

"PREMIA PROPERTIES"

PREMIA S.A.

HCMC's Decision No. 4/949/5.4.2022
Registered Office: 59, Vasilissis Sofias Avenue, P.C. 11521, Municipality of Athens

STATEMENT OF INVESTMENTS AS AT 30 JUNE 2022

(In accordance with the provisions of article 25 of L. 2778/1999 and the provisions of the decision 8/259/19.12.2002, as amended by the decisions 10/566/26.10.2010 and 5/760/14.07.2016 of the Board of Directors of the Capital Market Commission)

(A) INVESTMENT PROPERTY

S/N	DESCRIPTION OF PROPERTIES				VALUE OF IMMOVABLE PROPERTY (in €)				Current Use of Property	Lessees	Other Information
	Description of Plot & Building	Location & Address	Surface (in sq.m.)		Acquisition Cost	Objective value	Measurement Value 30/06/2022	% on Total Investments 30/06/2022			
			Plot	Building							
1	Complex of five (5) independent warehouse buildings with office space	Position, Gropa - Kyrillos, Aspropyrgos, Attica Prefecture	128,735.24	53,781.13	29,921,582	19,340,361	34,650,000	15.83%	Warehouse - Logistics	COMPUTER TECHNOLOGY INSTITUTE AND PRESS "DIOPHANTUS" - SCHENKER S.A. - ALFAOMEGA PHARMA LOGISTICS S.A. - ATHINAIKI S.A. - ENGINEERIA S.A. CONSTRUCTION AND MAINTENANCE - SAKORAFAS S.A. HELLENIC TRANSPORT - NOE S.A. - MMBS S.A. - FAIDON S.A.	
2	Warehouse building with cold rooms and office space	Position Psari, Aspropyrgos, Attica Prefecture	11,067.42	4,795.06	4,405,363	1,921,664	5,400,000	2.47%	Warehouse - Logistics	METRO S.A.	
3	Two-storey warehouse building with office space	27 Km. Old National Road Athens - Corinth, Area of Agios Nikolaos or Makria Ammos, Elefsina, Attica Prefecture	56,201.56	35,236.93	25,486,773	8,576,426	23,150,000	10.58%	Warehouse - Logistics	HELLENIC HYPERMARKETS SKLAVENTIS S.A.	There are also leases to COSMOTE S.A. ILIENERGEIA S.A. and MUNICIPALITY OF ELEFSINA, which cumulatively represent approximately 2% of total income of the property asset.
4	Warehouse building with	Position Imeros Topos - Lakka Kamaterou, Aspropyrgos, Attica Prefecture	22,994.52	9,443.00	5,194,320	2,849,480	6,150,000	2.81%	Warehouse - Logistics	DIAKINISIS S.A.	
5	Independent ground floor commercial store with office and warehouse spaces	76, Lavriou Avenue, Paiania, Attica Prefecture	4,557.55	1,486.78	2,639,203	3,402,788	2,720,000	1.24%	Commercial store (big-box)	ALFA-BETA VASSILOPOULOS S.A.	
6	Plot with unfinished building	166, Orfeos Str., Votanikos-Elaionas, Attica Prefecture	10,798.74	10,856.67	7,826,755	2,188,705	3,920,000	1.79%	Commercial - Industrial	NOT LEASED	
7	Plot with unfinished building	19, Thernaikou Str., Oraiokastro, Thessaloniki, Thessaloniki Prefecture	39,608.52	29,405.10	6,361,233	8,039,016	1,610,000	0.74%	Commercial - Industrial	NOT LEASED	
8	Five-storey building with basement spaces	4, Kasterlorizou Str., Kypseli, Attica Prefecture	156.61	526.74	766,982.07	483,203.87	1,390,000	0.64%	Serviced apartments	HAMLET STUDENT FLATS P.C.	
TOTAL INVESTMENTS IN LAND & BUILDINGS (A)			274,120.16	145,531.41	82,602,210	46,801,643	78,990,000	36.09%			

(B) INVESTMENTS IN SHARES OF COMPANIES WHOSE SOLE PURPOSE IS THE EXPLOITATION OF IMMOVABLE PROPERTY

S/N	DESCRIPTION OF PROPERTY ASSET & SUBSIDIARY NAME				VALUE OF PARTICIPATIONS (in €)			Current Use of Property	Lessees	Other Information
	Description of Plot & Building	Subsidiary, Location / Address	Surface (in sq.m.)		Cost of Participations	Measurement value of Participations 30/06/2022	% on Total Investments 30/06/2022			
			Plot	Building						
1	Land	ARVEN S.A. Nea Lampsakos, Chalkida, Evia Prefecture	81,362.14	-	1,110,000	1,468,311	0.67%	Land	NOT LEASED	This participation concerns ARVEN S.A. in which Premia Properties held 100% as at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 1,570,000 based on the valuation by the company Savills Hellas P.C.
2	Land	EMEL S.A. Position Oxygono - Palaia Sfageia - R.U. of Lavrio	33,124.06	-	962,500	3,424,178	1.56%	Land	NOT LEASED	This participation concerns EMEL S.A. in which Premia Properties held 90,13% as of 30.06.2022. The fair value of this property as at 30.06.2022 amounts to € 3,800,000 based on the valuation by the company Savills Hellas P.C.
3	Warehouse building with cold room department and independent office spaces	ADAM TEN S.A. 1st Km. Provincial Road Sindos - Chalastra, Thessaloniki	51,396.46	24,702.63	6,754,015	7,654,079	3.50%	Warehouse - Logistics	SEAGULL SINGLE MEMBER S.A.	This participation concerns ADAM TEN S.A. in which Premia Properties held 100% as at 30.06.2022. The fair value of this property as at 30.06.2022 amounts to € 15,600,000 based on the valuation by the company Savills Hellas P.C.
4	Independent commercial store with office space	MESSINIAKA REAL ESTATE S.A. 7th Km. National Road Kalamata-Tripoli	21,006.11	4,462.43	2,228,599	2,866,389	1.31%	Commercial store (big-box)	PRAKTIKER HELLAS S.A.	This participation concerns a Big Box type property owned by Piraeus Financial Leasing S.A. leased by the company MESSINIAKA REAL ESTATE S.A. under a Finance Lease and in which Premia Properties held 100% at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 5,100,000 based on the valuation by the company Savills Hellas P.C.
	Independent commercial store with office space and land	MESSINIAKA REAL ESTATE S.A. A' By-road of Municipal Stadium 2, Katerini	3,805.69	1,485.27				Commercial store (big-box)	HELLENIC HYPERMARKETS SKLAVENTIS S.A.	This participation concerns a Big Box type property (Super Market) owned by Piraeus Financial Leasing S.A. leased by the company MESSINIAKA REAL ESTATE S.A. under a finance lease and in which Premia Properties held 100% at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 2,306,000 based on the valuation by the company Savills Hellas P.C.

5	Warehouse building with cold rooms and independent office building	DYO PEFKA S.A. Position "Dyo Pefka", Aspropyrgos	49,133.79	11,982.05	7,505,522	8,689,181	3.97%	Warehouse - Logistics	FRIESLAND CAMPINA HELLAS S.A.	This participation concerns STENHUS ASPROPYRGOS DYO PEFKA S.A. in which Premia Properties held 100% at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 15,500,000 based on the valuation by the company Savills Hellas P.C.
6	Warehouse buildings with independent office building	THESMIA S.A. Loutsas Street, Position VORRO or KAPSALA, Industrial Park of Mandra, Madra	36,603.65	15,664.30	2,932,391	3,747,402	1.71%	Warehouse - Logistics	HENKEL HELLAS S.A.	This participation concerns a warehouse property owned by THESMIA S.A. in which Premia Properties held 100% at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 7,100,000 based on the valuation by the company Savills Hellas P.C.
7	Warehouse buildings with office space	RIKIA S.A. Position "Rikia", Aspropyrgos	15,623.00	7,298.03	1,909,416	2,865,675	1.31%	Warehouse - Logistics	MEDITERRANEAN LOGISTICS S.A.	This participation concerns a warehouse property owned by STENHUS ASPROPYRGOS RIKIA S.A. in which Premia Properties held 100% at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 4,900,000 based on the valuation by the company Savills Hellas P.C.
8	Warehouse building with office space	INVESTMENT ASPROPYRGOS S.A. Position "Strifi", Elefsina	25,760.10	10,148.82	3,452,635	4,590,322	2.10%	Warehouse - Logistics	SYNERGY S.A.	This participation concerns a property owned by INVESTMENT ASPROPYRGOS S.A. in which Premia Properties held 100% at 30.06.2022. The fair value of this property as at 30.06.2022 amounts to € 7,520,000 based on the valuation by the company Savills Hellas P.C.
9	10 school units in the Region of Attica	JPA ATTICA SCHOOLS S.A. 50th Athens High School, Sepolia 61st Athens Preschool, Sepolia 42nd Athens High School Technical Vocational School – Experiential School Center, Municipality of Megara Oropos Lower School Oropos Pre-school Oropos Junior High School Music School in Plato's Academy (Junior High school/High school) Vocational School of Heracleion	51,751.43	36,505.18	7,356,237	11,356,956	5.19%	Social Infrastructure Properties	Ktiriakes Ypodomes S.A. (KTYP)	The fair value of the right to manage 10 properties in the Region of Attica under the Concession Public-Private Partnership Agreement "PPP" on 30.06.2022 amounts to € 38,788,605. This right is accounted for in accordance with IFRIC 12 in the Interim Financial Statements.
10	Multi-storey building with	TOP REALTY PIRAEUS Single-Member S.A. 24, Papastratou Str. & 1, Vakchou Str., Piraeus, Attica Prefecture	524.71	2,076.03	5,877,111	6,913,602	3.16%	Serviced apartments	TELEPERFORMANCE HELLAS	This participation concerns a property consisting of two combined properties owned by the companies TOP REALTY PIRAEUS S.A. and PIRAEUS REGENERATION ZONAS S.A. in which Premia Properties held 100% at 30.06.2022. The fair value of this property as at 30.06.2022 amounts to € 11,150,000 based on the valuation by the company Savills Hellas P.C.
11	Multi-storey building with basement	PIRAEUS REGENERATION ZONAS Single-Member S.A. 24, Papastratou Str. & 1, Vakchou Str., Piraeus, Attica Prefecture	230.83	1,313.38	4,282,848	4,252,054	1.94%			
12	School complex consisting of a kindergarten, primary school, secondary school, high school and a Cultural centre	PREMIA MAROUSI Single-Member S.A. 151, Mesogeion Avenue & Kyrion Agoniston Str., Marousi, Attica Prefecture	26,605.79	23,113.91	8,983,000.00	9,510,998	4.35%	Social Infrastructure Properties	DOUKAS SCHOOL S.A.	This participation concerns a property owned by PREMIA MAROUSI S.A. in which Premia Properties held 100% at 30.06.2022. The fair value of this property as at 30.06.2022 amounts to € 20,150,000, based on the valuation by the company Savills Hellas P.C.
13	Eight-storey building with basement and ground floor shop with loft	VALOR P.C. 10, Valaoritou Str. & Orfanidou Str., Thessaloniki, Thessaloniki Prefecture	603.42	4,666.20	3,174,567	3,605,200	1.65%	Serviced apartments	HAMLET STUDENT FLATS P.C.	This participation concerns a property owned by VALOR P.C. in which Premia Properties held 100% at 30.06.2022. The fair value of this property at 30.06.2022 amounts to € 4,940,000 not including the cash outflows of the lease liability of € 700,000 (the net fair value of the right as at 30.06.2022 amounts to € 4,240,000), based on the valuation by the company Savills Hellas P.C.
14	-	PASAL CYPRUS LTD	-	-	6,127	105,945	0.05%	-	-	The subsidiary does not own any property asset.
15	-	MFGVR LTD	-	-	10,000	0	0.00%	-	-	The subsidiary does not own any property and is in the process of deletion from the register of the Cyprus curator with deletion date 31/12/2021.
TOTAL INVESTMENTS IN PARTICIPATIONS (B)			397,531.18	143,418.23	56,544,968	71,050,292	32.47%			
TOTAL INVESTMENTS IN PROPERTY & PARTICIPATIONS (A+B)			671,651.34	288,949.64	139,147,178	150,040,292	68.56%			

(C) CASH AND CASH EQUIVALENTS

S/N	Deposit Type	30/06/2022 Not audited	% on Total Investments 30/06/2022 Not Audited
1	Cash on hand	1,350	0.00%
2	Current deposits	68,676,461	31.38%
3	Time deposits	0	0.00%
4	Blocked deposits	125,034	0.06%
TOTAL CASH AND CASH EQUIVALENTS (C)		68,802,844	31.44%
INVESTMENTS GRAND TOTAL (A+B+C)		218,843,136	100%

(D) RECEIVABLES - OTHER ASSETS & LIABILITIES

S/N		30/06/2022 Not Audited
1	Receivables	928,406
2	Other assets	14,774,106
2	Liabilities	105,547,460

(E) QUANTITATIVE ANALYSIS OF ASSETS

Interim Financial Statements (30/06/2022 - amounts in €)	Balance 30/06/2022 Not Audited	Balance 31/12/2021 Audited	Balance 31/12/2020 Audited	Balance 31/12/2019 Audited
Total Assets (based on I.F.R.S.)	220,040,323	157,878,223	78,176,008	26,743,006
Property Measurement Value under L. 2778/1999	78,990,000	74,220,000	60,530,000	26,310,000
% of valued properties on Assets	35.90%	33.73%	27.51%	11.96%

(E) QUANTITATIVE ANALYSIS OF ASSETS

Interim Financial Statements (30/06/2022 - amounts in €)	Balance 30/06/2022 Audited	Not Audited	Balance 31/12/2021 Audited	Balance 31/12/2020 Audited	Balance 31/12/2019 Audited
Measurement value of participations under L. 2778/1999	71,050,292		44,186,042	9,426,462	25,001
% of valued participations on Assets	32.29%		20.08%	4.28%	0.01%
Total Cash and Cash Equivalents	68,802,844		23,183,347	937,139	2,101,985
% of Cash and cash equivalents on Assets	31.27%		10.54%	0.43%	0.96%
Total Receivables and other Assets	15,702,511		16,288,833	7,282,407	2,683,024
% of receivables and other assets	7.14%		7.40%	3.31%	1.22%

NOTES

- The Group has 671,651.34 sq.m. of land and 288,949.64 sq.m. of buildings under management, including the subsidiary JPA, with the total fair value of the Group's investment portfolio amounting €217,415 million.
- Premia Properties S.A. has the full ownership of all its subsidiaries except "EMEL S.A." in which its participation equals 90.13% at 30.06.2022.
- The Group has full ownership of all its properties, which are included in the above tables (A+B) with the exception of two properties (with s/n B4) which belong to the company "Messiniaki Real Estate S.A." located in Kalamata and Katerini. For the above properties, a financial leasing contract has been concluded with "PIRAEUS FINANCIAL LEASING S.A." with expiry on 08.07.2030 and 28.12.2027. Likewise, for the property with s/n B13, which belongs to the company VALOR P.C., a financial leasing contract has been concluded with the Church of Greece with expiry on 31.08.2054.
- For the property with s/n B9, which belongs to the company "JPA ATTICA SCHOOLS S.A.", the management right was valued by an independent valuer (Deloitte) through a PPP Contract and is equal to € 38.8 million.
- On the properties with s/n A5 and B1, B3, B5 to B8 and B12, have been registered until 30.06.2022, pre-notices of mortgages and mortgages totalling € 56,103 thousand in favour of "Piraeus Bank S.A." "Eurobank S.A." "INTRUM (BANK) S.A." and "DO VALUE S.A.". In addition to the above, the Group is in the process of removing pre-notices and mortgages of € 8,660 thousand on the properties numbered A8 and B1 as it has repaid the relevant loan obligations. There is a pledge on the shares and bonds of the subsidiary JPA Attica Schools S.A. in favour of its creditor banks. On the shares of the subsidiaries ARVEN S.A., STENHUS ASPROPYRGOS RIKIA, STENHUS ASPROPYRGOS DYIO PEFKA, ADAM TEN, INVESTMENT ASPROPYRGOS S.A., PREMIA MAROUSHI S.A., there is a pledge in favour of their creditor banks.
- The surfaces (in sq.m.) of the properties indicated above, refer to the areas declared in the Company's Real Estate (E9) Form.
- During the first half of 2022, the Company acquired the property with s/n A8, as well as the property with s/n B12, through the subsidiary Premia Marousi and the property asset with s/n B13, through the acquisition of 100% of the shares of the company VALOR P.C.
- The percentage of total investments has been calculated on the basis of property values as valued by independent registered valuers.
- The figures (Receivables & Liabilities) which are included above, as well as the measurement values of participations may differ from the final figures which will result from the Six-month Financial Report that will be prepared in the near future.
- As this is the first time the company is publishing a statement of investments, the amounts shown for the last three years are based on the published financial statements.
- Amounts are expressed in Euro rounded to the nearest unit.

THE CHAIRMAN OF THE B. OF D.

Athens, 29 August 2022
THE MANAGING DIRECTOR

THE ACCOUNTING DEPT. MANAGER

ILIAS GEORGIADIS
ID. No. AO 507905KONSTANTINOS MARKAZOS
ID. No. AH 093898MARIA ANASTASIOU
ID. No. AK 546999
E.C.G. Licence No. 16009/A' Class

**Report of factual findings in connection with the "Investment Schedule as of June 30, 2022" as resulted from the Agreed Upon Procedures
To the Board of Directors of Premia Real Estate Investment Company Société Anonyme**

In accordance with the engagement letter dated July 30, 2022, we were assigned by the Board of Directors of Premia Real Estate Investment Company Société Anonyme (hereafter the "Company") to perform the agreed upon procedures enumerated below, in connection with the "Investment Schedule as of June 30, 2022" (hereafter the "Investment Schedule") in the context of the requirements of the announcement with reference number 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, and the provisions of the article 25 of the Law 2778/1999.

The representatives of the Company are responsible to prepare the "Investment Schedule" in accordance with the requirements prescribed in the announcement with reference number 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016 and the provisions of the article 25 of the Law 2778/1999.

Our engagement was undertaken in accordance with the International Standard on Related Services 4400, applicable to agreed-upon-procedures engagements regarding Financial Information. Our responsibility is solely to perform the procedures described below and to report our findings.

Procedures performed

Our procedures are summarized as follows:

- We reviewed whether the "Investment Schedule" includes all the information in compliance to the article 25 of the Law 2778/1999, and the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to Real Estate Investment Companies.
- We traced the details of the investment properties that are included in the Company's "Investment Schedule" in column "Property Description" with those included in the corresponding purchase agreements of the properties of the Company.
- We traced the fair value of the investments properties that are listed in the Company's "Investment Schedule" in column "Fair Value" with those that are included in the corresponding valuation reports issued by the Independent Valuers, as of June 30, 2022.
- We traced the total fair value of the investment properties included in the "Investment Schedule" with the fair value of the Company's unaudited accounting records for the period ended June 30, 2022.
- We traced the information included in the Company's "Investment Schedule" under the column "Current value of investment in subsidiaries" with the net asset value of those companies, as presented in the unaudited accounting records of the Company for the period ended period ended June 30, 2022.
- We traced the financial information that are included in the Company's "Investment Schedule" with the unaudited accounting records of the Company for the period ended June 30, 2022.
- We examined whether the calculations in the "Investment Schedule" as of June 30, 2022, are arithmetically accurate.

Findings

Our findings are as follows:

- The "Investment Schedule" includes all the information in compliance to the article 25 of the Law 2778/1999, and the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to Real Estate Investment Companies.
- The details of the real estate properties that are included in the Company's "Investment Schedule" under the column "Property Description" with those included in the corresponding purchase agreements of the properties of the Company.
- The fair value of the investments properties that appear in the Company's "Investment Schedule" column "Fair Value" are traced and agreed with those that are included in the corresponding Valuation reports issued by the Independent Valuers, as of June 30, 2022.
- The total fair value of the investment properties that are included in the "Investment Schedule" is traced and agreed with the fair value of the Company's unaudited accounting records for the period ended June 30, 2022.
- The information that are included in the Company's "Investment Schedule" under the column "Current value of investment in subsidiaries" with the net asset value of those companies, is traced and agreed with the unaudited accounting records of the Company for the period ended period ended June 30, 2022.
- The financial information that is included in the Company's "Investment Schedule" is traced and agreed with the unaudited accounting records of the Company for the period ended June 30, 2022.
- The calculations in the "Investment Schedule" as of June 30, 2022, are arithmetically accurate.

Because the above agreed upon procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance beyond what we have referred to above. Had we performed additional procedures, or had we performed an audit or review in accordance with International Standards on Auditing or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Use Limitation

This report is addressed exclusively to the Board of Directors, in the context of its obligations arising from the announcement with reference number 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016 and the provisions of the article 25 of the Law 2778/1999. This report is not to be used for any other purpose, since it is limited to what is referred above and does not extend to the Company's interim financial information for the period ended June 30, 2022, for which we will issue a separate Review Report.

Athens, August 30, 2022
The Certified Auditor Accountant

ANDREAS HADJIDAMIANOU
SOEL reg. no 61391
ERNST & YOUNG (HELLAS)
CERTIFIED AUDITORS ACCOUNTANTS S.A.
88 CHIMARRAS, MAROUSHI
151 25, ATHENS
SOEL reg. no 107