΡΚΕΤ - PEPCO GREECE - LPP GREECE - ΜΙΚΕΛ ΚΑΦΕ - HOUSEMARKET - KOTSOVOLOS	
10	Thessaloniki : Land plot and store premises (Retail Park)	Location: Georgikis Scholis 69 Avenue, Pilea Thessaloniki	135.967	39.232	37.523.943	33.234.247,82	66.450.841	11,97%	Retail Park	AB VASILOPOULOS - JYSK SA - MOUSTAKAS - ENERGIERS - PEPCO GREECE - KOTSOVOLOS - JUMBO - GOODY'S BURGER HOUSE - LEROY MERLIN - KART - SAILING SCHOOL - LPP GREECE	
11	Spata : Land plot and store premises (Retail Park)	Location: Gyalou , Municipality of Spata - Artemidos	90.980	64.271	96.212.594	48.570.834,01	153.060.000	27,56%	Retail Park	2XM LTD - AXF SA - B&F COMMERCIAL & GARMENT INDUSTRIES S.A. - BOX NOW S.A - CALIN GROUP SA - CHAIN STORE DEVELOPERS S.A. - COLOR DREAM SHOES PC - DECATHLON GREECE SPORTING GOODS SINGLE MEMBER LIMITED - DREAM FOOD SPATON S.A. - FASHION FORWARD LTD - FOOD PLUS S.A. - GREEN CUP COFFEE PC - GROUPER CINEMAS SINGLE MEMBER S.A - H & G PC - H & M HENNES & MAURITZ S.A - HONDOS CENTER SA - INTERSPORT ATHLETICS SA - INTRAFASHION GROUP SA - ISB SA - JUMBO S.A - MARC AALEN SA - MARKS AND SPENCER SA - MIKELINA FASHION SHOW ROOM LTD - MIO MODA TRADE IMPORT AE - NEF - NEF S.A. - OPEN AIR CINEMA LTD - OPTICAL PAPADIAMANTOPOULOS S.A. - ORCHESTRA HELLAS SA - OUTLET SUPPLIES LTD - PADOR PC - PARABITA SA - POP AIR S.A - PREMIER CAPITAL HELLAS SINGLE MEMBER S.A. - XANTROCOSMOS LIMITED - CLEAN CAR SMART PARK P.C. - TYROGALA VASILIKI NEKTARIA - ALPHA BANK SA - ANNA MARIA MAZARAKI SA - JOOLS SILVER JEWELLERY - AFI I LETSIOU PC - BASIL P. GAITANIS SP - GERMANOS SA - DIETHIS ATHLITIKI LTD - NATIONAL BANK OF GREECE SA - HELLENIC HYPERMARKETS SKLAVENITIS SA - NAKAS BOOK HOUSE PC - A.I. KLOUKINAS (AIK) SA - INKAT SA	
12	Οινόφυτα: Αγρός	Θέση: Λυσία	4.740	-	240.000	51.741,03	243.044	0,04%	Under development / to be developed		
13	Eleusina: Land	Location: Xani Adam & Strifi	24.590	-	925.283	745.077,00	1.451.054	0,26%	Under development / to be developed		
	INVESTMENT PROPERTIES TOTAL & LAND PLOTS TOTAL(A)		**1.140.226**	**341.672**	**320.522.319**	**251.231.562**	**433.171.737**	**78,01%**			

(B) INVESTMENTS IN SHARES OF COMPANIES WITH THE EXCLUSIVE PURPOSE OF REAL ESTATE (NON-LISTED SHARES)

S/N	DESCRIPTION OF LAND, BUILDINGS & NAME OF INVESTMENT	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION COST OF SECURITIES	CURRENT UNIT VALUE	CURRENT VALUE 30.06.2026	% ON TOTAL INVESTMENTS 30.06.2026	CURRENT USE OF PROPERTY	TENANTS (active on 30.06.2026)	OTHER INFORMATION
			LAND	BUILDING							
1	Aspropyrgos: Land plot and existing warehouse building	Locations: Patima, Lako Katsari	125.742	51.080	17.337.030	13.475,12	22.072.252	3,97%	Logistic Center	TRADE LOGISTICS SA	This investment relates to greek company "EVITENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION SOLE SHAREHOLDER SOCIETE ANONYME" in which TRADE ESTATES R.E.I.C. holds 100% of its share capital (i.e 1.638 shares). The fair value of the company's property on 30.06.2026 amounts to €55.360.000
2	Cyprus: Store premises	Location: Inside "Siakola" Retail Park Municipality of Strovolos, Nicosia District, Cyprus	-	40.886	35.521.530	10.434,88	31.304.647	5,64%	Retail Store	H.M. HOUSE MARKET (CYPRUS) LTD	This investment relates to cypriot company "HM ESTATES CYPRUS" in which TRADE ESTATES R.E.I.C holds 100% of its share capital (i.e 3.000 shares). The company "HM ESTATES CYPRUS" has a shareholding of 100% of the company "TRADE ESTATES CYPRUS", owner of the property, whose fair value on 30.06.2026 amounts to €34.719.917
3	Bulgaria: Land plot and store premises	Location: Okolovrasten pat 216, Sofia, Bulgaria	60.737	20.320	31.068.777	0,68	35.968.949	6,48%	Retail Store	HOUSE MARKET BULGARIA EAD	This investment relates to bulgarian company "TRADE ESTATES BULGARIA EAD" in which TRADE ESTATES R.E.I.C holds 100% of its share capital (i.e 52.758.203 shares). The fair value of the company's property on 30.06.2026 amounts to €50.188.654
4	Heraclion Crete: Land plot and store premises	Location: Nea Alikarnassos, Heraclion Crete	42.240	14.571	10.426.711	583,12	6.228.862	1,12%	Retail Park	HOUSEMARKET S.A. - LPP GREECE - GREGORY'S	This investment relates to greek company "MANTENKO REAL ESTATE DEVELOPMENT AND EXPLOITATION SA" in which TRADE ESTATES R.E.I.C holds 100% of its share capital (i.e 10.682 shares). The fair value of the company's property on 30.06.2026 amounts to €18.192.646
5	Chalandri: Land plot and store premises	Location: Doukissis Plakentias , Municipality of Chaladri	3.684	3.531	6.351.268	2,52	8.241.066	1,48%	Retail Store	LIDL HELLAS	This investment relates to greek company "VOLYRENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION SOLE SHAREHOLDER SOCIETE ANONYME" in which TRADE ESTATES R.E.I.C. holds 100% of its share capital (i.e 3.269.960 shares). The fair value of the company's property on 30.06.2026 amounts to €9.233.107
6	Elefsina: Land plot	Location: Strifi Elefsina	134.122	-	2.058.460	18,46	2.437.250	0,44%	Under development / to be developed	-	This investment relates to greek company "RETS CONSTRUCTIONS SA" in which TRADE ESTATES R.E.I.C holds 50% of its share capital (i.e 132.000 shares). The fair value of the company's property on 30.06.2026 amounts to € 10.327.414.
7	Heraclion Crete: Land plot	Location: Nea Alikarnassos, Heraclion Crete	50.883	-	6.679.500	129,85	6.324.993	1,14%	Under development / to be developed	-	This investment relates to greek company "PERSENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION SOLE SHAREHOLDER SOCIETE ANONYME" in which TRADE ESTATES R.E.I.C. holds 100% of its share capital (i.e 48.710 shares). The fair value of the company's property on 30.06.2026 amounts to €6.188.000
TOTAL INVESTMENTS - NOT LISTED IN A STOCK EXCHANGE (B)			**417.407**	**130.387**	**109.443.275**	**24.645**	**112.578.018**	**20,27%**			
			0	0	0	0	0	0			

(C) CASH DEPOSITS

S/N	TYPE OF DEPOSITS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash	1.036	0,00%
2	Cash Deposits (including DSRA)	9.528.157	1,72%
TOTAL CASH AND EQUIVALENTS (C)		**9.529.194**	**1,72%**
TOTAL INVESTMENTS (A + B + C + D)		**555.278.949**	**100,00%**

(D) RECEIVABLES, OTHER ASSETS & LIABILITIES

S/N	Type	BALANCE
1	**Receivables**	**68.188.195**
2	**Other receivables**	**3.413.579**
3	**Liabilities**	**283.595.093**

(E) TOTAL ASSETS % ANALYSIS

	30/06/2026 Reviewed	31/12/2025 Audited	31/12/2024 Audited
Total Assets according to IFRS	622.330.768	626.787.702	515.460.330
Total property value according to Law 5193/2025	433.171.737	422.755.494	177.196.979
% Property value on Total Assets	69,60%	67,45%	34,38%
Total Investments according to Law 5193/2025	112.578.018	106.622.469	268.005.196
% Investments in securities on Total Assets	18,09%	17,01%	51,99%
Total Cash & Equivalents	9.529.194	19.918.656	7.770.181
% Cash & Equivalents on Total Assets	1,53%	3,18%	1,51%
Total Receivables and Other Assets	71.601.773	76.030.853	95.969.256
% Total Receivables and Other Assets on Total Assets	11,51%	12,13%	18,62%

NOTES:

1. The Company has the full ownership on all properties, that are included in above tables (A).
2. The values presented in the column “Fair Value” (A) refer to fair values of the properties on 30.06.2026, have been provided from the independent valuers "KENTRIKI Property Valuers & Consultants Private Company" with d.t. "SAVILLS HELLAS Private Company", "AXIES S.A" and "P.DANOS & ASSOCIATES S.A" in accordance with the provisions of Law 5193/2025. According to the certified appraisers,the data used and analyzed in the valuation reports come from various sources and recent information from the real estate markets in which the company operates, as well as broader financial information, and are adjusted to current conditions in order to reflect general economic trends and the characteristics of properties at the valuation date. As the valuers emphasize, geopolitical tensions continue to intensify, raising concerns about their potential economic impacts. As a sector closely linked to macroeconomic conditions, real estate is naturally exposed to these developments. Due to the increased uncertainty, property values are going through a period during which they are being monitored with a higher level of attention by TRADE ESTATES.
3. The property located at "Lykopoula", Municipality of Larissa (A.6), includes two (2) land plots situated in the "Ampelia or Lykopoula" area, with surface areas of 11,475.73 sq.m. and 4,000.80 sq.m., respectively.
4. All company's properties are free of encumbrances, except for properties:

A. Property A.1. Oinofyta: Land plot and industrial warehouses (basement and 1st floor) located in Oinofyta Viotia and A.4 Schimatari: Land Plot and basement and 1st floor industrial warehouses in Schimatari Viotias , which has the following encumbrances:
-Mortgage prenotation, amounting to €180.0 million, pursuant to decision no. 2292S/2023 of the Athens District Court, for the account and benefit of the Bondholders.

B. Property A.4. Ioannina: Land Plot and store premises of Ioannina, which has the following encumbrances:
- Mortage prenotation, in the amount of €180.0 million, which was registered pursuant to decision no. 2290S/2023 of the Athens Magistrates’ Court in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders, and the registration of a prenotation of mortgage in the amount of €180 million pursuant to decision no. 23399S/2025 of the Single-Member Court of First Instance of Athens, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders, is pending.

C. Property A.5 Thessaloniki: Land Plot and store premises of Thessaloniki, which has the following encumbrances:
-Mortgage prenotation, in the amount of €180.0 million, which was registered pursuant to decision no. 2289S/2023 of the Athens District Court in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

D. Property B.3 Bulgaria: Land plot and store premises, which has the following encumbrances:
- First class mortage prenotation in the amount of € 70.0 million in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.
- A corporate guarantee and has been created a first-ranking pledge in favour of the Bondholders' Representative, acting on behalf and for the benefit of the Bondholders, over the receivables arising from specific bank accounts and under a lease agreement to which the Company is a party as lessor.

E. Property A.10 Thessaloniki : Land plot and store premises (Retail Park) , which has the following encumbrances:
- Mortgage prenotation, in the amount of €91.0 million, pursuant to decision no. 3486S/2022 of the Athens District Court, in favor of Eurobank SA, as Representative of the Bondholders, for the account and benefit of the Bondholders (applications for the registration of the cancellation of four mortgages, which were registered pursuant to notarial deeds no. 7337/2017 and no. 7338/2017 of the Athens notary, Christina Keziou, are pending).

F. Property A.7 Agios Ioannis Rentis: Land plot and store premises (basement and 1st floor), which has the following encumbrances:
- Mortgage prenotation, in the amount of €180.0 million, pursuant to decision No. 2402S/2023 of the Athens Districh Court, in favor of Alpha Bank, as Representative of the Bondholders, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

G. Property A.8. Piraeus: Land plot and store premises (Retail Park), which has the following encubrances:
- Mortgage prenotation, of the amount of € 180.0 million, purcuant to decision No. 2286S/2023 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

H. Property A.9. Patra: Land plot and store premises (Retail Park) , which has the following encumbrances:
- Mortage prenotation, in the amount of €29.4 million, plus interest and expenses, pursuant to decision No. 3931/2023 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

I. Property A.11 Spata: Land plot and store premises (Retail Park) , which has the following encumbrances:
- Mortgage prenotation, in the amount of €85,7 million, pursuant to notarial document No. 28.835/29.11.2023 for the benefit of the National Bank of Greece. It is noted that the loan secured by the mortgage has been repaid and the cancellation of the prenotation of mortgage is pending.
- Mortgage prenotation, in the amount of €85.7 million, pursuant to decision No. 648Σ/2023 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.
- Mortgage prenotation, in the amount of €108 million, pursuant to notarial document No.75944Σ/2024, decision of the Single-Member Court of First Instance of Athens, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

J. Property B.4 Alikaransso: Land Plot, which has the following encumbrances:
- Mortage prenotation, in the amount of €22,2 million, pursuant to decision No. 77412Σ/2024 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.
- Mortage prenotation in the amount of €180 million, which was registered pursuant to decision no. 23398S/2025 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

K. Property A.3 Eleusina: Land plot, which has the following encumbrances:
- Mortage prenotation in the amount of €180 million, which was registered pursuant to decision no. 23398S/2025 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

Λ. Property B.5. Chalandri: Land plot and store premises, which has the following encumbrances:
- Mortage prenotation in the amount of €188 million, which was registered pursuant to decision no. 23827S/2025 of the Athens District Court, in favor of the Bondholders’ Representative, for the account and benefit of the Bondholders.

5. The amounts are presented in euro, rounded to the nearest unit.

Athens, September 01 2026

The Chairman of the BOD	The CEO	The CFO	The Chief Accountant
Vassilis S. Fourlis **ID No. AM - 587167**	**Dimitrios Papoulis** **ID No. M-391322**	**Demetris Panayi** **ID No. 0000788409**	**Georgios Tassopoulos** **ID No. A00412074** **Ch. Acct. Lic. No. 0119363 A Class**

Grant Thornton

Agreed-Upon Procedures Report on Trade Estates Investment Schedule
To the Board of Directors (hereinafter the Management) of Trade Estates Real Estate Investment Company

Purpose of this Agreed-Upon Procedures Report and Restriction on Use and Distribution
Our report is solely for the purpose of assisting the company Trade Estates Real Estate Investment Company (hereinafter "the Company") regarding the submission to the Hellenic Capital Market Commission of the attached Investment Schedule prepared for the six-month period ended June 30, 2026, in the context of its obligations arising from the provisions of Article 53, Law 5193/2025 and the requirements of the Resolution of the Board of Directors of the Hellenic Capital Market Commission No. 8/259/19.12.2002 and Decision No. 10/566/26.10.2010 , as amended by Article 53 and paragraph 3 of Article 53 of Law 5193/2025 (hereinafter the "Subject Matter").
This report is not suitable for any other purpose and is intended solely for the Management of the Company, therefore, we do not assume any liability in connection with the performance of the following arranged-upon procedures regarding any third party other than the Company. Accordingly, this report should not be used by, or distributed to, any other parties other than for information purposes only to the of the Hellenic Capital Market Commission. Moreover, this report is limited only to the information set forth above and does not extend to the interim (condensed) financial information prepared by the Company for the six-month period ended June 30, 2026, for which we will issue a separate Review Report.

Responsibiities of the Management
The Company's Management - as the Contracting Party - has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.
Further, the Company's Management, as the Responsible Party, is responsible for the Subject Matter on which the agreed-upon procedures are performed.

Auditor's Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (Revised), Agreed-Upon Procedures Engagements. An agreed-upon procedures engagement involves our performing the procedures that have been agreed with the company and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Professional Ethics and Quality Control
We have complied with the ethical requirements in the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the independence requirements in accordance with Law 4449/2017 and Regulation (EU) No 537/2014 of the European Parliament and of the Council.

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

Procedures and Findings
We performed the procedures on the Subject Matter described below which were agreed upon with the Company's Management in the terms of engagement dated 24.08.2026.

AA	Procedures	Findings
1	We examined whether the information contained in the Company's Investment Schedule for the six-month period ended June 30, 2026, complies with the provisions of Article 53, Law 5193/2025, as in force, and with Decisions 8/259/19.12.2002 and 10/566/26.10.2010 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Article 53 of Law 5193/2025	The content of the Company's Investment Schedule for the six-month period ended June 30, 2026 complies with the provisions of Article 53, Law 5193/2025, as in force and with Decisions 8/259/19.12.2002 and 10/566/26.10.2010 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Article 53 of Law 5193/2025.
2	We examined whether the descriptions of the properties recorded in the "Property Description" column of the Investment Schedule are consistent with the corresponding data included in the Company's last submitted Statement of Assets and Liabilities (E9) and/or with the corresponding purchase contracts of the properties and/or the Fair Value Valuation Reports of independent appraisers with a valuation date of June 30, 2026.	The descriptions of the properties recorded in the "Property Description" column of the Investment Schedule are consistent with the corresponding data included in the Company's last submitted Statement of Assets and Liabilities (E9) and/or with the corresponding purchase contracts of the properties and/or the Fair Value Valuation Reports of independent appraisers with a valuation date of June 30, 2026.
3	We examined whether the fair values of the properties recorded in the "Valuation Value" column of the Investment Schedule arise from the Fair Value Valuation Reports of the independent appraisers with a valuation date of June 30, 2026.	The fair values of the properties recorded in the "Valuation Value" column of the Investment Schedule arise from the Fair Value Valuation Reports of the independent appraisers with a valuation date of June 30, 2026.
4	We examined whether the column "Current value of securities" in the field (B) "Investments in shares of companies whose sole purpose is exploitation of real estate (securities non-listed on a regulated market)", included in the Investment Schedule, is consistent with the Equity of the companies in which the Company has invested, as presented in the Company's accounting records for the six-month period ended June 30, 2026, unaudited by us, and whether the fair value of the companies' properties, as derived from the Fair Value Valuation Reports of the independent appraisers with a valuation date of June 30, 2026, has been taken into account in determining the Equity of the companies.	The data included in the field (B) "Investments in shares of companies whose sole purpose is exploitation of real estate (securities non-listed on a regulated market)", the column "Current value of securities", included in the Investment Schedule, is consistent with the Equity of the companies in which the Company has invested, as presented in the Company's accounting records for the six-month period ended June 30, 2026, unaudited by us. It is to be noted that the fair value of the companies' properties, as derived from the Fair Value Valuation Reports of the independent appraisers with a valuation date of June 30, 2026, has been taken into account in determining the Equity of the companies.
5	We examined whether the total fair value of investment property recorded in the Investment Schedule complies with the corresponding value of Investment Property as derived from the Company's unaudited accounting records for the six-month period ended June 30, 2026.	The total fair value of investment property recorded in the Investment Schedule complies with the corresponding value of Investment Property as derived from the Company's unaudited accounting records for the six-month period ended June 30, 2026.
6	We examined whether the financial information included in the Investment Schedule has been exported from up-to-date unaudited accounting records maintained by the Company for the six-month period ended June 30, 2026.	The financial information included in the Investment Schedule complies with up-to-date unaudited accounting records maintained by the Company for the six-month period ended June 30, 2026.
7	We were to confirm the correctness of the numerical calculations of the Investment Schedule.	We confirmed the correctness of the numerical calculations of the Investment Schedule.

Athens, September 01 2026
The Certified Public Accountant

Dimitris Panterlis
Registry Number SOEL: 38651

Grant Thornton
Chartered Accountants Management Consultants
58, Katehaki Av., 115 25 Athens, Greece
Registry Number SOEL 127