

Report for Funds Raised as of December 31, 2016
GRIVALIA PROPERTIES REAL ESTATE INVESTMENT COMPANY
 General Commercial Registry 000239101000
 HELLENIC CAPITAL MARKET COMMITTEE DECISION 11/352/21.9.2005
 REGISTERED OFFICES: 117 KIFISSIAS AVENUE, MAROUSSI, ATHENS, 151 24

It is hereby notified, in accordance with article 4.1.2 decision of the Athens Stock Exchange (ATHEX) as well as decisions 27/17.07.2008 of the BoD of ATHEX and 7/448/11.10.2007 of the BoD of Hellenic Capital Market Commission (HCMC) as in force, relating to the usage of funds, following the decision on 3/1/2014 with protocol number 40 of the BoD of ATHEX, that from Company's Share Capital Increase through the payment in cash which took place on the basis of the decision of Company's Extraordinary General Assembly on 08.11.2013 and the decisions 1/670/3.1.2014 and 1/671/16.1.2014 of the BoD of HCMC that approved the prospectus and its supplement, a capital of €193.248 thousand was raised. Issuing costs amounted to €3.009 thousand versus estimated costs of approximately €2.671 thousand as mentioned in the prospectus and were fully covered from the funds raised from the abovementioned Share Capital Increase. From the Share Capital Increase 40.260.000 new common registered voting shares have been issued. Company's Share Capital Increase was certified by the Board of Directors of the Company on 31.01.2014. On 04.02.2014 Hellenic Exchange (HELEX) approved the listing for trading of the 40.260.000 new shares in the Athens Stock Exchange. The trading of the new shares commenced on 06.02.2014. The Company uses the funds raised according to the provisions of section 4.3 of the prospectus of the Share Capital Increase. Until **31.12.2016** the proceeds from the Share Capital Increase were distributed as follows:

TIMESCHEDULE FOR THE USE OF PROCEEDS FROM THE SHARE CAPITAL INCREASE

(Amounts in € thousand)	SHARE CAPITAL INCREASE PROCEEDS*	INVESTMENTS				TOTAL INVESTED AS OF 31.12.2016	REMAINING BALANCE TO BE INVESTED
		2014	2015	A' semester 2016	B' semester 2016		
Investment in Real Estate Property to accommodate Public Services	190.239	87.552	-	-	-	87.552	-
Investment in Real Estate Property providing income used as Offices or other Professional or Industrial Purposes		39	15.138	11.599	11.997	38.773	
Establishment of subsidiaries		-	2.050	-	-	2.050	
Acquisition of nine (9) retail assets, owned by MART CASH and CARRY (ex. MAKRO Cash & Carry S.A.)		-	60.239	-	-	60.239	
Investment in joint venture		-	-	-	1.625	1.625	
Total	190.239	87.591	77.427	11.599	13.622	190.239	-

* The Company expects to invest the total of the funds raised within 36 months of its completion.

Notes:

- On March 6, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €5.880 thousand (excluding acquisition costs of €124 thousand). The investment was partially financed for the amount of €5.983 thousand through Company's funds originated from its 2007 Share Capital Increase and for the amount of €21 thousand through the funds originated from the Share Capital Increase of 2014. The fair value of the property as evaluated by independent valuers was €7.770 thousand.
- On March 20, 2014, the Company completed the acquisition of a warehouse in the industrial area of Aspropyrgos, Attica. The acquisition price of the property was €8.320 thousand (excluding acquisition costs of €160 thousand). The investment was partially financed for the amount of €8.462 thousand through Company's funds originated from its 2007 Share Capital Increase and for the amount of €18 thousand through the funds originated from the Share Capital Increase of 2014. The fair value of the property as evaluated by independent valuers was €10.770 thousand.
- On May 12, 2014, the Company completed the acquisition of a portfolio of 14 assets from the Hellenic Republic Asset Development Fund and their respective lease to the Hellenic Republic for 20 years with the signing of the relevant sale and lease deeds. The acquisition price of the portfolio was €145.810 thousand (excluding acquisition costs of €412 thousand), which was financed for the amount of €58.670 thousand through Company's remaining funds originated from its 2007 Share Capital Increase and for the amount of €87.552 thousand through the funds originated from the Share Capital Increase of 2014.
- On March 18, 2015, the Company completed the acquisition of a store of technical and household equipment property located in Nea Alikarnassos in the Municipality of Heracleion. The acquisition price was €8.500 thousand (excluding legal expenses of €62 thousand). The acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase. The fair value of the property as evaluated by independent valuers was €8.830 thousand.
- On May 19, 2015, the Company completed the acquisition of a property located in the Municipality of Mandra-Idyllia, on Athens-Corinthos National Road. The acquisition price was €6.500 thousand (excluding acquisition costs of €76 thousand). It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase. The fair value of the property as evaluated by independent valuers was €7.905 thousand.
- On June 26, 2015, the Company established a 100% subsidiary company having its corporate seat in Luxembourg under the name "Grivalia Hospitality S.A.". The purpose of "Grivalia Hospitality S.A." is the acquisition, development and management of hospitality real estate mainly in Greece. The paid in share capital of the company amounts to €2.000 thousand. This investment was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.
- On July 10, 2015, the Company established a 100% subsidiary company having its corporate seat in Luxembourg under the name "Grivalia New Europe S.A.". The purpose of "Grivalia New Europe S.A." is the acquisition and management of commercial real estate in countries where the Company has already its presence. The paid in share capital of the company amounts to €50 thousand. This investment was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.
- On August 12, 2015, the Company completed the acquisition of nine retail assets, owned by MART CASH and CARRY (ex. MAKRO Cash & Carry S.A.). The acquisition price was €60.000 thousand (excluding acquisition costs of €239 thousand). It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase. The fair value of the portfolio as evaluated by independent valuers was €77.053 thousand.
- On March 16, 2016 the Company, completed the acquisition of a property located at 68, Vasilissis Sofias Av. in Athens. The acquisition price was €11.250 thousand (excluding acquisition costs of €349 thousand). It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.
- On October 14, 2016 the Company, completed the acquisition of 50% of the shares of the company with the distinctive title "PIRAEUS PORT PLAZA 1" for a price of €1.625 thousand. The company owns a property located in Piraeus which is under development and will be delivered in mid-2017. It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.
- On November 22, 2016 the Company, completed the acquisition of a property located at 18-20, Amarousiou-Halandriou str. in Maroussi, Attica. The acquisition price was €15.147 thousand (excluding acquisition costs of €179 thousand). The investment was partially financed for the amount of €11.997 thousand through the existing funds of the Company which originated from its 2014 Share Capital Increase.

Maroussi, February 02, 2017

THE CHAIRMAN OF THE BoD

THE CHIEF EXECUTIVE OFFICER

THE CHIEF FINANCIAL OFFICER

NIKOLAOS A. BERTSOS
I.D. Number AH 023829

GEORGIOS CHRYSIKOS
I.D. Number N 161578

PANAGIOTIS - ARISTEIDIS VARFIS
I.D. Number E 163166

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Report on Usage of Funds'

To the Board of Directors of "Grivalia Properties REIC"

According to the engagement letter received from the Board of Directors of the Grivalia Properties REIC (the Company), on July 8th 2016 we have performed the procedures described below in accordance with the regulatory framework of the Athens Stock Exchange and the relevant legal framework of the Hellenic Capital Markets Committee with respect to the 'Report on the usage of funds of the Company which relates to the share capital increase paid in cash, taken place in 2014.

The Company's Board of Directors is responsible for preparing the aforementioned Report. Our engagement was undertaken in accordance with International Standard on Related Services 4400 applicable to "agreed-upon-procedures" engagements. Our responsibility is solely to perform the procedures described below and to report to you our findings.

Our agreed upon-procedures are the following:

- We examined the content of the Report and its consistency with the provisions of the decision 7/448/11.10.2007 of the Hellenic Capital Markets Committee and the decision 25/17.07.2008 of the Athens Stock Exchange.
- We examined the content of the Report and its consistency with what is referred to in the Prospectuses issued by the Company on 03/01/2014 and 16/01/2014 for this purpose and the relevant Company's decisions and announcements.
- We have agreed the amount of the share capital increase mentioned in the report to:
 - the amount approved by the 08/11/2013 decision of the Shareholders' General Meeting
 - the amounts referred to in the relevant Prospectuses
 - the amounts deposited in the relevant bank account maintained by the Company.
- We examined whether the amount certified by the Board of Directors on 31/01/2014 from the said Share Capital Increase, agrees to the amount recorded in the books and records of the Company, considering the relevant accounting entries.
- We examined whether the amount of the share capital increase has been used in accordance with its intended use and within the provided time schedule, based on the provisions of paragraph 4.3 of the Prospectus issued on 03/01/2014, by examining on a sample basis documents that support the relevant accounting entries.

Our findings are the following:

- The content of the Report is consistent with the provisions of the decision 7/448/11.10.2007 of the Hellenic Capital Markets Committee and the decision 25/17.07.2008 of the Athens Stock Exchange.
- The content of the Report is consistent with what is referred to in the Prospectuses issued by the company on 03/01/2014 and 16/01/2014 for this purpose and the relevant Company's decisions and announcements.
- The amount of the share capital increase mentioned in the report agrees to:
 - the amount approved by the 08/11/2013 decision of the Shareholders' General Meeting
 - the amounts referred to in the relevant Prospectuses
 - the amounts deposited in the relevant bank account maintained by the Company.
- The amount certified by the Board of Directors on 31/01/2014 from the said Share Capital Increase, agrees to the amount recorded in the books and records of the Company, considering the relevant accounting entries.
- The amount of the share capital increase has been used in accordance with its intended use and within the provided time schedule, based on the provisions of paragraph 4.3 of the Prospectus issued on 03/01/2014, by examining on a sample basis documents that support the relevant accounting entries.

Taking into consideration that the above 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 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 that would have been reported to you, in addition to the ones reported above.

Our report is addressed exclusively to the Board of Directors of the Company, so that the latter can fulfill its responsibilities in accordance with the legal framework of the Athens Stock Exchange and the relevant regulatory framework of the Hellenic Capital Markets Commission. This report is not intended to be used for any other purpose, since it is limited to what is referred to above and does not extend to the financial statements prepared by the Company for the year ended 31 December 2016, for which we have issued a separate Auditor's Report, dated 3 February 2017.

Athens, February 3 2017

PricewaterhouseCoopers
268 Kifissias Ave.
15232 Athens, Greece.
AM SOEL 113

Dimitris Sourbis
AM SOEL 16891