

Sight Deposits

TOTAL INVESTMENTS

TOTAL CASH AND CASH EQUIVALENTS

BRIQ PROPERTIES REAL ESTATE INVESTMENT COMPANY

HCMC APPOVAL NO: 3/757/31.05.2016

REGISTERED OFFICE: 25 ALEXANDROU PANTOU, GR 17671, KALLITHEA

STATEMENT OF INVESTMENTS 30.06.2019

PROPERIIES					STATE	EMENT OF IN	IVESTMENTS							
	PROPERTY D	ESCRIPTION						PROPERTY V	ALUES		LEASE DATA	١		
S/N DESCRIPTION	U	OCATION AND ADDRESS			SURFACE ARE	A in SQ.M.	ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2019	% OF TOTAL INVESTMENTS 30.06.2019	TENANT	START OF LEASE	LEASE EXPIRY	OTHER INFORMATION
	Address	Municipality	District	Country	Land	Building								
1 Office Building	2A, Argyroupoleos Street	Kallithea	Attica	Greece	920,12	3.915,33	3.860.000,00	2.520.386,19	4.021.000,00	8,92%	UNISYSTEMS S.A.	2016	2026	
											U-YOU S.A.	2016	2026	
											INFO QUEST TECHNOLOGIES S.A.	2016	2026	
											QUESTONLINE S.A.	2016	2026	
											WIND HELLAS S.A.	2016	2027	Part of the property's roof is leased to WIND HELLAS S., for the installation of mobile antennas.
											QUEST HOLDINGS S.A.	2016	2026	
											QUEST ENERGY S.A.	2016	2026	
2 Office Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	Greece	1.137,28	6.806,03	4.970.000,00	2.478.905,47	5.509.000,00	12,23%	UNISYSTEMS S.A.	2016	2026	
3 Office Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	Greece	1.160,98	6.637,42	5.801.797,00	2.551.762,17	5.824.000,00	12,93%	UNISYSTEMS S.A.	2016	2026	Part of the first floor of the property (111,86 sq.m.) is occupied by the Company as its registered office. The market value of the owner-occupied property as 3 0.06.2019 amounted to 188.00,00 € and the tobox value as at 30.06.2019 amounts to 152.145,00 €.
											ISQUARE S.A.	2016	2026	
											IQbility SOLE SHAREHOLDER CO. LTD	2016	2026	
											INFO QUEST TECHNOLOGIES S.A.	2016	2026	
											QUEST HOLDINGS S.A.	2016	2026	
											WIND HELLAS S.A.	2016	2027	Part of the property's roof is leased to WIND HELLAS S.A for the installation of mobile antennas.
											VODAFONE-PANAFON S.A.	2016	2023	Part of the property's roof is leased to VODAFONE- PANAFON S.A. for the installation of mobile antennas
Office Building with underground parking spaces Warehouse Building (logistics)	27, Al. Pantou Street	Kallithea	Attica	Greece	233,84	1.358,97	1.385.000,00	580.764,89	1.309.000,00	2,91%	ISQUARE S.A.	2016	2026	
											UNISYSTEMS S.A.	2016	2026	
	119, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	4.644,06	6.113,54	3.140.000,00	2.483.366,65	3.045.000,00	6,76%	ISQUARE S.A.	2016	2026	
											ISTORM S.A.	2016	2026	
											QUEST ENERGY S.A.	2016	2026	
											QUESTONLINE S.A.	2016	2026	
											INFO QUEST TECHNOLOGIES S.A.	2016	2026	
											UNISYSTEMS S.A.	2016	2026	
											WIND HELLAS S.A.	2016	2027	Part of the property's roof is leased to WIND HELLAS S for the installation of mobile antennas.
6 Warehouse Building (logistics)	125-127, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	5.773,03	7.956,66	4.050.000,00	5.043.288,28	4.080.000,00	9,05%	INFO QUEST TECHNOLOGIES S.A.	2016	2026	
0,10	,									.,	QUEST ENERGY S.A.	2016	2028	Part of the property's roof is leased to QUEST ENERGY f the installation of solar panels
7 Warehouse Building (logistics)	65, Loutrou Street	Acharnes	Attica	Greece	9.683,15	3.988,73	1.658.950,00	2.125.698,43	1.855.000,00	4,12%	PHARMASERVE-LILLY S.A.C.I.	2018	2027	
8 Retail	283, Kifisias Avenue	Kifisia	Attica	Greece	63,61	168,40	767.629,36	881.268,34	871.000,00	1,93%	ELPEDISON A.E.	2018	2028	
Office building with retail store on the ground floor	42, Posidonos Avenue	Kallithea	Attica	Greece	567,49	1.907,47	1.210.361,12	2.252.804,01	1.400.000,00	3,11%	PRISMA ELECTRONICS S.A.	2017	2020	
	,				,-3	,.,	,		,50	-,/-	TSOLAKELI A.STAMATINA	2017	2021	
10 Special use building (Elderly Hosting Center)	18, Filellinon Street	Chalandri	Attica	Greece	961,37	1.788,42	1.043.353,16	1.344.297,15	1.289.000,00	2,86%	KARAMANLI ANASTASIA	2018	2028	
														I.
11 Properties in office building with parking spaces	1, Alamanas Street	Marousi	Attica	Greece	389,68	874,14	1.436.830,33	859.383,75	1.737.000,00		BANK INFORMATION SYSTEMS S.A.	2018	2024	
12 Hotel	Ag.Georgios - Naousa	Paros	Cyclades	Greece	4.468,27	3.391,73	3.553.319,09	3.812.568,62	4.100.000,00	9,10%	HOTEL KEYS S.A.	2018	2033	
13 Office Building	4, I.Gennadiou & Ipsilantou Street	Athens	Attica	Greece	224,34	1.629,30	4.841.004,50	4.213.433,12	4.792.000,00	10,64%				
14 Warehouse Building (logistics)	123, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	1.487,24	2.054,28	734.464,00	1.122.165,88	760.000,00	1,69%	INFO QUEST TECHNOLOGIES S.A.	2019	2028	
15 Land	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	640,24	0,00	252.815,44	123.534,31	250.000,00			· · · · · · · · · · · · · · · · · · ·		<u>.</u>
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14 Hotel	Ag. Ioannis - Porto	Tinos	Cyclades	Greece	7.877,00	3.388,47	3.004.012,94	2.625.861,64	3.000.000,00	6,66%	HOTEL KEYS S.A.	2019	2033	
TOTAL PROPERTIES					40.231,70	51.978,89	41.709.536,94	35.019.488,90	43.842.000,00	97,30%				
Cash in Hand									1.123,13					

1.215.243,26

1.216.366,39

45.058.366,39

2,70%

100,00%

30.06.2019	31.12.2017	31.12.2018	30.06.2019
Receivables 193.285,96	Total assets per IFRS 29.006.722,81	41.228.497,47	45.241.828,69
Payables 14.152.697,39			
	Fair value of properties according to Law 2778/1999 26.346.000,00	39.812.000,00	43.842.000,00
	% of valued properties on total assets 90,83%	96,56%	96,91%
	Total cash and cash equivalents 2.536.116,75	1.303.673,65	1.216.366,39
	% of total cash and cash equivalents on total assets 8,74%	3,16%	2,69%

Notes

- 1. BriQ Properties REIC (the "Company") was established on 21.10.2016 (No. Proc. 56308 / 21.10.2016 announcement of the President of the E.B.E.A.) with General Registry of Commerce No. 140330201000, according to laws L.2190/1920 (which was replaced by 4548/2018), L.2778/1999 and L.4209/2013, as in force.
- 2. The Company has full ownership of its properties, except: (i) property with s/n 1, on which the Company has the full and exclusive ownership of itwo (2) separate horizontal properties and 177% ownership on the plot of the property, (iii) property with s/n 1 on which the Company has the full and exclusive ownership of eleven (11) separate horizontal properties and 117,25% ownership on the plot of the property, (iii) property with s/n 11 on which the Company has the full and exclusive ownership of eleven (11) separate horizontal properties and 115,25% ownership on the plot of the property.
- 3. The description of properties reflects their current prevailing use.
- 4. The properties with s/n 1 to 4, 8, 9 and 11 have separate horizontal ownerships.
- 5. All properties are free of encumbrances except for properties with: i) s/n 1,2,3, on which prenotation of mortgages have been registered in favor of Eurobank Ergasias SA of € 26.000.000,00 for each. iii) s/n 12 on which prenotation of mortgage have been registered in favor of Eurobank Ergasias SA for a total amount of € 26.000.000,00 for each. iii) s/n 12 on which prenotation of mortgage have been registered in favor of Eurobank Ergasias SA for a total amount of € 26.000.000,00.
- 6. On 16/04/2019 the Company acquired the property with s/n 15 at a total price of € 248 thousand, excluding acquisition costs of € 4,8 thousand.
- 7. On 18/04/2019 the Company acquired the property with s/n 16 at a total price of € 2,960 thousand, excluding acquisition costs of € 44 thousand.
- 8. For the property s/n 14, renovation of € 166K was scheduled, most of which was completed by 30.06.2019

Kallithea, August 1st 2019

THE CHAIRMAN OF THE BOD THE CHIEF EXECUTIVE OFFICER THE ACCOUNTING DEPARTMENT MANAGER

Theodoros D. Fessas Anna G. Apostolidou Nikolaos D. Charisis
ID Number AE106909 ID Number AM540378 ID Number AH101374
E.C., Lience ND. O0008340 / A' class

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Statement of Investments'

To the Board of Directors of BriQ Properties REIC

We have performed the procedures agreed with the Board of Directors of BriQ Properties REIC (the "Company"), as enumerated below and described in our engagement letter dated 9 July 2018, in the context of decision 8/259/19.12.2002 of the Board of Directors of the Helienic Capital Market Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016, and article 25 of Law 2778/1999 with respect to the Company's Statement of Investments as of 30 June 2019.

The Company's Management is responsible for preparing the aforementioned Statement. Our regagement was undertaken in accordance with the International Standard on Related Services ("ISRS") 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you our findings.

Our agreed-upon-procedures and findings are as follows:

- 1. The above-mentioned "Statement of Investments" includes all the information in compliance with article 25 of the Law 2778/1999, as in force and the decision referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the decisions referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to real estate investment companies.
- 2. The descriptions of the investment properties which appear in the "Property Description" columns of the above-mentioned "Statement of Investments" is consistent with those described in the "Property Valuation" Reports as of 30 June 2019 prepared by the responsible independent valuers.
- 3. The fair values of the aforementioned investment properties which appear in the "Fair Value" column of the above-mentioned "Statement of Investments" were derived from the "Property Valuation" Reports as of 30 June 2019 prepared by the responsible independent valuers.
- 4. The total fair value of investment properties which appear in the above-mentioned "Statement of Investments" agrees with the corresponding value of investment Properties appearing in the accounting records maintained by the Company for the six month period ended 30 June 2019.
- 5. The financial information included in the above-mentioned "Statement of Investments" was extracted from the accounting records maintained by the Company for the six month period ended 30 June 2019.
- 6. We confirmed that the calculations in the above-mentioned "Statement of Investments" are arithmetically accurate.

Because the above procedures do not constitute either an audit or a review in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention that we would have reported to you.

Our report is solely addressed to the Board of Directors of the Company for purposes of fulfilling its responsibilities with respect to the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Markets Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016. Consequently, this report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the interim financial information prepared by the Company for the six month period ended 30 June 2019 for which we will issue a separate Review Report.

Athens, August 1st 2019 The Certified Public Accountant

PricewaterhouseCoopers Certified Auditors - Accountants, 268 Kifissias Avenue, Halandri 152 32 SOEL Reg. No. 113

pwc

Dimitris Sourbis SOEL Reg. No. 16891