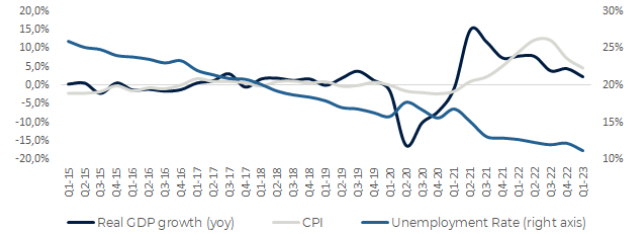


Main Economic Indicators

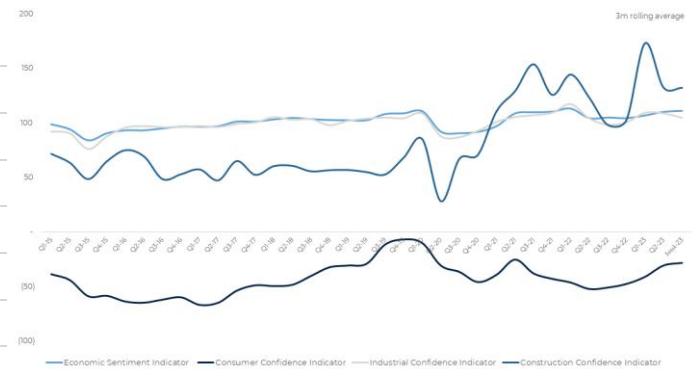
%	2020	2021	2022	Q4 22	Q1 23
Real GDP growth (yoy)	-8,8	8,4	6,1	4,5	2,3
Unemployment Rate	17,6	14,8	12,4	12,2	11,2
Consumer Price Index	-1,2	1,2	9,6	7,2	4,6



Rating Agency	Fitch	Moody's	S&P
Date	January 2023	March 2023	April 2023
GR Credit Rating	BB+	Ba3	BB+
Outlook	Stable	Positive	Positive

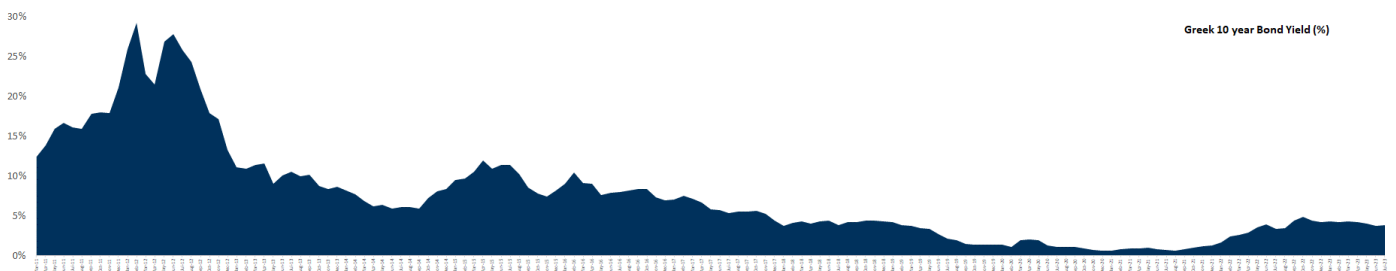
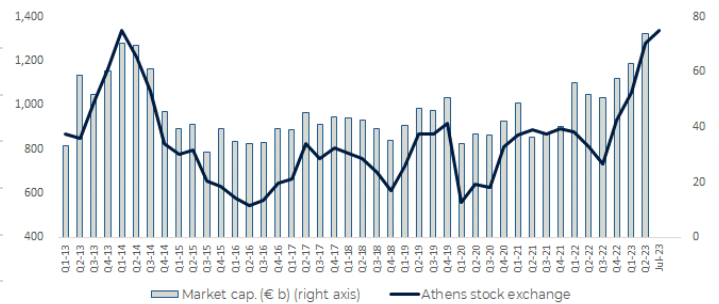
Sentiment/Confidence Indicators

	Jul 23	Jun 23	Jul 22
Economic Sentiment Indicator	111,1	110,1	100,5
Consumer Confidence Indicator	-28,6	-31,0	-55,3
Industrial Confidence Indicator	104,6	108,6	101,2
Construction Confidence Indicator	132,0	132,2	94,4
Retail Trade Confidence Indicator	117,7	115,9	93,0
Service Sector Confidence Indicator	119,6	113,0	103,4



Financial Markets

	Jul 23	Jun 23	Jul 22
Athens Stock Exchange (ASE)	1.335,48	1.278,61	851,05
Market Cap ASE (b €)		73,9	53,9
Greek 10year Bond Yield (%)	3,85	3,70	3,38
€/\$ exchange rate	1,1023	1,0866	1,0198
€/£ exchange rate	0,85765	0,85828	0,8399



Main Deals – July 2023

Investor (Buyer)	Asset	Amount	Seller	Description
Blend Development & Sirec Energy	Office Building	-	-	Acquisition of a nine-story building, with an area of c. 5,000sq.m. that was originally built in 1959 and is located very centrally in Athens, at the corner of Stadiou str. and Em. Benaki str. will be converted to a 4* Hotel aiming to achieve LEED Certificate. The investment may have a gross development value of €25m.
Trastor REIC	Commercial Building	€11,2m	Piraeus Bank	Acquisition of a three-story commercial building, located at Chalandri with a total surface area of 5.435sqm. The property is leased to AB Vassilopoulos with a monthly rental of €75.000 until 31/05/2053. Transaction yield: 8%. Transaction Price/GLA: €2.060
Technical Olympic SA	Real Estate Portfolio	€19,8m	-	Acquisition of a portfolio of 186 properties, the management of which has been undertaken by "Intrum Hellas REO Solutions S.A"
Everty	Logistics center	-	-	Acquisition of two warehouses located in Mavro Lithari and Melissia and office spaces which are full leased to leading multinational logistics companies with a total surface area of 33.000sqm. Estimated transaction yield: 7.5%.
Trastor REIC	Multi-story Building	€7,5m	Piraeus Bank	Acquisition of a multi-storey building with a total surface area of 2,633 sq.m. located at 5, Korai Str. in Athens, Transaction yield: 7%. Transaction Price/sqm: €2.860

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

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