



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 OF 30th JUNE 2022

A/A	PROPERTY DESCRIPTION						PROPERTY VALUES				TENANT	OTHER INFORMATION
	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2022	% OF TOTAL INVESTMENTS 30.06.2022		
		Address	Municipality	District	Land	Building						
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.860.000,00	2.878.106,80	4.339.000,00	3,39%	TEAM CANDI M.A.E. INFO QUEST TECHNOLOGIES M.A.E.B.E. QUESTIONLINE M.A.E. VANTAGE TOWERS S.M.S.A. QUEST HOLDINGS S.A. QUEST ENERGY S.M.S.A.	Part of the property's roof is leased to VANTAGE TOWERS M.A.E. for the installation of mobile antennas.
2	Office Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	1.137,28	6.806,03	4.970.000,00	2.462.833,07	6.416.000,00	5,01%	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	2.468.131,77	6.659.000,00	5,20%	UNISYSTEMS S.M.S.A. ISQUARE S.M.S.A. IQbilty SOLE SHAREHOLDER CO. LTD QUEST HOLDINGS S.A. VANTAGE TOWERS S.M.S.A. ISTORM S.M.S.A. Plaza Hotel Skiathos S.M.S.A. SARMED WAREHOUSES 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 30.06.2022 amounts to 206.000,00 € and the net book value as at 30.06.2022 amounts to 142.485,00 €. Part of the property's roof is leased to VANTAGE TOWERS M.A.E. for the installation of mobile antennas.
4	Office Building with underground parking spaces	27, Al. Pantou Street	Kallithea	Attica	233,84	1.358,97	1.385.000,00	680.280,96	1.502.000,00	1,17%	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	2.217.979,23	3.510.000,00	2,74%	INFO QUEST TECHNOLOGIES S.M.S.A. QUEST ENERGY S.M.S.A. QUESTIONLINE S.M.S.A. UNISYSTEMS S.M.S.A. VANTAGE TOWERS S.M.S.A.	Part of the property's roof is leased to VANTAGE TOWERS M.A.E. 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	4.051.500,00	4.579.423,80	4.928.000,00	3,85%	INFO QUEST TECHNOLOGIES S.M.S.A. SGB S.A. QUEST ENERGY S.M.S.A.	The property was leased to INFO QUEST TECHNOLOGIES S.M.S.A. until 31.07.2022. According to the 27.06.2022 lease agreement between the Company and SGB S.A., the property will be leased to SGB no later than 01.09.2022 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	1.659.890,00	1.544.290,40	2.235.000,00	1,74%	PHARMASERVE-LILLY S.A.C.I.	
8	Office building with retail store on the ground floor	42, Posidonos Avenue	Kallithea	Attica	567,49	2.114,00	1.297.558,42	2.364.799,03	1.610.000,00	1,26%		The property is not leased as it is under complete renovation and energy upgrade works.
9	Special use building (Elderly Hosting Center)	18, Filellinon Street	Chalandri	Attica	961,37	1.788,42	1.043.353,16	2.536.745,70	1.445.000,00	1,13%	KARAMANLI ANASTASIA	
10	Properties in office building with parking spaces	1, Alamanas Street	Marousi	Attica	389,68	874,14	1.436.830,33	1.412.539,22	2.100.000,00	1,64%	BANK INFORMATION SYSTEMS S.A.	
11	Hotel	Ag.Georgios - Naousa	Paros	Cyclades	4.468,27	3.391,73	3.570.194,09	4.281.027,12	4.680.000,00	3,65%	HOTEL BRAIN S.A.	
12	Hotel	4, I.Gennadiou & Ipsilantou Street	Athens	Attica	224,34	1.629,30	4.891.004,50	3.244.726,15	6.100.000,00	4,76%	THE GREEK FOUNDATION P.C.	
13	Warehouse Building-Logistics (under demolition for change of use)	123, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	1.487,24	2.054,30	832.380,06	1.148.240,02	390.000,00	0,30%	INFO QUEST TECHNOLOGIES S.M.S.A. SGB S.A.	The property will be demolished and used as a parking lot. Until 11.07.2022 it was leased to INFO QUEST TECHNOLOGIES S.M.S.A. According to the 27.06.2022 lease agreement between the Company and SGB S.A., the property will be leased to SGB no later than 01.10.2022
14	Land Plot	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	640,24		252.815,44	201.627,58	190.000,00	0,15%	UNISYSTEMS S.M.S.A.	
15	Hotel	Ag.Ioannis - Porto	Tinos	Cyclades	7.877,00	3.388,47	3.004.012,94	2.468.697,90	3.100.000,00	2,42%	HOTEL BRAIN S.A.	
16	Office properties	Mitropoleos 3	Athens	Attica	77,66	677,19	2.867.545,71	2.812.118,60	2.800.000,00	2,19%	HINES HELLAS Sole Member P.V.	Part of the third floor of the property (258,13 sq.m.) is used by the Company. The fair value of the owner-occupied property on 30.06.2022 amounts to € 910.000,00 and its unamortized value on 30.06.2022 amounts to € 1.114.410,83.
17	Retail store	25is Martiou & E.Dodekanision 1	Rhodes	Dodekanisa	53,76	281,35	792.950,75	926.946,69	846.000,00	0,66%	ISTORM S.M.S.A.	
18	Land Plots	Ag.Georgios - Naousa	Paros	Cyclades	1.015,81		481.683,42	453.887,27	600.000,00	0,47%	HOTEL BRAIN S.A.	It concerns two land plots. The first land plot with surface of 515,72 sq.m. is leased to Hotel Brain A.E. as a parking lot for the service of the hotel with a / a 11, while the other plot with surface of 500,09 sq.m. is not leased
19	Office properties	280 El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.781.689,73	1.042.610,40	1.850.000,00	1,44%	CALL CENTER HELLAS S.A.	
20	Office building with retail store on the ground floor	67, Aioulou Street	Athens	Attica	401,66	3.022,24	6.560.876,00	8.596.524,13	6.800.000,00	5,31%	MESOGEOS S.A IANOS S.A.	
21	Special use property and underground parking spaces	64, Vas. Sofias Avenue	Athens	Attica	103,92	1.217,89	2.000.226,70	1.786.910,30	2.243.000,00	1,75%	EYE DAY CLINIC M.MEDICAL GREGORY'S S.A.C.I. IQ SKIN CLINICS S.A.	Lease commencement date on 01/01/2022
22	Retail store	8, Giaboudaki Street	Rethymnis	Rethymnis	1.063,00	782,31	1.155.011,29	1.628.181,78	1.201.000,00	0,94%	RETAIL WORLD S.A.	
23	Hotel	Acharavi	Thinaliou	Corfu	13.875,64	1.236,80	3.045.135,86	1.288.884,24	3.200.000,00	2,50%	HOTEL BRAIN S.A.	
24	Logistics Complex with buildings under construction	Patima or Iremos Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	103.001,54	20.797,09	17.319.824,29	4.638.416,80	18.979.300,00	14,82%	INFO QUEST TECHNOLOGIES S.M.S.A.	It concerns land plots with a total area of 102.813,17 sq.m on which the Company develops a logistic park and on a nearby plot of 188,37 sq.m.
25	Office Building with retail store on the ground floor	Gounari Dim. 3	Piraeus	Attica	467,52	2.427,91	2.145.598,80	4.077.342,82	2.582.000,00	2,02%	LALIZAS S.A.	
TOTAL PROPERTIES					160.610,32	84.079,82	79.350.587,79	61.741.271,78	90.305.300,00	70,50%		

A/A	DESCRIPTION OF LAND, BUILDING AND NAME OF SUBSIDIARY	SUBSIDIARIES								TENANT	OTHER INFORMATION	
		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 30.06.2022			% OF TOTAL INVESTMENTS 30.06.2022
		Address	Municipality	District	Land	Building						
1	Hotel, Plaza Hotel Skiathos S.M.S.A	Kanapitsa	Skiathos-Kanapitsa	Magnisia	10.454,78	4.068,77	7.722.337,86	3.247.332,87	8.474.708,60	6,62%	HOTEL BRAIN S.A.	The Company on 30.06.2022 owned 100,00% of the shares of Plaza Hotel Skiathos M.A.E., which has full ownership of its property, with a fair value of € 8.400.000 based on an estimate by the company HVS HOSPITALITY CONSULTING SERVICES SA.
2	Logistics complex, SARMED WAREHOUSES S.A.	Tripio Lithari	Mandra	Attica	131.232,40	58.641,61	24.167.959,76	17.381.474,07	28.029.545,35	21,88%	SARMED LOGISTICS S.A.	This investment relates to Sarmed Warehouses S.A. BriQ Properties R.E.I.C. owned as of 30.06.2022 80,00% of its share capital. The fair value of its properties (100%) amounts to € 32.050.000 and the tax value for the 100% of the real estate of Sarmed Warehouses A.E. amounts to € 21.726.842,59.
TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE					141.687,18	62.710,38	31.890.297,62	20.628.806,94	36.504.253,95	28,50%		
TOTAL PROPERTIES AND INVESTMENTS IN SUBSIDIARIES					302.297,50	146.790,20	111.240.885,41	82.370.078,72	126.809.553,95	99,00%		
Cash in Hand									757,62			
Sight Deposits									1.285.052,48			
TOTAL CASH AND CASH EQUIVALENTS									1.285.810,10	1,00%		
TOTAL INVESTMENTS									128.095.364,05	100,00%		

	30.06.2022 Unaudited	31.12.2020 Audited	31.12.2021 Audited	30.06.2022 Unaudited
Receivables	1.227.250,76	102.936.171,22	122.843.469,91	124.907.212,82
Payables	36.661.704,87			
Total assets per IFRS				
Fair value of properties according to Law 2778/1999		72.860.000,00	86.080.100,00	89.189.300,00
% of valued properties on total assets		70,78%	70,07%	71,40%
Fair value of owneroccupied property		185.000,00	1.249.000,00	1.116.000,00
Net book value of owneroccupied property		147.315,00	1.188.095,00	1.256.895,83
% of Net book value of owneroccupied property on total assets		0,14%	0,97%	1,01%
Fair value of holdings according to Law 2778/1999		28.631.589,10	34.363.360,61	36.504.253,95
Acquisition Cost		27.425.057,00	31.890.297,62	31.890.297,62
% of valued holdings on total assets		26,64%	25,53%	25,53%
Total cash and cash equivalents		898.897,42	2.482.956,17	1.285.810,10
% of total cash and cash equivalents on total assets		0,87%	1,99%	1,03%

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.4548/2018, 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/n1 nine (9) separate horizontal properties with 780 % ownership on the plot, (ii) s/n10 eleven (11) horizontal properties with 115,25% ownership on the plot, (iii) s/n16 eleven (1) horizontal property with 89,2% ownership on the plot, (iv) s/n17 eleven (1) horizontal property with 60,9% ownership on the plot, (v) s/n19 eleven (6) horizontal properties with 450% ownership on the plot, (vi) s/n21 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, 10, 16, 17, 19 and 22 have separate horizontal ownership.
- On properties with s/n 4,5,6,7,10,11 and 19, prenotations of mortgages have been registered in favor of Eurobank Ergasias SA of € 26.000.000 for each. On properties with s/n 1,2 and 3, prenotations of mortgages have been registered in favor of Alpha Bank SA of € 12.000.000 for each. For the property with s/n 24, prenotation of mortgage has been registered in favor of Alpha Bank SA of € 24.000.000.
- The "Fair Value 30.06.2022" 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 effects on the markets of hospitality real estate in our country and internationally and in the absence of sufficient comparative data, conditions of "material valuation uncertainty" are created, as defined in the International Valuation Standards. For this reason, the values of the properties with a / a 11, 12, 15, 18, 23 and the property of the subsidiary with s/a 1 "Plaza Hotel Skiathos M.A.E." go through a period in which they will be monitored with a higher degree of caution.

Kallithea, August 4th 2022

THE CHAIRMAN OF THE BoD

THE CHIEF EXECUTIVE OFFICER

THE ACCOUNTING MANAGER

THE FINANCIAL CONTROLLER

Theodoros D. Fessas
ID Number AE106909

Anna G. Apostolidou
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Konstantinos I. Tsiagkras
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[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 2022, 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 2022.

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 2022 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 2022 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 2022.
- 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 2022.
- 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 2022.
- 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 2022 for which we will issue a separate Review Report.

Athens, August 5th 2022
The Certified Auditor



PricewaterhouseCoopers
Certified Auditors - Accountants,
268 Kifissias Avenue, Halandri 152 32
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Evangelos Venizelos
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