



BRIQ PROPERTIES REAL ESTATE INVESTMENT COMPANY

HCMC APPROVAL NO: 3/757/31.05.2016

REGISTERED OFFICE: 25 ALEXANDROU PANTOU, GR 17671, KALLITHEA

STATEMENT OF INVESTMENTS 30.06.2021

A/A	PROPERTY DESCRIPTION					PROPERTY VALUES				TENANT	OTHER INFORMATION	
	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2021			% OF TOTAL INVESTMENTS 30.06.2021
		Address	Municipality	District	Land	Building						
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.860.000,00	2.520.386,18	4.360.000,00	3,92%	UNISYSTEMS S.M.S.A. INFO QUEST TECHNOLOGIES S.M.S.A. QUESTIONLINE S.M.S.A. CRYSTAL ALMOND TOWERS S.M.S.A. Part of the property's roof is leased to CRYSTAL ALMOND TOWERS S.A. for the installation of mobile antennas. QUEST HOLDINGS S.A. QUEST ENERGY S.M.S.A.	
2	Office Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	1.137,28	6.806,03	4.970.000,00	2.327.246,52	6.147.000,00	5,53%	UNISYSTEMS S.M.S.A.	
3	Office Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	1.160,98	6.637,42	5.801.797,00	2.551.762,17	6.413.000,00	5,77%	UNISYSTEMS S.M.S.A. Part of the first floor of the property (107,80 sq.m.) is occupied by the Company as its registered office. The market value of the owner-occupied property as at 30.06.2021 amounted to 199.000,00 € and the net book value as at 30.06.2021 amounts to 145.705,00 €. ISQUARE S.M.S.A. IQbilty SOLE SHAREHOLDER CO. LTD QUEST HOLDINGS S.A. CRYSTAL ALMOND TOWERS S.A. Part of the property's roof is leased to CRYSTAL ALMOND TOWERS S.A. for the installation of mobile antennas. VODAFONE GREECE TOWERS S.A. Part of the property's roof is leased to VODAFONE GREECE TOWERS S.A. for the installation of mobile antennas. Plaza Hotel Skiathos S.M.S.A. SARMED WAREHOUSES S.A.	
4	Office Building with underground parking spaces	27, Al. Pantou Street	Kallithea	Attica	233,84	1.358,97	1.385.000,00	580.764,89	1.445.000,00	1,30%	ISQUARE S.M.S.A. UNISYSTEMS S.M.S.A.	
5	Warehouse Building (logistics)	119, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	4.644,06	6.113,54	3.143.709,30	2.483.366,65	3.278.000,00	2,95%	ISQUARE S.M.S.A. ISTORM S.M.S.A. QUEST ENERGY S.M.S.A. QUESTIONLINE S.M.S.A. INFO QUEST TECHNOLOGIES S.M.S.A. UNISYSTEMS S.M.S.A. CRYSTAL ALMOND TOWERS S.A. Part of the property's roof is leased to CRYSTAL ALMOND TOWERS S.A. for the installation of mobile antennas.	
6	Warehouse Building (logistics)	125-127, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	5.773,03	7.956,66	4.050.000,00	5.043.288,28	4.480.000,00	4,03%	INFO QUEST TECHNOLOGIES S.M.S.A. QUEST ENERGY S.M.S.A. Part of the property's roof is leased to QUEST ENERGY for the installation of solar panels	
7	Warehouse Building (logistics)	65, Loutrou Street	Acharnes	Attica	9.683,15	3.988,73	1.658.950,00	2.125.698,43	2.105.000,00	1,89%	PHARMASERVE-LILLY S.A.C.I.	
8	Retail store	283, Kifisias Avenue	Kifisia	Attica	63,61	168,40	767.629,36	881.268,34	948.000,00	0,85%	ELPEDISON S.A.	
9	Office building with retail store on the ground floor	42, Posidonos Avenue	Kallithea	Attica	567,49	1.907,47	1.210.361,12	2.207.703,55	1.886.000,00	1,70%	PRISMA ELECTRONICS S.A.	
10	Special use building (Elderly Hosting Center)	18, Filellinon Street	Chalandri	Attica	961,37	1.788,42	1.043.353,16	1.344.297,15	1.400.000,00	1,26%	KARAMANLI ANASTASIA	
11	Properties in office building with parking spaces	1, Alamanas Street	Marousi	Attica	389,68	874,14	1.436.830,33	859.383,75	1.894.000,00	1,70%	BANK INFORMATION SYSTEMS S.A.	
12	Hotel	Ag.Georgios - Naousa	Paros	Cyclades	4.468,27	3.391,73	3.553.319,09	3.812.568,62	4.200.000,00	3,78%	HOTEL KEYS S.A.	
13	Hotel	4, I.Gennadiou & Ipsilantou Street	Athens	Attica	224,34	1.629,30	4.891.004,50	939.762,21	5.400.000,00	4,86%	THE GREEK FOUNDATION P.C.	
14	Warehouse Building (logistics)	123, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	1.487,24	2.054,30	832.038,94	935.246,50	840.000,00	0,76%	INFO QUEST TECHNOLOGIES S.M.S.A.	
15	Land Plot	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	640,24	0,00	252.815,44	123.534,31	187.000,00	0,17%	UNISYSTEMS S.M.S.A.	
16	Hotel	Ag.Ioannis - Porto	Tinos	Cyclades	7.877,00	3.388,47	3.004.012,94	2.747.346,43	2.800.000,00	2,52%	HOTEL KEYS S.A.	
17	Office property	Mitropoleos 3	Athens	Attica	45,88	419,06	1.687.284,91	1.673.558,02	1.676.000,00	1,51%	HINES HELLAS Sole Member P.V.	
18	Retail	25is Martiou & E.Dodanisou	Rhodes	Dodekanisa	53,76	281,35	792.950,75	898.791,81	825.000,00	0,74%	ISTORM S.M.S.A.	
19	Land Plot	Ag.Georgios - Naousa	Paros	Cyclades	518,40	0,00	267.985,44	198.390,64	262.000,00	0,24%	HOTEL KEYS S.A.	
20	Office properties	280 El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.781.689,73	1.105.462,80	1.762.000,00	1,58%	CALL CENTER HELLAS S.A.	
21	Office building with retail store on the ground floor	67, Aioulou Street	Athens	Attica	401,66	3.022,24	6.560.876,00	4.686.008,81	6.648.000,00	5,98%	MESOGEOS S.A IANOS S.A.	
22	Special use property with underground parking spaces	64, Vas. Sofias Avenue	Athens	Attica	103,92	1.217,89	1.986.253,25	1.062.452,93	2.062.000,00	1,85%	EYE DAY CLINIC M.MEDICAL Space of 210,25 sq.m. are leased from 01.07.2021 to the company IQ SKIN CLINIC	
23	Retail store	8, Giaboudaki Street	Rethymnis	Rethymnis	1.063,00	782,31	1.155.011,29	1.420.639,07	1.170.000,00	1,45%	RETAIL WORLD S.A.	
24	Hotel	Acharavi	Thinaliou	Corfu	13.875,64	1.236,80	3.045.135,86	923.163,33	2.800.000,00	3,46%	HOTEL KEYS S.A.	
25	Land plots with under-development logistics complex	Patima or Iremos Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	103.001,54		12.932.813,55	620.479,68	13.532.000,00	16,75%	It concerns 5 adjacent plots on which the Company develops Logistics Park. The Company intends to merge them in the near future	
26	Office Building with retail store on the ground floor	Gounari Dim. 3	Piraeus	Attica	467,52	2.427,91	2.145.598,80	2.714.156,12	2.292.000,00	2,84%	LALIZAS S.A.	
<b>TOTAL PROPERTIES</b>					<b>160.144,74</b>	<b>62.986,47</b>	<b>74.216.420,76</b>	<b>46.786.727,19</b>	<b>80.812.000,00</b>	<b>72,69%</b>		

SUBSIDIARIES											TENANT	OTHER INFORMATION
A/A	DESCRIPTION OF LAND, BUILDING AND NAME OF SUBSIDIARY	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST OF INVESTMENT IN SUBSIDIARY	TAX VALUE OF PROPERTIES OWNED BY THE SUBSIDIARY	FAIR VALUE OF INVESTMENT IN SUBSIDIARY 30.06.2021	% OF TOTAL INVESTMENTS 30.06.2021		
		Address	Municipality	District	Land	Building						
1	Hotel, Plaza Hotel Skiathos S.M.S.A	Kanapitsa	Skiathos-Kanapitsa	Magnisia	10.454,78	4.068,77	3.522.337,00	2.876.706,55	4.150.136,61	3,73%	HOTEL KEYS S.M.S.A.	This investment relates to Plaza Hotel Skiathos S.M.S.A.. BriQ Properties R.E.I.C. owned as of 31.12.2020 100,00% of its share capital
2	Logistics complex, SARMED WAREHOUSES S.A.	Tripio lithari	Mandra	Attica	131.232,40	58.641,61	23.902.720,00	21.611.576,45	25.249.847,45	22,71%	SARMED LOGISTICS S.A.	This investment relates to Sarmed Warehouses S.A.. BriQ Properties R.E.I.C. owned as of 30.06.2021 80,00% of its share capital. The fair value of its properties (100%) amounts to € 29.531.000 and the tax value for the 100% of the real estate of Sarmed Warehouses A.E. amounts to € 27.014.470,56.
<b>TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE</b>					<b>141.687,18</b>	<b>62.710,38</b>	<b>27.425.057,00</b>	<b>24.488.283,00</b>	<b>29.399.984,06</b>	<b>26,44%</b>		
<b>TOTAL PROPERTIES AND INVESTMENTS IN SUBSIDIARIES</b>					<b>301.831,92</b>	<b>125.696,85</b>	<b>101.641.477,76</b>	<b>71.275.010,19</b>	<b>110.211.984,06</b>	<b>99,13%</b>		
Cash in Hand									1.514,01			
Sight Deposits									964.195,36			
<b>TOTAL CASH AND CASH EQUIVALENTS</b>									<b>965.709,37</b>	<b>0,87%</b>		
<b>TOTAL INVESTMENTS</b>									<b>111.177.693,43</b>	<b>100,00%</b>		
		<b>30.06.2021</b>			<b>31.12.2019</b>	<b>31.12.2020</b>			<b>30.06.2021</b>			
Receivables		1.294.504,19	Total assets per IFRS		97.880.130,06	102.936.171,00			110.484.121,52			
Payables		27.931.063,84	Fair value of properties according to Law 2778/1999		59.997.000,00	73.045.000,00			80.812.000,00			
			% of valued properties on total assets		61,30%	70,96%			73,14%			
			Fair value of holdings according to Law 2778/1999		-	28.521.429,53			29.399.984,06			
			% of valued holdings on total assets		-	27,71%			26,61%			
			Total cash and cash equivalents		37.567.618,08	898.897,42			965.709,37			
			% of total cash and cash equivalents on total assets		38,38%	0,87%			0,87%			

**Notes:**

- 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, L.2778/1999 and L.4209/2013, as in force.
- The Company has full ownership of all its properties. There is co ownership on the plot for the following properties: (i) s/n11 nine (9) separate horizontal properties with 780‰ ownership on the plot, (ii) s/n8 two (2) combined horizontal properties with 177‰ ownership on the plot, (iii) s/n11 eleven (11) horizontal properties with 115,25‰ ownership on the plot, (iv) s/n17 one (1) horizontal ownership with 52,7‰ ownership on the plot, (v) s/n18 one (1) horizontal property with 60,9‰ ownership on the plot, (vi) s/n20 six (6) horizontal properties with 450‰ ownership on the plot, (vii) s/n22 two (2) horizontal property with 131‰ ownership on the plot. The land plot's area in the table refers to the area that corresponds to the coownership percentage of the land plot.
- The description of properties reflects their current prevailing use.
- The properties with s/n 1 to 4 and 8, 9, 11, 17, 18, 20, 21, 22 and 23 have separate horizontal ownerships.
- On properties with s/n 4,5,6,7,8,11 and 12, prenotations of mortgages have been registered in favor of Eurobank Ergasias SA of € 26.000.000 for each. For the property with s/n 18, which was acquired at the end of 2019 and has a prenotation of mortgage of € 2.600.000 in favor of PROBANK S.A. that burdened the previous owners and is expected to be eliminated in the near future.
- On 11.02.2021 the Company acquired the property with s/n 26 at a total price of €2.100 thousand, excluding acquisition costs of €46 thousand.
- On 20.05.2021 and 29.06.2021 the Company acquired three land plots which are adjacent to the property with s/n 25 at a total price of €1.038 thousand, excluding acquisition costs of €16 thousand.
- The "Fair Value 30.06.2021" refers to property values while the "Fair Value of Investment in Subsidiary" is the net asset value of the companies in which the Company holds interests and was based on the fair value of the underlying investment properties. In both cases, the fair value of the properties is determined at the aforementioned date, by the independent valuers in accordance with the European Valuation Standards (EVS), international standards such as the Royal Institute of Chartered Surveyors (RICS) guidelines and article 25 of Law 2778/1999, as in force. The percentage of total investments has been calculated based on property values as estimated by the independent valuers. According to the independent valuers, given the uncertainty from the evolution of the COVID-19 pandemic and the possible future impact on the real estate market in our country and internationally and in the absence of sufficient comparative information, conditions of "material valuation uncertainty" are created, as defined in the International Valuation Standards. For this reason, real estate values go through a period in which they will be monitored with a higher degree of caution.

**Kallithea, July 29th 2021**

THE CHAIRMAN OF THE BoD	THE CHIEF EXECUTIVE OFFICER	THE ACCOUNTING MANAGER
Theodoros D. Fessas ID Number AE106909	Anna G. Apostolidou ID Number AM540378	Konstantinos I. Tsiagkras ID Number AI 113404 E.C.G. Licence NO.0097897/ 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 5 July 2021, in the context of decision 8/259/19.12.2002 of the Board of Directors of the Hellenic 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 2021.

The Company's Management is responsible for preparing the aforementioned Statement. Our engagement 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:

- 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.
- 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 Valuation of Fair Value Reports as of 30 June 2021 prepared by the responsible independent valuers.
- 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 Valuation of Fair Value Reports as of 30 June 2021 prepared by the responsible independent valuers.
- The fair value of investments in subsidiaries which appears in the "Fair Value of Investment in Subsidiary" column of the above-mentioned "Statement of Investments" was derived from the reported net asset value of the companies in which the Company holds interests. The reported net assets for these investments were based on the fair value of the underlying investment properties determined by the responsible independent valuers as described in their Valuation of Fair Value Reports as of 30 June 2021.
- 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 2021.
- 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 2021.
- 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 2021 for which we will issue a separate Review Report.

Athens, July 30th 2021  
The Certified Auditor



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

Evangelos Venizelos  
SOEL Reg. No. 39891