



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 31st December 2023

S/N	PROPERTY DESCRIPTION						PROPERTY VALUES				TENANT	OTHER INFORMATION
	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023		
		Address	Municipality	District	Land	Building						
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.860.150,00	2.878.106,80	4.548.000,00	3,13%	TEAM CANDI S.M.S.A. INFO QUEST TECHNOLOGIES S.M.S.A. QUESTIONLINE S.M.S.A. VANTAGE TOWERS S.M.S.A. QUEST HOLDINGS S.A. QUEST ENERGY S.M.S.A.	Part of property's roof is leased to VANTAGE TOWERS S.M.S.A. 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	6.911.000,00	4,75%	UNISYSTEMS S.M.S.A.	
3	Office Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	1.160,98	6.637,42	5.801.947,00	2.458.251,39	7.202.000,00	4,95%	UNISYSTEMS S.M.S.A. ISQUARE S.M.S.A. IQBILITY 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 LOGISTICS S.A.	Part of the first floor of the property (2,50 sq.m.) is occupied by the Company as its HQ. The market value of the owner-occupied property as at 31.12.2023 amounts to 5.000,00 € and the net book value as at 31.12.2023 amounts to 3.254,07 €.
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	1.593.000,00	1,09%	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	3.144.897,30	2.217.979,23	3.885.000,00	2,67%	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 property's roof is leased to VANTAGE TOWERS S.M.S.A. for the installation of mobile antennas.
6	Warehouse Building (logistics)	125-127, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	5.773,03	7.963,47	4.070.781,35	4.579.423,80	5.299.000,00	3,64%	SGB S.A. QUEST ENERGY S.M.S.A.	Part of property's roof is leased to QUEST ENERGY S.M.S.A. for the installation of solar panels.
7	Warehouse Building (logistics)	65, Loutrou Street	Acharnes	Attica	9.683,15	3.988,73	1.669.890,00	1.020.307,13	2.348.000,00	1,61%	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	1.599.376,70	2.364.799,03	1.541.000,00	1,06%	-	The property is not leased as it will be demolished and constructed as a new bioclimatic property.
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	1.456.000,00	1,00%	KARAMANLI ANASTASIA	
10	Properties in office building with parking spaces	1, Alamanas Street	Marousi	Attica	389,68	874,14	1.458.003,67	1.412.539,22	2.206.000,00	1,52%	-	The property was leased to company Bank Information Systems "Ereias" S.A. until April 28, 2023. Renovation works are being carried out on the property for its re-lease.
11	Hotel	Ag.Georgios - Naousa	Paros	Cyclades	4.468,27	3.391,73	3.575.694,09	4.281.027,12	6.350.000,00	4,36%	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	7.200.000,00	4,95%	THE GREEK FOUNDATION P.C.	
13	Land Plot	123, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	1.487,24	-	1.006.707,58	468.369,06	600.000,00	0,41%	SGB S.A.	
14	Land Plot	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	640,24	-	252.815,44	201.627,58	180.000,00	0,12%	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	3.390.000,00	2,33%	HOTEL BRAIN S.A.	
16	Office properties	Mitropoleos 3	Athens	Attica	77,66	677,19	3.140.366,59	2.812.118,60	3.372.000,00	2,32%	HINES HELLAS Sole Member P.V.	Part of the third floor of the property (208,13 sq.m.) is used by the Company. The fair value of the owner-occupied property on 31.12.2023 amounts to € 1.396.000,00 and its net book value on 31.12.2023 amounts to € 1.348.288,13.
17	Land Plots with under-development building	Ag.Georgios - Naousa	Paros	Cyclades	1.015,81	-	930.944,92	453.887,27	1.380.000,00	0,95%	HOTEL BRAIN S.A.	It includes two land plots. The first land plot with surface of 500,09 sq.m. is leased to Hotel Brain S.A. as a parking lot for the hotel needs with s/n 11, while on the other plot with surface of 515,72 sq.m. the Company is developing an extension of its hotel with s/n 11.
18	Office properties	280 El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.781.689,73	1.042.610,40	1.829.000,00	1,26%	CALL CENTER HELLAS S.A.	
19	Office building	67, Aioliou Street	Athens	Attica	401,66	3.022,24	6.560.876,00	8.596.524,13	7.009.000,00	4,82%	MESOGEOIOS S.A.	
20	Office property and underground parking spaces	64, Vas. Sofias Avenue	Athens	Attica	103,92	1.217,90	2.000.226,70	1.786.910,30	2.308.000,00	1,59%	EYE DAY CLINIC M.MEDICAL GREGORY'S S.A.C.I. IQ SKIN CLINICS S.A. AMPOLILOS PETROS AND CO. LLC CLEOMENES PAPANIKOLAOU	
21	Hotel	Acharavi	Thinaliou	Corfu	13.875,64	1.236,80	3.191.135,86	1.288.884,24	3.690.000,00	2,54%	HOTEL BRAIN S.A.	
22	Logistics Center with under construction building	Patima or Imeros Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	113.873,52	25.255,88	24.878.484,87	6.116.865,82	30.141.000,00	20,72%	INFO QUEST TECHNOLOGIES S.M.S.A.	On the plot, the Company is also developing a new Logistics Complex with an area of 19.236,42 sq.m.
23	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	2.762.000,00	1,90%	LALUZAS S.A.	
TOTAL PROPERTIES					170.365,54	85.220,94	86.362.957,20	59.450.857,72	107.200.000,00	73,68%		
S/N	PROPERTY DESCRIPTION				INVESTMENTS VALUES				TENANT	OTHER INFORMATION		
	DESCRIPTION OF LAND, BUILDING AND NAME OF PARTICIPATIONS	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST OF PARTICIPATIONS	TAX VALUE OF PROPERTIES			FAIR VALUE OF PARTICIPATIONS 31.12.2023	% OF TOTAL INVESTMENTS 31.12.2023
1	Hotel, Plaza Hotel Skiathos S.M.S.A	Kanapitsa	Skiathos-Kanapitsa	Magnisia	10.454,78	3.843,13	8.223.497,86	4.325.473,76	8.762.511,69	6,02%	HOTEL BRAIN S.A.	The Company on 31.12.2023 owned 100,00% of the shares of Plaza Hotel Skiathos S.M.S.A., which has full ownership of its property, with a fair value of € 8.300.000 based on the valuation performed by the company SAVILLS HELLAS.
2	Logistics complex, SARMED WAREHOUSES S.A.	Tripoli Lithari Position	Mandra	Attica	131.232,40	58.641,61	23.132.612,00	17.175.978,16	27.335.075,99	18,79%	SARMED LOGISTICS S.A.	This investment relates to Sarmed Warehouses S.A. BriQ Properties R.E.I.C. owned as of 31.12.2023 80,00% of its share capital. The fair value of its properties (100%) amounts to € 33.519.000 as valued by Athens Economics and the tax value for the 100% of the real estate of Sarmed Warehouses S.A. amounts to € 21.469.972,70.
TOTAL INVESTMENTS IN PARTICIPATIONS - NOT LISTED COMPANIES IN A STOCK EXCHANGE					141.687,18	62.484,74	31.356.109,86	21.501.451,92	36.097.587,68	24,81%		
TOTAL PROPERTIES AND INVESTMENTS IN PARTICIPATIONS					312.052,72	147.705,68	117.719.067,06	80.952.309,64	143.297.587,68	98,49%		
Cash in Hand										134,18		
Sight Deposits										2.202.312,80		
TOTAL CASH AND CASH EQUIVALENTS										2.202.446,98	1,51%	
TOTAL INVESTMENTS									145.500.034,66	100,00%		

	31.12.2023 Unaudited	31.12.2021 Audited	31.12.2022 Audited	31.12.2023 Unaudited
Receivables	1.384.168,61	122.924.806,92	130.768.226,75	142.187.066,46
Payables	40.470.429,10			
Total assets under IFRS				
Fair value of properties according to Law 2778/1999		86.080.100,00	94.028.700,00	105.799.000,00
% of valued properties on total assets		70,03%	71,90%	74,41%
Fair value of owneroccupied property		1.249.000,00	1.325.000,00	1.401.000,00
Net book value of owneroccupied property		1.188.095,00	1.324.900,71	1.351.542,15
% of Net book value of owneroccupied property on total assets		0,97%	1,01%	0,95%
Fair value of holdings according to Law 2778/1999		33.475.360,62	36.719.799,87	36.097.587,68
Acquisition Cost		31.890.297,62	32.391.457,62	31.356.109,86
% of valued holdings on total assets		25,94%	24,77%	22,05%
Total cash and cash equivalents		2.482.956,17	1.253.274,58	2.202.446,98
% of total cash and cash equivalents on total assets		2,02%	0,96%	1,55%

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.4548/2018, L.2778/1999 and L.4209/2013, as in force.

2. The Company has full ownership of all of 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/n18 six (6) horizontal properties with 450% ownership on the plot,
(v) s/n20 two (2) horizontal properties 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.

3. The description of properties reflects their current prevailing use.

4. The properties with s/n 1 to 4 and 8, 10, 16, 18, 19 and 20 have separate horizontal ownership.

5. On properties with s/n 4, 5, 6, 7, 10, 11, and 18, mortgage prenotations (1st Rank) have been registered in favor of "Eurobank Ergasias S.A." amounting to €26.000.000 each, within the framework of a common bond loan with Eurobank Ergasias S.A. with a maximum amount of €20.000.000, as of June 14, 2019. Additionally, new mortgage prenotation (2nd Rank) on the same properties and in favor of the same bank, each amounting to €18.850.000, have been registered within the framework of a common bond loan with a maximum amount of €14.500.000, as of November 9, 2023. The, aforementioned, mortgage prenotation of 1st Rank will be lifted following the repayment of the respective loan on December 22, 2023. Upon the completion of the aforementioned process, the mortgage prenotation of 2nd Rank will be converted to 1st Rank.

On properties with s/n 1, 2, 3, and 8, mortgage prenotations in favor of "Alpha Bank S.A." amounting to €17.850.000 each have been registered. On property with s/n 22, a mortgage prenotation in favor of "Alpha Bank S.A." amounting to €24.000.000 has been registered.

6. The "Fair Value 31.12.2023" 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.

7. On January 31, 2024, the transfer of 16 properties from Intercontinental International S.A. (ICI) took place for a total consideration of €56,6 million, while a preliminary agreement was signed for the transfer of another property at an agreed price of €4,0 million. The entire transaction was financed through a loan. Following the acquisition of the 17 properties, the Group's portfolio will include 42 properties with a total value of approximately €210 million.

Kallithea, February 19th 2024

THE CHAIRMAN OF THE BoD	THE CHIEF EXECUTIVE OFFICER	THE ACCOUNTING MANAGER	THE FINANCIAL CONTROLLER
Theodoros D. Fessas ID Number AE106909	Anna G. Apostolidou ID Number AMS40378	Konstantinos I. Tsiagkras ID Number AI 113404 E.C.G. Licence NO.0097897/ A' class	Emmanuel A. Andrikakis ID Number AO 133897 E.C.G. Licence NO.0115401/ A' class

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Statement of Investments' of BriQ Properties Real Estate Investment Company

To the Board of Directors (hereinafter the "Management") of BriQ Properties Real Estate Investment Company

For submission to the Hellenic Capital Market Commission

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

The purpose of our report is solely to assist the Hellenic Capital Market Commission to ascertain whether the Statement of Investments submitted by the company "BriQ Properties Real Estate Investment Company" (hereinafter the "Company"), for the year ended 31 December 2023 (hereinafter the "Statement of Investments") complies with the provisions of article 25 of Law 2778/1999 and the requirements 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 (hereinafter "subject matter"). Therefore, this report is not suitable for any other purpose and is addressed solely for the Company's Management, in order to be submitted to the Hellenic Capital Market Commission, which is also the only intended user of this report and therefore it 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 2023 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. Additionally, 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'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 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, as well as EU Regulation 537/2014. 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 on the subject matters as described below, which were agreed upon with the Company's Management in the terms of the engagement letter dated 4 July 2023.

Procedures

1. Examine whether the Statement of Investments for the year ended 31 December 2023 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. 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 2023 prepared by the responsible independent valuers.
3. 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 2023 prepared by the responsible independent valuers.
4. Examine whether the fair value of investments which appears in the "Fair Value of Participations 31.12.2023" 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 2023, which were based on the fair value of the underlying investment properties shown in the Valuation Reports as of 31 December 2023 and determined by the responsible independent valuers.
5. 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 2023.
6. 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 2023.
7. Check that the calculations in the above-mentioned "Statement of Investments" are arithmetically accurate.

Findings

1. The above-mentioned Statement of Investments for the year ended 31 December 2023, 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 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 2023 prepared by the responsible independent valuers.
3. 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 2023 prepared by the responsible independent valuers.
4. The fair value of investments which appears in the "Fair Value of Participations 31.12.2023" 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 2023 and determined by the responsible independent valuers.
5. 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 2023.
6. 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 2023.
7. 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 19th, 2024

The Certified Auditor

Evangelos Venizelos
SOEL Reg. No. 39891