

<div> <div>INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY</div> <div>"INTERCONTINENTAL INTERNATIONAL R.E.I.C. "</div> <div>HCMC Decision 5/604/6.12.2011</div> <div>HEADQUARTERS: 26 RIGILLIS STR, 3rd FLOOR, POSTAL CODE 10674, ATHENS</div> <div>INVESTMENT STATEMENT OF 30.06.2023</div> </div>												
A. INVESTMENTS IN REAL ESTATE												
INVESTMENT PROPERTY DESCRIPTION						VALUE OF PROPERTY						LEASE INFORMATION
S/N	DESCRIPTION OF LAND & BUILDING	LOCATION & ADDRESS	AREA IN SQ.M.			ACQUISITION COST	TAX VALUE	FAIR VALUE	% OF TOTAL INVESTMENTS	SURPLUS VALUE	CURRENT USE OF PROPERTY	TENANT
			LAND	BUILDING	REMAINING BUILDING COEFFICIENT	(1)	(2)	(3)		(3) - (1)		
1	Retail floor with basement and mezzanine	18-18A' Akti Moutsopoulou Str. Piraeus (Pasalimani)	100,52	749,25	0,00	2.023.909,65	1.377.041,57	2.124.000,00	1,76%	100.090,35	Retail Shop	ALPHA BANK S.A.
2	Retail floor and basement	Junction of Thessaloniki ring road & Makrigianni Str. Ano Ilíoupolis-Stavroupolis-Thessaloniki	177,88	742,19	0,00	2.331.379,11	1.270.756,44	1.760.000,00	1,46%	-571.379,11	Retail Shop	ALPHA BANK S.A.
3	Commercial building consisting of 4 floors	104' Dekelias Ave. & Ag.Triados Str., Chalkidona, Nea Filadelfia - Attica	428,83	875,43	0,00	1.832.452,03	1.286.188,99	1.653.000,00	1,37%	-179.452,03	Retail Shop	ALPHA BANK S.A./ VENETIS S.A.
4	Listed building, consisting of four floors with a basement and a mezzanine floor	21' Ionos Dragoumi Str., 1st District of the Municipality of Thessaloniki	451,15	1.974,82	641,85	5.564.477,92	3.702.175,31	5.320.000,00	4,40%	-244.477,92	Retail Shop	ALPHA BANK S.A.
5	Retail ground floor with basement & mezzanine	107' Kifissias Ave.& Panormou Str., 7th District of the Municipality of Athens	227,45	830,00	0,00	2.423.804,38	1.421.615,05	2.488.000,00	2,06%	64.195,62	Retail Shop	ALPHA BANK S.A.
6	Retail ground floor with basement and mezzanine	32' Posidonos Ave.& 2' Ag. Alexandrou Str., Palaio Faliro - Floisvos	223,39	672,46	0,00	3.040.415,86	2.062.599,77	2.750.000,00	2,28%	-290.415,86	Retail Shop	ALPHA BANK S.A.
7	Retail ground floor, two basements and 1st floor	155-157' Eleftheriou Venizelou Ave.(former 151-153' Thisseos Ave.) Kallithea	357,38	1.072,23	0,00	3.048.164,12	2.178.950,94	3.954.000,00	3,27%	905.835,88	Retail Shop	ALPHA BANK S.A.
8	Retail ground floor	Junction of 2' Eleftheriou Venizelou Str, Vasileos Georgiou A and Rizospaston Str., Zakynthos	656,76	283,35	995,00	2.341.430,17	1.368.855,45	2.027.000,00	1,68%	-314.430,17	Retail Shop	ALPHA BANK S.A.
9	Retail ground floor with basement, mezzanine and 1st floor	2' Syngrou Ave.& Dionysiou Areopagitou, Makrygianni - Athens	74,48	630,75	0,00	2.726.223,05	3.982.481,48	2.470.000,00	2,04%	-256.223,05	Retail Shop	ALPHA BANK S.A. (Subleased to Patseas S.A.)
10	Two ground level retail shops with mezzanine floor and basement.	2-4' Achilleos Str., Karaiskaki Square, Athens	233,59	1.074,11	0,00	1.832.205,53	2.206.203,99	1.752.000,00	1,45%	-80.205,53	Retail Shop	ALPHA BANK S.A. / Sweet Factory P.C.
11	Independent building consisting of 3 floors	23' Andrea Kalvou Str., Athens North Regional Unit, Nea Ionia	359,73	880,65	105,26	1.520.330,84	773.219,32	1.763.000,00	1,46%	242.669,16	Retail Shop	ALPHA BANK S.A.
12	Independent building consisting of 2 floors and a basement	Epirou & Iasonos & Pavlou Mela Str., Volos - Magnisia Regional Unit	548,43	1.289,48	634,28	3.142.173,35	1.437.153,24	3.090.500,00	2,56%	-51.673,35	Retail Shop	ALPHA BANK S.A.
13	Independent building consisting of 4 floors with retail shop and offices and Remaining Building Coefficient	48' Polychroniou Konstanta & Ger.Lyhnu Str., Corfu Regional Unit	933,06	633,54	1.230,00	3.278.860,74	2.427.448,99	1.853.000,00	1,53%	-1.425.860,74	Retail shop & Open parking lot	ALPHA BANK S.A. / Private Individual
14	Listed commercial building	66' of 25th August & Arkoleondos Str., Municipality of Heracklion, Heracklion Region, Crete	767,30	3.075,96	0,00	10.451.062,16	7.240.443,11	13.405.000,00	11,09%	2.953.937,84	Retail Shop	ALPHA BANK S.A. (Subleased to H&M Hennes & Mauritz S.A.)
15	Commercial Building consisting of Retail shops and offices	Kymis & Eptalofou Avenue, Olympic Village area, Municipality of Acharnes	4.535,00	4.279,96	0,00	3.595.427,13	1.833.665,29	3.170.000,00	2,62%	-425.427,13	Offices/Retail Shops	GNHS/Multiple commercial leases
16	Retail ground floor with storage & parking space	24' Hatzikyriakou Ave and Flessa, (P.P.O.) Municipality of Piraeus	90,36	577,33	0,00	1.937.797,72	1.443.627,87	2.230.000,00	1,85%	292.202,28	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
17	Retail ground floor with two basements and 1st floor	Meandrou & Petragiorgi Str. , Municipality of Heracklion	2.645,78	3.874,30	0,00	5.074.951,68	2.609.397,60	6.910.000,00	5,72%	1.835.048,32	Retail Shop / Offices	A.B. Vasilopoulos / Multiple commercial leases
18	Offices on the 12th floor	Mesogion Ave. 2 - 4, Athens Towers, 12th Floor	128,11	703,00	0,00	759.913,94	1.475.962,56	1.722.000,00	1,42%	962.086,06	Offices	Randstad Hellas S.A. / Desquared S.A.
19	Offices on the 13th floor	Mesogion Ave. 2 - 4, Athens Towers, 13th Floor	128,11	703,00	0,00	928.152,26	1.475.962,56	1.812.000,00	1,50%	883.847,74	Offices	Randstad Hellas S.A.
20	Retail ground floor with a basement	52' Korinthou & Agias Kyriakis Str, Municipality of Aigialeia, Aigio	1.148,97	1.387,14	0,00	412.283,23	385.726,35	740.000,00	0,61%	327.716,77	Retail Shop	Dixons Southeast Europe S.A.
21	Retail ground floor with a basement and a storage room	49' Davaki Str., Municipality of Kallithea, Attica Region	116,50	566,80	0,00	816.035,30	1.259.430,12	1.270.000,00	1,05%	453.964,70	Retail Shop	Vodafone Greece S.A.
22	Retail ground floor with 2 basements and a mezzanine	190' Ymittou Str, Athens	260,33	1.878,80	0,00	923.635,33	2.151.404,68	1.470.000,00	1,22%	546.364,67	Retail Shop	Market In S.A.
23	Independent building with 2 basements and 2 floors	152' Vouliagmenis Ave. & Stravonos Str, Glyfada	1.227,04	2.729,40	0,00	3.447.610,29	4.794.735,75	4.050.000,00	3,35%	602.389,71	Retail Shop / Offices	Hempel Coating Hellas S.A. / Marianthi Zacharakí & Associates Limited Partnership
24	Independent building consisting of a retail ground floor, a mezzanine and 4 floors	18' Eleftheriou Venizelou Str & Ermou, Municipality of Volos, Magnisia Region	198,28	1.043,29	0,00	3.784.913,40	1.004.822,78	3.987.000,00	3,30%	202.086,60	Retail Shop	B & F S.A.
25	Two-level retail store with semi-basement, upper ground floor and storage room	7' Spetsippou Str., Athens (Kolonaki)	94,13	218,00	0,00	565.148,87	1.895.262,00	854.000,00	0,71%	288.851,13	Retail Shop	HATO ESTIA DEVELOPMENTS M.P.C.
26	Independent five-storey building with a basement for retail and office use	3' Haritos & 6' Spetsippou Str., Athens (Kolonaki)	188,99	838,37	0,00	2.489.737,84	3.947.820,24	2.800.000,00	2,32%	310.262,16	Retail Shop / Offices	JP Morgan SE Athens Branch/ Ioannis Marakakis & Associates
27	Three-storey retail shop with a basement on a three façade plot	A' Side Road Anthokipon, N. Evkarpia, Municipality of Pavlos Melas, Thessaloniki Region	901,58	1.693,30	0,00	1.210.160,00	1.060.683,57	1.480.000,00	1,22%	269.840,00	Retail Shop	Plaisio Computers S.A.
28	Commercial building consisting of a basement, ground floor and a 1st and 2nd floor	Junction of Delfon, Orchomenou & Arcadiou Str., Levadeia	1.177,01	2.169,43	500,00	2.406.695,83	1.715.955,47	2.650.000,00	2,19%	243.304,17	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
29	Independent office building consisting of a basement, ground floor and four floors	266' Kifissias Ave, Chalandri, Attica	3.614,25	5.254,55	0,00	12.566.359,62	6.662.076,39	12.920.000,00	10,69%	353.640,38	Offices	GlaxoSmithKline
30	Two-storey retail building with parking slots	Junction of 4' Marathon Ave. & Afon Xyntara Str., Pikermi	5.663,58	4.408,32	0,00	8.163.446,41	3.293.586,45	8.330.000,00	6,89%	166.553,59	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
31	Retail ground floor with a basement and a loft - Bierco SA	Provincial road Ierapetra - Agios Nikolaos, Municipality of Ierapetra, Crete	2.641,80	1.661,97	0,00	2.540.000,00	1.599.978,68	2.900.000,00	2,40%	360.000,00	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
32	Independent building of bioclimatic architecture, consisting of 2 basements, a ground floor, a first floor and a rooftop - Zekakou 18 Owner S.M.P.C.	18' N. Zekakou Str., Marousi	2.136,00	3.589,34	0,00	7.720.000,00	2.974.469,54	8.520.000,00	7,05%	800.000,00	Offices	Friesland Campina Hellas S.A.
33	Part of a 1st floor apartment	12' Vas. Georgiou & Rigillis Str., Athens	10,97	80,50	0,00	392.190,00	390.184,48	404.217,20	0,33%	12.027,20	Offices	Ajolico Trading Ltd/ Rare Find Ltd

TOTAL INVESTMENT IN REAL ESTATE	32.446,74	52.441,02	4.106,39	105.291.347,76	74.709.886,03	114.628.717,20	94,84%	9.337.369,44		
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B. OWN-USED REAL ESTATE

1	Part of a 1st floor apartment	12' Vas. Georgiou & Rigillis Str., Athens	37,97	278,50	0,00	1.307.810,00	1.303.264,64	1.295.782,80	1,07%	-12.027,20	Own-used	
2	Apartment on the 3rd floor	26' Rigillis Str, Athens	46,79	217,00	0,00	860.383,33	1.055.531,40	1.110.000,00	0,92%	249.616,67	Own-used	
TOTAL OWN-USED REAL ESTATE			84,76	495,50	0,00	2.168.193,33	2.358.796,04	2.405.782,80	1,99%	237.589,47		
TOTAL REAL ESTATE			32.531,49	52.936,52	4.106,39	107.459.541,09	77.068.682,07	117.034.500,00	96,83%	9.574.958,91		

C. CASH AND CASH EQUIVALENTS

S/N	DESCRIPTION OF CASH AND CASH EQUIVALENTS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash on hand	454	0,00%
2	Sight Deposits	3.826.021	3,17%
TOTAL CASH AND CASH EQUIVALENTS		3.826.475	3,17%

TOTAL INVESTMENTS (A+B+C)	120.860.975
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		% OF TOTAL ASSETS			
Total Receivables of the Company	1.503.899	1,25%			
Total Liabilities of the Company	39.576.992	32,98%			
TOTAL ASSETS PERCENTAGE ANALYSIS					
	30.06.2023	31/12/2022	31/12/2021	31/12/2020	
Total Assets (in accordance with the IFRS)	120.704.560	120.020.646	116.425.373	103.943.930	
Total Investment in Property	114.628.717	112.546.305	101.163.340	82.168.535	
% of Total Assets	94,97%	93,77%	86,89%	79,05%	
Total Own-used Property	1.723.210	1.766.574	1.525.409	1.599.036	
% of Total Assets	1,43%	1,47%	1,31%	1,54%	
Total Investment in Subsidiaries	0	0	9.865.396	9.865.396	
% of Total Assets	0,00%	0,00%	8,47%	9,49%	
Total Investment in Securities	0	0,00	0,00	0,00	
% of Total Assets	0,00%	0,00%	0,00%	0,00%	
Total Cash and Cash Equivalents	3.826.475	5.146.258	2.189.089	8.324.598	
% of Total Assets	3,17%	4,29%	1,88%	8,01%	

1. There is a mortgage prenotation on the investment property that is currently leased to Alpha Bank for 31.500.000€.
2. The lease duration of properties 1 to 14, is twenty years (2012 - 2032) with the right of the tenant to extend it for 6 years, with the exception of property No. 13 (open parking space) whose duration is 3 years and that of the 2nd and 3rd floor of property No. 3 which is 12 years.
3. Alpha Bank has waived its right to terminate the lease agreement for 15 years (2012 - 2027).
4. The Company has full ownership over all the above properties.
5. The investment policy of the Company aims to constantly improve the value and quality of its investment property portfolio.
6. The fair value (column 3) refers to the value of the property on 30.06.2023, as determined by an independent valuator in accordance with the provisions of L. 2778/1999.
7. Real Estate property No. 33, is a 80.5 sq.m. part of the total 359 sq.m. of the own-used property No.1 and is currently leased to companies "Ajolico Trading Ltd" and "Rare Find Ltd". The fair value allocated to the leased part on 30.06.2023 was 404.217€.
8. The land plot areas reported, correspond to the land ownership percentage in accordance with the purchase agreements.
9. There is amortgage prenotation on 17 real estate properties of the Company in favor of Eurobank for 52 million Euro.
10. On February 23, 2023, contractual texts were signed between the Company and the company with the name "BriQ Properties Real Estate Investment Company" (BriQ), among others, for the transfer of 17 properties of the Company to BriQ for a total price of 60.577.000€, in the context of a wider strategic plan to merge the two companies. The sale is subject to the approval of the Company's General Meeting.

Athens, 25th of August 2023

The Chairman of the Board

The Managing Director

The Finance Director

Aristotle Halikias
ID No: AE 783893

Evangelos Kontos
ID No: AN 087157

Gerasimos Robotis
ID No: AN 139944

Report of factual findings in connection with the 'Investment Schedule'

To the Board of Directors of "Intercontinental International REIC"

Purpose of these agreed-upon procedures report and restriction on use or distribution of the report

The purpose of our report is solely to assist the Company "Intercontinental International Real Estate Investment Company" (hereinafter the "Company") in the context of meeting its obligations regarding the "Investment Statement as of June 30, 2023" (hereinafter the "Investment Statement") arising from the 8/259/19.12.2002 decision of the Board of Directors. of the Capital Market Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016 and the provisions of article 25 of Law 2778/1999 for the 6-month period ending on June 30, 2023, and may not suitable for any other purpose. This report is intended exclusively for the Company's Board of Directors (hereinafter the "Management"), in the context of compliance with its obligations arising from the 8/259/19.12.2002 decision of the Board of Directors of the Capital Market Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016 and must not be used or distributed to any other party. This report is limited only to the items mentioned above and does not extend to the Interim Condensed Financial Information prepared by the Company for the 6-month period ended June 30, 2023, for which we will issue a separate Overview Report.

Management Responsibility

Management has recognized that the pre-agreed procedures are appropriate for the purpose of the engagement. Management is responsible for the underlying matter on which the pre-agreed procedures were carried out.

Auditor's responsibility

We performed the pre-arranged procedures assignment in accordance with Related Services International Standard (IRS) 4400 (Revised), Pre-Agreement Procedures Assignments. A pre-agreed procedures assignment involves performing the procedures agreed with the Company and reporting the findings, which are the actual results of the pre-agreed procedures performed. We make no assurances as to the suitability of the procedures. This assignment of pre-agreed procedures is not an assurance assignment. Therefore, we do not express an assurance opinion or conclusion. If we had carried out additional proceedings, other issues could have come to our attention that would have been reported.

Professional ethics and quality management

We have complied with the ethical requirements of the International Code of Ethics for Professional Accountants of the International Ethics Standards Board for Professional Accountants (including the International Standards of Independence) (IAEA Code) and the ethical and independence requirements of Law 4449/2017 related to auditing of the financial statements in Greece. Our audit firm applies International Standard for Quality Management (ISQM) 1, Quality Management for Accounting Firms that Perform Audits and Reviews of Financial Statements and Other Assurance Engagements and Related Services, and accordingly maintains a comprehensive audit quality management system that includes documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements;

Procedures and Findings

We carried out the procedures described below, which were agreed with the Company, in the terms of the assignment dated July 10, 2023 regarding the "Investment Statement of June 30, 2023" of the Company, in the context of what is provided by decision 8/259/19.12. 2002 of the Board of Directors of the Capital Market Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016 and the provisions of article 25 of Law 2778/1999:

Procedures

- To examine whether the Investment Statement contains all the information in accordance with what is defined by article 25 of Law 2778/1999, as also valid by the decision 8/259/19.12.2002 of the Board of Directors. of the Capital Market Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016, concerning anonymous real estate investment companies.
- To examine whether the descriptions of the properties appearing in the "Investment Property Description" columns of the above Investment Statement agree with the corresponding data included in the Fair Value Assessment Reports of the competent independent appraiser, with an assessment date of June 30, 2023.
- To examine whether the fair values of the properties appearing in the "Fair Value" column of the above Investment Statement result from the Fair Value Appraisal Reports of the competent independent appraiser with an appraisal date of June 30, 2023.
- To examine whether the total fair value of the real estate mentioned in the above Investment Statement agrees with the corresponding value of the real estate, as it results from the unaudited accounting and supporting records of the Company kept by us for the 6-month period that ended on the 30 June 2023.
- To examine that the financial data included in the above Investment Statement have been extracted from the company's unaudited accounting records kept by us for the 6-month period that ended on June 30, 2023.
- To verify the correctness of the numerical calculations of the above Investment Statement.

Findings

- The above Investment Statement contains all the information in accordance with what is defined by article 25 of Law 2778/1999, as also valid by the decision 8/259/19.12.2002 of the Board of Directors. of the Capital Market Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016, concerning anonymous real estate investment companies.
- The descriptions of the properties, which appear in the "Investment Property Description" columns of the above Investment Statement, agree with the corresponding data included in the Fair Value Appraisal Reports of the competent independent appraiser, with an assessment date of June 30, 2023.
- The fair values of the properties, which appear in the "Fair Value" column of the above Investment Statement, result from the Fair Value Appraisal Reports of the competent independent appraiser, with an appraisal date of June 30, 2023.
- The total fair value of the properties, mentioned in the above Investment Statement, agrees with the corresponding value of the properties, as it results from the unaudited accounting and supporting records of the Company kept by us for the 6-month period that ended on June 30, 2023.
- The financial data included in the above Investment Statement have been extracted from the company's unaudited accounting records kept by us for the 6-month period ending on June 30, 2023.
- We have confirmed the correctness of the numerical calculations of the above Investment Statement.


PricewaterhouseCoopers S.A
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Athens, 25th of August 2023
The Certified Auditor

Despoina Marinou
SOEL Reg. No. 17681