BriQ Properties R.E.I.C.

INTERIM FINANCIAL REPORT

For the period from January 1st to June 30th, 2019

BriQ Properties R.E.I.C.

S.A.Reg.No. 140330201000

Al.Pantou 25, Kallithea

According to Article 5 of Law 3556/30.04.2007

CONTENT

A. STATEMENT OF THE BOARD OF DIRECTORS OF THE COMPANY 2
B. BOARD OF DIRECTORS REPORT 3
C. REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION 10
D. INTERIM CONDENSED FINANCIAL INFORMATION 12
STATEMENT OF FINANCIAL POSITION 13
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME 14
STATEMENT OF CHANGES IN EQUITY 15
CASH FLOW STATEMENT 16
1. General Information 17
2. Principles for the preparation of Interim Condensed Financial Information 17
3. Financial risk management 19
4. Significant accounting estimates and judgments of the Management 21
5. Segment Reporting 22
6. Investment Property 24
7. Trade and other receivables 25
8. Cash and Cash Equivalents 26
9. Share Capital 26
10. Borrowings 26
11. Trade and other payables 27
12. Direct property expenses 28
13. Other operating expenses 28
14. Finance income and costs 29
15. taxes 29
16. Dividends per share 29
17. Earnings per share 29
18. Contingent Liabilities 30
19. Guarantees 30
20. Related party transactions 30
21. Events after the balance sheet date 31

(Amounts presented in thousand € except otherwise stated)

STATEMENT OF THE BOARD OF DIRECTORS OF THE COMPANY

«BriQ PROPERTIES REAL ESTATE INVESTMENT COMPANY» FOR THE INTERIM FINANCIAL INFORMATION FOR THE SIX MONTH PERIOD ENDED JUNE 30TH, 2019 (in accordance with article 5 par.2 of Law 3556/2007)

The members of the Board of Directors of the company BriQ Properties R.E.I.C. certify that to the best of our knowledge the Interim Condensed Financial Information of the Company "BriQ Properties" for the six-month period ended June 30^{th}, 2019, were prepared according to the applicable accounting standards, and present fairly the financial position and the results of the Company according to paragraphs 3 to 5 of article 5 of Law 3556/2007.

Furthermore, to the best of our knowledge the Report of the Board of Directors for the period presents fairly the information required by paragraph 6 of article 5 of Law 3556/2007.

Kallithea, 09 September 2019

Chairman of the BoD	Chief Executive Officer	Executive member of BoD
Theodore Fessas	**Anna Apostolidou**	**Apostolos Georgantzis**

Board of Directors Report
«BRIQ PROPERTIES Real Estate Investment Company»
on the Interim Financial Statements for the six-month period ended 30.06.2019

Dear Shareholders,

According to the law 3556/2007 and the relevant provisions of the Hellenic Capital Market Commission, we present below the Board of Directors Report of the Company «BriQ Properties ΑΕΕΑΠ» on the Interim Financial Statements for the period from January 1st to June 30th 2019. The aim of the report is to provide information that gives the reader the opportunity to develop a comprehensive opinion of the company's development during the first semester of 2019 and to identify the potential risks and challenges that the Company may face in the second half of 2019.

According to the legislation, this report includes the following:

1) Report for the period from January 1st to June 30th 2019
2) Significant events on the first semester of 2019
3) Prospects and significant risks for the second half of the year 2019
4) Significant transactions with related parties

REPORT FOR THE PERIOD FROM JANUARY 1ST TO JUNE 30TH 2019

In the first semester of 2019, the expectations of growth of the Greek economy prevailed, which were stimulated again by the completion of the European Parliament Elections and National Elections.

The positive expectations of the economy contributed positively to the image of the real estate market. Therefore, the stabilization of the prices of professional real estate and the gradual increase of rents, mainly in real estate of high standards, were continued.

During the period in question, the Company continued the active management of the portfolio of its real estate, conducted investigation on new investments and prepared investments in real estate, which, either were made, or will be made within the financial year 2019.

The Statement of Financial Position and the Statements of Income and other total revenues, changes in equity and cashflow of the period in question, as published, are shown in the books and details of the Company and they were prepared according to the International Financial Reporting Standards.

The Board of Directors, attempting a consultation of the works of the Company, of the details of the Statement of Financial Position and Income Statement of the period in question, notifies you of the following:

Investments in Real Estate

On June 30th, 2019, the portfolio of the Company included 16 investment properties of a total surface area of 51,979 sq.m. with a value of € 43,842 thousand (including the value of the owned used office space of €188 thousand), as evaluated by the independent evaluators of the companies "Athens Economics Ltd - Financial Consultants." and "HVS HOSPITALITY CONSULTING SERVICES SA". The increase of the value of investment property on the 30th of June amounted to € 4,031 thousand (+10.2%) compared to December 31st 2018.

The portfolio consists of 6 office buildings, 4 warehouse buildings (logistics), 2 hotels, 1 office building with stores on the ground floor (mixed use), 1 store, 1 social welfare building, in particular an Elderly Care Facility and 1 plot of land.

The fair value of the Investments in Real Estate on June 30th, 2019, amounted to € 43,654 thousand (excluding the office space used by the Company of a value of € 188 thousand), compared to the value of € 39,623 thousand (excluding the office space used by the Company of a value of € 189 thousand) on December 21st, 2018. Such increase is due to the addition of 2 properties of a value of € 3,257 thousand made in the first semester of 2019, € 679 thousand from revaluations € 95 thousand from subsequent capital expenditure on existing property (Note 6).

The evaluations of the Company's property portfolio were made according to the Discounted Cash Flow Method and the Comparative Real Estate Method, while for the hotels it was made by the Income Capitalisation Method and Comparative Real Estate Method, and for the plot of land it was made according to the Comparative Real Estate Method and the Method of Residual Value.

Rental Income

The rental income of the Company for the semester ended on June 30th, 2019 amounted to € 1,317 thousand compared to € 1,003 thousand for the respective last year semester, an increase by 31.4%. This increase is mainly due to the incorporation of revenue from the new property investments of the Company.

On June 30th, 2019, 64.5% of the annualized rental income of the Company is derived from subsidiaries and associated companies of Group Quest Holdings S.A.. This percentage is reduced in comparison to June 30th, 2018, where 84.5% of the annualized rental income was derived from subsidiaries and associated companies of the Group Quest Holding SA. Upon the date of publication of the current interim condensed financial statements, the amount of the annualized rental income of the Company derived from subsidiaries and associated companies of Group Quest Holdings S.A. has been further reduced to 59.3%.

Upon the date of publication of the current interim condensed financial statements, investment properties of the company show a high percentage of occupancy (it is determined as the total of leased surface divided by the total leasable surface area) comparing with the market, of 98.75%.

Net gain/(loss) from fair value adjustments on investment properties

The Company's profits from fair value adjustments on investment property for the period ended June 30, 2019 amounted to €679 thousand compared to €340 thousand for the respective last year period ended June 30,2018.

Operating expenses

Direct Property related Expenses for the semester ended on June 30th, 2019 amounted to € 337 thousand (30.06.2018: € 247 thousand), of which € 268 thousand concern the total provision for the Property Tax (ENFIA) (note 12) (30.06.2018: € 165 thousand) and € 26 thousand (30.06.2018: € 48 thousand) concern expenses for repairs.

Other Operating Expenses amounted to € 149 thousand compared to € 119 thousand for the respective last year period. In other operating expenses of the current period, € 21 thousand are included, which concern the payment of non-deductible VAT tax for the year 2018 and € 12 thousand for the year 2019 (prorata 11%).

Operating profits – Earnings before Taxes

The operating profits of the Company amounted to € 1,407 thousand compared to € 888 thousand of the respective last year period, while the operating profits, excluding revaluation gains on fair value of investment property, amounted to € 728 thousand, compared to € 548 thousand of the respective last year period, showing an increase in the amount of € 180 thousand or 32.8%. Such increase is mainly due to the increase of revenue by the integration of new investments.

Earnings before taxes amounted to € 1,265 thousand compared to € 888 thousand of the respective last year period. Earnings before taxes, excluding revaluation gains on fair value of investment property amounted to € 586 thousand compared to € 548 thousand of the respective period, showing an increase of 6.9%.

Alternative Performance Measurement Indicators (EBITDA and Adjusted EBITDA)

The Company uses alternative performance measures (APMs) to better assess its financial performance. "Profit before Interest, Tax and Depreciation and amortization (EBITDA)" and "Adjusted EBITDA" are analyzed below. The above figures should be taken into account complementary with the financial results prepared in accordance with IFRSs and they do not replace them in any case.

Adjusted Earnings before Interest, Taxes and Depreciation amounted to € 901 thousand compared to € 634 thousand for the respective last year period, showing an increase of 42.1%, as it appears in the following table:

(Amounts presented in thousand € except otherwise stated)

	01.01.2019 - 30.06.2019	01.01.2018 - 30.06.2018
Earnings before taxes	**1.265**	**888**
Plus : Depreciation tangible and intangible assets	6	4
Plus: Financial expenses (Note 14)	142	0
Earnings before interest, taxes, depreciation and amortization (EBITDA)	**1.413**	**892**
Less: Net profit of fair value adjustment of investment properties	(679)	(340)
Plus: 50% of the annual provision for E.N.F.I.A. *(1)*	134	83
Plus: Non-deductible VAT tax (prorata 11%).	33	(2)
Adjusted Earnings before interest, taxes, depreciation and amortization (Adjusted EBITDA)	**901**	**634**

(1) The results of the semester are burdened by 100% of the total annual obligation of payment of the property tax (ENFIA), which amounts to €268 thousand for the year 2019 and to €165 thousand for the year 2018 respectively.

Taxes

The Company's taxes for the six months ended June 30, 2019 amounted to € 161 thousand compared to € 109 thousand for the respective period of 2018, showing an increase by €52 thousand or 47.7% due to the increase of the Company's investments.

Pursuant to Article 31 of Law 2778/1999, real estate investment companies are subject to tax, the rate of which is set at ten per cent (10%) at the prevailing interest rate of the European Central Bank Reference Rate plus 1%. This tax is calculated on the average of total investments, in excess of the available cash, at current prices, as reflected in the six-month investment statement (Article 25, par.1 of Law 2778/1999) . In the case of a change in the Reference Rate, the resulting new tax base is effective from the first day of the month following the changeover. The tax due cannot be less than 0,75% (annually) of its total investments.

Net profit after tax

The net profit after taxes for the six-month period ended June, 30 2019 amounted to € 1,104 thousand compared to € 779 thousand for the respective period of 2018.

Balance Sheet Details

The total equity of the Company for the period ended June 30, 2019 amounts to € 31,178 thousand compared to € 30,730 thousand on December 31st, 2018.

The cash of the Company as at June 30th, 2019 amounted to € 1,216 thousand, compared to € 1,303 thousand on December 31st, 2018.

During the first semester of 2019, the Company issued bonds (series no C) of nominal value of € 350 thousand from the bond loan of Alpha Bank. In addition, the Company signed a credit agreement with Eurobank Ergasias S.A. for an open account for € 2,932 thousand, through which the new investments were financed.

As at June 30th, 2019, outstanding loans amounted to € 13,064 thousand, compared to € 9,640 thousand on December 31st, 2018.

The leverage ratio of the Company (Loan / Investments in real estate) amounted to 29.9% and the Net Debt Ratio ((Loans – Cash)/Investments in real estate) to 27.1%, while on December 31st, 2018, they amounted to 24.3% and 21.0% respectively.

The Company's Net Asset Value (N.A.V.) on June 30th, 2019 amounted to € 31,178 thousand and Net Asset Value (N.A.V.) per share to € 2.62, while on December 31st, 2018 they amounted to € 30,730 thousand and € 2.58 respectively, showing an increase of 1.5%. On March 29th, 2019 dividend of € 656 thousand or € 0.055 per share (net) was distributed to the shareholders.

Cash flow

The funds from operation (FFO) amounted to € 639 thousand in the first semester of 2019, an increase of 66.4% compared to € 384 thousand for the respective last year period.

(Amounts presented in thousand € except otherwise stated)

Basic Ratios

	30.06.2019	**31.12.2018**
Current Ratio		
Current Ratio (Current assets / Current liabilities)	0.28x	1.15x
Leverage Ratio		
Total Loans to Total Assets	28.9%	23.4%
Loan to Value (L.T.V.)	29.9%	24.3%
Loans less cash to Value (Net L.T.V.)	27.1%	21.0%
Equity		
Net Assets Value (N.A.V.)	€ 31,178 K	€ 30,730 K
Net Assets Value per Share (N.A.V./shares)	€ 2.62	€ 2.58
Funds from Operations (F.F.O)	01.01.2019-30.06.2019	01.01.2018-30.06.2018
Funds from Operations (F.F.O)	€ 639 K	€ 384 K

IMPORTANT EVENTS DURING THE CLOSING PERIOD

1. On March 29th, 2019, the Company proceeded to the distribution of dividend of € 656 thousand or € 0.055 per share (net), from the profits of the financial year 2018, pursuant to the March 19th, 2019 decision of the Ordinary General Meeting of shareholders of the Company.
2. On April 16th, 2019, the Company purchased of a plot of land on 117 Kifisou Avenue, at Agios Ioannis Renti. The plot of land has a total surface area of 640.24 sq. m., façade on Kifisou Avenue and it is adjacent to the logistics property also owned by the Company, which is located at 119, Kifisou Avenue. The consideration for the acquisition amounted to €248 thousand (excluding acquisition costs of € 4.8 thousand). The plot of land is burdened by an obligation for land contribution of 137.06 sq.m. which is conversed to money, the payment of which will be undertaken by the Company, when such contribution is allocated.
3. On April 18th, 2019, the Company purchased the hotel “Mr & Mrs White Tinos” which is located at Agios Ioannis Porto in Tinos Island, in Cyclades. The hotel consists of three (3) buildings built on a plot of land of a total surface area of 7,877.00 sq.m., has 60 rooms, one pool, restaurant/bar, spa area and parking area. The hotel is leased to the company “Hotel Keys SINGLE-MEMBER S.A.”, subsidiary of Hotel Brain S.A.. The total consideration for the acquisition of the property and its hotel equipment amounted to € 2,960 thousand (excluding acquisition costs of € 44 thousand).
4. On April 17th, 2019, the Company signed a credit agreement with open account with Eurobank Ergasias S.A. and used the total limit of the agreed credit amounting € 2.932 thousand, which was used for the financing of the purchase of the hotel “Mr & Mrs White Tinos”.
5. On June 14th, 2019, the Company, following the decision of the Board of Directors of the Company dated 12.06.2019, proceeded to the conclusion for the issuance of a common bond loan with Eurobank Ergasias SA, of a maximum amount of twenty million euros (€ 20,000,000.00) pursuant to the provisions of Articles 59-74 of Law 4548/2018 and of Article 14 of Law 3156/2003, as in force, which could be gradually disbursed and shall be used for the financing of new investments in real estate. Until 30.06.2019, the Company had not made use of the aforementioned bond loan.

CONSEQUENT EVENTS

1. On July 5th 2019th, the company proceeded to the issue of bonds amounting € 2,932 thousand, making use of the common bond loan signed with Eurobank Ergasias S.A. and proceeded to the full repayment of the open account balance which was used based on the 17.04.2019 agreement with Eurobank Ergasias S.A..
2. On July 29th, 2019, the Company proceeded to the issue of bonds amounting € 260 thousand from the aforementioned common bond loan in order to purchase a new investment property.
3. On August 9th, 2019, the Company published the invitation for the Extraordinary General Meeting of Shareholders on September 6th, 2019, in which, besides the other subjects, the following are included:
    I. Nominal reduction of the Company’s share capital by the reduction of the nominal value of each ordinary registered share with voting rights of the Company, according to Article 31 of Law 4548/2018, with the purpose of formation of an equal special reserve. Amendment of Article 5 of the Articles of Association of the Company.

II. Increase of the Company's share capital, with option in favor of the old shareholders of the Company by payment in cash and the issuance of new ordinary registered shares with voting rights. Amendment of Article 5 of the Articles of Association of the Company. Granting authorizations to the Board of Directors for the completion of the procedure.

4. On August 30th, 2019, the Company signed a lease agreement with the company "THE GREEK FOUNDATION P.C.", for the lease of the investment property located at 4 Gennadiou Str., in Athens, and its conversion from office building to hotel. The lease has a duration of 15 years, while the lessee has the unilateral right of renewal for 5 more years. The lessee undertakes the cost of designing and conversion works of the building to a hotel.

PERSPECTIVES

The results of the European Parliament Elections of May 26th, 2019 and of the National elections of July 7th, 2019 had very positive impact on the Greek economy. The expectations for stabilization and growth of the Greek company are also reflected in the commercial real estate market attracting domestic and foreign investors.

In the sector of real estate, an increase of prices of commercial real estate is expected, due to the reduction of requested returns, while the returns of Greek bonds are at the lowest level of all time. In addition, the prices of rents continue to show an onwards trend, since the availability of spaces of high standards is limited. Also, in the immediate future, the effort of systemic Banks for consolidation of their portfolio of loans is intensified through the sales of portfolios of problematic loans (NPLs and NPEs) by securities on real estate. In 2019, the first sales of portfolios of real estate belonging directly to Banks (REOs) were made. Banks constitute the largest buyers of real estate, which are disposed through auctions aiming to maintain their value at market level and aiming to sell them immediately after to investors, either individually, or as real estate portfolios with similar characteristics. The above developments form an attractive investment environment in the sector of professional real estate for investment companies on real estate and provide a new potential in the sector of real estate.

Main priority of the Company for 2019 is the raise of capital up to the amount of €50,000,000, through the increase of the Company's capital by the payment of cash and the issue of new ordinary registered shares, with voting rights, with option in favor of the old shareholders of the Company. The raised capital shall be used for the development of the portfolio of real estate of the Company according to its investment policy. Main pillar of the investment plan of the Company and of such increase is the increase of the portfolio of real estate through investments in professional real estate which offer attractive returns and/or have characteristics which may bring surplus value to shareholders.

SIGNIFICANT RISKS

A) Market Risk

i) Foreign exchange risk

The Company operates in Greece, its transactions are carried out at (€) Euros and therefore are not exposed to foreign currency risk.

ii) Fluctuations in Property Values

The Company is exposed to risk from the change in the value of property that has an impact on the income statement and its balance sheet. In order to reduce this risk, the Company has long-term leases with credible tenants. In the current fiscal year, the Company had profits from the revaluation of investment property at fair value.

iii) Inflation Risk

The Company's exposure to inflation risk is minimized as all rental contracts are annual readjustable and connected to the Greek Consumer Price Index. In addition, in most lease agreements in the case of negative inflation there will be no negative impact on the rents.

iv) Cash flow and fair value interest rate risk

The Company's exposure to interest rate risk is due to short term deposits and bank loans with floating interest rates (Note 10) that expose the Company to cash flow risk due to a possible change in interest rates.

The Company is exposed to fluctuations in market interest rates that affect its financial position as borrowing costs may increase as a result of such changes.

B) Credit Risk

The Company has credit risk concentrations with respect to revenue received from tenants under property operating lease contracts and cash and cash equivalents. Credit risk of lease contracts refers to the risk that counterparties fail to meet their contractual obligations

No significant losses are expected as the lease agreements are made with high credit tenants. In addition, the Company receives credit guarantees ranging from 2 to 12 monthly leases amount to limit credit risk.

The Company's exposure to credit risk is mainly attributable to transactions with affiliated parties, as most of the Company's portfolio is leased to Quest Group companies. The percentage of the leases derived from subsidiaries and associates of the Quest Holdings Group S.A. at the date of publication of the current financial statements on an annualized basis is 59.3% of the total rental income from 84.5% at 30.06.2018 (Note 20).

C) Liquidity Risk

The current or prospective risk to earnings and capital arising from the inability of the Company to collect outstanding receivables without incurring significant losses. The Company ensures timely the required liquidity in order to meet its obligations on time, through the regular monitoring of liquidity needs and collection of amounts due to from tenants and though prudent cash management. The Company's liquidity is monitored by management on a regular basis.

D) External Factors

The Company currently invests only in the Greek territory. The Company may be affected by factors such as financial instability, political turbulence and tax changes.

The prospect of the real estate market is influenced by the wider economic environment. The elimination of restrictions on capital movements and the implementation of the privatization program could lead to a reduction in the country's risk and the attraction of foreign investments, which will lead to a growth of the real estate sector in which the Company operates.

Developments that could negatively affect the Greek economy are beyond the control of the Company and Management is not in a position to anticipate or observe any possible impact. Nevertheless, the Management constantly assesses the situation and its possible consequences in order to ensure that all necessary and effective measures and actions are taken in time to minimize any impact on the Company's activities.

RELATED PARTIES TRANSACTIONS

Although the Company is not a member of the Quest Holding S.A. Group of Companies, it is an associated party to the Group due to the existence of common controlling shareholders in the Company and this Group.

All transactions from and with related parties are carried out under prevailing market terms. All significant related party transactions, as defined by IAS 24, are fully disclosed in note 20 in the current Interim Financial Information for the six-month period ended June 30th, 2019

For the Board of Directors

Kallithea, 9 September 2019

The undersigned

Chairman of the BoD	Chief Executive Officer
Theodoros Fessas	**Anna Apostolidou**

[Translation from the original text in Greek]

Report on Review of Interim Financial Information

To the Board of directors of «BriQ Properties R.E.I.C.»

Introduction

We have reviewed the accompanying condensed statement of financial position of BriQ Properties R.E.I.C. (the "Company"), as of 30 June 2019 and the related condensed statements of profit or loss and other comprehensive income, changes in equity and cash flow statements for the six-month period then ended, and the selected explanatory notes that comprise the interim condensed financial information and which form an integral part of the six-month financial report as required by Law 3556/2007.

Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing, as they have been transposed into Greek Law and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Report on other legal and regulatory requirements

Our review has not revealed any material inconsistency or misstatement in the statements of the members of the Board of Directors and the information of the six-month Board of Directors Report, as defined in article 5 of Law 3556/2007, in relation to the accompanying condensed interim financial information.

Athens, 10 September 2019

The Certified Auditor

PricewaterhouseCoopers S.A.
Certified Auditors
268 Kiffisias Avenue,
152 32, Halandri
SOEL Reg. No. 113

Dimitris Sourbis
SOEL Reg. No. 16891

BriQ Properties R.E.I.C.

Interim Condensed Financial Information

for the six-month period ended June 30th, 2019

(Amounts presented in thousand € except otherwise stated)

Statement of Financial Position

	Note	30.06.2019	31.12.2018
Assets			
Non-current assets			
Investment Property	6	43,654	39,623
Property and equipment		167	169
Right-of-use assets		7	-
Intangible assets		4	5
Trade and other receivables	7	41	34
		43,873	**39,831**
Current assets			
Trade and other receivables	7	168	94
Cash and cash equivalents	8	1,216	1,303
		1,384	**1,397**
Total assets		**45,257**	**41,228**
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity			
Share capital	9	27,777	27,777
Reserves		82	82
Retained earnings		3,319	2,871
Total equity		**31,178**	**30,730**
LIABILITIES			
Non-current liabilities			
Borrowings	10	8,910	8,930
Retirement benefit obligations		7	6
Lease liabilities		3	-
Trade and other payables	11	273	347
		9,193	**9,283**
Current liabilities			
Trade and other payables	11	566	373
Current tax liabilities	15	162	132
Lease liabilities		4	-
Borrowings	10	4,154	710
		4,886	**1,215**
Total liabilities		**14,079**	**10,498**
Total shareholders' equity and liabilities		**45,257**	**41,228**

The notes on pages 12 to 32 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2019.

(Amounts presented in thousand € except otherwise stated)

Statement of profit or loss and other comprehensive income

	Note	From 01.01 to 30.06.2019	From 01.01 to 30.06.2018
Rental Income		1,317	1,003
		1,317	**1,003**
Net gain/(loss) from fair value adjustments on investment property	6	679	340
Direct property relating expenses	12	(337)	(247)
Employee benefit expenses		(96)	(85)
Other operating income / (expenses) net	13	(149)	(119)
Depreciation of tangible assets		(3)	(3)
Depreciation ofright of use assets		(2)	-
Depreciation of intangible assets		(1)	(1)
Other profit / (loss) net		(1)	-
Operating profit		**1,407**	**888**
Finance income		73	-
Finance costs		(215)	-
Finance costs - net	14	**(142)**	**-**
Profit before income tax		**1,265**	**888**
Corporate tax expense	15	(161)	(109)
Profit for the period		**1,104**	**779**

	Note		
Earnings/(losses) per share attributable to equity holders for the Company			
(in € per share)			
Basic and diluted	17	0.093	0.065

The notes on pages 12 to 32 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2019.

(Amounts presented in thousand € except otherwise stated)

Statement of Changes in Equity

	Note	Share capital	Reserves	Retained Earnings/ (Losses)	Total Equity
Balance January 1st, 2018		**27,777**	**25**	**466**	**28,268**
Profit/(Losses) for the period		-	-	779	**779**
Total comprehensive income for the period		-	-	**779**	**779**
Dividend relating to 2017 approved by the shareholders				(417)	**(417)**
Balance June 30th , 2018		**27,777**	**25**	**828**	**28,630**
Changes in Equity for the period		-	**57**	2,043	**2,100**
Balance December 31st , 2018		**27,777**	**82**	**2,871**	**30,730**
Balance January 1st, 2019		**27,777**	**82**	**2,871**	**30,730**
Profit/(Losses) for the period		-	-	1,104	**1,104**
Total comprehensive income for the period		-	-	**1,104**	**1,104**
Dividend relating to 2018 approved by the shareholders	16			(656)	**(656)**
Balance June 30th , 2019		**27,777**	**82**	**3,319**	**31,178**

The notes on pages 12 to 32 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2019.

(Amounts presented in thousand € except otherwise stated)

Cash Flow Statement

	Note	From 01.01. to 30.06.2019	From 01.01. to 30.06.2018
Cash flows from operating activities			
Profit / (loss) before tax		1,265	888
Adjustments for:			
Depreciations		6	4
(Increase)/ Decrease of fair value of investment properties	6	(679)	(340)
Provisions		-	(2)
Provisions for employee benefits		-	1
Finance (income) / exprenses		142	-
Changes in working capital			
(Increase) / Decrease in receivables		(80)	(94)
Increase / (Decrease) in payables		190	35
Interest paid		(73)	-
Tax paid		(132)	(108)
Net cash flows from operating activities		**639**	**384**
Cash flows from investing activities			
Acquisition of financials assets available for sale		(1)	(2)
Purchases of property and equipment		(3,352)	-
Subsequent capital expenditure on investment property		-	(8)
Net cash flow from investing activities		**(3,353)**	**(10)**
Cash flows from financing activities			
Proceeds from open account		2,932	-
Proceeds from bond loan		350	-
Repayment of lease liabilities		(2)	-
Dividend paid		(653)	(417)
Net cash flows from financing activities		**2,627**	**(417)**
Net increase / (decrease) in cash and cash equivalents		**(87)**	**(43)**
Cash and cash equivalents at the beginning of the period		1,303	2,536
Cash and cash equivalents at the end of the period	8	**1,216**	**2,493**

The notes on pages 12 to 32 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2019.

(Amounts presented in thousand € except otherwise stated)

Notes to Interim Condensed Financial Information

1. General Information

The Interim Condensed Financial Information covers the period from 01 January 2019 to 31 June 2019.

"BriQ Properties REIC" (the "Company") was established on 21 October 2016 under the name "BriQ Properties Real Estate Investment Company" with the distinctive title "BriQ Properties REIC" has been registered in the General Commercial Registry (G.E.MI). with the Number 140330201000 and Tax Registration Number 997521479 in accordance with law 2190/1920 (which have been replaced by law 4548/2018), law .2778 / 1999 and law 4209 / 2013 as amended and in force

The Company is a Real Estate Investment Company (REIC), licensed by the Hellenic Capital Market Commission under number 757 / 31.05.2016 and operates according to the provisions of Law 2778/1993, Law 4209/2013 and Law. 4548/2018, as well as by regulatory decisions and circulars of the Hellenic Capital Market Commission and the Ministries of Economy and Finance. The exclusive purpose of the Company is the acquisition and management of real estate and investing according to Article 22 of Law 2778/1999, as in force. Since its inception, the Company has been supervised and controlled by the Hellenic Capital Market Commission in relation to its obligations as REIC, as well as for the compliance with the legislation of the Hellenic Capital Market and the corporate governance rules, furthermore the Company is supervised by the Regional Governor of Attica. Following the listing of its shares in the Athens Stock Exchange Market on 31 July 2017, the Company is also supervised and controlled by the Athens Stock Exchange

On July 31th, 2017, the trading of the total 11,921,531 common registered shares, of nominal value € 2,33 each, was commenced on the Main Market of the Athens Stock Exchange.

As at June 30th, 2019 the Company's shareholding structure is as follows:

Shareholder	Number of Shares	Percentage
Fessas Theodore	6,299,233	52.84%
Koutsoureli Eftichia	3,157,547	26,49%
Other shareholders	2,464,751	20,67%
Total	**11,921,531**	**100%**

The headquarters of Company are located in Kallithea, Attica, Al, Pantou Street no. 25, 176 71. The Company's website is: www.briqproperties.gr.

The total number of employees of the Company as June 30th ,2019 was 4.

The interim condensed financial information for the period ended June 30, 2019 was prepared in accordance with International Financial Reporting Standards ("IFRS"), approved by the Board of Directors on September, 9 2019.

2. Principles for the preparation of Interim Condensed Financial Information

2.1 Framework for the preparation of Interim Condensed Financial Information

The interim condensed financial information of the Company has been prepared in accordance with the International Financial Reporting Standard (IAS) 34 "Interim Financial Reporting" and should be read in conjunction with the published annual financial statements of the Company for the year ended 31 December 2018 and that are available at the Company's website www.briqproperties.gr. .

The accounting policies and methods used for the preparation of the interim condensed financial information are in line with those applied in the published annual financial statements of the Company for the year ended 31 December 2018, except those listed below (Note 2.2).

Continuity of operations

The Company meets its daily working capital requirements through cash generated and related resources at its disposal.

The Company's forecasts, taking into account the Company's long-term lease agreements with Quest Group, as Quest Group companies contribute 59.3% of annualized leases at the date of this financial statement is published, create reasonable expectation that the Company has sufficient resources to continue its operating activity in the near future.

As a result, the Company continues to adopt the "business continuity principle" for the preparation of the interim condensed financial information for the period ended June 30, 2019.

2.2 New standards, amendments to standards and interpretations

New standards, amendments to standards and interpretations: Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning on or after 1.1.2019. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards and Interpretations effective for the current financial year

IFRS 16 "Leases"

IFRS 16 has been issued in January 2016 and supersedes IAS 17. The objective of the standard is to ensure the lessees and lessors provide relevant information in a manner that faithfully represents those transactions. IFRS 16 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently. The effect from applying the standard did not have a significant impact on the Company's financial statements.

IAS 19 (Amendments) "Plan amendment, curtailment or settlement"

The amendments specify how companies determine pension expenses when changes to a defined benefit pension plan occur.

Standards and Interpretations effective for subsequent periods

IAS 1 and IAS 8 (Amendments) "Definition of a material" (effective for annual periods beginning on or after 1 January 2020)

The amendments clarify the definition of material and how it should be applied by including in the definition guidance which until now was featured elsewhere in IFRS. In addition, the explanations accompanying the definition have been improved. Finally, the amendments ensure that the definition of material is consistent across all IFRS. The amendments have not yet been endorsed by the EU.

3. Financial risk management

In the first half of 2019, expectations were created for the stabilization and growth of the Greek economy, which are also reflected in the commercial real estate market, attracting domestic and foreign investors.

In the real estate market, real estate prices are expected to rise, due to falling demand yields, as Greek bond yields are at an all-time low. In addition, rental prices continue to increase as the availability of high standard properties is reduced. Systemic Banks are also intensifying their efforts in the near future to consolidate their loan portfolios through the sale of non-performing loan portfolios (NPLs and NPEs) with real estate collateral.

3.1. Financial risk factors

The Company is exposed to financial risks such as market risks (changes in interest rates, market prices), credit risk and liquidity risk. The Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize their potential negative impact on the Company's financial performance.

The Company uses a risk management framework that aims to continuously monitor business operations to identify risk areas in time, to evaluate, categorize and then to manage them taking the appropriate actions.

At the level of organizational structure, the Risk Management department in collaboration with the executive members of the Board, as well as the Company's supervisory units, is responsible for risk management, while the internal audit function assesses the adequacy and effectiveness of the risk management system.

In addition, the BoD of the Company regularly review the main risks the Company is exposed to and the effectiveness of the Internal Audit for those risks.

(a) Market risk

(i) Foreign exchange risk

The Company operates in Greece, its transactions are carried out in Euro (€) and therefore is not exposed to foreign exchange risks.

(ii) Price risk

The Company is exposed to risk from fluctuation of prices in the value of property and rents. In order to reduce the price risk the Company concludes long term operating leases with annual readjustments of rents that are connected with the Greek CPI, while in case of deflation, there is no negative impact on the Company’s income.

The Company is governed by an institutional framework under which:

a) periodic valuation of properties by an independent professional valuer is required,

b) a valuation of properties prior to an acquisition or a sale by an independent professional valuer is required,

c) development or repair of properties is permitted if the cost of works does not exceed 40.0% of the final commercial value after the completion of works and

d) the value of each property must not exceed 25.0% of the value of the property portfolio.

This framework contributes significantly to prevent or/and timely manage related risks.

The Company is not exposed to financial instruments risk if it does not hold equity instruments.

(iii) Cash flows risk and risk of fair value changes due to interest rate changes

The Company's exposure to interest rate risk arises from short term deposits (Note 8) and bank loans with floating interest rates (Note 10) that expose the Company to cash flow risk due to a possible change in interest rates.

The Company is exposed to fluctuations in market interest rates that affect its financial position as the cost of borrowing may increase as a result of such changes.

(Amounts presented in thousand € except otherwise stated)

(b) Credit risk

The Company has concentration of credit risk with respect to cash and cash equivalents (note 10) and lease receivables from operating leases. Credit risk relates to cases of default of counterparties to meet their transactional obligations.

No significant losses are expected as the lease agreements are made with high credit tenants. The Company's exposure to credit risk is mainly attributable to transactions with affiliated parties, as most of the Company's portfolio is leased to Quest Group companies. The percentage of the leases derived from subsidiaries and associates of the Quest Holdings Group SA at the date of publication of the current interim condensed financial information on a yearly basis is 53.9% of the total rental income from 69,4% at 31.12.2018.

The table below shows the financial assets by credit rating (Moody's) at 30 June 2019 and 31 December 2018:

Valuation 30/06/2019	Cash and cash equivalents	Trade and other payables
Caa1	1,216	
Counterparties without credit rating		209

Valuation 31/12/2018	Cash and cash equivalents	Trade and other payables
Caa2	1,303	
Counterparties without credit rating		128

The Company's cash and cash equivalents relate mainly to sight deposits at systemic banks.

Breakdown for the maturity of the Company's receivables is included in Note 7.

(c) Liquidity risk

The current or prospective risk to earnings and capital arising from the Company’s inability to collect overdue outstanding financial obligations without incurring significant losses. The Company ensures it has the required liquidity timely in order to timely meet the obligations, through regular monitoring of liquidity needs and collection of amounts due from tenants as well as prudent cash management.

The Company's liquidity is monitored by Management on a regular basis. The maturity breakdown of financial liabilities is presented below (the tables include non-discounted flows):

30.06.2019	**<1 year**	**1-2 years**	**3-5 years**	**> 5 years**	**Total**
Trade and other payables	552	-	-	-	**552**
Loans and leases liabilities	4,474	971	2,772	6,353	**14,570**
	5,026	**971**	**2,772**	**6,353**	**15,122**

31.12.2018	**<1 year**	**1-2 years**	**3-5 years**	**> 5 years**	**Total**
Trade and other payables	364	-	-	-	**364**
Loans	1,063	976	2,761	6,587	**11,386**
	1,427	**976**	**2,761**	**6,587**	**11,750**

(Amounts presented in thousand € except otherwise stated)

The guarantees amounting to € 352 thousand are repayable depending on the expected termination of the existing leases, namely € 4.8 thousand by 2020, € 6 thousand by 2021, € 2 thousand by 2021 2023 and an amount of € 339 thousand by 2033.

Loans payable up to 1 year include a credit agreement with an open debt account of € 2.932 thousand which the Company signed on April 18, 2019 in order to finance new property investments (note 10).

3.2 Capital risk management

The Company's objective is to ensure its ability to remain in a continuing activity in order to generate profits for the shareholders and benefits to other stakeholders and maintain the optimal capital structure to reduce its costs capital.

Maintaining or adjusting the capital structure can be done by adjusting the amount of dividends paid to shareholders, returning equity to shareholders, issuing new shares or selling assets to reduce borrowing.

The Company manages the capital risk based on the leverage ratio. This ratio is calculated as the ratio of net borrowing to total capital (own and foreign). Net borrowing is calculated as total borrowings (long-term and short-term) less cash and cash equivalents.

The regulatory regime governing R.E.I.C.s in Greece permits to Greek REICs to borrow up to 75% of the value of their total assets, for acquisitions and improvements on properties.

The Company’s leverage ratios (Debt ratio and Net debt ratio) as at 30.06.2019 and 31.12.2018 are calculated as below.

	30.06.2019	**31.12.2018**
Loans and Leases liabilities	13,071	9,640
Total Assets	45,257	41,228
Cash and cash equivalents	1,216	1,303
Debt Ratio	**28.9%**	**23.4%**
Net Debt Ratio	**26.20%**	**21.0%**

3.3 Fair value estimation

The Company provides the necessary disclosures regarding the fair value measurement through a three-level hierarchy.

Level 1: Financial assets that are traded on active markets, the fair value of which is determined based on published market prices at the reporting date for similar assets and liabilities.

Level 2: Financial assets that are not traded on active markets, the fair value of which is determined using valuation

techniques and assumptions that are either directly or indirectly based on market conditions at the reporting date.

Level 3: Financial assets that are not traded on active markets, the fair value of which is determined using valuation techniques and assumptions that are essentially not based on market data.

The Company does not own financial assets at fair value. However, the Company owns investment properties that are measured at fair value (note 6).

As at June 30, 2019 the book value of “trade and other receivables”, “cash and cash equivalents”, “borrowings” and “trade and other payables” approximates the fair value.

There were no transfers between Level 1 and 2 during the period, neither transfers in and out of Level 3 concerning the estimation of fair value.

4. Significant accounting estimates and judgments of the Management

For the preparation of the condensed interim financial information in accordance with IFRS, the significant assumptions adopted by Management and the main sources of information for the estimates made are in line with those adopted in the published annual financial statements for the year ended December 31, 2018 which are considered by management to be the most significant in applying the Company's accounting policies.

(Amounts presented in thousand € except otherwise stated)

5. Segment Reporting

The operating segments of the Company are presented in accordance with the areas of investing activity that refer to internal reports and are used for the decision making and the monitoring of the financial results by the Company's management, in accordance with its Articles of Association and its Internal Rules of Operation.

Operating segments refer to geographic segments and investment types of property and include income from assets located in different countries and belonging to different types of real estate.

As at 30.06.2019 all the Company's properties were located in Greece. Also, the types of investment property of the Company are divided into office buildings, mixed use buildings (Office building with retail store on the ground floor), retail buildings, logistics buildings, special use buildings (Elderly Hosting Center building and Hotels) and a land plot.

The Company's management monitor the operating results of the segments separately in order to allocate resources and evaluate performance. The valuation of the sector's performance is based on EBITDA (Profit / (Loss) related to investment property). The Company applies the same principles to measure the operating results of the segments as in the financial statements. The breakdown of investment property by operating segment is shown in Note 6.

The breakdown for the semester ended 30 June 2019 is as follows:

	01.01.2019 – 30.06.2019						
	Offices	**Logistics**	**Retail**	**Mixed use**	**Special use**	**Land**	**Total**
REVENUE							
Rental revenue	640	381	32	32	232	-	1,317
Total	**640**	**381**	**32**	**32**	**232**	**-**	**1,317**
RESULTS							
Net gain / (loss) from the fair value adjustment of investment properties	104	104	21	3	450	(3)	679
Direct property related expenses	(150)	(112)	(6)	(20)	(48)	(1)	(337)
Total profit/(loss) from property related expenses	**594**	**373**	**47**	**15**	**634**	**(4)**	**1.659**

Net profit / (loss) for the period:	
Total profit/(loss) from property related expenses	1,659
Other expenses	(252)
Net financial income / (expenses)	(142)
Taxes	(161)
Profit / (Loss) for the period	**1,104**

(Amounts presented in thousand € except otherwise stated)

The breakdown for the semester ended 30 June 2018 is as follows:

	01.01.2018 – 30.06.2018				
	Offices	**Logistics**	**Retail**	**Mixed use**	**Total**
REVENUE					
Rental revenue	583	368	15	37	1,003
Total	**583**	**368**	**15**	**37**	**1,003**
RESULTS					
Net gain / (loss) from the fair value adjustment of investment properties	157	127	37	19	340
Direct property related expenses	(128)	(84)	(10)	(25)	(247)
Total profit/(loss) from property related expenses	**612**	**411**	**42**	**31**	**1,096**
Net profit / (loss) for the period:					
Total profit/(loss) from property related expenses					1,096
Other expenses					(208)
Net financial income / (expenses)					-
Taxes					(109)
Profit / (Loss) for the period					**779**

(Amounts presented in thousand € except otherwise stated)

6. Investment Property

The following table analyses the Company's investment property per operating segment:

Country				**Greece**			
Segment	**Offices**	**Logistics**	**Retail**	**Mixed use**	**Special use**	**Land**	**Total**
Fair Value hierarchy	3	3	3	3	3	3	
Fair value at January 1, 2018	**15,722**	**8,407**	**771**	**1,268**	**-**	**-**	**26,168**
Acquisition of investment property	6,278	640	-	-	4,596	-	**11,514**
Subsequent capital expenditure	198	9	-	-	-	-	**207**
Net gain / (loss) from the fair value adjustment of investment property	702	485	79	130	338	-	**1,734**
Fair value at December 31, 2018	**22,900**	**9,541**	**850**	**1,398**	**4,934**	**-**	**39,623**
Fair value at January 1, 2019	**22,900**	**9,541**	**850**	**1,398**	**4,934**	**-**	**39,623**
Acquisition of investment property	-	-	-	-	3,004	253	**3,257**
Subsequent capital expenditure	-	95	-	-	-	-	**95**
Net gain / (loss) from the fair value adjustment of investment property	104	104	21	3	450	(3)	**679**
Fair value at June 30, 2019	**23,004**	**9,740**	**871**	**1,401**	**8,388**	**250**	**43,654**

On March 29th, 2019, the Company proceeded to the distribution of dividend of € 656 thousand or € 0.055 per share (net), from the profits of the financial year 2018, pursuant to the March 19th, 2019 decision of the Ordinary General Meeting of shareholders of the Company.

On April 16th, 2019, the Company purchased of a plot of land on 117 Kifisou Avenue, at Agios Ioannis Renti. The plot of land has a total surface area of 640.24 sq. m., façade on Kifisou Avenue and it is adjacent to the logistics property also owned by the Company, which is located at 119, Kifisou Avenue. The consideration for the acquisition amounted to €248 thousand (excluding acquisition costs of € 4.8 thousand). The plot of land is burdened by an obligation for land contribution of 137.06 sq.m. which is conversed to money, the payment of which will be undertaken by the Company, when such contribution is allocated.

The fair value of the Investments in Real Estate on June 30th, 2019, amounted to € 43,654 thousand (excluding the office space used by the Company of a value of € 188 thousand), compared to the value of € 39,623 thousand (excluding the office space used by the Company of a value of € 189 thousand) on December 21st, 2018. Such increase is due to the addition of 2 properties of a value of € 3,257 thousand made in the first semester of 2019, € 679 thousand from revaluations € 95 thousand from subsequent capital expenditure on existing property).

(Amounts presented in thousand € except otherwise stated)

Information concerning the fair value measurements of the investment property per operating and geographical segment is as follows:

Country	Segment	Fair Value	Valuation Method	Monthly market rent	Discount rate (%)	Capitalisation rate(%)
Greece	Offices	23.004	80% discounted cash flows (DCF) & 20% comparative	152	8,18%-9,48%	6,75%-8,25%
Greece	Logistics	9.740	80% discounted cash flows (DCF) & 20% comparative	73	10,46%-10,93%	9,25%-9,50%
Greece	Retail	871	80% discounted cash flows (DCF) & 20% comparative	5	8,68%	7,25%
Greece	Mixed use	1.400	80% discounted cash flows (DCF) & 20% comparative	11	10,42%	9%
Greece	Special use	8.389	80% discounted cash flows (DCF) & 20% comparative, 80% -85% income capitalization and 20% -15% comparative (for Hotels)	8	9,25%-10,60%	8,00%-8,50%
Greece	Land	250	90% comparative & 10% residual method	4	n/a	8%
		43.654				

The valuation of the fair value of non-financial assets has been determined taking into account the Company's ability to achieve their maximum and optimal use that is possible, legally permissible and economically feasible. This valuation is based on the physical characteristics, the permitted uses and the opportunity cost of realized investments.

Were the discount rate as at June 30, 2019 used in the discounted cash flows analysis, to increase or decrease by +/- 5% from Management's estimates, the carrying amount of investment property would have been estimated € 1,059 thousand lower or € 1,201 thousand higher.

7. Trade and other receivables

	30.06.2019	31.12.2018
Trade receivables	14	15
Less: Provisions for doubtful debts	(4)	(4)
Trade receivables	**10**	**11**
Receivables from related parties (σημ. 20)	96	84
Deferred expenses and prepayments	71	8
Other receivables and guarantees	31	25
Total trade and other receivables	**209**	**128**
Non-current	41	34
Current	168	94
Total	**209**	**128**

(Amounts presented in thousand € except otherwise stated)

The Company's trade receivables as at 30 June 2019 include an amount of € 8 thousand in respect of lease incentives granted under the lease. The accounting treatment of these incentives, in accordance with the relevant accounting standards, provides for their partial depreciation during each lease.

As at June 30, 2019 the Company's trade receivables include an amount of € 8 thousand in respect of lease incentives granted under lease contract. In accordance with the relevant accounting standards, those lease contracts are partial depreciated during their duration.

The ageing analysis of the current trade receivables is as follows:

	30.06.2019	31.12.2018
Non doubtful receivables		
Up to 1 month	168	94
1 to 3 months	-	-
3 to 12 months	-	-
Over 12 months	-	-
Total non-doubtful receivables	**168**	**94**
Doubtful receivables	**4**	**4**
Less: Provisions for doubtful debts	(4)	(4)
Total	**168**	**94**

8. Cash and Cash Equivalents

The breakdown of cash and cash equivalents is as follows:

	30.06.2019	31.12.2018
Cash in hand	1	1
Cash at bank and short term deposits	1,215	1,302
Total	**1,216**	**1,303**

Short-term bank deposits consist of demand deposits in Greece. Total cash and cash equivalents are in €.

9. Share Capital

The share capital of the Company amounts to € 27.777 thousand, divided into 11.921.531 common, voting shares of nominal value Euro 2,33 each.

The Company does not hold own shares.

10. Borrowings

On July 19th, 2018, the Company, following the decision as of 22.02.2018 of the Extraordinary General Meeting and the decision of the Board of Directors as of 16.07.2018, issued a common bond loan secured with guarantees with ALPHA BANK S.A., as paying manager and representative of the bondholders, of a total nominal value (principal) up to € 10 Million. The product of the bond loan is covered in its entirety by the bank “ALPHA BANK SA” and by the bank “ALPHA BANK LONDON LTD” in order to finance new investments in real estate.

On 29.03.2019, the Company had disbursed the entire product of the issued bonds amounting € 10 Million.

On April 17th, 2019, the Company signed a credit agreement with open account with Eurobank Ergasias S.A. and used the total limit of the agreed credit amounting € 2.932 thousand, expiring on 18.07.2019 and with variable rate, in order to finance new investments in real estate.

On June 14th, 2019, the Company, following the decision of the Board of Directors of the Company dated 12.06.2019, proceeded to the conclusion for the issuance of a common bond loan with Eurobank Ergasias SA, of a maximum amount of twenty million euros (€ 20,000,000.00) pursuant to the provisions of Articles 59-74 of Law 4548/2018 and of Article 14 of Law 3156/2003, as in force, which could be gradually disbursed and shall be used for the financing of new investments in real estate. Until 30.06.2019, the Company had not made use of the aforementioned bond loan.

(Amounts presented in thousand € except otherwise stated)

The weighted interest rate paid was 3.50%.

	30.06.2019	**31.12.2018**
Open account borrowing	2,953	-
Bond loan	10,111	9,640
Total borrowings	**13,064**	**9,640**

	30.06.2019	**31.12.2018**
Non-current		
Bond loan	8,910	8,930
Non-current borrowings	**8,910**	**8,930**
Current		
Open account borrowing	2,953	-
Bond loan	1,201	710
Current borrowings	**4,154**	**710**
Total Borrowings	**13,064**	**9,640**

The maturity of loans is as follows:

	30.06.2019	**31.12.2018**
Up to 1 year	4,154	710
From 1 to 5 years	2,770	2,671
Over 5 years	6,140	6,259
	13,064	**9,640**

The obligations from the above bond loan are secured by quadrants on the investment property of the Company (note 19). In addition, according to the terms of most loan agreements, the Company must comply with specific financial indicators. Throughout the existing borrowing, the Company fulfilled the obligations for compliance with such indicators.

11. Trade and other payables

The analysis of trade and other payables is as follows:

	30.06.2019	**31.12.2018**
Trade payables	87	67
Amounts due to related parties (note 20)	7	9
Accrued expenses	137	199
Social security	53	57
Property Tax (ENFIA)	268	33
Differed income	9	9
Received lease guarantees	278	347
Total	**839**	**721**

(Amounts presented in thousand € except otherwise stated)

Analysis of obligations:

	30.06.2019	31.12.2018
Non-current	273	347
Current	566	374
Total	**839**	**721**

Property Tax (ENFIA) for the period 01.01. to 30.06. relates to a provision for 100% of the total annual property tax (ENFIA) obligation calculated on the basis of the fair value of the property held by the Company on January 1 of each year respectively.

12. Direct property expenses

Direct property expenses are analyzed as follows:

	1.1.2019 - 30.06.2019	1.1.2018 - 30.06.2018
Property Tax (ENFIA)	(268)	(165)
Valuation fees	(11)	(6)
Insurance expenses	(22)	(19)
Office utilities and other service charges	(8)	(4)
Broker expenses	-	(5)
Repair and maintenance expenses	(26)	(48)
Other expenses	(1)	-
Total	**(337)**	**(247)**

It is noted that "Property Tax (ENFIA)" for the period 01.01.2019 to 30.06.2019 cover 100% of the total annual obligation for the Property Tax (ENFIA) for the year 2019 and which amounts to € 268 thousand (30.06.2018: € 165 thousand).

Direct property related expenses incurred in leased and vacant properties were as follows:

	1.1.2019 - 30.06.2019	1.1.2018 - 30.06.2018
Leased property	(273)	(247)
Vacant property	(64)	-
Total	**(337)**	**(247)**

13. Other operating expenses

Other operating expenses are analyzed as follows:

	1.1.2019 - 30.06.2019	1.1.2018 - 30.06.2018
Compensation of Board Members	(13)	(7)
Third party expenses	(15)	(30)
Administrative expenses	(62)	(60)
Office utilities and other service charges (for own-used spaces)	(2)	(5)
Insurance expenses	(3)	(2)
Right-of-use assets	(1)	
Other expenses	(53)	(15)
Total	**(149)**	**(119)**

(Amounts presented in thousand € except otherwise stated)

It is noted that the above administrative expenses amounting to € 62 thousand include expenses of € 31 thousand related to operating / administrative services from related companies (note 19).

In other Expenses amounting € 53 thousand, € 21 thousand are included which concern the payment of non-deductible VAT tax for the year 2018 and € 12 thousand for the year 2019 (prorata 11%).

14. Finance income and costs

	1.1.2019 - 30.06.2019	**1.1.2018 - 30.06.2018**
Interest income	73	
Interest expenses	(215)	-
Total	**(142)**	**-**

15. Taxes

	01.01.2018 - 30.06.2019	**01.01.2018 - 30.06.2018**
Corporate Tax	(161)	(109)
Total	**(161)**	**(109)**

Current corporate tax liabilities include short-term liabilities to tax authorities in accordance with article 31 par. 3 of Law 2778/1999, as in force.

On September 3, 2018 the Company received a certificate of tax compliance for the fiscal year 2018 by the Statutory Auditor "PricewaterhouseCoopers S.A.", as provided by art. 65A of Law 4174/2013.

16. Dividends per share

On March 19, 2019, the Ordinary General Meeting of the Company's shareholders decided to distribute dividend of € 656 thousand, i.e. € 0.055 per share (net), from the profits of the year 2018, which was paid to the shareholders on March 29, 2019 through the paying Bank "National Bank of Greece S.A."

17. Earnings per share

Basic earnings per share are calculated by dividing profit attributable to ordinary equity holders of the parent entity, by the weighted average number of the ordinary outstanding shares during the period

	1.1.2019 - 30.06.2019	**1.1.2018 - 30.06.2018**
Earnings before taxes	1,104	779
Earnings after taxes attributable to equity holders of the Company	1,.104	779
Weighted average number of ordinary shares in issue	11,921,531	11,921,531
Basic earnings per share (€ per share)	0.093	0.065

(Amounts presented in thousand € except otherwise stated)

18. Contingent Liabilities

Capital commitments

At the date of preparation of the interim condensed financial information, there were no significant capital expenditures incurred and not executed.

Legal cases

There are no legal cases against the company.

19. Guarantees

On 30.07.2018 and 09.11.2018 a prenotation of a mortgage of € 7.602 thousand and € 4.398 thousand has been registered in favor of "ALPHA BANK SA" on the Company's property located in Kallithea and on 2A Argyroupoleos Street, Al. Pantou 19-23 and Al. Pantou 25, in the context of the issuance of the bond loan of July 19, 2018, with ALPHA BANK SA as payment manager and representative of the bondholders, with a total nominal value (principal) of up to € 10 million

In the context of issuance of the common bond loan with “Eurobank Ergasias S.A.” of a maximum amount of twenty million euros (€ 20,000,000.00), applications for the registration at the relevant land registers were submitted in favor of the Bank “Eurobank Ergasias SA”, as representative of bondholders and as bondholder’s agent for € 26 million for each of the following properties: 27 Al. Pantou, 119 Kifissou Avenue, 125-127 Kifissou Avenue, 65 Loutrou, 283 Kifissias Avenue and 1 Alamanas. On June 28th, prenotation of mortgage for the hotel «Mr&Mrs White Paros» in favor of the bank “Eurobank Ergasias S.A.” in the amount of € 26,000,000 had been registered.

20. Related party transactions

At the end of the current perdio, the main shareholders of the Company (note 1), which hold significant direct or indirect share capital following the meaning of articles 9 to 11 of law 3556/2007, are also the main shareholders of the Quest Holdings Group S.A. and directly participate in the management, control as well as exercising decisive influence in it. Based on it and on IFRS 24 there is a relationship of related parties between the Company and the above Group. Quest Holdings S.A. subsidiaries are also related parties of the Company.

All transactions with related parties have been carried out on the basis of the “arm’s length” principle, i.e. under normal market conditions for similar transactions with third parties.

The transactions with related parties are as follows:

	From 01.01.2019 to 30.06.2019	From 01.01.2018 to 30.06.2018
i) Rental Income		
Quest Holdings S.A.	46	46
Other related parties	827	815
	873	**861**

The Company's Rental income from Quest Holdings and its subsidiaries (related parties) amounts to € 435 thousand for the period 31.12.2018 to 30.06.2019 which represents the 67,1% of the total rental income of the Company.

i) Purchase of assets		
Quest Holdings S.A.	-	-
Other related parties	1	2
	1	**2**

(Amounts presented in thousand € except otherwise stated)

iii) Service charges

Operational / Administrative support services		
Quest Holdings S.A.	4	4
Other related parties	27	38
	31	**42**

iv) Management benefits		
Wages and other current benefits	65	65
	65	**65**

v) End-user balances arising from rentals-purchases of goods / services	**From 01.01.2019 to 30.06.2019**	**For the year 01.01.2018 to 31.12.2018**
Receivables for related parties:		
Quest Holdings S.A.	2	2
Other related parties	94	82
	96	**84**
Amounts due to related parties:		
Quest Holdings S.A.	1	1
Other related parties	6	8
	7	**9**
Non-current guarantees:		
Quest Holdings S.A.	12	15
Other related parties	217	272
	229	**287**

The service charges amounting to € 31 refer to services offered by the related parties Quest Holdings S.A. for "Investors Relations services", Unisystems S.A. for "accounting", and "payroll management", and "IT services" offered from Info Quest Technologies S.A..

21. Events after the balance sheet date

1. On July 5th 2019th, the company proceeded to the issue of bonds amounting € 2,932 thousand, making use of the common bond loan signed with Eurobank Ergasias S.A. and proceeded to the full repayment of the open account balance which was used based on the 17.04.2019 agreement with Eurobank Ergasias S.A..
2. On July 29th, 2019, the Company proceeded to the issue of bonds amounting € 260 thousand from the aforementioned common bond loan in order to purchase a new investment property.
3. On August 9th, 2019, the Company published the invitation for the Extraordinary General Meeting of Shareholders on September 6th, 2019, in which, besides the other subjects, the following are included:
   - III. Nominal reduction of the Company's share capital by the reduction of the nominal value of each ordinary registered share with voting rights of the Company, according to Article 31 of Law 4548/2018, with the purpose of formation of an equal special reserve. Amendment of Article 5 of the Articles of Association of the Company.
   - IV. Increase of the Company's share capital, with option in favor of the old shareholders of the Company by payment in cash and the issuance of new ordinary registered shares with voting rights. Amendment of Article 5 of the Articles of Association of the Company. Granting authorizations to the Board of Directors for the completion of the procedure.
4. On August 30th, 2019, the Company signed a lease agreement with the company "THE GREEK FOUNDATION P.C.", for the lease of the investment property located at 4 Gennadiou Str., in Athens, and its conversion from office building

to hotel. The lease has a duration of 15 years, while the lessee has the unilateral right of renewal for 5 more years. The lessee undertakes the cost of designing and conversion works of the building to a hotel.

There are no other significant events have taken place after June 30, 2019 that affect the Company's interim condensed financial information.

Kallithea, 9 September 2019

Chairman of the Bod	**Chief Executive Officer**	**Chief Accountant**
Theodore D. Fessas	**Anna G. Apostolidou**	**Nikolaos D. Charisis**