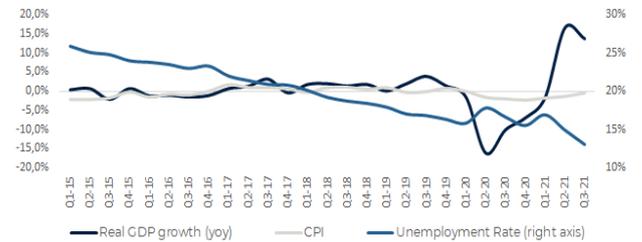


Main Economic Indicators

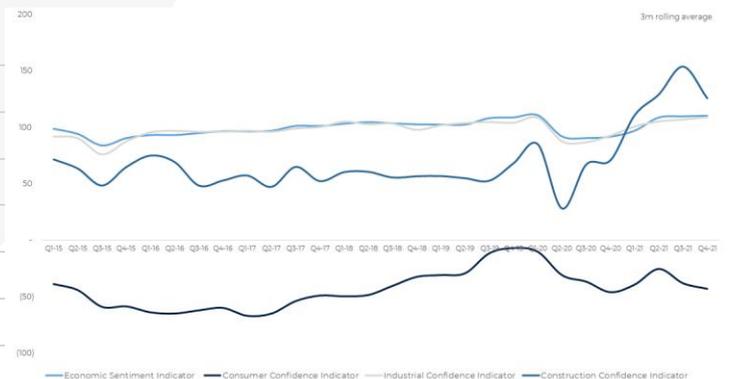
%	2019	2020	Q1 21	Q2 21	Q3 21
Real GDP growth (yoy)	1,7	-8,8	-1,8	16,5	13,7
Unemployment Rate	17,3	16,4	16,9	14,9	13
Consumer Price Index	0,25	-1,25	-1,74	-1,33	-0,41



Rating Agency	Fitch	Moody's	S&P
Date	January 2022	November 2020	May 2021
GR Credit Rating	BB	Ba3	BB
Outlook	Positive	Stable	Positive

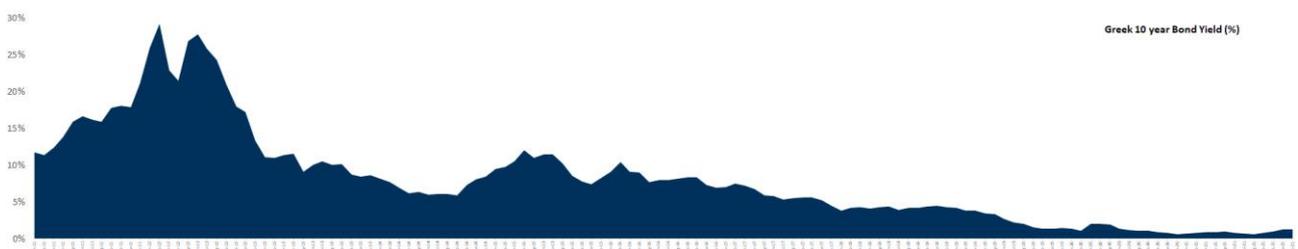
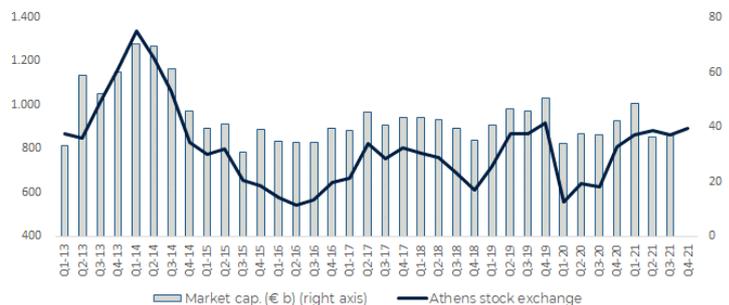
Sentiment/Confidence Indicators

	Dec 21	Nov 21	Dec 20
Economic Sentiment Indicator	110,3	113,4	91,8
Consumer Confidence Indicator	-43,2	-40,8	-44,7
Industrial Confidence Indicator	109,1	110,2	93,3
Construction Confidence Indicator	125,5	137,7	67,2
Retail Trade Confidence Indicator	115,7	101,7	78,4
Service Sector Confidence Indicator	119,2	131,3	65,0



Financial Markets

	Dec 21	Nov 21	Dec 20
Athens Stock Exchange (ASE)	893,34	867,71	808,99
Market Cap ASE (b €)		38,6	44,98
Greek 10year Bond Yield (%)	1,29	1,22	0,63
€/\$ exchange rate	1,1326	1,1363	1,2271
€/£ exchange rate	0,84028	0,85173	0,89903



Main Deals – December 2021

Investor	Asset	Amount	Seller	Description
Intrakat	Solar Park	-	Kastri Evoias S.A.	Acquisition of a 5MW solar park, located at Kastri, Evoia. The solar park is expected to be constructed and fully operational by Q2- 2022.
Premia Properties	Real Estate	-	Dimand	Acquisition of a stand-alone property in which a biotechnology park will be developed. The property is located at the 2 nd km of Paiania–Markopoulo Avenue, in the Paiania Industrial Area over a 23,000sqm land plot, where office buildings and storage facilities may cover a surface area of 4,180 sqm, or 16,000 sqm of GLA. A preliminary lease agreement for 20 years closed period has been signed.
Trade Estates (Foullis Group)	Retail Park	-	KTIMATODOMI SA	Acquisition of FLORIDA 1, the largest retail park in Greece. The Retail Park is located in Thessaloniki and expands in a plot of 132,000 sqm with a GLA of 31,407 sqm, leased 100% to twelve of the largest retail companies in Greece (such as Leroy Merlin, AB VASILOPOULOS, JUMBO, Kotsovolos, Moustakas, Jysk and others).
Premia Properties	Student Residencies	-	Hamlet Student Flats	Agreement for the acquisition of two stand-alone properties and the right to enter into a long-term leasing agreement for a third property. The properties which consist of a total of 153 serviced apartments with a total surface area of 7,764 sqm are leased for the operation of student residences and are located in Athens, Patras and Thessaloniki.
Trastor R.E.I.C	Office Building	€2,35m	-	Acquisition of the remaining 20% (80% is owned since 2018) undivided ownership interest of Kronos Business Centre, located at Maroussi, Attica. The property is a modern three-storey office building with a total surface area of 4,736.78 sqm, and 100% leased.
M.A. Aggeliades Hellas,	Land	€26,9m	Hellenic Republic Asset Development Fund	Acquisition (preferred bidder since 2019) of a land plot with a total surface area of 1.359.000sqm, located in Afantou beach area in Rhodes Island. The development plan of the land includes 5 stars hotels, golf, marinas, restaurants and luxury residentials.
Real Estate Development & Services (R.E.D.S)	Land	€40,2m	Hellenic Republic Asset Development Fund	Preferred bidder for the acquisition of a land plot with a total surface area of 345,567sqm, located in Gournes, Heraklion, Crete. The development plan of the land includes, hotels, marina, shops, offices, banks, exhibition spaces and the possibility of a casino. Transaction price was c. €116/land sqm.
Alexander Haditaghi	Land	€18,5m	Hellenic Republic Asset Development Fund	Preferred bidder for the acquisition of a 2 adjacent seaside land plots with total surface area of 149.575sqm which is located in Iraklitsa, Kavala. Transaction price was c. €124/Land sqm.

Attica Blue Hospitality	Hotel	€6,5m		Acquisition of Naxos Resort Beach Hotel located in the Cycladic Island of Naxos, in the Agios Georgios beach, by Attica Blue Hospitality, a 100% subsidiary of Attica Group. The hotel complex is constructed on a total surface area of 8,166.92 sqm with the potential of additional construction of 1,300 sqm, and has 88 rooms, a swimming pool, restaurants, bar, conference facilities, gym, spa and parking spaces. Attica Blue Hospitality will upgrade and expand the hotel facilities. Transaction price was c. €73.700/room.
-	Retail Property	€1m	Briq Properties REIC	Acquisition of a retail property, with a total area of 168.40 sq.m., at 283 Kifissias Avenue, in Kifissia. Transaction price was c. €5.950/GBA sqm. Estimated gross yield ~6%.
Aluminco	Factory	€7m	-	Acquisition of the Doral factory in Kalochori, 4 km from the port of Thessaloniki, which will be the fourth extrusion line of the company. The investment contribution is expected to increase the total tonnage to 35,000 tonnes of aluminum per year, while at the same time it will be a strategic geographical point for Aluminco, which aims to turn it into an export gateway to the markets of Southeastern, Eastern and Central Europe.
Iaso	Obstetrics and Gynecology Clinic	€13m	Athens Medical Group	Acquisition of the business activity of GAIA obstetrics and gynecology department by "IASO SA" (Hellenic Healthcare part of CVC Capital). The amount of €7.8m was paid at closing while the remaining amount will be paid in a 3-year period.
Hoist Finance	Project Orbit	€108m	Alpha Bank	Acquisition of a portfolio which comprises of non-performing loans, unsecured consumer loans and a minor part of small enterprise loans and secured loans. The total outstanding balance was approximately €2,1b. Price at 5% of the total outstanding balance.

Sources: Elstat, Eurostat, Bank of Greece, The Foundation for Economic & Industrial Research, Ered, Helix and HCMC

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