



BRIQ PROPERTIES REAL ESTATE INVESTMENT COMPANY
HCMC APPROVAL NO: 3/757/31.05.2016
REGISTERED OFFICES: 3 MITROPOLEOS, GR 10557, ATHENS
STATEMENT OF INVESTMENTS OF 30th JUNE 2025

PROPERTY DESCRIPTION							PROPERTY VALUES				CURRENT USE	TENANT	OTHER INFORMATION
S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2025	% OF TOTAL INVESTMENTS 30.06.2025			
		Address	Municipality	District	Land	Building							
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.915.044	2.878.107	4.750.000	1,66%	Offices	INFO QUEST TECHNOLOGIES S.M.S.A.	
												QUESTONLINE S.M.S.A.	
												QUEST HOLDINGS S.A.	
												VANTAGE TOWERS S.M.S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
												TEAM CANDI S.M.S.A.	
												QUEST ENERGY S.M.S.A.	
												CLIMATE QUEST S.M.S.A.	
2	Offices Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	1.137,28	6.806,03	4.970.000	2.302.587	7.275.000	2,54%	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	2.458.251	7.535.000	2,63%	Offices	UNISYSTEMS S.M.S.A.	Part of the first floor of the property (2.50 sq.m.) is self-used by the Company until 30.06.2025, with depreciation value 2.562,40. As of 01.07.2025, the Company's registered office was relocated to the property with item 16.
												ISQUARE S.M.S.A.	
												IQbility SOLE SHAREHOLDER CO. LTD	
												QUEST HOLDINGS S.A.	
												VANTAGE TOWERS S.M.S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
												ISTORM S.M.S.A.	
												BriQ Hospitality S.M.S.A.	
4	Offices Building with Underground Parking Spaces	27, Al. Pantou	Kallithea	Attica	233,84	1.358,97	1.446.803	631.088	1.884.000	0,66%	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	2.217.979	4.131.000	1,44%	Logistics	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 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	4.091.621	4.579.424	5.616.000	1,96%	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)	65, Loutrou	Acharnon	Attica	9.683,15	3.988,73	1.672.890	667.283	2.584.000	0,90%	Logistics	PHARMASERVE-LILLY S.A.C.I.	
8	Offices Building under construction	42, Poseidonos Avenue	Kallithea	Attica	555,60	-	3.220.273	827.473	2.671.000	0,93%	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	2.292.485	1.580.000	0,55%	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	1.984.581	1.325.707	3.070.000	1,07%	Offices	TMF GROUP HELLAS ADMINISTRATIVE SERVICES LTD	
11	Hotel	St. Georgios - Naoussis	Paros	Cyclades	4.983,99	3.809,19	5.488.350	4.664.477	8.830.000	3,09%	Hotel	HOTEL BRAIN S.A.	
12	Hotel	I. Gennadiou 4 & Ypsilantou	Athens	Attica	224,34	1.629,30	4.892.235	3.073.131	8.660.000	3,03%	Hotel	THE GREEK FOUNDATION P.C.	
13	Land Plot	123, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	1.487,24	-	1.007.108	468.369	660.000	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, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	640,24	-	252.815	201.628	210.000	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	3.396.918	2.468.698	3.740.000	1,31%	Hotel	HOTEL BRAIN S.A.	
16	Horizontal office space properties	3, Mitropoleos street	Athens	Attica	77,65	677,19	3.140.967	2.812.119	3.658.000	1,28%	Offices	HINES HELLAS Sole Member P.V.	The horizontal property on the third floor (255.63 sq.m.) is self-used by the Company. The valuation value of the owner-occupied property on 30.06.2025 amounts to € 1.493.000,00 and the depreciation value on 30.06.2025 amounts to € 1.306.952,39.
17	Plot	St. Georgios - Naoussis	Paros	Cyclades	2.000,47	-	1.536.219	893.856	1.610.000	0,56%	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	1.781.690	1.042.610	2.193.000	0,77%	Offices	CALL CENTER HELLAS S.A.	
19	Offices Building	67, Aioulou street	Athens	Attica	401,66	3.022,24	6.560.876	8.525.699	7.474.000	2,61%	Offices	MESOGEOS S.A.	
20	Retail with underground parking spaces	64, Vas. Avenue Sofias	Athens	Attica	103,92	1.217,90	2.040.813	1.786.910	2.396.000	0,84%	Retail	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	1.393,78	3.259.948	1.264.467	4.200.000	1,47%	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	32.589.544	9.696.794	41.044.000	14,35%	Logistics	INFO QUEST TECHNOLOGIES S.M.S.A.	
												IRON MOUNTAIN HELLAS S.M.S.A.	
23	Offices building with retail shop	3, Gounari Dim.	Piraeus	Attica	467,52	2.427,91	2.145.599	3.953.918	3.350.000	1,17%	Offices with ground floor Branch	LALIZAS S.A.	
24	Commercial building	64, 25th August	Heraklion	Heraklion	767,30	3.557,45	13.249.952	4.744.000	12.130.000	4,24%	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	18-18a, Akti Moutsopoulou	Piraeus	Attica	100,71	751,25	2.123.868	1.101.877	2.190.000	0,77%	Retail	ALPHA BANK S.A.	With active sublease to the company "Albatros S.A."
26	Maintainable commercial building	21, Ionos Dragoumi	Thessaloniki	Thessaloniki	451,15	1.994,82	5.229.465	2.986.664	5.080.000	1,78%	Institute	ALPHA BANK S.A.	With an active sublease to the company ATTIKO DIKTYO EKPAIDEYSIS IKE ('Mediterranean College')
27	Retail	2-4, Achilleos, Karaiskaki Square	Athens	Attica	233,59	1.129,84	1.749.815	2.171.031	1.770.000	0,62%	Retail	ALPHA BANK S.A.	With an active sublease to the company ZEUS INTERNATIONAL URBAN HOTEL AND CONSTRUCTION SOCIÉTÉ ANONYME
												SWEET FACTORY P.C.	
28	Offices building with retail shop	12, P.Konstanta & G.Lichnou	Corfu	Corfu	932,24	651,14	1.870.738	2.452.230	2.030.000	0,71%	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	1.145.318	1.620.000	0,57%	Retail	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	3.590.626	2.820.000	0,99%	Retail and Offices	ALPHA BANK S.A.	
31	Commercial building	47, Iasonos & Epirus	Volos	Magnesia	556,50	1.299,04	3.071.511	1.468.980	3.160.000	1,10%	Retail	ALPHA BANK S.A.	
32	Retail with Underground Parking Spaces	155-157, Leoforos Eleftheriou Venizelou	Kallithea	Attica	357,38	1.087,52	3.939.120	1.480.839	4.060.000	1,42%	Retail	ALPHA BANK S.A.	With an active sublease to the company COSMOS SPORT Commercial, Hotel and Tourism Société Anonyme
33	Retail	2, Eleftheriou Venizelou	Zakynthos	Zakynthos	648,58	287,41	2.025.049	1.408.437	2.320.000	0,81%	Retail	ALPHA BANK S.A.	
34	Retail	32, Poseidonos Avenue and 2 Ag.Alexandrou Street	Palaio Faliro	Attica	223,39	699,94	2.729.721	2.184.203	2.730.000	0,95%	Bank branch	ALPHA BANK S.A.	
35	Retail	106, Makrigianni Street	Stavroupouli	Thessaloniki	177,87	744,80	1.720.301	449.215	1.530.000	0,53%	Bank branch	ALPHA BANK S.A.	

36	Commercial property with offices	23, Andrea Kalvou Street	Nea Ionia	Attica	351,50	892,64	1.733.294	1.066.725	1.550.000	0,54%	Retail	ALPHA BANK S.A.	
37	Retail	107, Kifisias Avenue and Panormou Avenue	Athens	Attica	227,45	848,24	2.501.810	1.662.094	2.410.000	0,84%	Bank branch	ALPHA BANK S.A.	
38	Offices Building	3 Charitos & 6 Spefsippou	Athens	Attica	188,89	851,52	2.867.790	4.251.639	3.210.000	1,12%	Offices	MARAKAKIS & ASSOCIATES STONE SERVICES PC CHARIZOPOULOU ELENI	
39	Commercial building	4, Marathonos Avenue & 1 Xintara	Pikermi	Attica	5.663,58	4.428,70	8.226.015	5.056.010	8.350.000	2,92%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
40	Offices Building	152, Vouliagmenis Avenue & Stravonos	Glyfada	Attica	1.227,04	2.823,46	4.059.755	4.586.585	4.790.000	1,67%	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	3.684.073	1.725.415	3.200.000	1,12%	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	1.349.015	2.320.000	0,81%	Retail - Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
43	Commercial building	Meandrou & Petrakogiorgi Street	Heraklion	Heraklion	2.645,78	4.218,59	5.075.452	2.577.688	6.350.000	2,22%	Retail – Supermarket – Offices	A.B. VASILOPOULOS S.A. MULTIPLE COMMERCIAL LEASES	
44	Commercial building	52, Korinthou & Agia Kyriaki, Aigio	Aigialeia	Achaia	1.305,81	1.387,15	412.604	385.726	950.000	0,33%	Retail	NEXT GEN RETAIL SERVICES	
45	Retail	49, Davaki Avenue	Kallithea	Attica	115,50	566,80	816.035	1.259.430	1.370.000	0,48%	Retail	VODAFONE S.A.	
46	Retail	190, Ymittou Street	Athens	Attica	229,47	1.878,77	923.635	2.082.585	1.680.000	0,59%	Retail	MARKET IN S.A.	
47	Commercial building	18, Eleftheriou Venizelou & Ermou	Volos	Magnesia	198,28	1.010,60	3.784.913	1.247.750	3.540.000	1,24%	Retail	B&F S.A.	
48	Retail	7, Spefsippou Street	Athens	Attica	94,13	218,00	565.149	1.895.262	890.000	0,31%	Retail	HATO ESTIA DEVELOPMENTS	
49	Commercial building	A' Parodos Anthokipoi, N.Efkarpia	Pavlou Mela	Thessaloniki	901,58	1.693,29	1.210.160	952.981	1.500.000	0,52%	Retail	PLAISIO COMPUTERS S.A.	
50	Commercial building	Intersection of 6 Delfon & Orchomenos streets	Levadeon	Viotia	1.177,01	2.403,86	2.406.696	1.539.770	2.760.000	0,97%	Retail - Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
51	Offices Building with Underground Parking Spaces	266, Kifisias Avenue	Chalandri	Attica	3.614,25	5.259,70	13.152.337	6.213.673	13.700.000	4,79%	Offices	GLAXOSMITHKLINE S.A. JP MORGAN SE ATHENS BRANCH	
52	Commercial building	Provincial road Ierapetra - Pachia Ammos	Ierapetra	Lassithi	2.641,80	1.715,82	1.636.154	1.370.767	3.280.000	1,15%	Retail - Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
53	Offices Building with Underground Parking Spaces	18, Nikolaou Zekakou Street	Maroussi	Attica	2.136,04	3.577,43	2.632.128	2.757.572	8.700.000	3,04%	Offices	FRIESLAND CAMPINA HELLAS S.A.	
	TOTAL PROPERTIES				210.126,81	155.696,43	198.851.638	128.197.166	241.111.000	84,30%			



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(This report has been translated from the original version in Greek)
Agreed-Upon Procedures Report on the Investment Schedule of the Company "BriQ Properties Real Estate Investment Company S.A."
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 period ended June 30, 2025, in compliance with its obligations arising from the provisions of article 53 of Law 5193/2025 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 interim condensed separate and consolidated financial statements prepared by the Company for the six-month period ended June 30, 2025, for which we will issue a separate Review 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 10, 2025, we have performed the procedures described below, in relation to the "Investment Schedule" in compliance with its obligations arising from the provisions of article 53 of Law 5193/2025 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

	Procedures performed	Findings
1.	Examination of whether the contents of the information included in the Investment Schedule of the Company for the period ended June 30, 2025 reconcile with the requirements of article 53 of the Law 5193/2025 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 period ended June 30, 2025 reconciles with the requirements of article 53 of the Law 5193/2025 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 June 30, 2025.	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 June 30, 2025.
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 June 30, 2025.	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 June 30, 2025.
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 period ended June 30, 2025, 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 June 30, 2025, 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 period ended June 30, 2025. 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 June 30, 2025.
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 period ended June 30, 2025.	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 period ended June 30, 2025.
6.	Examination of whether the financial information included in the Investment Schedule, reconcile with the unaudited accounting records of the Company for the period ended June 30, 2025.	The financial information included in the Investment Schedule reconcile, with the unaudited accounting records of the Company for the period ended June 30, 2025.
7.	Recalculation of the mathematical calculations included in the Investment Schedule, for accuracy.	The calculations included in the Investment Schedule are mathematically accurate.

Athens, August 07, 2025

The Certified Public Accountant

Vasilis Tzifas
SOEL R.N.: 30011

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Legal Name: ERNST & YOUNG (HELLAS) Certified Auditors-Accountants S.A.
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General Commercial Registry No: 000710901000