INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY
"INTERCONTINENTAL INTERNATIONAL R.E.I.C."
HCMC Decision 5/604/6.12.2011
HEADQUARTERS: 26 RIGILLUS STR. 3/4 FLOOR, POSTAL CODE 10674, ATHENS
INVESTMENT SCHEDULE OF 31.12.2022

# A. INVESTMENTS IN REAL ESTATE

	INVESTMENTS IN REAL ESTATE  INVESTMENT PROPERTY DESCRIPTION  VALUE OF PROPERTY  LEASE INFO								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	(1)	(2)	(3)	TIVE OT IN ELLITO	(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	2.120.000,00	1,77%	96.090,35	Retail Shop	ALPHA BANK S.A.
2	Retail floor and basement	Junction of Thessaloniki ring road & Makrigianni Str. Ano Ilioupolis-Stavroupolis- Thessaloniki	177,88	742,19	0,00	2.331.379,11	1.270.756,44	1.778.000,00	1,48%	-553.379,11	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	1.649.000,00	1,37%	-183.452,03	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	5.237.000,00	4,36%	-327.477,92	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	2.497.000,00	2,08%	73.195,62	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	2,29%	-290.415,86	Retail Shop	ALPHA BANK S.A.
7	Retail ground floor, two basements and 1st floor	155-157' Elefteriou Venizelou Ave. (former 151-153' Thisseos Ave.) Kallithea	357,38	1.072,23	0,00	3.048.164,12	2.178.950,94	3.951.000,00	3,29%	902.835,88	Retail Shop	ALPHA BANK S.A. (Subleased to Public - Retail World 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	2.020.000,00	1,68%	-321.430,17	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	2.440.000,00	2,03%	-286.223,05	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	1.663.000,00	1,39%	-169.205,53	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	1.773.000,00	1,48%	252.669,16	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	3.133.000,00	2,61%	-9.173,35	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.Lyhnou Str., Corfou Regional Unit	933,06	633,54	1.230,00	3.278.860,74	2.427.448,99	1.853.000,00	1,54%	-1.425.860,74	Retail shop & Open parking lot	ALPHA BANK S.A. / Private Individual
14	Listed commercial building	Arkoleondos Str., Municipality of Heracklion, Heracklion Region, Crete	767,30	3.075,96	0,00	10.451.062,16	7.240.443,11	13.148.000,00	10,96%	2.696.937,84	Retail Shop	ALPHA BANK S.A. (Subleased to H&M Hennes & Maurit 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	3.150.000,00	2,62%	-445.427,13	Offices/Retail Shops	GNHS/Multiple commercial leases
16	Retail ground floor with storage & parking space	Flessa, (P.P.O.) Municipality of Piraeus	90,36	577,33	0,00	1.937.797,72	1.443.627,87	2.010.000,00	1,67%	72.202,28	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	6.470.000,00	5,39%	1.395.048,32	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	1.667.000,00	1,39%	907.086,06	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	1.756.000,00	1,46%	827.847,74	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	760.000,00	0,63%	347.716,77	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	1.250.000,00	1,04%	433.964,70	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	1.440.000,00	1,20%	516.364,67	Retail Shop	Market In S.A.
23	Independent building with 2 basements and 2 floors	152' Vouliagmenis Ave. & Stravonos Str, Glyfada 18' Eleftheriou Venizelou Str &	1.227,04	2.729,40	0,00	3.447.610,29	4.794.735,75	3.940.000,00	3,28%	492.389,71	Retail Shop / Offices	Hempel Coating Hellar S.A. / Marianthi Zacharaki & Associate Limited Partnership
24	Independent building consisting of a retail ground floor, a mezzanine and 4 floors	Ermou, Municipality of Volos, Magnisia Region	198,28	1.043,29	0,00	3.784.913,40	1.004.822,78	3.918.000,00	3,26%	133.086,60	Retail Shop	B&FSA.
25	Two-level retail store with semi-basement, upper ground floor and storage room	7' Spefsippou Str., Athens (Kolonaki)	94,13	218,00	0,00	565.148,87	1.895.262,00	846.000,00	0,70%	280.851,13	Retail Shop	HATO ESTIA DEVELOPMENTS M.P.C.
26	Independent five-storey building with a basement for retail and office use	3' Haritos & 6' Spefsippou Str., Athens (Kolonaki)	188,99	838,37	0,00	2.489.737,84	3.947.820,24	2.990.000,00	2,49%	500.262,16	Retail Shop / Offices	JP Morgan SE Athens Branch/ Ioannis Marakakis &
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	1.470.000,00	1,22%	259.840,00	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	2.600.000,00	2,17%	193.304,17	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	12.420.000,00	10,35%	-146.359,62	Offices	GlaxoSmithKline S.A.
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	8.180.000,00	6,82%	16.553,59	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
31	Retail ground floor with a basement and a loft Bierco SA	Provincial road lerapetra - Agios Nikolaos, Municipality of lerapetra, Crete	2.641,80	1.661,97	0,00	2.540.000,00	1.599.978,68	2.890.000,00	2,41%	350.000,00	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	8.380.000,00	6,98%	660.000,00	Offices	Friesland Campina Hellas S.A.
	Part of a 1st floor apartment	12' Vas. Georgiou & Rigillis Str., Athens	10,97	80,50	0,00	392.190,00	390.184,48	397.305,20	0,33%	5.115,20	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	112.546.305,20	93,78%	7.254.957,44		

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	1.272.694,80	1,06%	-35.115,20	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	1.040.000,00	0,87%	179.616,67	Own-used	
	TOTAL OWN-USED REAL ESTATE		84,76	495,50	0,00	2.168.193,33	2.358.796,04	2.312.694,80	1,93%	144.501,47		
TOTAL REAL ESTATE		32.531,49	52.936,52	4.106,39	107.459.541,09	77.068.682,07	114.859.000,00	95,71%	7.399.458,91			

### C CASH AND CASH FOLIVALENTS

S/N	DESCRIPTION OF CASH AND CASH EQUIVALENTS	BALANCE	% OF TOTAL INVESTMENTS	
1	Cash on hand	453,82	0.00%	
2	Sight Deposits	5.145.804,41	4,29%	
	TOTAL CASH AND CASH EQUIVALENTS	5.146.258,23	4,29%	

TOTAL INVESTMENTS (A+B+C) 120.005.258,23

% OF TOTAL ASSETS Total Receivables of the Company 1.628.485 1,34% Total Liabilities of the Company 39.536.881 32,64%

TOTAL ASSETS PERCENTAGE ANALYSIS

	31/12/20	31/12/2021	31/12/2020
Total Assets (in accordance with the IFRS)	121.134.2	62 116.425.373	103.943.930
T-t-11	112 546 3	805 101 163 340	82.168.535
Total Investment in Property	112.546.3	005 101.163.340	82.168.535
% of Total Assets	92,9	1% 86,89%	79,05%
Total Own-used Property	1.766.5	574 1.525.409	1.599.036
% of Total Assets	1,4	6% 1,31%	1,54%
Total Investment in Subsidiaries		0 9.865.396	9.865.396
% of Total Assets	0,0	0% 8,47%	9,49%
Total Investment in Securities	0	.00 0.00	0,00
	· ·	,00	0,00
% of Total Assets	0,0	0% 0,00%	0,00%
Total Cash and Cash Equivalents	5.146.2	2.189.089	8.324.598
% of Total Assets	4,2	5% 1,88%	8,01%

- . There is a mortgage prenotation on the investment property that is currently leased to Alpha Bank for 31.500.000€.
  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 (peep neating space) whose duration is 3 years and that of the 2nd and 30f toro of property No. 3 which is

- 2. The lease duration to projections 1 or No. 13 (open parking pace) whose duration is 3 years and that of the 2nd and 3nd fillor of property No. 3 which is 124 per secretary of the property No. 13 (open parking pace) whose duration is 3 years and that of the 2nd and 3nd fillor of property No. 3 which is 124 per secretary of the 12 per secr

Athens, 28th of February 2023

The Managing Director The Chairman of the Board The Finance Director

Evangelos Kontos ID No: AN 087157 Aristotle Halikias ID No: AE 783893 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 this agreed procedures report and restriction on the 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 fulfilling its obligations regarding the "Investment Schedule as at 31 December 2022" (hereinafter the "Investment Schedule") arising from the 8/259/19.12.002 decision of the Board of Directors of the Hellenic Capital Market Commission, as amended by decisions 10/586/26.10.2/10 and 5/760/14.07.2/16 and the provisions of article 25 of Law 2778/1999 for the year ended December 31, 2022, and may not be suitable for any other purpose. This report is intended exclusively for the Board of Directors of the Ceptany Investment of the Capital Market Commission, as amended by decisions 10/586/26.10.2/10 and 5/760/14.07.2/16 and should not be used or distributed to any other purpose. This report is limited to the Items mentioned above and does not extend to the Annual Financial Statements prepared by the Company for the year ended December 31, 2022, for which we will issue a separate Audit Report.

Responsibilities of Management
Management recognized that the agreed-upon procedures are appropriate for the purpose of the assignment. Management is responsible for the underlying matter on which the agreed-upon procedures were conducted.

# Responsibilities of the Auditor

Responsibilities of the Auditor
We have performed the agreed-upon procedures in accordance with International Standard for Related Services (ICSI) 4400 (Revised), Assignments of agreed-upon Procedures. An assignment of agreed-upon procedures involves carrying out the procedures agreed with the Company and reporting the findings, which are the actual results of the agreed-upon procedures carried out. We provide no assurance as to the appropriateness of the procedures. This agreed-upon procedures engagement does not constitute an assurance engagement. Therefore, we do not express an opinion or assurance conclusion. If we had carried out additional procedures, other issues that would have been resported could have one to our attention.

Professional struce and quality management.
We have complied with the ethics requirements of the International Code of Ethics for Professional Accountants of the International Standards of Ethics Council for Professional Accountants (including International Standards of Independence) (Code of Independence) and with the ethics and independence requirements of Law 4448/2017 related to the audit of International Standards for International Standards for Quality Management (ISOM) 1, Quality Management for accounting firms performing audits and reviews of International Standards for Quality Management for accounting firms performing audits and reviews of International Standards for Quality Management for accounting firms performing audits and reviews of International Standards and supplications as well as other assurance or accounting compliance with reliable devices and reliable segregations.

# Procedures and Findings

We have carried out the procedures described below, which were agreed with the Company, in the terms of the engagement dated July 11, 2022 regarding the "Investment Schedule as at December 31, 2022" of the Company, within the framework of the provisions of Decision 8/259/19.12.2002 of the Board of Directors of the Hellenic 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:

- rocedures
  To examine whether the Investment Schedule are consistent with the corresponding data included in the Fair Value Assessment Reports of the competent independent valuer, dated December 31, 2022.
  Examine whether the fair values of the properties shown in the column "Fair Value" of the above Investment Schedule result from the Fair Value Assessment Reports of the competent independent valuer with an appraisal date of December 31, 2022.
  To examine whether the total fair value of real estate investments reported in the above Investment Schedule is consistent with the corresponding value of the investment property, as this results from the Company's unaudited accounting and support records for the year ended December 31,
- Examine that the financial data included in the above Investment Schedule have been extracted from the Company's unaudited accounting records for the year ended December 31, 2022.

  Verify the correctness of the numerical calculations of the above Investment Schedule.

indings

The above Investment Schedule contains all information in accordance with article 25 of Law 2778/1999, as in force and Decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Decisions 10/566/26.10.2010 and 5/760/14.07.2016, oncerning real estate investment companies.
The descriptions of the properties, which appear in the columns "Investment Property Derscription" of the above Investment Schedule, are in accordance with the corresponding data included in the Fair Value Assessment Reports of the competent independent valuer, dated December 31,

- In the fair values of the properties, which appear in the column "Fair Value" of the above Investment Schedule, result from the Fair Value Assessment Reports of the competent independent valuer, dated December 31, 2022.

  The total fair value of real estate investments, referred to in the above Investment Schedule, is consistent with the corresponding value of the Investment Property, as it results from the Company's unaudited accounting and support records for the year ended December 31, 2022.

  The financial data included in the above Investment Schedule have been extracted from the Company's unaudited accounting records for the year ended December 31, 2022.

  We have confirmed the correctness of the numerical calculations in the above Investment Schedule.



268 Kifissias Avenu 152 32 Halandri SOEL Reg. No. 113

Athens, 28th of February 2023 The Certified Auditor

Kyriaki Plastira SOEL Reg. No. 3893