

<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 SCHEDULE OF 31.12.2021</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	1.352.882,94	2.043.000,00	1,74%	19.090,35	Retail Shop	ALPHA BANK S.A.
2	Retail floor and basement	Junction of Thessaloniki ring road & Makrigianni Str. Ano Ilouopolis-Stavroupolis- Thessaloniki	177,88	742,19	0,00	2.331.379,11	922.970,43	1.744.000,00	1,49%	-587.379,11	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	1.028.951,20	1.749.000,00	1,49%	-83.452,03	Retail Shop	ALPHA BANK S.A. - Antonia Paraskevopoulou P.C.
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	3.064.693,43	5.313.000,00	4,53%	-251.477,92	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	2.601.000,00	2,22%	177.195,62	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	1.800.682,34	2.900.000,00	2,47%	-140.415,86	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	1.856.143,40	4.051.000,00	3,45%	1.002.835,88	Retail Shop	ALPHA BANK S.A. (Subleased to Public - Retail World S.A.)
8	Retail ground floor	Junction of 2' Elefteriou Venizelou Str., Vasileos Georgiou A and Rizospaston Str., Zakynthos	656,76	283,35	995,00	2.341.430,17	1.300.619,65	2.168.000,00	1,85%	-173.430,17	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	2.881.019,13	2.580.000,00	2,20%	-146.223,05	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	1.192.542,71	1.723.000,00	1,47%	-109.205,53	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	601.392,80	1.837.000,00	1,57%	316.669,16	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	1.325.135,74	3.072.000,00	2,62%	-70.173,35	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	2.098.987,55	1.929.000,00	1,64%	-1.349.860,74	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	6.596.848,17	13.492.000,00	11,50%	3.040.937,84	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	3.426.547,54	1.833.665,29	2.985.000,00	2,54%	-441.547,54	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	1.888.926,12	987.745,39	1.984.000,00	1,69%	95.073,88	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	2.523.735,85	6.175.000,00	5,26%	1.100.048,32	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	1.402.164,43	1.531.000,00	1,30%	771.086,06	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	1.402.164,43	1.609.000,00	1,37%	680.847,74	Offices	Randstad Hellas S.A.
20	Retail ground floor with a basement	52' Korinthou & Agias Kyriakis Str, Municipality of Agialeia, Aigio	1.148,97	1.387,14	0,00	412.283,23	406.586,66	716.000,00	0,61%	303.716,77	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	1.072.847,88	1.198.000,00	1,02%	381.964,70	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	1.721.123,74	1.350.000,00	1,15%	426.364,67	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	3.130.387,08	3.701.000,00	3,15%	253.389,71	Retail Shop / Offices	Hempel Coating Hellas S.A. / Marianthi Zacharaki & Associates Limited
24	Independent building consisting of a retail ground floor, a mezzanine and 4 floors	18' Elefteriou Venizelou Str & Ermou, Municipality of Volos, Magnisia Region	198,28	1.043,29	0,00	3.784.913,40	964.629,84	3.915.000,00	3,34%	130.086,60	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	1.806.073,20	792.000,00	0,68%	226.851,13	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	3.341.816,06	2.959.000,00	2,52%	469.262,16	Retail Shop / Offices	JP Morgan AG Athens Branch/ Multiple commercial leases
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	861.805,41	1.382.000,00	1,18%	171.840,00	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	1.615.937,57	2.496.000,00	2,13%	89.304,17	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	12.503.426,72	6.322.577,85	12.320.000,00	10,50%	-183.426,72	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	2.422.606,34	8.150.000,00	6,95%	-13.446,41	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
31	Part of a 1st floor apartment	12' Vas. Georgiou & Rigillis Str., Athens	21,22	156,50	0,00	719.718,76	666.937,98	698.340,00	0,60%	-21.378,76	Offices	BIERCO S.A. / Zekakou 18 Owner S.M.P.C./ Ajolico Trading Ltd/ Rare Find Ltd
TOTAL INVESTMENT IN REAL ESTATE			27.679,18	47.265,71	4.106,39	95.078.192,43	59.927.289,54	101.163.340,00	86,22%	6.085.147,57		

B. OWN-USED REAL ESTATE											
1	Part of a 1st floor apartment	12' Vas. Georgiou & Rigillis Str., Athens	27,72	202,50	0,00	980.281,24	862.221,30	947.660,00	0,81%	-32.621,24	Own-used
2	Apartment on the 3rd floor	26' Rigillis Str, Athens	46,79	217,00	0,00	860.383,33	953.129,10	1.010.000,00	0,86%	149.616,67	Own-used
TOTAL OWN-USED REAL ESTATE			74,51	419,50	0,00	1.840.664,57	1.815.350,40	1.957.660,00	1,67%	116.995,43	
TOTAL REAL ESTATE			27.753,69	47.685,21	4.106,39	96.918.857,00	61.742.639,94	103.121.000,00	87,89%	6.202.143,00	

C. INVESTMENTS IN SUBSIDIARIES												
S/N	DESCRIPTION OF LAND & BUILDING - NAME OF SUBSIDIARY	LOCATION & ADDRESS	AREA IN SQ.M.			SUBSIDIARY'S ACQUISITION COST	TAX VALUE	SUBSIDIARY'S FAIR VALUE	% OF TOTAL INVESTMENTS	SURPLUS VALUE	CURRENT USE OF PROPERTY	TENANT
1	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	2.371.838,00	-	3.412.322,30	2,91%	1.040.484,30	Retail Shop	Greek Hypermarkets Sklavenitis S.A.
2	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	7.493.558,40	-	8.609.000,08	7,34%	1.115.441,68	Offices	Friesland Campina Hellas S.A.
TOTAL INVESTMENT IN SUBSIDIARIES			4.777,80	5.251,31	0,00	9.865.396,40	-	12.021.322,38	10,25%	2.155.925,98		
TOTAL INVESTMENT IN REAL ESTATE AND SUBSIDIARIES			32.531,49	52.936,52	4.106,39	106.784.253,40	61.742.639,94	115.142.322,38	98,13%	8.358.068,98		

D. CASH AND CASH EQUIVALENTS

S/N	DESCRIPTION OF CASH AND CASH EQUIVALENTS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash on hand	37,82	0,00%
2	Sight Deposits	2.189.051,54	1,87%
TOTAL CASH AND CASH EQUIVALENTS		2.189.089,36	1,87%

TOTAL INVESTMENTS (A+B+C+D) 117.331.411,74

% OF TOTAL ASSETS		
Total Receivables of the Company	2.522.526	2,15%
Total Liabilities of the Company	40.795.132	34,77%

Notes:

TOTAL ASSETS PERCENTAGE ANALYSIS

		31/12/21	31/12/20	31/12/19
Total Assets (in accordance with the IFRS)		117.339.495	103.943.930	103.642.932
Total Investment in Property		101.163.340	82.168.535	83.935.800
% of Total Assets		86,21%	79,05%	80,99%
Total Own-used Property		1.525.409	1.599.036	1.672.662
% of Total Assets		1,30%	1,54%	1,61%
Total Investment in Subsidiaries		9.865.396	9.865.396	9.865.396
% of Total Assets		8,41%	9,49%	9,52%
Total Investment in Securities		0,00	0,00	0,00
% of Total Assets		0,00%	0,00%	0,00%
Total Cash and Cash Equivalents		2.189.089	8.324.598	6.665.462
% of Total Assets		1,87%	8,01%	6,43%

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 31.12.2021, as determined by an independent valuator in accordance with the provisions of L. 2778/1999. According to the independent valuator and considering the uncertainty due to the COVID-19 pandemic and its possible future impact on the real estate market in our country and abroad, and lacking sufficient comparative data, there are conditions of material estimation uncertainty, as defined by the International Valuation Standards. For this reason real estate values are going through a period of higher monitoring scrutiny.
7. On 4.5.2017 the Company acquired all the shares of "BIERCO S.A.", which are held at the current date. "BIERCO S.A." has the sole statutory purpose of earning profit through real estate and its total capital is invested in a real estate property that meets the requirements of cases a) and b) of paragraph 2 of article 22 of L. 2778/1999.
8. On 4.5.2018 the Company acquired the total equity interest of "Zekakou 18 Owner S.M.P.C." for a price of 7.493.558,40€, which is held at the current date. "Zekakou 18 Owner S.M.P.C." has the sole statutory purpose of earning profit through real estate and its total capital is invested in a real estate property that meets the requirements of cases a) and b) of paragraph 2 of article 22 of L. 2778/1999.
9. Real Estate property No. 30, is a 156,5 sq.m. part of the total 359 sq.m. of the own-used property No.1 and is currently leased to subsidiaries "BIERCO S.A." and "Zekakou 18 Owner S.M.P.C.", as well as to companies "Ajolico Trading Ltd" and "Rare Find Ltd". The fair value allocated to the leased part on 31.12.2021 was 698.340€.
10. The land plot areas reported, correspond to the land ownership percentage in accordance with the purchase agreements.
11. On the real estate investment property No. 16, which is located on the junction of 24' Hatzikyriakou and Flessa Str. in Piraeus, there is a mortgage prenotation of 1.320.000€ in favor of Optima Bank.
12. There is amortgage prenotation on 18 real estate properties of the Company in favor of Eurobank for 52 million Euro.

The Chairman of the Board	Athens, 28th of February 2022 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"

According to the engagement letter received from the Board of Directors of Intercontinental International REIC (the Company) on July 5th 2021, we have performed the procedures enumerated below in accordance with: the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee as amended by the edict referenced 10/566/26.10.2010 and 5/760/14.07.2016 and the article 25 of the Law 2778/1999, with respect to the Company's Investment Schedule of the 31st of December, 2021.

The Company's Management is responsible for preparing the aforementioned Schedule. Our engagement was undertaken in accordance with the International Standard on Related Services 4400 applicable to "agreed-upon-procedures engagements". Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Our agreed-upon-procedures and findings are the following:

1. The above Investment Schedule includes all the information in compliance to the article 25 of the Law 2778/1999 and the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee, as amended by the edict referenced 10/566/26.10.2010 and 5/760/14.07.2016, referring to Real Estate Investment Companies.
- 2.The descriptions of the properties which appear in the "Description of Land and Building" column of the above Investment Schedule agree to those included in the Valuation of Fair Value reports, issued by the independent valuator on the 31st of December, 2021.
- 3.The fair value of the aforementioned Properties which appear in the "Fair Value" column of the above Investment Schedule agree to those included in the Valuation of Fair Value reports, issued by the independent valuator on the 31st of December, 2021.
- 4.The fair value of the investment in subsidiaries, appearing in the "Subsidiary's Fair Value" column of the above Investment Schedule, derives from the net asset value of the companies in which the Company holds investments. For the determination of these investments' fair value, it has been taken into account the fair value of the properties held by the acquired subsidiaries as included in the Valuation of Fair Value reports, issued by the independent valuator on the 31st of December, 2021.
- 5.The total fair value of investment properties which appears in the above Investment Schedule agrees with the corresponding amount of these properties according to the Company's accounting records kept for the year ended on the 31st of December, 2021.
- 6.The Financial Information which is included in the above Investment Schedule is extracted from the Company's accounting records kept for the year ended on the 31st of December, 2021.
- 7.We verified that the calculations in the above Investment Schedule are arithmetically accurate.

Taking into consideration that the above procedures do not constitute either an audit or a review, in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures, or had we performed an audit or review, other matters might have come to our attention, in addition to the ones reported above.

Our report is exclusively addressed to the Company's Board of Directors, so that the later can fulfill its responsibilities in accordance with the regulatory reporting requirements prescribed in the 8/259/19.12.2002 edict of the Hellenic Capital Markets Committee as amended by the edict referenced 10/566/26.10.2010 and 5/760/14.07.2016.

Consequently, this report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the annual Financial Statements that the Company prepares for the year ended on the 31st of December, 2021, for which we will issue a separate Auditor's Report.