BriQ Properties R.E.I.C.

INTERIM FINANCIAL REPORT

For the period from January 1st to June 30th, 2023

BriQ Properties R.E.I.C.

S.A.Reg.No. 140330201000

Al.Pantou 25, Kallithea

September 2023

CONTENT

(Amounts presented in thousand € except otherwise stated)

Statement Of The Board Of Directors Of The Company

(According to the article 4 of the Law 3556/2007)

The members of the Board of Directors of the company BriQ Properties R.E.I.C, Theodoros Fessas, Chairman, Anna Apostolidou, Chief Executive Officer and Apostolos Georgantzis, Executive member of the BoD state that to the best of our knowledge:

- The Separate and Consolidated Financial Statements of "BriQ Properties R.E.I.C." (Company and Group) for the six months ended June 30,2023, which was prepared in accordance with the applicable International Financial Reporting Standards, reflects in a true manner the assets and liabilities, the Equity and the results of the six-month period of the Company as well as the of companies included in the consolidation (Group), in accordance with paragraphs 3 to 5 of article 5 of Law 3556/2007.

- They also declare, to the best of their knowledge, that the Board of Directors' Semi-Annual Report truthfully depicts the information required under paragraph 6 of article 5 of Law 3556/2007.

Kallithea, 15 September 2023

Chairman of the BoD	Chief Executive Officer	Executive member of the BoD
Theodoros Fessas	**Anna Apostolidou**	**Apostolos Georgantzis**
ID AE106909	**ID AM540378**	**ID F090096**

Board of Directors' Annual Report

«BRIQ PROPERTIES Real Estate Investment Company» for the six-month period ended 30.06.2023

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 REIC» on the Interim Financial Statements for the period from January 1st to June 30th, 2023. 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 2023 and to identify the potential risks and challenges that the Company may face in the second half of 2023.

According to the legislation, this report includes the following:

1) Report for the period from January 1st to June 30th 2023

2) Significant events during the closing period

3) Prospects and significant risks for the second half of the year 2023

4) Significant transactions with related parties

These consolidated Financial Statements, include the Company and its subsidiaries which the Parent Company controls, either directly or indirectly beginning from the day of their acquisition.

These consolidated and corporate Financial Statements have been prepared in accordance with International Financial Reporting Standards (IFRS), have been approved by the Board of Directors of the Company on September 15, 2023, are posted together with the auditor's review report and the semi-annual report of the Board of Directors at the web address www.briqproperties.gr.

During this period, the Company's activities were in line with the legislation and its articles of association.

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:

1. REPORT FOR THE PERIOD FROM 1 JANUARY 2023 TO 30 JUNE 2023

In the first quarter of 2023, the annual growth rate of the Greek economy was 2,1% according to the official figures of the quarterly national accounts of the Hellenic Statistical Authority (ELSTAT). The slowdown in relation to the high growth rate (7,8%) of last year's first quarter (5,9% for 2022) marks the return of the Greek economy to normal growth rates after the sharp fluctuations of the period of the pandemic and the energy crisis (2020-22), in connection with the slowdown of the European economy but among the countries of the European economies that will have a faster growth rate in 2023. According to the spring forecasts of the European Commission (EC), the annual real growth rate of the Greek economy, i.e. the annual percentage change in real GDP, is expected to be 2,4% and 1,9% in 2023 and 2024 respectively, i.e. it is expected to be higher than the average of 2,2% and 1,3% respectively of the Eurozone. Inflation is expected to reach 4,6% in 2023 and decrease to 2,3% in 2024 according to the spring forecast of the European Economic Area.

A positive development for the Greek economy is the fact that in September 2023 the Canadian rating agency DBRS, recognized by the European Central Bank, gave an investment grade to the Greek Economy after 13 years, upgrading the creditworthiness of the Greek State to the investment grade BBB- with stable prospects (from BB+ with a stable outlook previously), which heralds the country's investment grade upgrades from the major rating agencies expected by the end of 2023.

According to data from the Bank of Greece (BoG), revenues from Tourism in the five months of 2023 show a 31% increase compared to the corresponding five months of 2022, while according to market estimates the year will close at the pre-pandemic levels of 2019 and it is possible that he may even surpass them.

The result of the June 2023 national elections gave stability to the Greek economy and significantly improved the country's political risk index. The upward revisions were supported by improvements in policy continuity.

Finally, the real estate market was significantly affected by the drastic increase in interest rates, the consequent inflationary trends and the increase in energy prices, without, so far, showing any signs of fatigue or a drop in real estate prices.

Investments in Real Estate

On June 30th, 2023, the portfolio of the Group included 26 properties, two of which belong to subsidiaries, with a total area of 147.719 sq.m.

The value of the Group's real estate portfolio on 30.06.2023, based on the published Investment Statement of 30.06.2023 and the valuations of the real estate by the independent appraisers, was divided into 50% in real estate for warehouses and distribution centers (logistics), 27% in office properties, 20% in hotels and 3% in other uses.

According to the Investment Statement of 30.06.2023 as published on 31.07.2023, the fair value of the Group's properties, including investment, owner-occupied and held-for-sale properties, as assessed by the independent appraisers of the companies "ATHENS ECONOMIC LTD ", "Savills Hellas I.K.E." amounted to € 142.141 thousand compared to a value of € 136.324 thousand on 31.12.2022, i.e. an increase of € 5.817 thousand or 4,3%.

This increase of € 5.817 thousand is analyzed as follows:

- an amount of € 3.428 thousand concerns capital costs for the renovation and development of real estate,
- an amount of € 2.355 thousand concerns the value adjustment of the existing portfolio (+1,7% on the value of investments in real estate as of 31.12.2022), of which an amount of € 1.107 thousand concerns the logistics sector and € 1.177 thousand is about the hotel industry.

According to the Consolidated Statement of Financial Position of 30.06.2023, Investments in Real Estate (not including properties for own use and properties held for sale) on 30 June 2023 amounted to € 139.909 thousand compared to a value of € 134.999 thousand on 31 December 2022, i.e. an increase of 3,6%.

The valuations of the Group's properties were made according to (a) the income capitalization method or discounted cash flow (DCF) method, (b) the comparative method or comparative method, and c) the residual method (see Note 6).

Rental Income

The rental income of the Company for the semester ended on June 30th, 2023, amounted to € 4.425 thousand compared to € 3.981 thousand for the respective last year period, an increase by 11,2%. This increase is due to the integration of income from new investments and the readjustment of rents based on the Consumer Price Index.

As of 30.06.2023, the percentage of annualized rental income derived from subsidiaries and associated companies of the Quest Holdings Group S.A. amounted to 33,8% of the total rental income while the percentage of the annualized rental income coming from the company Sarmed Logistics S.A. amounted to 26,1%. On 30.06.2023 the total percentage of occupancy (the total of leased premises for the total leasable surface not including plots, buildings under development and owner-occupied properties) of the Group's properties was 99,2% (31.12.2022: 99,8%).

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

The Group's profits from revaluation of real estate investments at fair value for the first half of 2023 amounted to € 2.355 thousand compared to € 4.882 thousand for the corresponding period last year.

Operating expenses

Direct Property related Expenses (see Note 14) for the six months ended June 30, 2023, amounted to € 106 thousand compared to € 173 thousand for the corresponding period last year, decreased by 38,4%. These expenses mainly include property insurance costs of € 64 thousand (30.06.2022: € 61 thousand) and property appraisal costs of € 23 thousand (30.06.2022: € 27 thousand).

The **Property Tax – ENFIA** (see Note 15) for the six-month period concerns the annual provision of the Property Tax. The forecast for the year 2023 amounts to € 694 thousand compared to € 703 thousand for the year 2022.

Other Operating Expenses (see Note 16) amounted to € 380 thousand compared to € 362 thousand in last year's period, i.e. they showed an increase of 5,0%, and include non-recurring costs of consultants (30.06.2023: € 106 thousand and 30.06.2022: € 122 thousand) for services provided within the framework of the agreement signed on 23.02.2023 for the purchase of real estate and shares and the merger through absorption of Intercontinental International AEEAP (hereinafter "ICI").

(Amounts presented in thousand € except otherwise stated)

Net Financial expenses

Net financial expenses amounted to € 358 thousand compared to € 411 thousand for the corresponding period last year. Net financial expenses include profit of €403 thousand due to modification of the terms of existing loans and interest income of €100 thousand from the Greek State (see Note 17).

Operating profits – Earnings before Taxes

The Group's **operating profit** for the first half of 2023 amounted to € 5.349 thousand compared to € 7.384 thousand in the corresponding period last year, while operating profit excluding profits from the revaluation of investments in real estate at fair value amounted to € 2.994 thousand against the amount of € 2.502 thousand of the corresponding period last year, showing an increase of € 492 thousand or 19,7%.

Earnings before taxes amounted to profit of € 4.991 thousand compared to € 6.972 thousand in the corresponding period last year. The results before taxes, not including the profit from the revaluation of investments in real estate at fair value, amounted to € 2.636 thousand compared to € 2.090 thousand in the previous period, showing an increase of € 545 thousand or 26,1%.

Alternative Performance Measurement Indicators (EBITDA and Adjusted EBITDA)

The Group 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 € 3.472 thousand compared to € 3.003 thousand for the respective last year period, showing an increase of 80,8%, as it appears in the following table:

	01.01.2023 - 30.06.2023	**01.01.2022 - 30.06.2022**
Earnings before taxes	**4.990**	**6.972**
Plus : Depreciation tangible and intangible assets	33	28
Plus: Financial expenses (Note 17)	358	411
Earnings before interest, taxes, depreciation and amortization (EBITDA)	**5.381**	**7.411**
Less: Net profit of fair value adjustment of investment properties	(2.355)	(4.882)
Plus: 50% of the annual provision for E.N.F.I.A. *(1)*	347	351
Less: Gains from the sale of investment properties	(7)	-
Plus: Net non-recurring expenses *(2)*	106	122
Adjusted Earnings before interest, taxes, depreciation, and amortization (Adjusted EBITDA)	**3.472**	**3.003**

(1) The property tax (ENFIA) for the period 01.01. until 30.06. concerns a provision for 100% of the total annual obligation to pay the uniform real estate property tax calculated based on the objective value of the real estate owned by the Company on January 1 of each year respectively, which amounts to € 694 thousand for 2023 against €703 thousand for 2022.

(2) It concerns non-recurring expenses and consultancy fees for services rendered in the context of the agreement signed on 23.02.2023 for the purchase of real estate and shares and the merger by absorption of ICI.

Taxes

The Group's taxes for the six months ended June 30, 2023, amounted to € 310 thousand compared to € 67 thousand for the respective period, showing an increase by €243 thousand or 363,4% due to the increase in the intervention rate of the European Central Bank (Reference Rate) (Note 18).

In more detail, Real Estate Investment Companies (RICs) in accordance with article 31 par. 3 of Law 2778/1999 as applicable are not subject to income tax but are taxed at a tax rate equal to 10 % on the current intervention rate of the European Central Bank (Reference Rate) plus 1 percentage point (10,0% * (ECB Reference Rate + 1.0%)), on the average of the most available six-monthly investments in current prices. In the event of a change in the Reference Interest Rate, the resulting new basis for calculating the tax is valid from the first day of the month following the change.

(Amounts presented in thousand € except otherwise stated)

Net profit after tax

The net profits of the Group for the first half of 2023, based on the above amounted to € 4.680 thousand against profits of € 6.905 thousand of the corresponding period last year. Net profit, not including profit from the revaluation of investments in real estate at fair value, amounted to € 2.325 thousand compared to € 2.023 thousand in the corresponding period last year, showing an increase of € 302 thousand or 14,92%.

Balance Sheet Details

The total equity of the Group corresponding to shareholders for the half year ended June 30, 2023 amounts to € 99.062 thousand from € 98.225 thousand on December 31, 2022.

The cash of the Company as at June 30th, 2023 amounted to € 2.587 thousand, compared to € 3.324 thousand on December 31st, 2022.

As of June 30, 2023, the Group's loan liabilities amounted to € 36.582 thousand compared to € 34.577 thousand as of December 31, 2022.

The leverage ratio of the Company (Loan / Investments in real estate) of the Group on June 30, 2023 amounted to 26,15% and Net L.T.V. ((Loans - Cash and Cash) / Real Estate Investments) at 24,3%, while on December 31, 2022 it amounted to 25,6% and 23,2% respectively.

The Company's Net Asset Value (N.A.V.) on June 30th, 2023 amounted to € 99.062 thousand and Net Asset Value (N.A.V.) per share to € 2,80, while on December 31st, 2022 they amounted to € 98.225 thousand and € 2,78 respectively.

Basic Ratios

	30.06.2023		31.12.2022	
Current Ratio				
Current assets	3.874	0,69x	4.361	1,11x
Current liabilities	5.580		3.917	
Leverage Ratios				
Loans Liabilities	36.582	25%	34.577	24,3%
Total Assets	146.557		142.167	
Loans Liabilities	36.582		34.577	
less: Cash and cash equivalents	(2.587)	23,6%	(3.324)	22,5%
Total Assets	146.557		142.167	
less: Cash and cash equivalents	(2.587)		(3.324)	
L.T.V. (Loan to value)				
Loans Liabilities	36.582	26,1%	34.577	25,6%
Investment Properties	139.909		134.999	
Net L.T.V. (Net Loan to value)				
Loans Liabilities	36.582		34.577	
less: Cash and cash equivalents	(2.587)	24,3%	(3.324)	23,2%
Investment Properties	139.909		134.999	

Equity

Total equity attributable to the shareholders of the parent Company	92.864	2,80 €	98.225	2,78 €
Shares outstanding at the end of the year (in thousands)	35.405		35.368	

SIGNIFICANT EVENTS DURING THE PERIOD

A. Merger by absorption of "Intercontinental International Real Estate Investment Company"

On February 23, 2023, contractual texts were signed between a) BriQ, b) the Cypriot company named "Ajolico Trading Limited" (hereinafter "Ajolico"), majority shareholder of "Intercontinental International Real Estate Investment Company" (hereinafter "ICI") with a percentage of approximately 78,78% and c) of ICI, subject to the basic conditions under which the Company and ICI will proceed with a merger through the absorption of ICI by BriQ, in accordance with the provisions of law 4601/2019, of Law 4548/2018 and Article 54 of Law 4172/2013, of the Regulations of the Athens Stock Exchange and of the Capital Market legislation (the "Transaction").

In particular, the Transaction will take place through the following stages:

A.Transfer of seventeen (17) properties of ICI to BriQ for a total price of sixty million five hundred and seventy-seven thousand Euros (€ 60.577.000,00). From that amount, loan obligations connected to the above properties are to be repaid. The difference between the price and the repayment amount of the loan obligations will be distributed to the shareholders of ICI by reducing its share capital and distributing an interim dividend (hereinafter "Stage A").

B. Following the completion of Stage A, Ajolico will transfer by sale to BriQ, ICI's Issued Shares, representing approximately 25,92% of ICI's reduced share capital, after the Stage A distributions against for an amount of ten million two hundred thousand euros (€10.200.000,00), including BriQ's right to receive ICI's dividend for the year 2022. (hereinafter "Stage B").

C. Following the completion of Stage B, the parties will proceed with a merger through the absorption of ICI by BriQ, in accordance with the above-mentioned provisions, with an exchange relationship initially agreed as one (1) share of ICI issue for every 1,41787307238 new BriQ issue shares, while BriQ shareholders will retain the same number of common shares they own. The exchange relationship will be finalized according to the terms of the contractual texts and will be subject to the confirmation of its fairness and reasonableness by the certified auditors who will be appointed as provided by this legislation.

The purchase of the 17 properties in question as well as the ICI shares will be financed by borrowing, while the merger by absorption of ICI by BriQ will be carried out by an exchange of shares. The completion and the exchange relationship will be finalized according to the terms of the contractual texts and will be subject to the confirmation of its fairness and reasonableness by the certified auditors who will be appointed as provided by this legislation.

Each of the above stages is subject to relevant and corresponding deferrals for similar transactions, including the necessary approvals from the relevant corporate bodies and the competent supervisory authorities.

B. Corporate events

1. Dividend distribution

On April 27th, 2023, the Ordinary General Meeting of the shareholders of the Company, decided the distribution of a total dividend of € 3.700 thousand or € 0,1046 per share (net), from the profits of the year 2022 and previous years, which was paid to the shareholders on May 5, 2023.

2. Election of a new Board of Directors and its composition

On April 27, 2023, the Company's Board of Directors was reconstituted in accordance with the decision of the Ordinary General Meeting of Shareholders of April 27, 2023 with the addition of the Independent Non-Executive Member Mr. Papaefstratiou. The eight-member Board of Directors elected by the Ordinary General Meeting of Shareholders of April 27, 2023, which also appointed its independent non-executive members in accordance with article 87 par. 5 of Law 4548/2018 and article 3 of Law 3016 /2002, was constituted on the same day as a body, has a four-year term, i.e. until April 26, 2027, his term will be automatically extended until the first Ordinary General Meeting of the Company's shareholders after its termination and is made up of the following members:

1. Theodoros Fessas, of Dimitrios, President - Non-Executive Member.

2. Efstratios Papaefstratiou, of Dimitrios, Vice-President – Independent Non-Executive Member.

3. Anna Apostolidou of Georgios, Managing Director – Executive Member.

4. Apostolos Georgantzis of Miltiades, Executive Member.

5. Eftychia Koutsoureli, of Sophocles, Non-Executive Member.

6. Panagiotis - Aristides Halikias of Michael, Non-Executive Member.

7. Eleni Linardou of Dimitrios, Independent Non-Executive Member.

8. Marios Lasanianos of Constantinos, Independent Non-Executive Member

The Members of the Board of Directors meet the eligibility criteria defined in art. 3 of Law 4706/2020 and under 60/2020 Circular of the Capital Market Commission and in the Suitability Policy of the members of the Board of Directors of the Company, Each of the independent members of the Board of Directors meets the conditions of independence of Article 9 of Law 4706/2020.

3. Appointment of members and election of the chairman of the Audit Committee:

Following its reorganization, the Board of Directors, at its meeting on April 27, 2023, appointed as members of the Company's Audit Committee the Independent Non-Executive members, etc. Efstratios Papaefstratiou of Dimitrios, Eleni Linardou of Dimitrios and Mario Lasanianos of Konstantinos, after it was verified that they meet the independence criteria of Article 9 of Law 4706/2020 and the conditions of Article 74 of Law 4706/2020. In particular, the elected members of the Audit Committee as a whole have sufficient knowledge in the Company's field of activity, while at least one member, Mr. Marios Lasanianos, has the required sufficient knowledge in auditing or accounting according to paragraph g of article 44 of Law 4449/2017.

Furthermore, during the meeting of the Audit Committee on 19.04.2022, the members of the Audit Committee decided to appoint the Independent Non-Executive member of the Board of Directors, Mr. Mario Lasanianos of Konstantinos, as its Chairman.

Following the above, the Company's Audit Committee consists of the following:

• Marios Lasanianos, of Konstantinos, President

• Efstratios Papaefstratiou, of Dimitrios, Member

• Eleni Linardou Dimitriou, Member

C. Investments

1. During the first half of 2023, the Company carried out projects for the construction of a new Storage and Accommodation Center (KAD 2) in Aspropyrgos, Attica, amounting to € 2.446 thousand, in accordance with the contract of 29.11.2022 for the construction of a new modern warehouse building and distribution (KAD2) with a total area of 14.759 sq.m., class Z3 fire protection specifications. The completion of the project is expected to be completed in 2024. The above contract is to be amended to include the increased construction potential of 19.236,42 sq.m. instead of 14.758,57 sq.m. of KAD2.
2. On 17.03.2023 the Company entered into a contract for the expansion of the hotel complex in Paros on a neighboring plot with the construction of a complex of 12 suites and the increase of the hotel's capacity to 61 rooms and suites.
3. On 20.06.2023, the Company signed a preliminary agreement for the sale of a commercial store owned by it, with a total area of 281,35 sq.m., located on 25th Martiou Street 1 & Ethel. Dodecanese in Rhodes for a price of one million euros (€ 1.000 thousand) relative to the purchase price of the property from the Company of € 765 thousand in October 2019. The property has been transferred to held for sale in the present interim financial statements.
4. On 31.05.2023 the Company signed a Joint Bond Loan Program of up to € 4.800 thousand for the financing of an investment project of a total amount of up to € 6.000 thousand for the construction of a new LEED-certified office building at Poseidonos 42 in Kallithea Attica from whose amount up to € 3.000 thousand of the investment plan will be financed with a fixed interest rate of 0,35% through the Recovery and Resilience Fund.

EVENTS AFTER THE BALANCE SHEET DATE

On July 13, 2023, the Company issued additional bonds for a total amount of €1.000 thousand from the bond loan program with Alpha Bank A.E. for the financing of part of the construction of the new warehouse and distribution building in Aspropyrgos, Attica.

REAL ESTATE MARKET DEVELOPMENTS AND COMPANY PROSPECTS FOR THE SECOND HALF OF 2023

Despite the uncertainties that have emerged since the beginning of 2022, with the war in Ukraine, interest rate hikes and energy and material cost burdens, the Greek real estate market continued to grow in the first months of 2023 and high rates of price growth were maintained, as a result of strong demand and the limited supply of spaces with modern technical features (e.g. Logistics). The low supply of modern and energy-upgraded properties gradually leads to the diffusion of price increases to properties of lower technical specifications, while at the same time, yields are kept at low levels for the market, but attractive for investment, as a result of which investment activity remains active.

The Company's main priority for the second half of 2023 is the completion of the transfer of the 17 properties, Stage A of the Transaction concerning the merger by absorption of ICI. Following the completion of the Transaction, it is estimated that the total investment properties of the now consolidated Company will amount to at least €260.000 thousand, based on the valuations of the properties of the two companies as of 30.06.2023.

Also an important priority of the Company for the second half of 2023 is the implementation of its investment plans (see "C. Investments"), the planning for the gradual energy upgrade of the real estate portfolio and the prudent management of reserves and loan funds with the aim of maintaining dividend yield to shareholders.

SIGNIFICANT RISKS

A) Market Risk

i) Foreign exchange risk

The Group operates in Greece, its transactions are carried out in (€) Euros and therefore it is not exposed to risks from foreign currency.

ii) Fluctuations in Property Values

The Group is exposed to risk from the change in the value of real estate that has an impact on the income statement and the statement of financial position. To reduce this risk, the Group has entered into long-term leases with trusted tenants and has increased the spread of the real estate portfolio in more categories of real estate. In the current year, the Group recorded profits from the revaluation of investments in real estate at fair value.

iii) Inflation Risk

The Group's exposure to inflation risk is minimized, as the majority of lease agreements provide for annual rent adjustments linked to the Consumer Price Index.

In addition, most leases stipulate that in the event of negative inflation there is no negative impact on rents. The Group's rental income is not subject to seasonal fluctuations, except for some individual leases where, in addition to the monthly (basic) rent, there is also a percentage of the excess turnover which is calculated at the beginning of each year based on the turnover of the previous calendar year.

The Group is not significantly exposed to the increase in the prices of construction costs as most of the projects that the Group Companies have committed to carry out have almost been completed at the date of the financial statements, with the exception of the construction of KAD 2. In addition, the Company has contracted much of the construction cost for properties under construction/development at higher construction cost than in the past without being significantly affected.

iv) Cash flow and fair value risk due to the interest rate changes

The Group's exposure to the risk of fluctuations in interest rates comes mainly from bank loans with floating interest rates (see Note 11) which expose the Group to cash flow risk due to a possible change in interest rates. The Group is exposed to fluctuations in market interest rates which affect its financial position, as borrowing costs have increased significantly as a result of such changes. The Group's exposure to the risk of interest rate changes is limited by low borrowing (30.06.2023: Net Loan To Value Ratio 24,3%), however it affects the final return on invested funds and therefore the Group's results.

B) Credit Risk

The Group's credit risk is linked to rent receivables from operating lease contracts and cash and cash equivalents. Credit risk is managed centrally, at Group level. The credit risk concerns cases of default by counterparties to fulfill their transactional obligations if they become due. Receivables are considered in default based on the time during which they remain uncollectible while evaluating the customer's creditworthiness, his financial situation, his trading behavior as well as other parameters. When monitoring customer credit risk, customers are grouped according to their credit characteristics, the maturity characteristics of their receivables and any previous collection problems they have demonstrated.

The Group, in order to secure its claims, requests the payment of a guarantee for the leases or letters of guarantee. The Group uses a table with which it calculates the expected credit losses throughout the lifetime of its receivables. This table is based on past experience but is adjusted in such a way as to reflect forecasts of the future financial situation of the customers as well as the economic environment (eg inflation and interest rate fluctuations). Historically, the Group has not suffered a significant loss since the initial recognition of receivables and no significant losses are expected, as the real estate leasing agreements are made with customers - lessees who have sufficient creditworthiness and liquidity.

The Group's maximum exposure to credit risk comes mainly from transactions with related parties, as a significant part of the Group's real estate portfolio is leased to Quest Group companies. The percentage of annualized rental income that comes from subsidiaries and associated companies of the Quest Holdings Group SA. on 30.06.2023 it amounts to 33,8% of the total rental income. It is also noted that the corresponding percentage of the annualized rental income coming from the company Sarmed Logistcs SA (lessee of the property of the subsidiary SARMED Warehouses SA) currently amounts to 26,1% (see Notes 13 and 23).

C) Liquidity Risk

The existing or future risk to profits and capital arises from the inability of the Group to liquidate/collect overdue receivables without incurring significant losses. The Group ensures the required liquidity in time to meet its obligations on time, through the regular monitoring of liquidity needs and debt collections from tenants and the prudent management of reserves. The liquidity of the Group and the Company is monitored by the Management at regular intervals while the Company has secured open lines of financing for its future operational needs.

D) External Factors

The Group invests only in the Greek territory and may be affected by factors such as economic instability, political upheavals, tourism, the increase in the prices of raw materials, tax changes.

The outlook for the real estate market is affected by the wider economic environment and the attraction of investment but in times of uncertainty and economic instability real estate investments are considered more attractive as they provide increased security compared to other investments and have demonstrated greater resilience.

High inflation, aggressive monetary policy, are expected to reduce the growth rate of the economy for 2023. Regarding the economic outlook for the coming months, the main macroeconomic risks and uncertainties are as follows:

(a) the escalation of the ongoing Russia-Ukraine war and its impact on regional and global stability and security, as well as on the European and Greek economy.

(b) a prolongation of the duration and/or worsening of the current wave of inflationary pressures with implications for economic growth, corporate output costs and corporate asset quality.

(c) current as well as looming future interest rate hikes in the Eurozone that discourage and reduce investment returns, increase volatility in financial markets and drive the economy into a slowdown or even recession.

(d) the ability to leverage the resources of the "Next Generation EU" (NGEU) mainly through the Recovery and Resilience Facility (RRF) and attract new investments to the country.

(e) geopolitical developments internationally, as well as the worsening of natural disasters due to climate change and their effects on GDP, employment and sustainable development in the long term.

However, the macro-economic risks that could negatively affect the Greek economy and, consequently, the financial figures of the Company and the Group, are beyond the control of the Group and the Management is not in a position to reliably predict their possible effects.

Management constantly assesses the situation and the possible effects of current developments, in order to ensure that all necessary and possible measures and actions are taken in a timely manner to minimize any impact on the Group'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 23 in the current Interim Financial Information for the six-month period ended June 30th, 2023.

For the Board of Directors

Kallithea, 18 September 2023

The undersigned

The Chairman	The Chief Executive Officer
Theodoros Fessas	Anna Apostolidou
ID No. AE106909	ID No. AM540378

[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 company and consolidated statement of financial position of BriQ Properties R.E.I.C. (the "Company"), as of 30 June 2023 and the related condensed company and consolidated 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 interim condensed company and consolidated 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 company and consolidated 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 articles 5 and 5a of Law 3556/2007, in relation to the accompanying interim condensed company and consolidated financial information.

Athens, 18 September 2023

The Certified Auditor

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

Evangelos Venizelos
SOEL Reg. No. 39891

BriQ Properties R.E.I.C.

Interim Condensed Financial Information

for the six-month period ended June 30th, 2023

in accordance with International Financial Reporting Standards

(Amounts presented in thousand € except otherwise stated)

Company and Consolidated Statement of Financial Position

		Group		Company	
	Note	**30.06.2023**	**31.12.2022**	**30.06.2023**	**31.12.2022**
ASSETS					
Non-current assets					
Investment Property	6	139.909	134.999	98.514	94.029
Investment in subsidiaries	7	-	-	31.356	32.391
Property Plant and equipment		1.568	1.521	1.436	1.388
Right of Use Assets		23	30	23	30
Intangible assets		2	-	2	-
Trade and other receivables	8	1.181	1.256	602	715
		142.683	**137.806**	**131.933**	**128.553**
Current assets					
Trade and other receivables	8	421	1.037	402	962
Cash and cash equivalents	9	2.587	3.324	1.452	1.253
		3.008	**4.361**	**1.854**	**2.215**
Assets held for sale	6	866	-	866	-
Total assets		**146.557**	**142.167**	**134.653**	**130.768**
SHAREHOLDERS' EQUITY AND LIABILITIES					
Shareholders' equity					
Share capital	10	75.106	75.106	75.106	75.106
Treasury shares		(674)	(701)	(674)	(701)
Reserves		2.387	2.387	2.201	2.201
Retained earnings		22.243	21.433	17.624	17.285
Total equity attributable to the shareholders of the Parent company		**99.062**	**98.225**	**94.257**	**93.891**
Non-controlling interests		6.750	6.927	-	-
Total Equity		**105.812**	**105.152**	**94.257**	**93.891**
LIABILITIES					
Non-current liabilities					
Borrowings	11	33.908	32.166	33.908	32.166
Retirement benefit obligations		11	10	11	10
Government grants		1	-	1	-
Lease liability		11	18	11	18
Trade and other payables	12	1.234	904	1.234	904
		35.165	**33.098**	**35.165**	**33.098**
Current liabilities					
Trade and other payables	12	2.597	1.357	2.336	1.262
Current tax liabilities		295	136	207	94
Lease liabilities		14	13	14	13
Borrowings	11	2.674	2.411	2.674	2.410
		5.580	**3.917**	**5.231**	**3.779**
Total liabilities		**40.745**	**37.015**	**40.396**	**36.877**
Total shareholders' equity and liabilities		**146.557**	**142.167**	**134.653**	**130.768**

The notes on pages 21 to 39 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2023.

(Amounts presented in thousand € except otherwise stated)

Company and Consolidated Statements of Profit or Loss and other Comprehensive Income

		Group		Company	
	Note	01.01.2023 to 30.06.2023	01.01.2022 to 30.06.2022	01.01.2023 to 30.06.2023	01.01.2022 to 30.06.2022
Rental Income	13	4.425	3.981	3.029	2.709
		4.425	**3.981**	**3.029**	**2.709**
Net gain/(loss) on fair value adjustments of investment property	6	2.355	4.882	2.298	2.221
Net gain/(loss) on disposals of investment property	6	7	-	7	-
Direct property related expenses	14	(106)	(173)	(76)	(125)
Property Tax expense	15	(694)	(703)	(460)	(473)
Employee benefit expenses		(259)	(232)	(259)	(232)
Other operating expenses	16	(380)	(362)	(364)	(344)
Net gains from reversal of tangible impairment fixed assets		53	-	53	-
Depreciation and amortization		(33)	(28)	(26)	(21)
Other – income/(expense)	19	(20)	18	405	(15)
Operating profit		**5.348**	**7.384**	**4.606**	**3.721**
Finance income	17	509	-	506	-
Finance expenses	17	(867)	(411)	(866)	(409)
Financial income - net		**(358)**	**(411)**	**(360)**	**(409)**
Profit/ (Loss) before tax		**4.990**	**6.972**	**4.246**	**3.312**
Corporate tax	18	(310)	(67)	(207)	(48)
Profit/ (Loss) for the year		**4.680**	**6.905**	**4.039**	**3.264**
Attributable to the:					
Shareholders of the Company		4.512	6.293	4.039	3.264
Shareholders of non-controlling interests		168	612	-	-
		4.680	**6.905**	**4.039**	**3.264**
Other Comprehensive Income:					
Items that may be reclassified to profit / loss	20	**0,128**	**0,1777**	**0,114**	**0,0922**

The notes on pages 21 to 39 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2023.

(Amounts presented in thousand € except otherwise stated)

Group Statement of changes in Equity

	Note	Group					
		Share Capital	Treasury shares	Reserves	Retained Earnings	Non Controlling interest	Total Equity
Balance January 1st, 2022		**75.106**	**(598)**	**1.539**	**13.212**	**6.391**	**95.650**
Profit/(Losses) for the period		-	-	-	6.293	612	6.905
Total comprehensive income for the period		**-**	**-**	**-**	**6.293**	**612**	**6.905**
Transactions with shareholders							
Purchase of treasury shares	10		(31)	-	-	-	**(31)**
Dividend relating to 2021 approved by the shareholders	19	-	-	-	(2.657)	-	**(2.657)**
Aggregate transactions with shareholders		-	(31)	-	(2.657)	-	**(2.688)**
Balance June 30th, 2022		**75.106**	**(629)**	**1.539**	**16.848**	**7.003**	**99.867**
Changes until December 31, 2022		**-**	(72)	848	4.582	(76)	**5.282**
Other total disposable income		-	-	-	2	-	**2**
Balance December 31st, 2022		**75.106**	**(701)**	**2.387**	**21.433**	**6.927**	**105.152**
Balance January 1st, 2023		**75.106**	**(701)**	**2.387**	**21.433**	**6.927**	**105.152**
Profit/(Losses) for the year		-	-	-	4.512	168	4.680
Total comprehensive income for the period		**-**	**-**	**-**	**4.512**	**168**	**4.680**
Transactions with shareholders							
Purchase of treasury shares	10	-	27	-	-	-	**27**
Dividend relating to 2022 approved by the shareholders	19	-	-	-	(3.701)	-	**(3.701)**
Dividend for the year 2022 from a subsidiary company of the Group		-	-	-	-	(105)	**(105)**
Reduction of share capital by a subsidiary company of the Group		-	-	-	-	(240)	**(240)**
Aggregate transactions with shareholders		-	27	-	(3.701)	(345)	**(4.019)**
Balance June 30th, 2022		**75.106**	**(674)**	**2.387**	**22.243**	**6.750**	**105.812**

The notes on pages 21 to 39 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2023.

(Amounts presented in thousand € except otherwise stated)

Company Statement of changes in Equity

	Note	Share Capital	Treasury shares	Reserves	Retained Earnings	Total Equity
Balance January 1st, 2022		**75.106**	**(598)**	**1.453**	**11.708**	**87.669**
Profit/(Losses) for the period		-	-	-	3.264	3.264
Total comprehensive income for the period		**-**	**-**	**-**	**3.264**	**3.264**
Transactions with shareholders						
Purchase of treasury shares	10	-	(31)	-	-	**(31)**
Dividend relating to 2021 approved by the shareholders	19	-	-	-	(2.657)	**(2.657)**
Aggregate transactions with shareholders		-	(31)	-	(2.657)	**(2.688)**
Balance June 30th, 2022		**75.106**	**(629)**	**1.453**	**12.315**	**88.245**
Changes until December 31, 2022		-	(72)	748	4.968	**5.644**
Other total disposable income		-	-	-	2	**2**
Balance December 31st, 2022		**75.106**	**(701)**	**2.201**	**17.285**	**93.891**
Balance January 1st, 2023		**75.106**	**(701)**	**2.201**	**17.285**	**93.891**
Profit/(Losses) for the period		-	-	-	4.039	4.039
Total comprehensive income for the period		**-**	**-**	**-**	**4.039**	**4.039**
Transactions with shareholders						
Purchase of treasury shares	10	-	27	-	-	**27**
Dividend relating to 2022 approved by the shareholders	19	-	-	-	(3.701)	**(3.701)**
Aggregate transactions with shareholders		-	27	-	(3.701)	**(3.674)**
Balance June 30th, 2023		**75.106**	**(674)**	**2.201**	**17.624**	**94.257**

The notes on pages 21 to 39 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2023.

(Amounts presented in thousand € except otherwise stated)

Group Cash Flow Statement

	Note	Group 01.01.2023 to 30.06.2023	01.01.2022 to 30.06.2022
Cash flows from operating activities			
Profit / (loss) before tax		4.990	6.972
Adjustments for:			
Depreciation		33	28
(Increase)/ Decrease of fair value of investment properties	6	(2.355)	(4.882)
(Profits) / losses from the sale of investment properties		(7)	
(Gains) / losses from impairment of tangible assets		(53)	
Provisions for retirement benefits obligations		1	1
Finance (income) / exprense		358	412
Changes in working capital			
(Increase) / Decrease in receivables		691	(496)
(Increase) / Decrease in obligations		1.589	897
Interest paid		(729)	(390)
Tax paid		(227)	(126)
Net cash flows from operating activities		**4.292**	**2.416**
Cash flows from investing activities			
Purchases of Property Plant and equipment		(22)	(112)
Purchases of investment property	6	-	-
Subsequent capital charges for investment property	6	(735)	(3.313)
Advances and charges related to real estate under construction	6	(2.692)	(678)
Acquisition of subsidiary (excluding cash and equivalents acquired)	7	75	-
Proceeds from sales of investment, tangible and intangible fixed assets		12	-
Net cash used in investing activities		**(3.362)**	**(4.103)**
Cash flows from financing activities			
Receipts from minority shareholders due to share capital decrease		(240)	-
Purchase of treasury shares		-	(31)
Disposal of own shares		27	-
Loans repayments	11	(3.243)	(897)
Proceeds short term borrowings	11	2.500	3.250
Proceeds from bond issue	11	3.100	2.000
Lease payments - capital		(7)	15
Dividends distributed by Group subsidiaries to minority shareholders		(105)	-
Dividends paid	19	(3.699)	(2.657)
Net cash from financing activities		**(1.667)**	**1.680**
Net increase / (decrease) in cash and cash equivalents		**(737)**	**(7)**
Cash and cash equivalents at the beginning of the period		3.324	4.277
Cash and cash equivalents at the end of the period	9	**2.587**	**4.270**

The notes on pages 21 to 39 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2023.

(Amounts presented in thousand € except otherwise stated)

Company Cash Flow Statement

	Note	01.01.2023 to 30.06.2023	01.01.2022 to 30.06.2022
Cash flows from operating activities			
Profit / (loss) before tax		4.246	3.312
Adjustments for:			
Depreciation		26	21
(Increase)/ Decrease of fair value of investment properties	6	(2.298)	(2.221)
Dividend income		(421)	
(Profits) / losses from the sale of investment properties		(7)	
(Gains) / losses from impairment of tangible assets		(53)	
Provisions for retirement benefits obligations		1	1
Finance (income) / exprense		360	409
Changes in working capital			
(Increase) / Decrease in receivables		673	(60)
(Increase) / Decrease in obligations		1.422	285
Interest paid		(729)	(388)
Tax paid		(94)	(45)
Net cash flows from operating activities		**3.127**	**1.314**
Cash flows from investing activities			
Participation in capital increase of subsidiaries		1.035	(3.570)
Purchases of Property Plant and equipment		(16)	(112)
Purchases of investment property	6	-	-
Advances and charges related to real estate under construction	6	(2.692)	(678)
Subsequent capital expenditure on investment properties	6	(367)	(210)
Proceeds from sales of investment, tangible and intangible fixed assets		12	-
Dividends received		421	-
Net cash used in investing activities		**(1.607)**	**(4.570)**
Cash flows from financing activities			
Purchase of treasury shares		-	(31)
Disposal of own shares		27	-
Loans repayments	11	(3.243)	(418)
Proceeds short term borrowings	11	2.500	3.150
Proceeds from bond issue	11	3.100	2.000
Lease payments - capital		(7)	15
Dividends paid	19	(3.699)	(2.657)
Net cash from financing activities		**(1.322)**	**2.059**
Net increase / (decrease) in cash and cash equivalents		**(199)**	**(1.197)**
Cash and cash equivalents at the beginning of the period		1.253	2.483
Cash and cash equivalents at the end of the period	9	**1.452**	**1.286**

The notes on pages 21 to 39 constitute an integral part of these Interim Financial Statements for the period ended on June 30,2023.

Notes to Interim Condensed Financial Information

1. General Information

The Separate and Consolidated Financial Statements for the year from 01 January 2023 to 30 June 2023 include the separate financial statements of "BriQ Properties Real Estate Investment Company (the" Company ") and the consolidated financial statements of the Company and its subsidiaries "Plaza Hotel Skiathos M.S.A." and "Sarmed Warehouses SA", (together "the Group").

"BriQ Properties REIC" (the "Company") was established on 21 October 2016 under the name "BriQ Properties Real Estate Investment Company" and 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 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. Its operation is in accordance with 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, as well as the management of its operation as an Alternative Investment Organization and internal management in accordance with the provisions of Law 4209/2013 on Managers of Alternative Investment Organizations, as applicable from time to time, exclusively in Greece.

Also, since its establishment, the Company has been supervised and controlled by the Hellenic Capital Market Commission regarding its obligations as REIC, as well as for the compliance of the Hellenic Capital Market legislation and the corporate governance rules, and further, is supervised by the competent Attica Region as a societe anonyme and by the Athens Stock Exchange as a listed company.

From 31.07.2017 the shares of the Company are traded on the Main Market of the Athens Stock Exchange.

On April 27, 2023, the Company's Board of Directors was reconstituted in accordance with the decision of the Ordinary General Meeting of Shareholders of April 27, 2023 with the addition of the Independent Non-Executive Member Mr. Papaefstratiou. The eight-member Board of Directors elected by the Ordinary General Meeting of Shareholders of April 27, 2023, which also appointed its independent non-executive members in accordance with article 87 par. 5 of Law 4548/2018 and article 3 of Law 3016 /2002, was constituted on the same day as a body, has a four-year term, i.e. until April 26, 2027, his term will be automatically extended until the first Ordinary General Meeting of the Company's shareholders after its termination and is made up of the following members:

1. Theodoros Fessas, of Dimitrios, President - Non-Executive Member.
2. Efstratios Papaefstratiou, of Dimitrios, Vice-President – Independent Non-Executive Member.
3. Anna Apostolidou of Georgios, Managing Director – Executive Member.
4. Apostolos Georgantzis of Miltiades, Executive Member.
5. Eftychia Koutsoureli, of Sophocles, Non-Executive Member.
6. Panagiotis - Aristides Halikias of Michael, Non-Executive Member.
7. Eleni Linardou of Dimitrios, Independent Non-Executive Member.
8. Marios Lasanianos of Constantinos, Independent Non-Executive Member.

The headquarters of Company are on 25th Alexandrou Pantou Street, 176 71 Kallithea, Attica, while the Company has established a branch on Mitropoleos street no. 3 Postal Codes 10557, in owned horizontal property. The Company's website is: www.briqproperties.gr.

The total number of employees of the Company as at June 30, 2023 was 9 (30.06.2022: 7).

This Interim Condensed Corporate and Consolidated Financial Information has been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union, approved by the Board of Directors at its meeting of 15.09.2023.

2. Principles for the preparation of Interim Condensed Financial Information

This Interim Condensed and Consolidated Financial Information for the six-month period from 1 January 2023 to 30 June 2023 includes the financial data of the Company and its subsidiaries "Plaza Hotel Skiathos M.A.E" and "Sarmed Warehouses SA", ("Subsidiaries" jointly with the Company "the Group").

The basic accounting policies applied for the preparation of the Interim Condensed Corporate and Consolidated Financial Information are presented below.

2.1 Framework for the preparation of Interim Condensed Financial Information

The interim condensed consolidated financial information of the Group dated 30 June 2023 covers the half year from 1 January to 30 June 2023 and has been prepared in accordance with International Accounting Standard (IAS) 34 "Interim Financial Statements".

The accounting principles used to prepare and present the condensed interim financial information are consistent with the accounting principles used to prepare the Company's annual financial statements for the year ended 31 December 2022, excluding the adoption of new and modified standards as set out below and the consolidation principles.

The condensed interim financial information must be read in conjunction with the annual financial statements of December 31, 2022 of the Company that are available on the Company's website: www.briqproperties.gr.

Amounts are shown rounded to thousands of Euros (unless otherwise stated) to facilitate presentation.

Continuity of operations

The Company responsibly monitors the increased geopolitical uncertainty, inflationary pressures in the economy and the tightening of monetary policy and constantly reassesses the situation and its possible effects, and, to the extent possible, ensures that all necessary and possible measures to minimize any impact on the Group's activities.

Taking into account the results of the Group, the long-term lease contracts that the Group has entered into, the dispersion and solvency of its tenants, the quality of the Group's real estate portfolio and the sufficient liquidity it has, it is reasonably expected that the Company and the Group they have sufficient resources to continue their business activities in the foreseeable future.

Therefore, the Group continues to apply the "principle of business continuity of activities" according to preparation of the interim financial information for the period ended June 30, 2023.

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 January 2023. 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

IAS 1 (Amendments) 'Presentation of Financial Statements' and IFRS Practice Statement 2 'Disclosure of Accounting policies' (effective for annual periods beginning on or after 1 January 2023)
The amendments require companies to disclose their material accounting policy information and provide guidance on how to apply the concept of materiality to accounting policy disclosures.
IAS 8 (Amendments) 'Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates' (effective for annual periods beginning on or after 1 January 2023)
The amendments clarify how companies should distinguish changes in accounting policies from changes in accounting estimates.

Standards and Interpretations effective for subsequent periods

IAS 1 'Presentation of Financial Statements' (Amendments) (effective for annual periods beginning on or after 1 January 2024)

- **2020 Amendment 'Classification of liabilities as current or non-current'**
  The amendment clarifies that liabilities are classified as either current or non-current depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date. The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability. The amendment has not yet been endorsed by the EU.
- **2022 Amendments 'Non-current liabilities with covenants'**
  The new amendments clarify that if the right to defer settlement is subject to the entity complying with specified conditions (covenants), this amendment will only apply to conditions that exist when compliance is measured on

or before the reporting date. Additionally, the amendments aim to improve the information an entity provides when its right to defer settlement of a liability is subject to compliance with covenants within twelve months after the reporting period.
The 2022 amendments changed the effective date of the 2020 amendments. As a result, the 2020 and 2022 amendments are effective for annual reporting periods beginning on or after 1 January 2024 and should be applied retrospectively in accordance with IAS 8. As a result of aligning the effective dates, the 2022 amendments override the 2020 amendments when they both become effective in 2024. The amendments have not yet been endorsed by the EU.

IFRS 16 (Amendment) 'Lease Liability in a Sale and Leaseback' (effective for annual periods beginning on or after 1 January 2024)

The amendment clarifies how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted. An entity applies the requirements retrospectively back to sale and leaseback transactions that were entered into after the date when the entity initially applied IFRS 16. The amendment has not yet been endorsed by the EU.

IAS 7 'Statement of Cash Flows' and IFRS 7 'Financial Instruments' (Amendments) - Disclosures: Supplier Finance Arrangements (effective for annual periods beginning on or after 1 January 2024)

The amendments require companies to disclose information about their Supplier Finance Arrangements such as terms and conditions, carrying amount of financial liabilities that are part of such arrangements, ranges of payment due dates and liquidity risk information. The amendments have not yet been endorsed by the EU.

3. Financial risk management

3.1. Financial risk factors

The Group is exposed to financial risks, such as market risks (changes in interest rates, market prices), credit risk and liquidity risk. The Company's general 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 Management implements an integrated risk management framework, which aims at the continuous monitoring of the Group's business operation, in order to identify the risk areas in time, to evaluate and categorize and then to manage through appropriate actions.

At the level of organizational structure, the Risk Management Service in collaboration with the executive members of the Management, as well as the supervisory units of the Company, are in charge of risk management, while the internal control function evaluates the adequacy and effectiveness of the risk management system.

In addition to the above, the Company's Board of Directors must regularly review the main risks faced by the Group, as well as the effectiveness of the internal control system in terms of managing these risks.

(a) Market risk

(i) Foreign exchange risk

The Group operates in Greece, its transactions are conducted in Euro and therefore is not exposed to foreign currency risks.

(ii) Price risk

The Group is not exposed to risk related to financial instruments since it does not hold equity instruments.

The Group is exposed to the risk from fluctuation in the fair value of real estate property and in lease income. In order to reduce the risk of prices not related to financial instruments, such as the risk of real estate prices, the Group leases its property under long-term operating lease agreements, which provide for annual adjustments of rents associated with the Consumer Price Index, while in case of negative inflation there is no negative impact on rents. Rental income of the Group is not subject to seasonal fluctuations, except for some individual leases where there is a percentage of turnover in addition to the monthly rent which is calculated at the beginning of each year and relates to the previous calendar year.

In addition, the Company is governed by an institutional framework of REIC, according to which:

a) periodic valuation of its investment properties by an independent appraiser is required;

b) valuation of the property is required before acquisition or pre-sale by an independent appraiser;

c) the construction, completion or repair of real estate is allowed as long as the relevant costs do not exceed, in total, forty percent (40%) of the total investment of the company in real estate, as it will have been formed after the completion of the works and,

d) the value of each property, at the time of acquisition or completion of works, is prohibited to exceed 25% of the value of all its investments.

This scheme contributes significantly to the avoidance and / or timely treatment of the relevant risks.

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

Interest rate risk refers to the existing or future risk to the profits and capital of the Group and the Company, which results from adverse interest rate fluctuations affecting the assets and liabilities of the Company. The Group's exposure to the risk of fluctuations in interest rates comes from demand deposits (see Note 9) that it has in its assets as well as bank loans with floating interest rates (see Note 11) which expose the Group to cash flow risk due to a possible change of interest rates.

The Group is exposed to fluctuations in market interest rates which affect its financial position and cash flows, as borrowing costs may increase as a result of such changes.

The Group's exposure to interest rate risk is limited due to the Group's low exposure to borrowing, presenting a Loan to Value Ratio equal to 25,6% on 30.06.2023.

(b) Credit risk

The Group's credit risk is linked to rent receivables from operating lease contracts and cash and cash equivalents. Credit risk is managed centrally, at Group level. The credit risk concerns cases of default by counterparties to fulfill their transactional obligations if they become due. Receivables are considered in default based on the time during which they remain uncollectible (greater than 90 days), while evaluating the customer's creditworthiness, his financial situation, his trading behavior as well as other parameters. When monitoring customer credit risk, customers are grouped according to their credit characteristics, the maturity characteristics of their receivables and any previous collection problems they have demonstrated. The Group, in order to secure its claims, requests the payment of a guarantee for the leases or letters of guarantee. The Group uses a table with which it calculates the expected credit losses throughout the lifetime of its receivables. This table is based on past experience but is adjusted in such a way as to reflect forecasts of the future financial situation of the customers as well as the economic environment (e.g. inflation and interest rate fluctuations).

Historically, the Group has not suffered a significant loss since the initial recognition of receivables and no significant losses are expected, as the real estate leasing agreements are made with customers - lessees who have sufficient creditworthiness and liquidity. The Group's maximum exposure to credit risk comes mainly from transactions with related parties, as a significant part of the Group's real estate portfolio is leased to Quest Group companies. The percentage of annualized rental income that comes from subsidiaries and associated companies of the Quest Holdings Group SA. on 30.06.2023 it amounts to 33,8% of the total rental income. It is also noted that the corresponding percentage of the annualized rental income coming from the company Sarmed Logistcs SA (lessee of the property of the subsidiary SARMED Warehouses SA) currently amounts to 26,1% (see Notes 13 and 23).

(c) Liquidity risk

The existing or future risk to profits and capital arises from the inability of the Group to liquidate/collect overdue receivables without incurring significant losses. The Group ensures the required liquidity in time to meet its obligations on time, through the regular monitoring of liquidity needs and debt collections from tenants and the prudent management of reserves.

The liquidity of the Group and the Company is monitored by the Management at regular intervals while the Company has secured open lines of financing for its future operational needs.

3.2 Capital risk management

In terms of capital management, the Group's goal is to ensure its ability to remain as a going concern in order to generate profits for its shareholders and benefits for other stakeholders and to maintain the optimal capital structure to reduce its cost of capital.

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

The Group manages capital based on leverage ratio. This ratio is calculated as the ratio of total debt to total assets and as the ratio of net debt to total assets. Net borrowing is calculated as the total of borrowings (long-term and short-term) plus lease liabilities less cash and cash equivalents.

(Amounts presented in thousand € except otherwise stated)

The legal status that governs the REICs in Greece, permits borrowing of loans and provides credits to them in amounts that in total do not exceed 75% of their assets, for the acquisition and utilization of real estate.

Below are the leverage ratios on total assets as at 30.06.2023 compared to 31.12.2022.

	Group 30.06.2023	Company 30.06.2023	Group 31.12.2022	Company 31.12.2022
Loans and leases	36.607	36.607	34.608	34.607
Total Assets	146.557	134.653	142.167	130.768
Cash and cash equivalents	2.587	1.452	3.324	1.253
Debt Ratio	**24,98%**	**27,19%**	**24,34%**	**26,46%**
Net Debt Ratio	**23,21%**	**26,39%**	**22,53%**	**25,75%**

3.3 Fair value estimation

The Company and the Group provide the necessary disclosures regarding the measurement of fair value through a three-level hierarchy.

- Financial assets that are traded in active markets and their fair value is determined based on the published purchase prices that are valid at the reporting date for similar assets and liabilities ("Level 1").
- Financial assets that are not tradable in active markets, the fair value of which is determined using valuation techniques and assumptions based either directly or indirectly on market data at the reporting date ("Level 2").
- Financial assets that are not tradable in active markets, the fair value of which is determined using valuation techniques and assumptions that are not fundamentally based on market data ("Level 3").

The Company and the Group do not hold financial assets measured at fair value. However, the Company and the Group own investment property that is measured at fair value (note 6).
As at 30 June 2023, the carrying amount of trade and other receivables, cash and cash equivalents, loans, as well as trade and other payables, was close to fair value.
During the year no transfers were made between Levels 1 and 2, nor transfers inside and outside Level 3 to measure the fair value of investment properties.

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, 2022 which are considered by management to be the most significant in applying the Company's accounting policies.

5. Segment Reporting

The operating segments of the Group and the Company are presented according to the segments of investment activity as monitored in internal reports and used for decision making and monitoring the financial results by the Company’s management, in accordance with its Articles of Association and its Internal Procedures.

Operating segments relate to investment types of real estate and include income from assets belonging to different types of real estate.

On 30.06.2023 all the properties of the Group were located in Greece. Also, investment properties of the Group are divided into offices and mixed buildings (offices with ground floor stores), commercial warehouses, hotels, shops, special purpose properties and plots.

The Group’s management monitors the operating results of the sectors separately in order to allocate resources and evaluate its performance. The assessment of the sector's performance is based on the Gains / (losses) related to real estate investments as presented below. The Company applies the same principles for measuring the operating results of the segments as those of the financial statements. The analysis of real estate investments by operating sector is shown in Note 6.

(Amounts presented in thousand € except otherwise stated)

The breakdown for the semester ended 30 June 2023 is as follows:

	01.01.2023-30.06.2023						
	Offices	**Logistics**	**Hotels**	**Retail**	**Special Use**	**Land Plots**	**Total**
REVENUE							
Rental Revenue	1.165	2.341	766	87	43	23	4.425
Total	**1.165**	**2.341**	**766**	**87**	**43**	**23**	**4.425**
RESULTS							
Net gain / (loss) from the fair value adjustment of investment properties	9	1.107	1.177	27	11	24	2.355
Direct property related expenses	(30)	(36)	(24)	(12)	(1)	(3)	(106)
Property Tax (ENFIA)	(235)	(311)	(102)	(22)	(20)	(4)	(694)
Total profit/(loss) from Investment properties	**909**	**3.101**	**1.817**	**80**	**33**	**40**	**5.980**
Net profit / (loss) for the period:							
Total profit/(loss) from property related expenses							5.980
Other expenses							(631)
Net financial income / (expenses)							(358)
Taxes							(310)
Profit / (Loss) for the period							**4.680**

The breakdown for the semester ended 30 June 2022 is as follows:

	01.01.2022-30.06.2022						
	Offices	**Logistics**	**Hotels**	**Retail**	**Special Use**	**Land Plots**	**Total**
REVENUE							
Rental Revenue	1.114	2.034	658	111	42	22	3.981
Total	**1.114**	**2.034**	**658**	**111**	**42**	**22**	**3.981**
RESULTS							
Net gain / (loss) from the fair value adjustment of investment properties	524	2.467	1.675	159	-	57	4.882
Direct property related expenses	(26)	(87)	(49)	(9)	(1)	(1)	(173)
Property Tax (ENFIA)	(234)	(315)	(96)	(33)	(20)	(5)	(703)
Total profit/(loss) from Investment properties	**1.378**	**4.099**	**2.188**	**228**	**21**	**73**	**7.987**
Net profit / (loss) for the period:							
Total profit/(loss) from property related expenses							7.987
Other expenses							(604)
Net financial income / (expenses)							(411)
Taxes							(67)
Profit / (Loss) for the period							**6.905**

(Amounts presented in thousand € except otherwise stated)

6. Investment Property

The change in investments properties by operating sector at Group level is as follows:

	Group						
Segment	**Offices**	**Logistics**	**Hotels**	**Retails**	**Special Use**	**Land Plots**	**Total**
Fair value at January 1,2022	**34.952**	**58.813**	**20.700**	**2.017**	**3.559**	**727**	**120.768**
Acquisition of investment property	-	1.371	-	-	-	-	**1.371**
Subsequent capital expenditures related to real estate investments	133	3.005	3.314	-	-	6	**6.458**
Transfers between sectors	-	-	-	2.114	(2.114)	-	**-**
Transfer to tangible assets	138	-	-	-	-	-	**138**
Sale of investment property	-	-	-	(1.201)	-	-	**(1.201)**
Net gain / (loss) from the fair value adjustment of investment property	923	3.245	3.056	156	(12)	97	**7.465**
Fair value at December 31, 2022	**36.146**	**66.434**	**27.070**	**3.086**	**1.433**	**830**	**134.999**
Fair value at January 1,2023	**36.146**	**66.434**	**27.070**	**3.086**	**1.433**	**830**	**134.999**
Subsequent capital expenditures related to real estate investments	208	2.802	413	-	-	5	**3.428**
Transfers between sectors	-	-	340	-	-	(340)	**-**
Transfer to tangible assets	-	-	-	(866)	-	-	**(866)**
Sale of investment property	-	(7)	-	-	-	-	**(7)**
Net gain / (loss) from the fair value adjustment of investment property	9	1.107	1.177	27	11	24	**2.355**
Fair value at June 30, 2023	**36.363**	**70.336**	**29.000**	**2.247**	**1.444**	**519**	**139.909**

(Amounts presented in thousand € except otherwise stated)

The change in investments properties per operating sector of the Company is as follows:

	Company						
Segment	**Offices**	**Logistics**	**Hotels**	**Retails**	**Special Use**	**Land Plots**	**Total**
Fair value at January 1,2022	**34.952**	**28.925**	**15.900**	**2.017**	**3.559**	**727**	**86.080**
Acquisition of investment property	-	1.371	-	-	-	-	**1.371**
Subsequent capital expenditures related to real estate investments	133	3.005	10	-	-	6	**3.154**
Transfers between sectors	-	-	-	2.114	(2.114)	-	**-**
Transfer to tangible assets	138	-	-	-	-	-	**138**
Sale of investment property	-	-	-	(1.201)	-	-	**(1.201)**
Net gain / (loss) from the fair value adjustment of investment property	923	663	2.660	156	(12)	97	**4.487**
Fair value at December 31, 2022	**36.146**	**33.964**	**18.570**	**3.086**	**1.433**	**830**	**94.029**
Fair value at January 1,2023	**36.146**	**33.964**	**18.570**	**3.086**	**1.433**	**830**	**94.029**
Subsequent capital expenditures related to real estate investments	208	2.464	383	-	-	5	**3.060**
Transfers between sectors	-	-	340	-	-	(340)	**-**
Transfer to tangible assets	-	-	-	(866)	-	-	**(866)**
Sale of investment property	-	(7)	-	-	-	-	**(7)**
Net gain / (loss) from the fair value adjustment of investment property	9	1.070	1.157	27	11	24	**2.298**
Fair value at June 30, 2023	**36.363**	**37.491**	**20.450**	**2.247**	**1.444**	**519**	**98.514**

During the first half of 2023, the Company carried out projects for the construction of a new Logistics Center (KAD 2) in Aspropyrgos, Attica, amounting to €2.446 thousand, in accordance with the contract dated 29.11.2022 for the construction of a new modern Logistics Center (KAD2) with a total area of 14.758,57 sq.m., class Z3 fire protection specifications. The completion of the project is expected to be completed within 2024. The above contract is to be amended to include the increased building capacity of 19.217,36 sq.m. instead of 14.758,57 sq.m. of KAD2.

On 17.03.2023 the Company entered into a contract for the expansion of the hotel complex in Paros on a neighboring plot with the construction of a complex of 12 suites and the increase of the hotel's capacity to 61 rooms and suites. The transfer between sectors in the amount of €340.000 concerns the company's 515,72 plot of land in Naoussa, Paros, on which the extension of the Mr&Mrs White Paros hotel is being developed, therefore the Company reclassified and monitors the property now in the category of hotels.

The transfer of € 866 thousand from Investments in real estate to the assets held for sale concerns the sale of a commercial store with a total area of 281,35 sq.m., located on 25th Martiou Street 1 & Ethel. Dodecanese in Rhodes. On 20.06.2023 the Company signed a preliminary agreement for the sale of the property in question for a price of one million euros (€ 1.000 thousand), while the sale is expected to be completed within 2023.

On 31.05.2023, the Company signed a Joint Bond Loan Program of up to €4.851 thousand to finance an investment project for the construction of a new LEED-certified office building at Poseidonos 42 in Kallithea Attica according to LEED, in the context of the Recovery and Resilience Fund. The 50% of the investment plan will be financed with a fixed interest rate of 0,35% through the Recovery and Resilience Fund. During the 1st half of 2023, capital expenditures of €171 thousand were made through the company's own funds.

Investment Property Valuation Method

According to the current legislation for REIC, the values of investments in real estate are valued by independent appraisers, whose reports must be prepared twice a year, on June 30th and December 31st. Each report is based on two methods according to International Valuation Standards. For the estimation of the value of the Group's portfolio as at 30.06.2023, the (a) method of comparative data or comparative method, (b) the method of capitalization of income or the method of discounted cash flows (DCF) and (c) the residual method.

All the properties of the Group are located in Greece. The following table contains information on the valuation methods of investment properties, by category of operating sector for 30.06.2023:

(Amounts presented in thousand € except otherwise stated)

Segment	Fair Value	Valuation Method	Monthly Market Rent	Discount Rate (%)	Capitalization Rate (%)
Offices	36.363	80% discounted cash flows (DCF) & 20% comparative	249	8,05%-10,05%	6,00%-8,00%
Logistics*	70.336	80%-10% discounted cash flows (DCF) & 20%-90% comparative	412	9,33%-10,10% 6,55%*	7,15%-8,00% 4,50%*
Hotel	29.000	80% -85%-90% discounted cash flows (DCF) & 20% -15%-10% comparative	n/a	8,75%-10,00%	6,75%-8,00%
Retail	2.247	80% discounted cash flows (DCF) & 20% comparative	13	8,91%	6,25%
Special Use	1.444	80% discounted cash flows (DCF) & 20 comparative	9	10,05%	8,00%
Land Plot	519	80%-10% discounted cash flows (DCF) & 20%-90% comparative and 80% residual method & 20% comparative	4	9,59%	7,75%
	139.909				

Notes:

1. *The logistics include the property at 123 Kifissou Avenue, which functions as a parking lot to service the logistic center at 125-127 Kifissou)*
2. *For the under construction extension of the Mr&Mrs White Paros hotel in Paros only the residual method was used as according to the independent valuers and RICS international valuation standards there is no other reliable valuation method which can incorporate all the important factors and assumptions for the valuation of said property.*

The following table contains information regarding the valuation methods of investment properties, by category of operating sector for 31.12.2022:

Segment	Fair Value	Valuation Method	Monthly Market Rent	Discount Rate (%)	Capitalization Rate (%)
Offices & mixed use	36.146	80% discounted cash flows (DCF) & 20% comparative	249	8,00%-9,65%	6,00%-7,65%
Logistics*	66.434	80%-10% discounted cash flows (DCF) & 20% -90% comparative	497	9,35%%-10,05% 6,51% *	7,15%-8,00% 4,50%*
Hotel	27.070	80-85% discounted cash flows (DCF) & 20-15%-10% comparative	n/a	9,30%-10,80%	7,00%-8,50%
Retail	3.086	80% discounted cash flows (DCF) & 20% comparative	18	8,55%-8,86%	6,25%-6,75%
Special Use	1.433	80% discounted cash flows (DCF) & 20% comparative	9	9,50%	7,25%
Land Plot	830	80%-10% discounted cash flows (DCF) & 20%-90% comparative and 50% residual method & 50% comparative	4	9,50%-9,68%	7,00%-7,75%
	134.999				

**The warehouses include the property at 123 Kifissou Street, which functions as a loading and unloading and vehicle parking area to service the warehouse property at 125-127 Kifissou Street.*

(Amounts presented in thousand € except otherwise stated)

The measurement at fair value of non-financial assets was determined taking into account the Company's ability to achieve their maximum and optimal use, assessing the use of each item that is physically possible, legally permissible and economically feasible. This estimate is based on the physical characteristics, the permitted uses and the opportunity cost of the investments made.

If on June 30, 2023 the discount rate used in the cash flow discount analysis differed by +/- 5% from Management estimates, the book value of real estate investments would be estimated at € 3.925 thousand lower or € 4.088 thousand higher.

If on June 30, 2023, the capitalization rate used in the cash flow discount analysis differed by +/- 5% from Management estimates, the book value of real estate investments would be estimated at € 2.841 thousand lower or € 3.131 thousand higher.

If on June 30, 2023, the monthly market rent used in the cash flow discount analysis differed by +/- 5% from the estimates of the Management, the book value of real estate investments would be estimated at € 2.840 thousand higher or € 2.842 thousand lower.

If on June 30, 2023, the construction period, in the investment properties under construction in Poseidonos Street, Aspropyrgos and Paros, is extended by six months, then the fair value of the investment properties would be € 84 thousand lower for the offices, € 337 thousand lower for warehouses and € 55 thousand lower for hotels.

7. Acquisition of Subsidiaries

The subsidiaries that are consolidated in the Group are **«Plaza Hotel Skiathos M.A.E.»** and **«Sarmed Warehouses A.E.»** based in Greece. Subsidiaries are fully consolidated (total consolidation).

The Company holds 100% of the shares of the company "Plaza Hotel Skiathos M.A.E" and 80% of the shares of the company "SARMED WAREHOUSES A.E"

	30.06.2023	**31.12.2022**
Plaza Hotel Skiathos S.S.A.	8.223	8.223
Sarmed Warehouses S.A.	23.133	24.168
	31.356	**32.391**

On 02.02.2023 the subsidiary "Sarmed Warehouses SA" with an extraordinary general meeting of its shares decided to reduce its share capital and return to the shareholders the amount of € 1.200 thousand, with a reduction of the nominal value of each share from € 1,00 to € 0,80.

On 08.03.2023 it was notified to the subsidiary "Sarmed Warehouses A.E. " partial income tax audit report for the tax years 2018-2019, for the demerged company "Hellenic Warehouses Saranditis AE" and as universal successor of the demerged company, "Sarmed Warehouses A.E. » paid tax of € 94 thousand 80% of this amount, i.e. € 75 thousand, was attributed to the parent BriQ Properties on 04.04.2023 in accordance with the purchase and sale agreement of the shareholders on 14.12.2020 which referred to the non-tax controlled years before the acquisition.

8. Trade and other receivables

The breakdown of customer and other receivables is as follows:

	Group		**Company**	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Trade receivables	47	77	47	75
Less: Impairment provisions	(4)	(4)	(4)	(4)
Trade receivables	**43**	**73**	**43**	**71**
Receivables from related parties (note.23)	148	264	148	264
Subsequent expenses and advances	113	10	93	6
Claims from the Greek Government	126	672	116	610
Other receivables and guarantees	1.172	1.272	604	723
Trade and other receivables	**1.602**	**2.293**	**1.004**	**1.675**
Non-current	1.181	1.256	602	715
Current	421	1.037	402	962
Total	**1.602**	**2.293**	**1.004**	**1.677**

(Amounts presented in thousand € except otherwise stated)

The trade receivables of the Company as of 30 June 2023 include an amount of € 235 thousand relating to lease incentives under a lease agreement. The accounting treatment of these incentives, in accordance with IFRS 16, provides for their partial amortization during each lease.

The claims from the Greek State on 31.12.2022 include the claim for the refund of the capital accumulation tax amounting to €500 thousand and the remaining amount concerns the claim for the refund of the construction VAT. On 30.06.2023, the fund concerns the demand for a refund of construction VAT.

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

	Group				
30.06.2023	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	**Total**
Trade and other receivables	420	1	-	1.185	1.606
Provisions for doubtful debts	-	-	-	(4)	(4)
Total	**420**	**1**	**-**	**1.181**	**1.602**
31.12.2022	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	
Trade and other receivables	1.025	10	**2**	1.260	2.297
Provisions for doubtful debts	-	-	-	(4)	(4)
Total	**1.025**	**10**	**2**	**1.256**	**2.293**

	Company				
30.06.2023	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	
Trade and other receivables	401	1	-	606	1.008
Provisions for doubtful debts	-	-	-	(4)	(4)
Total	**401**	**1**	**-**	**602**	**1.004**
31.12.2022	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	
Trade and other receivables	950	10	**2**	719	1.681
Provisions for doubtful debts	-	-	-	(4)	(4)
Total	**950**	**10**	**2**	**715**	**1.677**

9. Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Cash in hand	1	1	1	-
Short term bank deposits	2.586	3.323	1.451	1.253
Total	**2.587**	**3.324**	**1.452**	**1.253**

Short-term bank deposits consist of deposits on demand in Greece. All cash and cash equivalents relate to Euro deposits.

(Amounts presented in thousand € except otherwise stated)

10. Share Capital and purchase of treasury shares

The Share Capital is analyzed as follows:

	Shares Number	Share Capital
Balance December 31, 2022	**35.764.593**	**75.106**
Balance June 30, 2023	**35.764.593**	**75.106**

The Company on 30.06.2023 owned a total of 382.030 treasury shares with a total nominal value of € 802 thousand and an acquisition value of € 681 thousand. The treasury shares held on 30.06.2023 corresponded to 1,1% of the Company's share capital.

11. Borrowings

The analysis of trade and other payables is as follows:

	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Sort term borrowings	719	661	719	660
Bond loans	35.863	33.916	35.863	33.916
Total borrowings	**36.582**	**34.577**	**36.582**	**34.576**

	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Long-term borrowing				
Bond loans	33.908	32.166	33.908	32.166
Long-term borrowings	**33.908**	**32.166**	**33.908**	**32.166**
Short-term borrowings				
Sort term borrowings	719	661	719	660
Bond loans	1.955	1.750	1.955	1.750
Short-term borrowings	**2.674**	**2.411**	**2.674**	**2.410**
Total borrowings	**36.582**	**34.577**	**36.582**	**34.576**

The maturity of loans is as follows:

	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Up to 1 year	2.674	2.411	2.674	2.410
From 1 to 5 years	21.904	15.328	21.904	15.328
Over 5 years	12.004	16.839	12.004	16.838
	36.582	**34.577**	**36.582**	**34.576**

Liabilities from the above bonds are secured by collateral on investment properties (see Note 22). Also, according to the terms of most loan agreements, the Company is required to comply with specific financial ratios. Throughout the existing borrowing, the Company covered the obligations to comply with these indicators.

The obligations from the above bond loans are secured by real collateral on the investment properties (see Note 22). Also, according to the terms of most loan agreements, the Company is required to comply with specific financial indicators. Throughout the duration of the existing loan, the Company met the obligations of compliance with the indicators.

On June 14, 2019, the Company entered a joint bond issue program with EUROBANK SA. of up to € 20.000 thousand. On 30.06.2023 the balance of outstanding bonds amounted to € 10.369 thousand.

(Amounts presented in thousand € except otherwise stated)

On May 5, 2021, the Company issued a joint bond loan with Alpha Bank A.E. amount up to € 10.000 thousand. On 30.06.2022 the balance of outstanding bonds amounts to € 9.375 thousand.

On October 20, 2021, the Company issued a new joint bond loan with Alpha Bank A.E. amount up to € 20.000 thousand. Until 31.12.2022, bonds totaling € 13.300 thousand had been issued, while during the first half of 2023, additional bonds were issued in the amount of € 3.100 thousand. On 30.06.2023, the balance of outstanding bonds of the loan amounted to € 16.025 thousand, while on 13.07.2023 additional bonds were issued in the amount of € 1.000 thousand.

From the mutual debt program with Alpha Bank A.E. the Company on 30.06.2023, total outstanding capital of € 250 thousand. In addition, based on a mutual loan agreement with the National Bank of Greece S.A., the Company on 30.06.2023 has outstanding capital of € 450 thousand.

On 31.05.2023, the Company signed a Joint Bond Loan Program of up to €4.800 thousand to finance an investment project for the construction of a new LEED-certified office building at Poseidonos 42 in Kallithea Attica according to LEED, in the context of the Recovery and Resilience Fund. The 50% of the investment plan will be financed with a fixed interest rate of 0,35% through the Recovery and Resilience Fund.

12. Trade and other payables

The analysis of trade and other payables is as follows:

	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Trade payables	945	630	932	605
Amounts due to related parties (Note 23)	6	13	6	12
Accrued expenses	111	346	91	321
Social security funds	175	146	133	102
Customer advances	829	2	829	2
Property Tax (ENFIA)	424	44	238	44
Deferred income	1	10	1	10
Other liabilities	596	425	596	425
Rental guarantees received	744	645	744	645
Total	**3.831**	**2.261**	**3.570**	**2.166**

Liabilities classification:	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Non-current	1.234	904	1.234	904
Current	2.597	1.357	2.336	1.262
Total	**3.831**	**2.261**	**3.570**	**2.166**

The other liabilities include an amount of € 512 thousand, which concerns the remaining amount of the withholding as a guarantee of good performance for the construction of the Company's property in Aspropyrgos Logistics Center (KAD 2) and withholding of an amount of 10% from the total amount of the contract for renovations of other investment properties.

On 20.06.2023 the Company signed a preliminary agreement for the sale of the property in question for a price of one million euros (€ 1.000 thousand), while the sale is expected to be completed within 2023 (see note 6). Customer advances include the advance of €800 thousand from the agreed sale of the said commercial store with a total area of 281,35 sq.m., located at 1 25th Martiou Street & Ethel. Dodecanese in Rhodes.

(Amounts presented in thousand € except otherwise stated)

13. Rental Income

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Rental income from investment properties	4.410	3.964	3.020	2.699
Other income	15	16	10	10
Total	**4.425**	**3.981**	**3.029**	**2.709**

The Group leases its properties with long-term operating leases. Given that the Group's properties are located in Greece, the annual rent adjustments are linked to the Greek VAT rate, while in most leases in case of deflation there is no negative impact on the Group's revenues.

The Group's rental income is not subject to seasonal fluctuations, except for some individual leases where a percentage of the turnover is provided in addition to the monthly rent which is calculated at the beginning of each year and concerns the previous calendar year. The other income concerns income from the sale of energy from the photovoltaic plant installed on the roof of one of the buildings of the subsidiary company "Sarmed Warehouses S.A."

14. Direct property related expenses

The direct expenses related to investment properties are analyzed as follows:

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Valuation fees	(23)	(27)	(21)	(23)
Expenses for lawyers, notaries	-	(12)	-	(12)
Insurance expenses	(64)	(61)	(37)	(42)
Office utilities and other service charges	(8)	(12)	(8)	(12)
Repair and maintenance expenses	(2)	(9)	(2)	(1)
Brokerage fees	(8)	(35)	(8)	(35)
Other Expenses	-	(17)	-	-
Total	**(106)**	**(173)**	**(76)**	**(125)**

The direct operating expenses incurred on leased and non-leased real estate were as follows:

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Leased properties	(98)	(152)	(68)	(104)
Vacant properties	(8)	(21)	(8)	(21)
Total	**(106)**	**(173)**	**(76)**	**(125)**

15. Single Property Tax (ENFIA)

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Single Property Tax (ENFIA)	(694)	(703)	(460)	(473)
Total	**(694)**	**(703)**	**(460)**	**(473)**

It is noted that the fund concerns 100% of the total annual obligation to pay the property tax (ENFIA) for the year 2023 and 2022 respectively.

(Amounts presented in thousand € except otherwise stated)

16. Other operating expenses

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Remuneration of Board members	(44)	(40)	(44)	(41)
Third party expenses	(127)	(101)	(127)	(101)
Administrative expenses	(150)	(152)	(139)	(138)
Communal expenses and utilities (owner-occupied)	(13)	(11)	(13)	(11)
Insurance expenses (D&O)	(10)	(6)	(10)	(6)
Right-of-use assets	(1)	(1)	(1)	(1)
Other expenses	(35)	(51)	(30)	(46)
Total	**(380)**	**(362)**	**(364)**	**(344)**

The costs of administrative support of the Group amounting to € 150 thousand include € 25 thousand relating to costs of operational / administrative support services from affiliated companies (see Note 23).

Third-party fees, administrative support costs and other costs for 2023 include non-recurring consultant costs of €106 thousand for services provided within the framework of the agreement signed on 23.02.2023 for the purchase of real estate and shares and the merger through absorption of ICI.

17. Financial income and costs

The net financial income and expenses are analyzed as follows:

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Bond Loans interest expenses	(839)	(362)	(839)	(362)
Short term loans interest expenses	(24)	(27)	(24)	(25)
Financial expenses	(3)	(22)	(3)	(22)
Interest income of the Greek State	100	-	100	-
Profit from modification of contractual terms of bond loans	408	-	406	-
Total	**(358)**	**(412)**	**(360)**	**(409)**

The amount of financial expenses in 2023 is increased due to the increase in financing rates as well as due to the increase in the Company's borrowings. Other interest income includes an amount of €403 thousand as a consequence of the modification of the terms of existing loans which did not lead to an interruption of recognition.

On 19.12.2022, the decision of the Piraeus Court of Appeal was served on the Company, by which the Company's appeal for the refund of € 500 thousand, regarding the capital accumulation tax, was accepted. The amount was attributed to the Company on 24.01.2023. The Company had made an application which was approved and on 17.05.2023 it also collected the legal interest amounting to € 100 thousand.

(Amounts presented in thousand € except otherwise stated)

18. Taxes

	Group		Company	
	01.06.2023 30.06.2023	**01.06.2022 30.06.2023**	**01.06.2023 30.06.2023**	**01.06.2022 30.06.2023**
Corporate tax (REIC)	(294)	(67)	(207)	(48)
Income tax from previous audit uses	(16)	-	-	-
Total	**(310)**	**(67)**	**(207)**	**(48)**

Real Estate Investment Companies (REITs) in accordance with article 31 par. 3 of Law 2778/1999 as applicable are not subject to income tax but are taxed at a tax rate equal to 10% on of the current intervention rate of the European Central Bank (Reference Rate) plus 1 percentage point (10,0% * (ECB Reference Rate + 1,0%)), on the average of the most available six-monthly investments at current prices. Therefore, the corporate tax for the first half of 2023 was set at 0,05% on the average of investments plus reserves in each half.

From the second half of 2022, the European Central Bank proceeded with a gradual increase in the reference interest rate from 0% which was the first half of 2022 to 3,75% (10/05/2023) for the calculation of the first half of 2023. This led to the increase of the tax calculation factor compared to the corresponding period of 2022.

On 08.03.2023 it was notified to the subsidiary "Sarmed Warehouses A.E." partial income tax audit report for the tax years 2018-2019, for the demerged company "Hellenic Warehouses Saranditis SA" and as universal successor of the demerged company, Sarmed Warehouses A.E. paid a tax of € 94 thousand. 80% of this amount, i.e. € 75 thousand, was attributed to the parent BriQ Properties on 04.04.2023 in accordance with the shareholders' purchase and sale agreement on 14.12.2020 which referred to the non-tax controlled uses before the acquisition.

19. Dividends per share

On April 27, 2023, the Ordinary General Meeting of the Company's shareholders decided to distribute a dividend of a total amount of € 3.701 thousand, i.e. € 0,1046 per share (net), from the profits of the fiscal year 2022 and previous years, which was paid to the beneficiaries on the 5 May 2023.

The subsidiary "SARMED WAREHOUSES SA", by the decision of the Annual General Meeting of its shareholders from 30.05.2023, decided to distribute a dividend of € 1.893 thousand, i.e. € 0,3155 per share (net) from the profits of the fiscal year 2022 to its shareholders Sarmed Warehouses A.E. Given the distribution of an interim dividend of €0.22780/share (net) implemented following the 12.10.2022 decision of the Board of Directors of Sarmed Wareouheses A.E. (total amount of interim dividend € 1.366,8 thousand, the remaining dividend to be distributed in the amount of € 526,14 thousand or € 0,08769 euro / share (net) was paid to the shareholders of Sarmed Warehouses on 07.06.2023.

20. Earnings per share

Basic and diluted

The basic and diluted earnings per share are calculated by dividing the profit / (loss) attributed to the shareholders of the Company, by the weighted average number of common shares outstanding during the period.

	Group		Company	
	01.01.2023 30.06.2023	**01.01.2022 30.06.2022**	**01.01.2023 30.06.2023**	**01.01.2022 30.06.2022**
Profits after taxes	4.680	6.905	4.039	3.264
Profits attributable to the shareholders	4.512	6.293	4.039	3.264
Profits attributable to minority shareholders	168	612	-	-
Weighted average number of shares	35.764.593	35.764.593	35.764.593	35.764.593
Treasury shares	382.030	359.136	382.030	359.136
Weighted average number of ordinary shares in issue	35.382.563	35.405.457	35.382.563	35.405.975
Basic and diluted earnings per share (€ per share)	0,128	0,1777	0,114	0,0922

21. Contingent Liabilities

Capital commitments

On 29.11.2022, the Company had entered into a contract for the construction of a new modern warehouse and distribution building (KAD2) with a total area of 14.759 sq.m., fire protection specifications of class Z3 in Aspropyrgos, Attica. The above contract is to be adjusted to include the increased construction potential of 19.217,42 sq.m. instead of 14.758,57 sq.m. of KAD2 following the issuance of the relevant revision permit dated 24.03.2023.

On 17.03.2023 the Company entered into a contract for the expansion of the hotel complex in Paros on a neighboring plot with the construction of a complex of 12 suites and the increase of the hotel's capacity to 61 rooms and suites.

Financial leases commitments

The Company has not entered into any leasing agreements.

Legal cases

A third-party action is pending against the Company, which was served on the Company on 21.1.2022, pursuant to which it is requested that the cadastral records be corrected in relation to the property owned by the company in Aspropyrgos with KAEK 20 050258050171/0/0. The correction concerns two sections with an area of 58,61 sq.m. and 1.090,42 sq.m. from the total of 102.813,17 sq.m. property of the Company in Aspropyrgos. The Company has opposed this lawsuit requesting its rejection for both legal and substantive reasons and the determination of the formal discussion of the lawsuit is pending, while the plaintiff has already requested the issuing of a postponement decision in order to proceed with a new filing of the lawsuit, given the of its subsequent finding that some of the defendants have passed away. At the same time, the Company filed a lawsuit against the sellers of the said properties to the Company, according to which they must pay the Company an amount corresponding to the purchase price of the claimed parts as compensation due to a reduction of the Company's property and in accordance with the provisions due to unjustified their enrichment. Therefore, the Company considers that it is not required to make any provision for future liability.

22. Contingent Liabilities

As part of the joint bond issue with Eurobank Ergasias A.E. for an amount up to € 20.000 thousand (see Note 11) a mortgage note has been registered in favor of the lender "Eurobank Ergasias A.E.", amounting to € 26.000 thousand each for the properties Al. Pantou 27, Kifisou Avenue 119, Kifisou Avenue 125-127, Loutrou 65, Alamanas 1, El. Venizelou 280 and the "Mr&Mrs White Paros" hotel. In addition, all rights of the Company have been assigned as derived from the leases and insurance contracts of the aforementioned properties.

In the context of the issuance from 05.03.2021 of a joint bond loan with Alpha Bank A.E. of up to € 10.000 thousand, a mortgage note has been registered in favor of the lender "Alpha Bank A.E.", in the amount of € 12.000 thousand each for the properties Al. Panto 19-23, Al. Pantou 25 and Argyroupoleos 2A.

In the context of the issuance from 20.10.2021 of a joint bond loan with Alpha Bank A.E. for an amount of up to € 20.000 thousand, a mortgage note has been registered in favor of the lender "Alpha Bank A.E.", in the amount of € 24.000 thousand for the Company's logistics real estate complex located in Aspropyrgos, Attica. In addition, all rights of the Company have been assigned as derived from the leases and insurance contracts of the aforementioned properties.]

On 6.7.2023 an application was submitted to the competent Mortgage Registry for the registration of a pre-notification in the amount of Euro 5.850 thousand. on the Company's property located at Poseidonos Avenue no. 42 in the context of the "Joint Bond Issuance Program for financing an investment project within the context of the recovery and resilience fund from 31.5.2023 after coverage contracts and primary disposal and the appointment of a payment manager and representative of the bond lenders", with a total nominal value (capital) of Euro 4.851,358 thousand between the anonymous company with the name "BriQ Properties Anonymous Company of Investments in Real Estate" (implementing body of the investment plan), the Greek State legally represented by Alpha Bank (bondholder A) and Alpha Bank in its capacity as a bond lender (bond B), Payment Administrator and Representative of the bond lenders.

23. Related party transactions

At the end of the current period the main shareholders of the Company, which hold significant direct or indirect within the meaning of articles 9 to 11 of Law 3556/2007, are also the main shareholders of the Quest Holdings Group SA. and participate directly in the management, in the control of the Company and the Group and there is administrative dependence, as well as exercise of controlling influence in the Company. Based on these, there is a related party relationship between the Company and the above Group.

(Amounts presented in thousand € except otherwise stated)

At the end of the current period, Quest Holdings SA has investments in subsidiaries that are also related parties to the Company.

All transactions with related parties are objective and are carried out on an arm's length basis with the usual commercial terms for similar transactions with third parties.

Related parties' transactions are as follows:

	Group		Company	
	01.01.2023-30.06.2023	**01.01.2022-30.06.2022**	**01.01.2023-30.06.2023**	**01.01.2022-30.06.2022**
i) Rental income investment properties				
Subsidiaries	-	-	10	10
Quest Holdings SA	53	49	53	49
Other related parties	2.741	2.531	1.462	1.371
	2.794	**2.580**	**1.525**	**1.430**
ii) Purchases of fixed assets				
Quest Holdings SA	-	-	-	-
Other related parties	1	71	1	11
	1	**71**	**1**	**11**
iii) Expenses related to services				
Obtaining operational / administrative support services				
Quest Holdings SA	1	1	1	1
Other related parties	24	25	23	24
	25	**26**	**24**	**25**
iv) Management Benefits				
Remuneration and benefits of members of the BoD and its committees	39	37	39	37
Remuneration and benefits of senior executives	103	89	103	89
	142	**126**	**142**	**126**
v) End-of-year balances from rentals,-purchases of goods / receipt of services				
Receivables from related parties:				
Quest Holdings SA	4	4	3	4
Other related parties	144	260	145	260
	148	**264**	**148**	**264**
Liabilities due to related parties:				
Quest Holdings SA	-	-	-	-
Other related parties	6	13	6	12
	6	**13**	**6**	**12**
Long-term guarantees:				
Quest Holdings SA	18	16	18	16
Other related parties	602	506	602	506
	620	**522**	**620**	**522**

The service costs of a total amount of € 25 thousand refer to services offered by the related parties for payroll management, and for IT and computerization services.

(Amounts presented in thousand € except otherwise stated)

24. Events after the end of the reporting period

On July 13, 2023, the Company issued additional bonds for a total amount of €1.000 thousand from the bond loan program with Alpha Bank A.E. for the financing of part of the construction of the new warehouse and distribution building in Aspropyrgos, Attica.

This Interim Condensed Corporate and Consolidated Financial Information for the six months ended June 30, 2023, has been approved by the Board of Directors of the Company on September 15, 2023 and is signed as below:

Chairman of the Bod	Chief Executive Officer	Chief Accountant	Financial Controller
Theodore D. Fessas	Anna G. Apostolidou	Konstantinos I. Tsiagkras	Emmanouil A. Andrikakis
ID No. AE106909	ID No. AM540378	ID No. AI113404	ID No. AO133897
		Reg.No. 0008340/ A'Class	Reg.No. 0008340/ A'Class