

INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY
"INTERCONTINENTAL INTERNATIONAL R.E.I.C. "
 HCMC Decision 5/604/6.12.2011
 HEADQUARTERS: 26 RIGILLIS STR, 3rd FLOOR, POSTAL CODE 10674, ATHENS
INVESTMENT STATEMENT OF 31.12.2023

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	2.195.000,00	1,79%	171.090,35	Retail Shop	ALPHA BANK S.A.
2	Retail floor and basement	Junction of Thessaloniki ring road & Makrigianni Str. Ano Iloupolis-Stavroupolis-Thessaloniki	177,88	742,19	0,00	2.331.379,11	1.270.756,44	1.736.000,00	1,41%	-595.379,11	Retail Shop	ALPHA BANK S.A.
3	Commercial building consisting of 4 floors	104' Dekelias Ave. & Ag.Triadou Str., Chalkidona, Nea Filadelfia - Attica	428,83	875,43	0,00	1.832.452,03	1.286.188,99	1.629.000,00	1,33%	-203.452,03	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	5.343.000,00	4,35%	-221.477,92	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	2.509.000,00	2,04%	85.195,62	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	2.805.000,00	2,28%	-235.415,86	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	3.984.000,00	3,24%	935.835,88	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	2.037.000,00	1,66%	-304.430,17	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	2.505.000,00	2,04%	-221.223,05	Retail Shop	ALPHA BANK S.A. (Subleased to Patseas S.A.)
10	Two ground level retail shops with mezzanine floor and basement.	2-4' Achilles Str., Karaiskaki Square, Athens	233,59	1.074,11	0,00	1.832.205,53	2.206.203,99	1.773.000,00	1,44%	-59.205,53	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	1.759.000,00	1,43%	238.669,16	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	3.093.000,00	2,52%	-49.173,35	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.Lyhnon Str., Corfou Regional Unit	933,06	633,54	1.230,00	3.278.860,74	2.427.448,99	1.881.000,00	1,53%	-1.397.860,74	Retail shop & Open parking lot	ALPHA BANK S.A. / Private Individual
14	Listed commercial building	66' of 25th August & Arkoleondos Str., Municipality of Heraklion, Heraklion Region, Crete	767,30	3.075,96	0,00	10.451.062,16	7.240.443,11	13.218.000,00	10,76%	2.766.937,84	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	3.210.000,00	2,61%	-385.427,13	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	2.211.000,00	1,80%	273.202,28	Retail Shop	Greek Hypermarkets Sklaventis S.A.
17	Retail ground floor with two basements and 1st floor	Meandrou & Petragiorgi Str., Municipality of Heraklion	2.645,78	3.874,30	0,00	5.074.951,68	2.609.397,60	6.739.000,00	5,49%	1.664.048,32	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	1.757.000,00	1,43%	997.086,06	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	1.856.000,00	1,51%	927.847,74	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	0,60%	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	1.273.000,00	1,04%	456.964,70	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	1.483.000,00	1,21%	559.364,67	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	4.055.000,00	3,30%	607.389,71	Retail Shop / Offices	Hempel Coating Hellas S.A. / Marianthi Zacharaki & 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	4.002.000,00	3,26%	217.086,60	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	864.000,00	0,70%	298.851,13	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	2.832.000,00	2,31%	342.262,16	Retail Shop / Offices	JP Morgan SE Athens Branch/ Ioannis Marakakis & Associates
27	Three-storey retail shop with a basement on a three facade 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	1.501.000,00	1,22%	290.840,00	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	2.660.000,00	2,17%	253.304,17	Retail Shop	Greek Hypermarkets Sklaventis 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	13.099.817,61	6.662.076,39	13.279.000,00	10,81%	179.182,39	Offices	GlaxoSmithKline / JP Morgan SE Athens Branch
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	8.394.000,00	6,83%	230.553,59	Retail Shop	Greek Hypermarkets Sklaventis 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	2.926.000,00	2,38%	386.000,00	Retail Shop	Greek Hypermarkets Sklaventis 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	8.570.000,00	6,98%	850.000,00	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	406.290,80	0,33%	14.100,80	Offices	Ajolico Trading Ltd/ Rare Find Ltd

TOTAL INVESTMENT IN REAL ESTATE	32.446,74	52.441,02	4.106,39	105.824.805,75	74.709.886,03	115.225.290,80	93,78%	9.400.485,05	
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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	1.302.709,20	1,06%	-5.100,80	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	1.137.000,00	0,93%	276.616,67	Own-used
TOTAL OWN-USED REAL ESTATE			84,76	495,50	0,00	2.168.193,33	2.358.796,04	2.439.709,20	1,99%	271.515,87	
TOTAL REAL ESTATE			32.531,49	52.936,52	4.106,39	107.992.999,08	77.068.682,07	117.665.000,00	95,77%	9.672.000,92	

C. CASH AND CASH EQUIVALENTS

S/N	DESCRIPTION OF CASH AND CASH EQUIVALENTS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash on hand	0	0,00%
2	Sight Deposits	5.197.030	4,23%
TOTAL CASH AND CASH EQUIVALENTS		5.197.030	4,23%

TOTAL INVESTMENTS (A+B+C) 122.862.030

		% OF TOTAL ASSETS
Total Receivables of the Company	1.293.192	1,06%
Total Liabilities of the Company	38.903.411	31,82%

Notes:

TOTAL ASSETS PERCENTAGE ANALYSIS

	31/12/2023	31/12/2022	31/12/2021
Total Assets (in accordance with the IFRS)	122.245.838	120.020.646	116.425.373
Total Investment in Property	114.059.187	112.546.305	101.163.340
% of Total Assets	93,30%	93,77%	86,89%
Total Own-used Property	1.680.213	1.766.574	1.525.409
% of Total Assets	1,37%	1,47%	1,31%
Total Investment in Subsidiaries	0	0	9.865.396
% of Total Assets	0,00%	0,00%	8,47%
Total Investment in Securities	0,00	0,00	0,00
% of Total Assets	0,00%	0,00%	0,00%
Total Cash and Cash Equivalents	5.197.030	5.146.258	2.189.089
% of Total Assets	4,25%	4,29%	1,88%

- 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 3rd floor of property No. 3 which is 12 years.
- Alpha Bank has waived its right to terminate the lease agreement for 15 years (2012 - 2027).
- The Company has full ownership over all the above properties on 31.12.2023.
- The investment policy of the Company aims to constantly improve the value and quality of its investment property portfolio.
- The fair value (column 3) refers to the value of the properties on 31.12.2023, as determined by an independent valuator in accordance with the provisions of L. 2778/1999.
- 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 31.12.2023 was 406.291 euro.
- The land plot areas reported, correspond to the land ownership percentage in accordance with the purchase agreements.
- There is amortgage prenotation on 17 real estate properties of the Company in favor of Eurobank for 52 million euro.
- On January 31, 2024, the transfer of 16 properties (No. 1-14, 26 and 30) took place for a consideration of 56,6 million euro and a preliminary agreement was signed for the transfer of one more property (No. 23) for an agreed price of 4 million euro in BriQ Properties Real Estate Investment Company, as part of a broader strategic plan to merge the two companies.
- On January 31, 2024, the prenotation in favor of Alpha Bank S.A. for 31.500.000 euro for the property leased to Alpha Bank SA was lifted following full repayment of the relevant bond loan.

Athens, 29th of February 2024

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"

To be submitted to the Hellenic Capital Market Commission

Purpose of this report of agreed-upon procedures and restriction on its use and distribution

The purpose of our report is solely to assist the Hellenic Capital Market Commission to determine whether the Statement of Investments submitted by the Company "Intercontinental International Real Estate Investment Corporation" (hereinafter the Company) for the year ended December 31, 2023 complies with the provisions of article 25 of Law 2778/1999 and the requirements of Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016 (hereinafter subject matter). Therefore, this report is not suitable for any other purpose and is intended exclusively for the Company's Management, in order to be submitted to the Hellenic Capital Market Commission, which is the only intended user of this report and therefore it should not be used or distributed to no other place. This report is limited only to the items mentioned above and does not extend to the annual Financial Statements drawn up by the Company for the year ended December 31, 2023, for which we will issue a separate Audit Report.

Management Responsibilities

The Company's Management has recognized that the agreed-upon procedures are suitable for the purpose of the assignment. Furthermore, the Management of the Company is responsible for the underlying matter on which the agreed-upon procedures are carried out.

Responsibilities of the auditor

We conducted the agreed-upon procedures in accordance with Related Services International Standard (IRS) 4400 (Revised) "Engagements of agreed-upon Procedures". An agreed-upon procedures assignment involves carrying out the procedures agreed with Company Management and reporting the findings, which are the actual results of the agreed-upon procedures carried out. We do not provide any assurance as to the suitability of these procedures. This assignment of agreed-upon procedures is not an assurance assignment. Therefore, we do not express an assurance opinion or conclusion. If we had conducted additional procedures, other issues may have come to our attention that would have been reported.

Professional ethics and quality management

We have complied with the ethical requirements of the Code of Ethics for Professional Auditors of the Board of International Standards of Ethics for Auditors (IAEA Code) and with the ethical and independence requirements of Law 4449/2017 as well as Regulation (EU) 537/2014. Our audit firm applies International Standard for Quality Management (ISQM) 1, "Quality Management for Firms Performing Audits or Reviews of Financial Statements or Other Assurance Engagements or Related Services" and accordingly maintains a comprehensive quality management system that includes documented policies and procedures relating to compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and findings

On the underlying matter, we carried out the procedures described below, as agreed with the Company's Management in the terms of the assignment dated July 10, 2023.

Procedures carried out

- To examine whether the information contained in the Company's Investment Statement for the fiscal year ending on December 31, 2023 is in accordance with what is defined in article 25 of Law 2778/1999, as also applicable in decision 8/259/19.12.2002 of the Board of Directors of the Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016.
- To examine whether the descriptions of the properties appearing in the "Description of Land & Building" columns of the Investment Statement agree with the corresponding data included in the Fair Value Assessment Reports of the competent independent appraiser, with an assessment date of December 31, 2023.
- To examine whether the fair values of the properties that 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 December 31, 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 appears from the company's unaudited accounting records for the year ended December 31, 2023.
- To examine that the financial data included in the above Investment Statement have been extracted from the unaudited accounting records kept by the Company for the fiscal year ending on December 31, 2023.
- To verify the correctness of the above numerical calculations



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Athens, 29th of February 2024
The Certified Auditor

Despoina Marinou
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