



BRIQ PROPERTIES REAL ESTATE INVESTMENT COMPANY

HCMC APPROVAL NO: 3/757/31.05.2016

REGISTERED Offices: 25 ALEXANDROU PANTOU, GR 17671, KALLITHEA

STATEMENT OF INVESTMENTS OF 31st DECEMBER 2024

S/N	DESCRIPTION	PROPERTY DESCRIPTION			PROPERTY VALUES				CURRENT USE	TENANT	OTHER INFORMATION		
		LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE				FAIR VALUE 31.12.2024	% OF TOTAL INVESTMENTS 31.12.2024
		Address	Municipality	District	Land	Building							
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.863.478,45	2.878.106,80	4.655.000,00	1,63%	Offices	INFO QUEST TECHNOLOGIES S.M.S.A. QUESTIONLINE S.M.S.A. QUEST HOLDINGS S.A. VANTAGE TOWERS S.M.S.A. TEAM CANDI S.M.S.A. QUEST ENERGY S.M.S.A. CLIMATE QUEST S.M.S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
2	Offices 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	7.214.000,00	2,53%	Offices	UNISYSTEMS S.M.S.A.	
3	Offices Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	1.160,98	6.637,42	5.802.467,00	2.458.251,39	7.420.000,00	2,60%	Offices	UNISYSTEMS S.M.S.A. ISQUARE S.M.S.A. IQbility SOLE SHAREHOLDER CO. LTD QUEST HOLDINGS S.A.	Part of the first floor of the property (2,50 sq.m.) is self-used by the Company. The valuation value of the owner-occupied property on 31.12.2024 amounts to 5.000,00 € and the depreciation value on 31.12.2024 amounts to 2.792,94 €.
												VANTAGE TOWERS S.M.S.A. ISTORM S.M.S.A. Plaza Hotel Skiathos S.M.S.A. SARMED LOGISTICS S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
4	Offices Building with Underground Parking Spaces	Al. Pantou 27	Kallithea	Attica	233,84	1.358,97	1.385.000,00	631.087,56	1.654.000,00	0,58%	Offices	ISQUARE S.M.S.A. UNISYSTEMS S.M.S.A.	
5	Warehouse Building (logistics)	119 Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	4.644,06	6.113,54	3.235.697,30	2.217.979,23	4.089.000,00	1,43%	Logistics	INFO QUEST TECHNOLOGIES S.M.S.A. QUEST ENERGY S.M.S.A. UNISYSTEMS S.M.S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
6	Warehouse Building (logistics)	125-127 Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	5.773,03	7.963,47	4.080.781,35	4.579.423,80	5.564.000,00	1,95%	Logistics	SGB S.A. QUEST ENERGY S.M.S.A.	Part of the roof of the property is leased to QUEST ENERGY for the installation of solar panels.
7	Warehouse Building (logistics)	Loutrou 65	Acharnon	Attica	9.683,15	3.988,73	1.672.890,00	667.282,97	2.550.000,00	0,89%	Logistics	PHARMASERVE-LILLY S.A.C.I.	
8	Offices Building under construction	42 Poseidonos Avenue	Kallithea	Attica	555,6	-	2.655.549,52	2.364.799,03	2.436.000,00	0,85%	Offices under development	-	The property is undergoing construction works for a new bioclimatic building. According to the building permit, the office building under construction will have an area of 2,393.40 sq.m.
9	Special Purpose Building (Elderly Care Unit)	18, Filellinon street	Chalandri	Attica	961,37	1.788,42	1.043.353,16	2.292.485,40	1.550.000,00	0,54%	Elderly care facility	KARAMANLI ANASTASIA	
10	Horizontal properties in an office building with underground parking spaces	1, Alamanas street	Maroussi	Attica	389,68	874,14	1.966.787,81	1.325.706,97	3.051.000,00	1,07%	Offices	TMF GROUP HELLAS ADMINISTRATIVE SERVICES LTD	
11	Hotel	St. Georgios - Naoussis	Paros	Cyclades	4.983,99	3.809,19	5.488.311,50	4.316.732,38	8.770.000,00	3,07%	Hotel	HOTEL BRAIN S.A.	
12	Hotel	I. Gennadiou 4 & Ypsilantou	Athens	Attica	224,34	1.629,30	4.892.234,50	3.244.726,15	7.820.000,00	2,74%	Hotel	THE GREEK FOUNDATION P.C.	
13	Land Plot	123 Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	1.487,24	-	1.007.107,58	468.369,06	660.000,00	0,23%	Parking / Logistics	SGB S.A.	It is leased to SGB as a service area for the property with number 6.

14	Land Plot	117 Kifsou Avenue	Nikaia - Agios Ioannis Rentis	Attica	640,24	-	252.815,44	201.627,58	209.000,00	0,07%	Parking / Logistics	UNISYSTEMS S.M.S.A.	It is leased to Unisystems S.A. as parking for the servicing of the property with number 5.
15	Hotel	St. Ioannis Porto	Tinos	Cyclades	7.877,00	3.388,47	3.005.512,94	2.468.697,90	3.330.000,00	1,17%	Hotel	HOTEL BRAIN S.A.	
16	Horizontal office space properties	3, Mitropoleos street	Athens	Attica	77,65	677,19	3.140.366,59	2.812.118,60	3.531.000,00	1,24%	Offices	HINES HELLAS Sole Member P.V.	The horizontal property on the third floor (258.13 sq.m.) is self-used by the Company. The valuation value of the owner-occupied property on 31.12.2024 amounts to € 1,469,000.00 and the depreciation value on 31.12.2024 amounts to € 1,320,332.98.
17	Plot	St. Georgios - Naoussis	Paros	Cyclades	500,09	-	232.240,98	223.451,71	380.000,00	0,13%	Hotel Parking	HOTEL BRAIN S.A.	It is leased to Hotel Brain S.A. as parking for the service of the hotel with a/a 11.
18	Horizontal office space properties	280 El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.781.689,73	1.042.610,40	2.184.000,00	0,76%	Offices	CALL CENTER HELLAS S.A.	
19	Offices Building	67 Aioulou street	Athens	Attica	401,66	3.022,24	6.560.876,00	8.525.699,10	7.239.000,00	2,53%	Offices	MESOGEOS S.A.	
20	Retail with underground parking spaces	Vas. Avenue Sofias 64	Athens	Attica	103,92	1.217,90	2.000.226,70	1.786.910,30	2.362.000,00	0,83%	Commercial Store	GRIGORIS S.A. EYE DAY CLINIC M.MEDICAL IQ SKIN CLINICS S.A. MULTIPLE COMMERCIAL LEASES	They concern underground parking spaces
21	Hotel	Acharavi	Thinalio	Corfu	13.875,64	1.236,80	3.220.948,03	1.264.467,05	4.150.000,00	1,45%	Hotel	HOTEL BRAIN S.A.	
22	Logistics Center	Patima or Imeros Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	119.835,82	44.636,91	32.570.116,38	6.654.545,82	40.521.000,00	14,19%	Logistics	INFO QUEST TECHNOLOGIES S.M.S.A. IRON MOUNTAIN HELLAS S.M.S.A.	
23	Offices building with retail shop	Gounari Dim. 3	Piraeus	Attica	467,52	2.427,91	2.145.598,80	3.953.917,54	3.190.000,00	1,12%	Offices with ground floor Branch	LALIZAS S.A.	
24	Commercial building	25th August 64	Heraklion	Heraklion	767,3	3.557,45	13.249.951,85	7.382.624,09	13.180.000,00	4,61%	Retail	ALPHA BANK S.A.	With active sublease to the company "H&M Hennes & Mauritz S.A."
25	Ground floor Store with basement and loft/mezzanine	Akti Moutsopoulou 18-18a	Piraeus	Attica	100,71	751,25	2.123.867,59	1.451.059,94	2.210.000,00	0,77%	Store	ALPHA BANK S.A.	With active sublease to the company "Albatros S.A."
26	Maintainable commercial building	Ionos Dragoumi 21	Thessaloniki	Thessaloniki	451,15	1.994,82	5.229.464,88	3.031.267,74	5.100.000,00	1,79%	Institute	ALPHA BANK S.A.	With active sublease to "Mediterranean College"
27	Retail	Achilleos 2-4, Karaiskaki Square	Athens	Attica	233,59	1.129,84	1.749.815,29	1.742.344,84	1.760.000,00	0,62%	Store	ALPHA BANK S.A. SWEET FACTORY P.C.	With active sublease to the company "ZEUS"
28	Offices building with retail shop	P.Konstanta 12 & G.Lichnou	Corfu	Corfu	932,24	651,14	1.862.258,40	2.297.112,32	1.990.000,00	0,70%	Bank branch	ALPHA BANK S.A.	
29	Offices building with retail shop	104 Dekelias Avenue and Ag.Triada	N. Philadelphia	Attica	434,58	877,69	1.616.015,12	1.113.479,41	1.640.000,00	0,57%	Retail and Offices	ALPHA BANK S.A.	Sublease of ground floor store to VENETIS SA
30	Horizontal office properties with ground floor Retail shop	2 Syngrou Avenue and 1 Dionysiou Areopagitou Street	Athens	Attica	83,73	655,15	2.473.345,00	2.815.569,13	2.830.000,00	0,99%	Bank branch	ALPHA BANK S.A.	
31	Commercial building	Iasonos 47 & Epirus	Volos	Magnesia	556,5	1.299,04	3.071.511,34	1.534.435,17	3.160.000,00	1,11%	Bank branch	ALPHA BANK S.A.	
32	Retail with Underground Parking Spaces	Leoforos Eleftheriou Venizelou 155-157	Kallithea	Attica	357,38	1.087,52	3.939.120,49	2.100.205,09	4.110.000,00	1,44%	Retail	ALPHA BANK S.A.	With active sublease to the company "Cosmos Sport"
33	Retail	Eleftheriou Venizelou 2	Zakynthos	Zakynthos	648,58	287,41	2.025.049,09	1.201.841,02	2.300.000,00	0,81%	Bank branch	ALPHA BANK S.A.	
34	Retail	32 Poseidonos Avenue and 2 Ag.Alexandrou Street	Palaio Faliro	Attica	223,39	699,94	2.729.721,17	2.211.856,53	2.780.000,00	0,97%	Bank branch	ALPHA BANK S.A.	
35	Retail	106 Makrigianni Street	Stavroupoll	Thessaloniki	177,87	744,8	1.720.301,24	590.491,83	1.570.000,00	0,55%	Bank branch	ALPHA BANK S.A.	

36	Commercial property with offices	23, Andrea Kalvou Street	Nea Ionia	Attica	351,5	892,64	1.726.573,31	759.143,55	1.610.000,00	0,56%	Bank branch	ALPHA BANK S.A.
37	Retail	107 Kifisias Avenue and Panormou Avenue	Athens	Attica	227,45	848,24	2.501.810,18	1.293.040,75	2.450.000,00	0,86%	Bank branch	ALPHA BANK S.A.
38	Offices Building	Charitos 3 & Spefsippou 6	Athens	Attica	188,89	851,52	2.867.789,58	4.309.085,69	3.170.000,00	1,11%	Offices	MARAKAKIS & ASSOCIATES STONE SERVICES PC CHARIZOPOULOU ELENI
39	Commercial building	4 Marathonos Avenue & 1 Xyntara	Pikermi	Attica	5.663,58	4.428,70	8.226.014,82	5.417.227,89	8.270.000,00	2,90%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.
40	Offices Building	152 Vouliagmenis Avenue & Stravonos	Glyfada	Attica	1.227,04	2.823,46	4.059.754,91	4.641.853,21	4.720.000,00	1,65%	Offices	SALT WATER CLOTHING TRADE S.A. HEBEL COATINGS HELLAS S.A.
41	Offices Building and Retail Building	Kymis and Eptalofou Avenue, Olympic Village Area	Acharnon	Attica	4.535,00	4.339,54	3.657.880,20	1.833.665,29	3.130.000,00	1,10%	Offices/Retails	EFKA 1ST HEALTH REGION OF ATTICA MULTIPLE COMMERCIAL LEASES
42	Retail	24 Hadjikyriakou Avenue	Piraeus	Attica	90,36	577,33	1.888.926,12	1.443.627,87	2.220.000,00	0,78%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.
43	Commercial building	Meandrou & Petrakogiorgi Street	Heraklion	Heraklion	2.645,78	4.218,59	5.074.951,68	2.609.397,60	6.340.000,00	2,22%	Retails - Supermarkets / Offices	A.B. VASILOPOULOS S.A. MULTIPLE COMMERCIAL LEASES
44	Horizontal office space properties	Mesogeion Avenue 2 - 4, Athens Tower 12th floor	Athens	Attica	128,11	703	759.913,94	1.475.962,56	2.050.000,00	0,72%	Offices	RANDSTAD HELLAS S.A. DESQUARED IT SERVICES S.A.
45	Horizontal office space properties	Mesogeion Avenue 2 - 4, Athens Tower 13th floor	Athens	Attica	128,11	703	928.152,26	1.475.962,56	2.100.000,00	0,74%	Offices	RANDSTAD HELLAS S.A.
46	Commercial building	Korinthou 52 & Agia Kyriaki, Aigio	Aigialeia	Achaia	1.305,81	1.387,15	412.283,23	385.726,35	840.000,00	0,29%	Retail	DIXONS SOUTHEAST EUROPE S.A.
47	Retail	49, Davaki Avenue	Kallithea	Attica	115,5	566,8	816.035,30	1.259.430,12	1.260.000,00	0,44%	Retail	VODAFONE S.A.
48	Retail	190, Ymittou Street	Athens	Attica	229,47	1.878,77	923.635,33	2.151.404,68	1.750.000,00	0,61%	Retail	MARKET IN S.A.
49	Commercial building	Eleftheriou Venizelou 18 & Ermou	Volos	Magnesia	198,28	1.010,60	3.784.913,40	1.004.822,78	3.640.000,00	1,27%	Retail	B&F S.A.
50	Retail	7 Spefsippou Street	Athens	Attica	94,13	218	565.148,87	1.895.262,00	885.000,00	0,31%	Retail	HATO ESTIA DEVELOPMENTS
51	Commercial building	A' Parodos Anthokipoi, N.Efkarpia	Pavlou Mela	Thessaloniki	901,58	1.693,29	1.210.160,00	1.060.683,57	1.470.000,00	0,51%	Retail	PLAISIO COMPUTERS S.A.
52	Commercial building	Intersection of 6 Delfon & Orchomenos streets	Levadeon	Viotia	1.177,01	2.403,86	2.406.695,83	1.715.955,47	2.750.000,00	0,96%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.
53	Offices Building with Underground Parking Spaces	266 Kifisias Avenue	Chalandri	Attica	3.614,25	5.259,70	13.135.087,33	6.662.076,39	13.350.000,00	4,67%	Offices	GLAXOSMITHKLINE S.A. JP MORGAN SE ATHENS BRANCH
54	Commercial building	Provincial road Ierapetra - Pachia Ammos	Ierapetra	Lassithi	2.641,80	1.715,82	1.635.824,73	1.599.978,68	2.910.000,00	1,02%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.
55	Offices Building with Underground Parking Spaces	18 Nikolaou Zekakou Street	Maroussi	Attica	2.136,00	3.577,43	2.632.128,48	2.974.469,54	8.700.000,00	3,05%	Offices	FRIESLAND CAMPINA HELLAS S.A.
TOTAL PROPERTIES					208.882,61	156.945,45	197.978.150,72	132.282.893,47	240.774.000,00	84,30%		

S/N	PROPERTY DESCRIPTION					PARTICIPATION VALUES				CURRENT USE	TENANT	OTHER INFORMATION	
	NAME AND DETAILS OF PARTICIPATIONS	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE OF PARTICIPATION 31.12.2024				% OF TOTAL INVESTMENTS 31.12.2024
		Address	Municipality	District	Land	Building							
1	Hotel, Plaza Hotel Skiathos M.A.E.	Kanapitsa	Skiathos-Kanapitsa	Magnesia	10.454,78	3.843,13	7.722.337,86	4.325.473,76	9.241.168,51	3,24%	Hotel	HOTEL BRAIN S.A.	The Company on 31.12.2024 held 100.00% of the shares of Plaza Hotel Skiathos M.A.E., which has full ownership of its property, with a fair value of € 8,440,000 based on an estimate by SAVILLS HELLAS P.C.
2	Storage and Distribution Building Complex (Logistics), SARMED WAREHOUSES S.A.	Location Trypio Lithari	Mandras	Attica	131.232,40	57.256,22	23.132.612,00	16.607.641,29	28.970.367,81	10,14%	Logistics	SARMED LOGISTICS S.A.	The Company held on 31.12.2024 80.00% of the shares of Sarmed Warehouses S.A., which has full ownership of its properties, of fair value € 35,570,000 (100%) based on an estimate by the company Athinaiki Oikonomiki Ltd. with objective value €20.759.551,61 (100%).
TOTAL PARTICIPATIONS - NOT LISTED ON THE STOCK EXCHANGE					141.687,18	61.099,35	30.854.949,86	20.933.115,05	38.211.536,32	13,38%			
TOTAL PROPERTIES AND PARTICIPATIONS					350.569,79	218.044,80	228.833.100,58	153.216.008,52	278.985.536,32	97,67%			
Cash									250,72				
Demand Deposits									6.654.185,50				
TOTAL AVAILABLE									6.654.436,22	2,33%			
TOTAL INVESTMENTS									285.639.972,54	100,00%			
Requirements		31.12.2024	31.12.2022	31.12.2023	31.12.2024								
Obligations		Unaudited	Audited	Audited	Unaudited								
		3.170.286,16				IFRS asset value	130.768.226,75	143.927.096,85	281.370.753,97				
		136.371.034,97				Value of real estate valuation according to Law 2778/1999	94.028.700,00	105.799.000,00	239.300.000,00				
						% of real estate valuation on assets	71,90%	73,51%	85,05%				
						Value of valuation of owner-occupied real estate	1.325.000,00	1.401.000,00	1.474.000,00				
						Depreciation value of owner-occupied real estate	1.324.900,71	1.351.542,15	1.323.125,92				
						% depreciation value of owner-occupied immovable property on assets	1,01%	0,94%	0,47%				
						Value of valuation of participations according to Law 2778/1999	36.719.799,87	36.719.799,87	38.211.536,32				
						Acquisition value of participating interests	32.391.457,62	32.391.457,62	30.854.949,86				
						% acquisition of holdings in assets	24,77%	22,51%	10,97%				
						Value of cash	1.253.274,58	1.253.274,58	6.654.436,22				
						% cash on assets	0,96%	0,87%	2,37%				
Notes:													
1. BriQ Properties REIC (the "Company") was founded on 21/10/2016 (no. 56308/21.10.2016 announcement of the President of ACCI) with number G.E.MI. 140330201000. It is harmonized with the provisions of Law 4548/2018, Law 2778/1999 and Law 4209/2013 as amended and in force.													
2. The Company has full ownership of all its properties. It has co-ownership on the plots for the following properties: (i) n/a 1 nine (9) separate horizontal properties with a total percentage of 780% undivided on the plot, (ii) a/a 10 eleven (11) horizontal properties with a total percentage of 115.25% indivisible on the plot, (iii) n/a 16 of one (1) horizontal ownership with a total percentage of 89.2% indivisible on the plot, (iv) n/a 18 six (6) horizontal properties with a total percentage of 450% undivided on the plot, (v) n/a 20 of two (2) horizontal properties with a total percentage of 131% undivided on the plot, (vi) n/a 25 one (1) horizontal property with a total percentage of 152% indivisible on the plot, (vii) a/a 27 four (4) horizontal properties with a total percentage of 303% indivisible on the plot, (viii) a/a 30 three (3) horizontal properties with a total percentage of 372.9% indivisible on the plot, (ix) n/a 32 seven (7) horizontal properties with a total percentage of 426% undivided on the plot, (x) n/a 34 one (1) horizontal property with a total percentage of 148% undivided on the plot, (xi) n/a 35 of three (3) horizontal properties with a total percentage of 107.3418% undivided on the plot, (xii) n/a 37 two (2) horizontal properties with a total percentage of 408.71 % undivided on the plot, The area of the plot in the table refers to the area corresponding to the percentage of ownership of the plot.													
3. On 30/01/2024 the Company proceeded with the acquisition of a plot for a price of € 430 thousand, not including acquisition costs of € 13 thousand, which is adjacent to property a/a 22 and were agreed on 08/03/2024.													
4. On 31/01/2024, the Company proceeded with the acquisition of 16 properties of Intercontinental International REIC, 24 for a total consideration of € 56.6 million, excluding acquisition costs of € 535 thousand.													
5. On 31/05/2024 the Company proceeded with the acquisition of a plot for a price of € 495 thousand, not including acquisition costs of € 9 thousand, which is adjacent to property n/a 22.													
6. On 14/06/2024 the Company proceeded with the acquisition of property a/a 40 for a consideration of € 4,000 thousand, not including acquisition costs of € 31 thousand.													
7. The properties with items 24 to 55 inclusive came into the possession of the Company as the universal successor of INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT SOCIETE ANONYME (hereinafter referred to as "ICI") following the merger by absorption of ICI by the Company as approved on 23.12.2024 pursuant to No. 3507996AP/23.12.2024 decision of the Ministry of Development and registered in the General Commercial Registry on the same day with Registration Code Number 5110800.													
8. Properties with b/a 1 to 4 and b/a 8, 10, 16, 18, 19, 20, 24, 25, 27, 30, 32, 34, 35, 37, 40, 42, 43, 44, 45, 47, 48, 49, 50 & 53 have a recommendation of horizontal ownership.													
9. On properties with items 4, 5, 6, 7, 10, 11 and 18, a mortgage prenotation (Series A) has been registered in the context of the issuance of the Common Bond Loan dated 14.06.2019 with Eurobank Ergasias S.A. of a maximum amount of € 20,000,000 in favour of "Eurobank Ergasias S.A.", in its capacity as representative of the bondholders and on behalf of all bondholders amounting to € 26,000,000 each. Mortgage prenotations (Series B) on the same properties and in favour of the same bank amounting to € 18,850,000 each have been registered under the Common Bond Loan of a maximum amount of € 14,500,000 dated 09.11.2023. The prenotations of Series A will be lifted following the repayment of the Common Bond Loan dated 14.06.2019. Upon completion of the aforementioned waiver, the B' Series prenotations will be converted into A' Series. On properties with b/a 1, 2 and 3 and a mortgage prenotation has been registered in favor of "Alpha Bank S.A." amounting to € 12,000,000 each under the Common Bond Loan Program of € 10,000,000 under 05.03.2021. A mortgage prenotation has been registered on the property with item 8 in favor of "Alpha Bank S.A." amounting to € 5,850,000 under the Common Bond Loan Program under 31.5.2023 for the financing of an investment plan under the Recovery and Resilience Fund following contracts with a total nominal value of Euro 4.851.358,00 on the property with number 22, a prenotation has been registered in favor of "Alpha Bank S.A." amounting to € 28.000.000 under the Common Bond Loan Program of 22.08.2024 with a total nominal value of € 23.340.000. For properties with a number of 24 to 37 (14 real estate) is pending the completion of the elimination of a mortgage of a total amount of € 31,500,000 in favor of "Alpha Bank S.A." at the competent cadastral offices, which was borne by the previous owners and is expected to be completed in the future. For properties with b/a 2, 9, 12, 15, 16, 19, 21, 23, with b/a from 24 to 40, and for the property of the subsidiary with b/a 1, the registration of a prenotation of € 60,000,000 and € 25,100,000 in favor of "Alpha Bank S.A." is pending in the framework of the Common Bond Fund dated 30.01.2024. A loan of a maximum amount of € 49,906,004 and € 20,870,996 respectively, which financed the purchase of real estate with a total of 24 to 40. On the properties with items 24 to 55 that came into the possession of the Company as the universal successor of INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT SOCIETE ANONYME (hereinafter "ICI") there is a mortgage registration of Euro 52,000,000 in favor of Eurobank S.A. under the Common Bond Loan Program of € 15,109,000 dated 23.04.2021 that was concluded between ICI and Eurobank S.A.													
10. The Valuation Value 31/12/2024 refers to the values of the properties, as determined on the above critical date, by the independent regular valuers based on the European Valuation Standards and the Professional Valuation Standards RICS in accordance with no. 25 of Law 2778/1999, as in force. The percentage of total investments has been calculated on the basis of real estate values as valued by independent regular valuers.													
Athens, 25 February 2025													
THE CHAIRMAN OF THE BoD			THE CHIEF EXECUTIVE OFFICER			THE ACCOUNTING MANAGER			THE FINANCIAL DIRECTOR				
Theodoros D. Fessas ID Number AE106909			Anna G. Apostolidou ID Number A00107455			Konstantinos I. Tsiagkras ID Number A00314314 E.C.G. Licence NO.0097897/ A' class			Emmanuel A. Andrikakis ID Number A0 133897 E.C.G. Licence NO.0115401/ A' class				



(This report has been translated from the original version in Greek)
Agreed-Upon Procedures Report on the Investment Schedule as of December 31, 2024
 To the Board of Directors (hereinafter referred to as the Management) of the Company "BriQ Properties Real Estate Investment Company S.A."

Purpose of this Agreed-Upon Procedures Report and restriction on its use and distribution

The purpose of our report is solely to assist the company "BriQ Properties Real Estate Investment Company Société Anonyme" (hereinafter the "Company"), with regard to the submission to the Hellenic Capital Market Commission of the attached Investment Schedule prepared for the year ended December 31, 2024, in compliance with its obligations arising from the provisions of article 25 of Law 2778/1999 and the requirements of Decision No. 8/259/19.12.2002 Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016 (hereinafter the "Subject Matter").

This report is not suitable for any other purpose and is intended solely for the Company's Management, therefore we do not assume any responsibility the agreed upon procedures referred below in this report to any third parties other than the Company. Therefore, this report should not be used by, or distributed to, any other parties other than for information purposes only to the Hellenic Capital Market Commission. In addition, this report is limited to the items mentioned above and does not extend to the separate and consolidated financial statements prepared by the Company for the year ended December 31, 2024, for which we will issue a separate Audit Report.

Responsibilities of Management

The Company's Management, as the Engaging Party, has acknowledged that the agreed upon procedures are appropriate for the purpose of the engagement. Furthermore, the Company's Management, as the Responsible Party, is responsible for the Subject Matter on which the agreed upon procedures are performed.

Responsibilities of the Practitioner

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 our performing the procedures that have been agreed with the Company's Management, 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.

Professional ethics and quality management

In performing the Agreed-Upon Procedures engagement, we complied with the ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants (IESBA), and with the ethical and independence requirements of Law 4449/2017 and Regulation (EU) 537/2014.

Ernst & Young (Hellas) Certified Auditors-Accountants S.A. apply International Standard on Quality Management 1 (ISQM-1), Quality Management for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements, and accordingly designs, implements and operates a comprehensive system of quality management, including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and findings

For the Subject Matter, based on the engagement letter dated July 19, 2024, we have performed the procedures described below:

	Procedures performed	Findings
1.	Examination of whether the contents of the information included in the Investment Schedule of the Company for the year ended December 31, 2024 reconcile with the requirements of article 25 of the Law 2778/1999 as currently in force, and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant announcements 10/566/26.10.2010 and 5/760/14.07.2016.	The information included in the Company's Investment Schedule, for the year ended December 31, 2024 reconciles with the requirements of article 25 of Law 2778/1999 as currently in force, and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant announcements 10/566/26.10.2010 and 5/760/14.07.2016.
2.	Reconciliation of whether the descriptions of the real estate properties included in the "Property Description" column of the Investment Schedule reconcile with the relevant details included in the Valuation Reports, issued by the independent valuers, with valuation date as of December 31, 2024.	The descriptions of the real estate properties that are included in the "Property Description" column of the Investment Schedule reconcile with the relevant details included in the Valuation Reports, issued by the independent valuers, with valuation date as of December 31, 2024.
3.	Examination of whether the fair values of the real estate properties included in the "Fair Value" column of the Investment Schedule reconcile with the Valuation Reports, issued by the independent valuers, with a valuation date as of December 31, 2024.	The fair values of the real estate properties that are included in the "Fair Value" column of the Investment Schedule reconcile with the Valuation Reports, issued by independent valuers, with a valuation date as of December 31, 2024.
4.	Examination of whether the details included in the "Current Value of Investments" column of the Investment Schedule, reconcile with the net asset value of the companies in which the Company has invested, as presented in the unaudited accounting records of the Company for the year ended December 31, 2024, and the fair value of their real estate properties as derived from the Fair Value Valuation Reports that were issued by the independent valuers, with valuation date as of December 31, 2024, has been considered in determining the net worth of the companies.	The details that are included in the "Current Value of Investments" column of the Investment Schedule, reconcile with the net asset value of the companies in which the Company has invested, as presented in the unaudited accounting records of the Company for the year ended December 31, 2024. It is noted that the determination of the net asset value of the companies includes the fair value of their real estate properties as derived from the Valuation Reports issued by the independent valuers, with valuation date as of December 31, 2024.
5.	Examination of whether the total fair value of investment properties presented in the Investment Schedule, reconcile with the relevant value of investment properties, as presented in the unaudited accounting records of the Company for the year ended December 31, 2024.	The total fair value of investment properties presented in the Investment Schedule, reconciles with the relevant value of investment properties, as presented in the unaudited accounting records of the Company for the year ended December 31, 2024.
6.	Examination of whether the financial information included in the Investment Schedule, reconcile with the unaudited accounting records of the Company for the year ended December 31, 2024.	The financial information included in the Investment Schedule reconcile, with the unaudited accounting records of the Company for the year ended December 31, 2024.
7.	Recalculation of the mathematical calculations included in the Investment Schedule, for accuracy.	The calculations included in the Investment Schedule are mathematically accurate.

Athens, February 25, 2025

The Certified Public Accountant

Vasilis Tzifas
SOEL R.N.: 30011

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