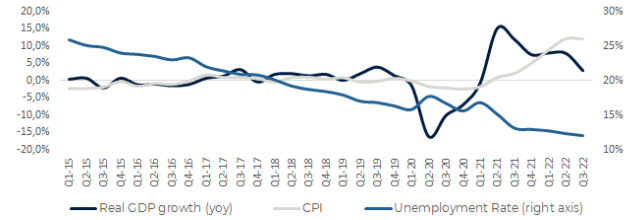


Main Economic Indicators

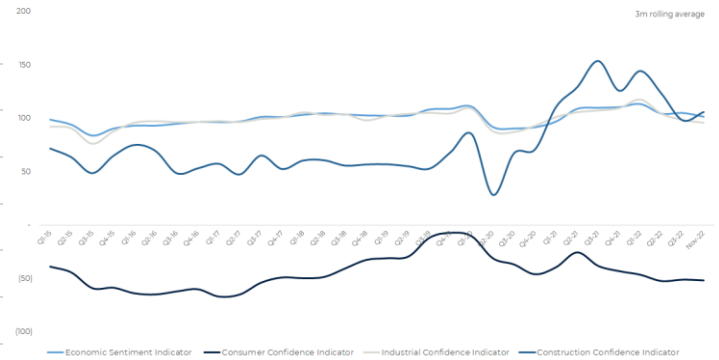
%	2020	2021	Q1 22	Q2 22	Q3 22
Real GDP growth (yoy)	-8,8	8,4	9,3	7,5	2,1
Unemployment Rate	16,4	14,8	12,7	12,3	12,0
Consumer Price Index	-1,25	1,22	8,9	12,1	12,0



Rating Agency	Fitch	Moody's	S&P
Date	July 2022	November 2020	April 2022
GR Credit Rating	BB	Ba3	BB+
Outlook	Positive	Stable	Stable

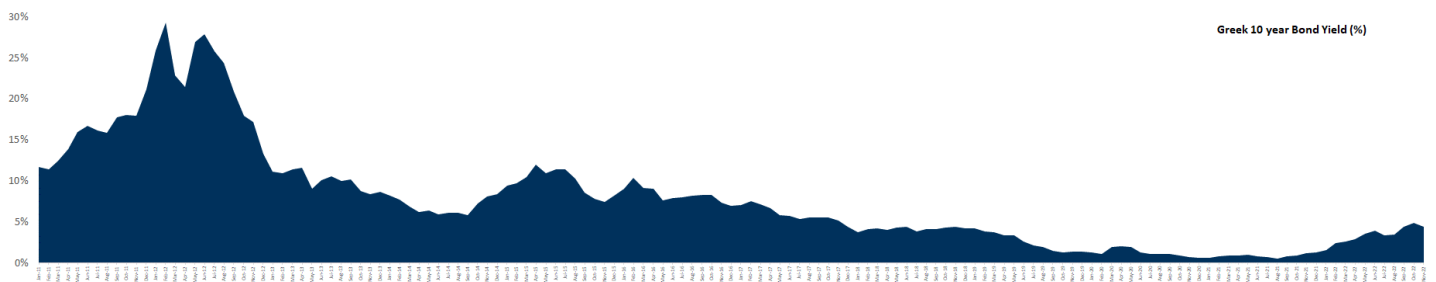
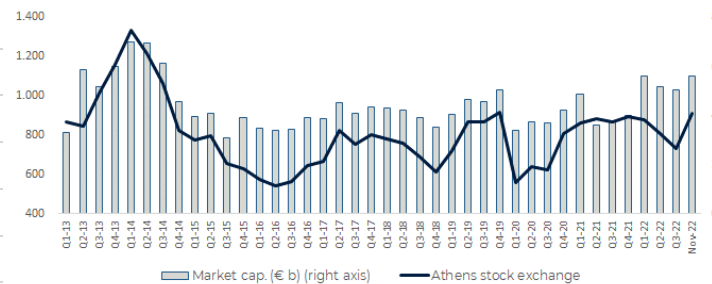
Sentiment/Confidence Indicators

	Nov 22	Oct 22	Nov 21
Economic Sentiment Indicator	101,4	98,4	113,6
Consumer Confidence Indicator	-51,9	-57,9	-23,9
Industrial Confidence Indicator	95,5	95,9	110,2
Construction Confidence Indicator	105,7	110,4	137,7
Retail Trade Confidence Indicator	110,5	103,5	101,7
Service Sector Confidence Indicator	101,3	98,9	131,3



Financial Markets

	Nov 22	Oct 22	Nov 21
Athens Stock Exchange (ASE)	912,33	874,27	867,71
Market Cap ASE (b €)	56,2	54,7	53,3
Greek 10year Bond Yield (%)	4,42	4,87	1,22
€/\$ exchange rate	1,0376	0,9914	1,1291
€/£ exchange rate	0,86488	0,86115	0,8462



Main Deals – November 2022

Investor (Buyer)	Asset	Amount	Seller	Description
Lamda Development	Corporate	€5m (consideration)	-	Acquisition of 20% shares of R Energy 1 Holding. The company proceeded with issuing a 3-year, €10m Convertible Bond Loan, which will be fully covered by Lamda,, which may be converted to 50.1% of the company's share capital.
Premia Properties	Properties & Land	€12.3m	I. Boutaris & Sons	Acquisition of properties with a total buildable surface of 28,800 sq.m. (out of which 5 wineries with a total surface area of 15,660 sq.m. and an office building located in Pikermi, Attica) as well as 740,000 sq.m of land plots of., of which the 5 vineyards amount to 633,000 sq.m. The structure of this transaction includes the separation of the real estate assets from the winery activity.
Premia Properties	Athens Heart	€15.7m (consideration)	Doreco SA	Acquisition of a shopping center with a total GBA of 54,000 sq.m. and GLA of 18,500 sq.m. on a land plot of 10,600 sq.m. The property along with all fixed and mobile equipment, active lease agreements, administrative & operating licenses, and commercial signs, were transferred to Primalaft Athens SA (100% subsidiary of PREMIA). Transaction price/GLA: c. €850
-	Retail Building	€3.4m	Aetios Estate	Acquisition of a six-storey building of c. 1,836 sq.m.. Three floors are occupied by PLAISIO (lease expiration in 2026) and a monthly rent of €19,684, and the third floor by a company (lease expiration in 2027) and a monthly rent of €1,000. The remaining three floors are vacant. Estimated transaction yield: 6.5%, Transaction price/GLA: c. €1,850
Irakleitsa SA	Land Plot	€18.5m	Hellenic Property Development Fund	Acquisition of a property in Nea Irakleitsa of Kavala, consisting of two adjacent seaside plots, totaling 149,733 sq.m. It has a sandy beach front of 600m length and is located in the bay of Paleos. Price/sqm: €123,5
Noval Property	Land Plot	€2.4m		Acquisition of two land plots in Marousi: 1) total surface of 1,543sq.m., at 43, Amarousiou-Chalandriou street with a two-story building of total built area of 945sq.m. 2) total surface of 1,093sq.m., at the intersection of Fragkokklisias and Amarousiou Chalandriou streets. The two adjacent plots will merge into one property of total surface of 2,636sq.m. Price/sqm: €910,4

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

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