

(A) REAL ESTATE INVESTMENT SCHEDULE

S/N	Description of land & building	Location & address	Area in sq.m.		VALUE OF PROPERTY				Current use of property	LEASE INFORMATION Tenant
			Land	Building	Acquisition cost (1)	Tax value (2)	Fair value (3)	% of Total Investments		
1	"ELLAKTOR" BUILDING	25' ERMOY STR. NEA KIFISIA, ATTICA, 14564	13.516,03	30.702,97	25.683.514,97	30.987.393,61	25.000.000,00	22,01%	OFFICES	ELLAKTOR S.A., OLYMPIA GROUP S.A., RETAILWORLD S.A., WESTNET S.A.
2	"ATTIKI DIODOS" COMMERCIAL BUILDING	4' AMALIADOS AND 1' KALAVRYTON STR. NEA KIFISIA, ATTICA, 14564	7.618,20	22.925,75	12.575.483,91	11.357.609,94	13.100.000,00	11,53%	OFFICES AND RETAIL SHOPS	JUMBO S.A., PLAYMOBIL HELLAS S.A., NUMIL HELLAS S.A., ESSITY HELLAS S.A., VELTI S.A., GREEN COLA HELLAS S.A., ATTIKI DIODOS S.A.
3	"SKLAVENITIS" COMMERCIAL BUILDING	7' KIFISIAS & 29' AITOLIAS STR. AMPELOKIPOI, 11523	4.336,11	10.113,27	26.416.175,96	21.304.255,37	26.800.000,00	23,59%	RETAIL SHOPS	GREEK HYPERMARKETS SKLAVENITIS S.A.
TOTAL INVESTMENT IN REVENUE REAL ESTATE (A)			25.470,34	63.741,99	64.675.174,84	63.649.258,92	64.900.000,00	57,13%		

(B) INVESTMENT IN SUBSIDIARIES

S/N	Description of land & building	Location & address	Land	Building	Subsidiary's acquisition cost	Tax value	Subsidiary's fair value	% of Total Investments	Current use of property	Tenant
1	BUILDING ON 58-60' ERMOY STR., ATHENS	58-60' ERMOY STR., ATHENS, 10563	40,63	91,17	14.055.066,00 €	-	18.865.176,40 €	16,61%	RETAIL SHOP	CALIN S.A.
2	BUILDING ON 4' EDISSON STR., THESSALONIKI	4' EDISSON STR., THESSALONIKI, 54640	53,87	499,00		-			OFFICE	HELLENIC ELECTRICITY DISTRIBUTION NETWORK OPERATOR
3	BUILDING ON 43' TSIMISKI STR. THESSALONIKI	43' TSIMISKI STR. THESSALONIKI, 54623	291,04	766,32		-			RETAIL SHOP	DIXONS SOUTHEAST EUROPE S.A.
4	BUILDING ON 9' MITROPOLEOS STR., ATHENS	9' MITROPOLEOS STR., ATHENS, 10557	462,47	2.160,00		-			BANKING BRANCH AND OFFICE SPACE	PIRAEUS BANK
5	BUILDING ON 59' VAS. SOFIAS AVE., ATHENS	59' VAS. SOFIAS AVE., ATHENS, 11521	108,90	290,10		-			OFFICE SPACE	VACANT
6	BUILDING ON 42' TSIMISKI STR., THESSALONIKI	42' TSIMISKI STR., THESSALONIKI, 54623	11,22	87,15		-			OFFICE SPACE	OWN-USED - ORILINA S.A.
TOTAL INVESTMENT IN SUBSIDIARIES (B)			968,13	3.893,74	14.055.066,00 €	-	18.865.176,40 €	16,61%		

TOTAL INVESTMENT IN SUBSIDIARIES AND REAL ESTATE (A + B)

83.765.176,40 **73,73%**

(C) CASH AND CASH EQUIVALENTS

S/N	TYPE OF DEPOSIT	Balance	% of Total Investments
1	Cash on hand	138,60	0,00%
2	Sight Deposits	29.843.442,12	26,27%
TOTAL CASH AND CASH EQUIVALENTS (C)		29.843.580,72	26,27%

TOTAL INVESTMENTS (A + B + C)

113.608.757,12

	% of Total Investments	
Total receivables of the Company	404.094,30	0,37%
Total liabilities of the Company	1.133.040,14	1,03%

(D) TOTAL ASSETS PERCENTAGE ANALYSIS

	31/12/20	30/6/20	31/12/19	31/12/18
Total Assets (per the Statement of Financial Position)	109.256.589,63	109.607.471,55	108.232.068,59	104.901.088,28
Fair value of properties according to L. 2778/1999	64.900.000,00	64.900.000,00	39.150.000,00	0,00
% of appraised property over Total Assets	59,40%	59,30%	36,17%	0,00%
Fair value of investment in subsidiaries according to L. 2778/1999	18.865.176,40	18.637.449,40	18.320.485,61	0,00
% of appraised investment in subsidiaries over Total Assets	17,27%	17,00%	16,93%	0,00%
Total investment in securities	0,00	0,00	0,00	0,00
% of securities value over Total Assets	0,00%	0,00%	0,00%	0,00%
Total cash and cash equivalents	29.843.580,72	29.843.580,72	54.434.602,34	58.003.982,27
% of cash and cash equivalents over Total Assets	27,32%	27,28%	50,29%	55,29%

NOTES:

- A positive fair value difference of 224.825,16 euro was recorded at the valuation of the investment property on the 31st of December 2020, in relation to the acquisition value of the two properties owned by the Company on 31.12.2019, as well as the new property that was acquired in 2020 on 7' Kifisias Ave.
- A positive fair value difference of 36.603 euro was recorded at the valuation of the subsidiary's investment property on the 31st of December 2020, in relation to the fair value of the properties owned by the subsidiary on 31/12/2019, which is included in the subsidiary's fair value.
- The fair value (column 3) refers to the values of the real estate properties on 31.12.2020, as appraised by the company "Savillis Hellas M.P.C." according to the provisions of L. 2778/1999. The appraisal of the real estate properties of the subsidiary was also performed by "Savillis Hellas M.P.C."
- The real estate areas (in sq.m.) that are presented in the Investment Schedule, are those that have been declared on the E9 Real Estate Information Statement of the Company.
- The Company has complete ownership over its real estate properties.
- All real estate properties are free of any burden.
- The investment policy of the Company aims at the constant improvement of the value and quality of its real estate investment portfolio.
- The financial information (receivables and liabilities) that are included above, may differ from the final information that will be presented in the Interim Financial Information report which will be prepared shortly.
- The real estate property on 42' Tsimiski Str in Thessaloniki, is recorded in the accounting records of "ORILINA S.A." at fair value.

Athens, 15th of February 2021

The Chairman of the Board

The Managing Director

The Finance Director and head of accounting

STYLIANOS ZAVVOS
ID No. AK 558124

MARIOS APOSTOLINAS
ID No. AN 024492

DIMITRIOS IOANNIDIS
ID No. AN204652
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Report of factual findings from the performance of the Agreed-upon Procedures on the "Investment Schedule"

To the Board of Directors of "Orilina Properties Real Estate Investment Company"

According to the engagement letter received from the Board of Directors of ORILINA PROPERTIES REIC (the Company) on January 15, 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, 2020. 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:

- 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.
- 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, 2020.
- 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, 2020.
- 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, 2020.
- 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 Decembers, 2020.
- 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, 2020.
- We verified that the calculations in the above Investment Schedule are arithmetically accurate.

There have been no findings from the performance of the above procedures.

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 latter 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

Athens, 25th of February 2021

The Certified Public Accountant

Vasilis Christopoulos
SOEL Reg. No. 39701