



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 31.12.2022

A/A	PROPERTY DESCRIPTION					PROPERTY VALUES				TENANT	OTHER INFORMATION	
	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 31.12.2022			% OF TOTAL INVESTMENTS 31.12.2022
		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	4.324.000,00	3,25%	TEAM CANDI M.A.E. INFO QUEST TECHNOLOGIES M.A.E.B.E. QUESTONLINE 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	6.385.000,00	4,79%	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	6.612.000,00	4,96%	UNISYSTEMS S.M.S.A. ISQUARE S.M.S.A. IQility 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 (2,50 sq.m.) is occupied by the Company as its registered office. The market value of the owner-occupied property as at 30.12.2022 amounts to 5.000,00 € and the net book value as at 31.12.2022 amounts to 3.715,10 €.
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	1.492.000,00	1,12%	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	3.625.000,00	2,72%	INFO QUEST TECHNOLOGIES S.M.S.A. QUEST ENERGY 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	4.074.215,35	4.579.423,80	5.048.000,00	3,79%	SGB 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	1.659.890,00	1.544.290,40	2.243.000,00	1,68%	PHARMASERVE-LILLY S.A.C.I.	
8	Office building with retail store on the ground floor	42, Posidonos Avenue	Kallithea	Attica	567,49	1.907,47	1.364.492,60	2.364.799,03	1.808.000,00	1,36%		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	1.433.000,00	1,08%	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	2.180.000,00	1,64%	BANK INFORMATION SYSTEMS S.A.	The tenant will leave on 28/4/2023 with early termination of the lease.
11	Hotel	Ag.Georgios - Naousa	Paros	Cyclades	4.468,27	3.391,73	3.575.694,09	4.281.027,12	5.770.000,00	4,33%	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	6.500.000,00	4,88%	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	-	996.262,58	1.148.240,02	480.000,00	0,36%	SGB S.A.	
14	Land Plot	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	640,24	-	252.815,44	201.627,58	190.000,00	0,14%	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	2,33%	HOTEL BRAIN S.A.	
16	Office properties	Mitropoleos 3	Athens	Attica	77,66	677,19	3.145.136,15	2.812.118,60	3.020.000,00	2,27%	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 31.12.2022 amounts to € 1.150.000,00 and its unamortized value on 31.12.2022 amounts to € 1.379.280,16.
17	Retail store	25is Martiou & E.Dodekanision 1	Rhodes	Dodekanisa	53,76	281,35	792.950,75	926.946,69	862.000,00	0,65%	ISTORM S.M.S.A.	
18	Land Plots	Ag.Georgios - Naousa	Paros	Cyclades	1.015,81	-	482.832,86	453.887,27	640.000,00	0,48%	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	1.860.000,00	1,40%	CALL CENTER HELLAS S.A.	
20	Office building with retail store on the ground floor	67, Aioliou Street	Athens	Attica	401,66	3.022,24	6.560.876,00	8.596.524,13	6.900.000,00	5,18%	MESOGIOS 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	2.224.000,00	1,67%	EYE DAY CLINIC M.MEDICAL GREGORY'S S.A.C.I. IQ SKIN CLINICS S.A.	
22	Hotel	Acharavi	Thinaliou	Corfu	13.875,64	1.236,80	3.045.135,86	1.288.884,24	3.200.000,00	2,40%	HOTEL BRAIN S.A.	
23	Logistics Complex with buildings under construction	Patima or Iremos Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	114.061,89	25.366,29	20.696.755,67	4.705.331,91	22.567.700,00	16,94%	INFO QUEST TECHNOLOGIES S.M.S.A.	It concerns land plots with a total area of 113.873,52 sq.m on which the Company develops a Logistic park and on a nearby plot of 188,37 sq.m.
24	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	2.640.000,00	1,98%	LALIZAS S.A.	
TOTAL PROPERTIES					170.607,67	85.605,88	82.110.279,81	60.180.005,11	95.103.700,00	71,40%		
SUBSIDIARIES												
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 31.12.2022	% OF TOTAL INVESTMENTS 31.12.2022	TENANT	OTHER INFORMATION
		Address	Municipality	District	Land	Building						
1	Hotel, Plaza Hotel Skiathos S.M.S.A	Kanapitsa	Skiathos-Kanapitsa	Magnisia	10.454,78	4.068,77	8.223.497,86	3.247.332,87	9.108.739,79	6,84%	HOTEL BRAIN S.A.	The Company on 31.12.2022 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 € 8.500.000 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	27.727.201,18	20,82%	SARMED LOGISTICS S.A.	This investment relates to Sarmed Warehouses S.A. BriQ Properties R.E.I.C. owned as of 31.12.2022 80,00% of its share capital. The fair value of its properties (100%) amounts to € 32.470.000 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	32.391.457,62	20.628.806,94	36.835.940,97	27,66%		
TOTAL PROPERTIES AND INVESTMENTS IN SUBSIDIARIES					312.294,85	148.316,26	114.501.737,43	80.808.812,05	131.939.640,97	99,06%		
Cash in Hand									457,01			
Sight Deposits									1.252.817,57			
TOTAL CASH AND CASH EQUIVALENTS									1.253.274,58	0,94%		
TOTAL INVESTMENTS									133.192.915,55	100,00%		

	31.12.2022 Unaudited		31.12.2020 Audited	31.12.2021 Audited	31.12.2022 Unaudited
Receivables	1.676.218,41	Total assets per IFRS	102.936.171,22	122.843.469,91	130.746.321,30
Payables	36.870.418,65	Fair value of properties according to Law 2778/1999	72.860.000,00	86.080.100,00	93.948.700,00
		% of valued properties on total assets	70,78%	70,07%	71,86%
		Fair value of owneroccupied property	185.000,00	1.249.000,00	1.155.000,00
		Net book value of owneroccupied property	147.315,00	1.188.095,00	1.382.995,26
		% of Net book value of owneroccupied property on total assets	0,14%	0,97%	1,06%
		Fair value of holdings according to Law 2778/1999	28.631.589,10	34.363.360,61	36.835.940,97
		Acquisition Cost	27.425.057,00	31.890.297,62	32.391.457,62
		% of valued holdings on total assets	26,64%	25,96%	24,77%
		Total cash and cash equivalents	898.897,42	2.482.956,17	1.253.274,58
		% of total cash and cash equivalents on total assets	0,87%	2,02%	0,96%

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 one (1) horizontal property with 89,2% ownership on the plot, (iv) s/n17 one (1) horizontal property with 60,9% ownership on the plot, (v) s/n19 six (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 21 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 23, prenotation of mortgage has been registered in favor of Alpha Bank SA of € 24.000.000.
- On 01/12/2022 the Company proceeded with the acquisition of 2 plots for a price of €1.327 thousand, excluding acquisition costs of €44 thousand, which are adjacent to the property a/a 23 and merged on 9/12/22.
- The "Fair Value 31.12.2022" 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.

Kallithea, February 28th 2023

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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[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 Real Estate Investment Company

Purpose of this Agreed-Upon Procedures Report and Restriction on Use and Distribution

Purpose of this agreed-upon-procedures report and restriction on use or distribution of the report

The purpose of our report is solely to assist the Company "BriQ Properties Real Estate Investment Company" (hereinafter the "Company") in the context of meeting its obligations regarding the "Statement of Investments as of December 31, 2022" (hereinafter the "Statement of Investments") in relation to 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 for the year ended 31 December 2022, and may not be suitable for another purpose.

Our report is solely addressed to the Board of Directors of the Company (hereinafter "the Management") in the context 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 and is not to be used for any other purpose, or to be distributed to any other parties.

This report is limited to what is referred to above and does not extend to the Annual Separate and Consolidated Financial Statements prepared by the Company for the year ended 31 December 2022 for which we will issue a separate Auditor's Report.

Management Responsibilities

Management has acknowledged that the agreed-upon-procedures are appropriate for the purpose of the engagement. Management is responsible for the subject matter on which the agreed – upon procedures were performed.

Auditor Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (Revised), Agreed-Upon Procedures Engagements. An agreed-upon procedures engagement involves the performance of the procedures that have been agreed with the Company, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion.

Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

Professional Ethics and Quality Control

We have complied with the ethical requirements of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the ethical requirements of Law 4449/2017, that are relevant to the audit of the financial statements in Greece.

Our firm applies International Standard on Quality Management (ISQM) 1, Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements, and accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

We have performed the procedures described below, which were agreed upon with the Company in the terms of the 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 31 December 2022.

Procedures

- Examine whether the 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.
- Examine whether 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 Reports as of 31 December 2022 prepared by the responsible independent valuers.
- Examine whether the fair values of the investment properties which appear in the "Fair Value" column of the above-mentioned Statement of Investments were derived from the Valuation Reports as of 31 December 2022 prepared by the responsible independent valuers.
- Examine whether 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 has invested, as presented in the unaudited accounting records maintained by the Company for the year ended 31 December 2022.
- Examine whether the total fair value of investment properties which appear in the above-mentioned Statement of Investments agrees with the corresponding value of Investment Properties presented in the unaudited accounting and supporting records maintained by the Company for the year ended 31 December 2022.
- Examine whether the financial information included in the above-mentioned Statement of Investments was extracted from the unaudited accounting records maintained by the Company for the year ended 31 December 2022.
- Check that the calculations in the above-mentioned "Statement of Investments" are arithmetically accurate.

Findings

- 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 are presented in the "Property Description" columns of the above- mentioned Statement of Investments are consistent with those described in the Valuation Reports as of 31 December 2022 prepared by the responsible independent valuers.
- The fair values of the investment properties which are presented in the "Fair Value" column of the above-mentioned "Statement of Investments" were derived from the Valuation Reports as of 31 December 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 has invested, as presented in the unaudited accounting records maintained by the Company, which were based on the fair value of the underlying investment properties shown in the Valuation Reports as of 31 December 2022 and determined by the responsible independent valuers.
- The total fair value of investment properties which appear in the above-mentioned "Statement of Investments" agrees with the corresponding value of Investment Properties presented in the accounting records maintained by the Company for the year ended 31 December 2022.
- The financial information included in the above-mentioned "Statement of Investments" was extracted from the accounting records maintained by the Company for the year ended 31 December 2022.
- We checked that the calculations in the above-mentioned "Statement of Investments" are arithmetically accurate.



PricewaterhouseCoopers
Certified Auditors - Accountants,
260 Kifissias Avenue, Halandri 15232
SOEL Reg. No. 113

Athens, February 28th, 2023

The Certified Auditor

Evangelos Venizelos
SOEL Reg. No. 39891