



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 31st DECEMBER 2025

(A) INVESTMENTS IN PROPERTY

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 31.12.2025	% OF TOTAL INVESTMENTS 31.12.2025			
		Address	Municipality	District	Land	Building							
1	Complex of Storage and Distribution Buildings (Logistics) with a building under construction	Patima or Imeros Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	135.666,81	44.636,91	34.355.700	9.369.876	43.726.000	15,58%	Logistics	INFO QUEST TECHNOLOGIES S.M.S.A. IRON MOUNTAIN HELLAS S.A.	
2	Offices Building with Underground Parking Spaces	266, Kifisias Avenue	Chalandri	Attica	3.614,25	5.259,70	13.161.987	6.213.673	13.950.000	4,97%	Offices	GLAXOSMITHKLINE S.A. JP MORGAN SE ATHENS BRANCH	
3	Commercial building	64, 25th August	Heraklion	Heraklion	767,30	3.557,45	13.252.561	4.744.000	11.860.000	4,22%	Retail	ALPHA BANK S.A.	With active sublease to the company "H&M Hennes & Mauritz S.A."
4	Hotel	I. Gennadiou 4 & Ypsilantou	Athens	Attica	224,34	1.629,30	4.892.235	3.073.131	10.170.000	3,62%	Hotel	THE GREEK FOUNDATION P.C.	
5	Hotel	St. Georgios - Naoussis	Paros	Cyclades	4.983,99	3.809,19	5.487.450	4.505.375	8.970.000	3,20%	Hotel	HOTEL BRAIN CYCLADES S.A.	
6	Offices Building with Underground Parking Spaces	18, Nikolaou Zekakou Street	Maroussi	Attica	2.136,04	3.577,43	2.636.798	2.586.093	8.750.000	3,12%	Offices	FRIESLAND CAMPINA HELLAS S.A.	
7	Commercial building	4, Marathonos Avenue & 1 Xintara	Pikermi	Attica	5.663,58	4.428,70	8.226.015	4.798.754	8.330.000	2,97%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
8	Offices Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	1.160,98	6.637,42	5.975.409	2.457.644	7.558.000	2,69%	Offices	UNISYSTEMS S.M.S.A. ISQUARE S.A. IQbility P.C. QUEST HOLDINGS A.E. VANTAGE TOWERS M.A.E. ISTORM S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telecommunications antennas.
9	Offices Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	1.137,28	6.806,03	4.972.336	2.302.587	7.337.000	2,61%	Offices	UNISYSTEMS S.M.S.A.	
10	Commercial building	Meandrou & Petrakogiorgi Street	Heraklion	Heraklion	2.645,78	4.218,59	5.080.642	2.577.688	6.560.000	2,34%	Retail – Supermarket – Offices	A.B. VASILOPOULOS S.A. Hellenic Agricultural Insurance Organization (ELGA) Ministry of Finance – General Directorate Various Commercial Leases	
11	Warehouse Building (logistics)	125-127, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	5.773,03	7.963,47	4.092.285	4.579.424	5.928.000	2,11%	Logistics	SGB S.A. QUEST ENERGY S.A.	Part of the roof of the property is leased to QUEST ENERGY for the installation of solar panels.
12	Offices Building under construction	42, Poseidonos Avenue	Kallithea	Attica	555,60	2.393,40	5.466.319	2.010.206	5.115.000	1,82%	Offices under development	-	Construction works for the development of a new bioclimatic building are in progress on the property.
13	Offices Building	152, Vouliagmenis Avenue & Stravonos	Glyfada	Attica	1.227,04	2.823,46	4.063.578	4.487.861	5.040.000	1,80%	Offices	SALT WATER CLOTHING TRADE S.A. HEMPEL COATINGS HELLAS S.A.	
14	Maintainable commercial building	21, Ionos Dragoumi	Thessaloniki	Thessaloniki	451,15	1.994,82	5.229.465	2.986.664	5.010.000	1,78%	Institute	ALPHA BANK S.A.	With an active sublease to the company ATTIKO DIKTYO EKPAIDEYSIS IKE ('Mediterranean College')

15	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.945.072	2.878.107	4.808.000	1,71%	Offices	INFO QUEST TECHNOLOGIES S.M.S.A. QUESTIONLINE S.A. QUEST HOLDINGS S.A.	
												VANTAGE TOWERS S.A.	Part of the roof of the property is leased to VANTAGE TOWERS for the installation of mobile telecommunications antennas.
												TEAM CANDI S.A. QUEST ENERGY S.A. CLIMA QUEST S.A.	
16	Hotel	Acharavi	Thinalio	Corfu	13.875,64	1.393,78	3.261.448	1.237.257	4.480.000	1,60%	Hotel	HOTEL BRAIN S.A.	
17	Warehouse Building (logistics)	119, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	4.644,06	6.113,54	3.263.949	2.217.979	4.348.000	1,55%	Logistics	INFO QUEST TECHNOLOGIES S.M.S.A. QUEST ENERGY S.M.S.A..	
												UNI SYSTEMS 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 telecommunications antennas.
18	Hotel	St. Ioannis Porto	Tinos	Cyclades	7.877,00	3.388,47	3.522.842	2.172.995	4.220.000	1,50%	Hotel	HOTEL BRAIN CYCLADES S.A.	
19	Retail with Underground Parking Spaces	155-157, Leoforos Eleftheriou Venizelou	Kallithea	Attica	357,38	1.087,52	3.939.120	1.761.050	4.030.000	1,44%	Retail	ALPHA BANK S.A.	With an active sublease to the company COSMOS SPORT Commercial, Hotel and Tourism Société Anonyme
20	Horizontal office space properties	3, Mitropoleos street	Athens	Attica	77,65	677,19	3.140.967	2.818.456	4.013.000	1,43%	Offices	HINES HELLAS Sole Member P.V.	Horizontal property on the 4th floor with a total area of 417,46 sq.m.
												BriQ Warehouses S.A.	The horizontal property on the third floor (253,13 sq.m.) is owner-occupied by the Company. The appraised value of the owner-occupied property as at 31.12.2025 amounts to € 1.634.000,00 and its net book value as at 31.12.2025 amounts to € 1.267.185,49.
												BriQ Hospitality S.M.S.A.	
21	Horizontal office properties with ground floor Retail shop	2 Syngrou Avenue and 1 Dionysiou Areopagitou Street	Athens	Attica	83,73	655,15	2.473.365	3.590.626	3.690.000	1,31%	Retail and Offices	ALPHA BANK S.A.	
22	Offices building with retail shop	3, Gounari Dim.	Piraeus	Attica	467,52	2.427,91	2.146.864	3.953.918	3.390.000	1,21%	Offices with ground floor Branch	LALIZAS S.A.	
23	Commercial building	Provincial road Ierapetra - Pachia Ammos	Ierapetra	Lassithi	2.641,80	1.715,82	1.638.379	1.370.767	3.290.000	1,17%	Retail - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.	
24	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	3.245.000	1,16%	Offices	TMF GROUP HELLAS ADMINISTRATIVE SERVICES LTD	
25	Commercial building	47, Iasonos & Epirus	Volos	Magnesia	556,50	1.299,04	3.071.511	1.468.980	3.060.000	1,09%	Retail	ALPHA BANK S.A.	
26	Offices Building and Retail Building	Kymis and Eptalofou Avenue, Olympic Village Area	Acharnon	Attica	4.535,00	4.339,54	3.698.650	1.725.415	3.020.000	1,08%	Offices/Retails	EFKA 1st Health Region of Attica Multiple Commercial Leases	
27	Warehouse Building (logistics)	65, Loutrou	Acharnon	Attica	9.683,15	3.988,73	1.673.363	667.283	2.875.000	1,02%	Logistics	PHARMASERVE-LILLY S.A.C.I.	
28	Commercial building	Intersection of 6 Delfon & Orchomenos streets	Levadeon	Viotia	1.177,01	2.403,86	2.409.246	1.539.770	2.790.000	0,99%	Retail - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.	

29	Retail	32, Poseidonos Avenue and 2 Ag.Alexandrou Street	Palaio Faliro	Attica	223,39	699,94	2.730.221	2.184.203	2.650.000	0,94%	Bank branch	ALPHA BANK S.A.	
30	Retail	24, Hadjikyriakou Avenue	Piraeus	Attica	90,36	577,33	1.892.002	1.349.015	2.500.000	0,89%	Retail - Supermarket	GREEK HYPERMARKETS SKLAVENTIS S.A.	
31	Offices building with retail shop	12, P.Konstanta & G.Lichnou	Corfu	Corfu	932,24	651,14	1.872.784	2.452.230	2.470.000	0,88%	Bank branch	ALPHA BANK S.A.	
32	Retail with underground parking spaces	64, Vas. Avenue Sofias	Athens	Attica	107,86	1.276,96	2.044.515	1.623.484	2.423.000	0,86%	Retail	GRIGORIS S.A.	
												EYE DAY CLINIC MEDICAL P.C.	
												IQ SKIN CLINICS S.A.	
												Multiple Commercial Leases	Relating to underground parking spaces
33	Retail	2, Eleftheriou Venizelou	Zakynthos	Zakynthos	648,58	287,41	2.025.049	1.408.437	2.410.000	0,86%	Retail	ALPHA BANK S.A.	Currently subleased to LEON S.A. ("Carrefour Express").
34	Retail	107, Kifisias Avenue and Panormou Avenue	Athens	Attica	227,45	848,24	2.501.810	1.662.094	2.360.000	0,84%	Bank branch	ALPHA BANK S.A.	
35	Horizontal office space properties	280, El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.781.690	962.410	2.212.000	0,79%	Offices	CALL CENTER HELLAS S.A.	
36	Ground floor Store with basement and loft/mezzanine	18-18a, Akti Moutsopoulou	Piraeus	Attica	100,71	751,25	2.123.868	1.101.877	2.160.000	0,77%	Retail	ALPHA BANK S.A.	With active sublease to the company "Albatros S.A."
37	Offices Building with Underground Parking Spaces	27, Al. Pantou	Kallithea	Attica	233,84	1.358,97	1.460.212	631.088	1.899.000	0,68%	Offices	ISQUARE S.M.S.A.	
												UNI SYSTEMS M.S.A.	
38	Plot	St. Georgios - Naoussis	Paros	Cyclades	2.000,47	-	1.578.219	893.856	1.780.000	0,63%	Hotel Parking	HOTEL BRAIN CYCLADES S.A.	It is leased to Hotel Brain Cyclades S.A. as parking for the service of the hotel with a/a 5.
39	Special Purpose Building (Elderly Care Unit)	18, Filellinon street	Chalandri	Attica	961,37	1.788,42	1.043.353	2.292.485	1.730.000	0,62%	Elderly care facility	KARAMANLI ANASTASIA	
40	Commercial building	A' Parodos Anthokipoi, N.Efkarpia	Pavlou Mela	Thessaloniki	901,58	1.693,29	1.214.027	931.567	1.620.000	0,58%	Retail	PLAISIO COMPUTERS S.A.	
41	Commercial property with offices	23, Andrea Kalvou Street	Nea Ionia	Attica	351,50	892,64	1.733.294	712.008	1.560.000	0,56%	Retail	ALPHA BANK S.A.	
42	Retail	106, Makrigianni Street	Stavroupouli	Thessaloniki	177,87	744,80	1.720.301	449.032	1.440.000	0,51%	Bank branch	ALPHA BANK S.A.	
43	Retail	49, Davaki Avenue	Kallithea	Attica	115,50	566,80	817.775	1.259.430	1.390.000	0,50%	Retail	VODAFONE S.A.	
44	Retail	104, Dekelias Avenue and Ag.Triada	N. Philadelphia	Attica	330,28	632,57	1.283.879	822.690	1.310.000	0,47%	Retail	ALPHA BANK S.A.	Sublease of ground floor store to VENETIS SA
45	Retail	2-4, Achilleos, Karaiskaki Square	Athens	Attica	125,66	639,05	1.034.315	1.173.683	1.030.000	0,37%	Retail	ALPHA BANK S.A.	With an active sublease to the company ZEUS INTERNATIONAL URBAN HOTEL AND CONSTRUCTION SOCIÉTÉ ANONYME
46	Commercial building	52, Korinthou & Agia Kyriaki, Aigio	Aigialeia	Achaia	1.305,81	1.387,15	414.769	354.717	970.000	0,35%	Retail	NEXT GEN RETAIL SERVICES	
47	Offices Building	7, Spefsippou	Athens	Attica	94,13	218,00	566.601	1.895.262	915.000	0,33%	Retail		
48	Land Plot	123, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	1.487,24	-	1.007.108	468.369	670.000	0,24%	Parking / Logistics	SGB S.A.	It is leased to SGB as a service area for the property with number 11.
49	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.
	TOTAL ASSETS				224.731	150.650	188.160.746	110.250.850	235.272.000	83,81%			

(B) INVESTMENTS IN COMPANIES – NON-LISTED ON THE STOCK EXCHANGE													
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 31.12.2025				% OF TOTAL INVESTMENTS 31.12.2025
		Address	Municipality	District	Land	Building							
1	Hotel, BriQ Hospitality SA	Kanapitsa	Skiathos-Kanapitsa	Magnesia	10.454,78	3.843,13	7.722.338	3.950.526	10.044.234	3,58%	Hotel	HOTEL BRAIN S.A.	As at 31.12.2025, the Company held 100,00% of the shares of BriQ Hospitality S.A., which has full ownership of its property, with a fair value of € 9.020.000,00 based on a valuation carried out by SAVILLS HELLAS P.C.
2	Storage and Distribution Building Complex (Logistics), BriQ Warehouses S.A.	Location Trypio Lithari	Mandras	Attica	131.232,40	57.256,22	23.132.612	16.425.170	31.750.363	11,31%	Logistics	SARMED LOGISTICS S.A.	The Company held on 31.12.2025 80,00% of the shares of BriQ Warehouses S.A., which has full ownership of its properties, of fair value € 37.599.000 (100%) based on an estimate by the company Athinaiki Oikonomiki Ltd. with objective value €20.531.462,65 (100%).
TOTAL PARTICIPATIONS - NOT LISTED ON THE STOCK EXCHANGE					141.687,18	61.099,35	30.854.950	20.375.696	41.794.597	14,89%			
TOTAL PROPERTIES AND PARTICIPATIONS					366.418,39	211.749,20	219.015.695	130.626.546	277.066.597	98,69%			
Cash									582				
Demand Deposits									3.668.627				
TOTAL AVAILABLE									3.669.209	1,31%			
TOTAL INVESTMENTS									280.735.806	100,00%			
Requirements Obligations		31.12.2025 Audited 1.531.898					31.12.2023 Audited	31.12.2024 Audited	31.12.2025 Audited				
		IFRS asset value					143.927.097	281.370.754	271.188.457				
		Value of real estate valuation according to Law 5193/2025					105.799.000	239.300.000	233.638.000				
		% of real estate valuation on assets					73,51%	85,05%	86,15%				
		Value of valuation of owner-occupied real estate					1.401.000	1.474.000	1.634.000				
		Depreciation value of owner-occupied real estate					1.351.542	1.323.126	1.267.185				
		% depreciation value of owner-occupied immovable property on assets					0,94%	0,47%	0,47%				
		Value of valuation of participations according to Law 5193/2025					36.719.800	38.211.536	41.794.597				
		Acquisition value of participating interests					32.391.458	30.854.950	30.854.950				
		% acquisition of holdings in assets					22,51%	10,97%	11,38%				
		Value of cash					2.202.447	6.654.436	3.669.209				
		% cash on assets					1,53%	2,37%	1,35%				
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 5193/2025 and Law 4209/2013 as amended and in force.													
2. The Company has full ownership of all its properties included in the above Table A, except for: (a) the first and second basement levels of the property located at 64 Vasilissis Sofias Avenue (No. 32), in which the Company holds a co-ownership interest of 71,48% of a total horizontal property area of 1.158,72 sq.m., and (b) a plot of land located in Aspropyrgos (No. 1), in which the Company holds a co-ownership interest of 87,50% of a total plot area of 10.053,45 sq.m.													
3. On 01.08.2025, the Company proceeded with the acquisition of an adjacent plot of land with an area of 7.034,22 sq.m. for a consideration of € 1.200 thousand, excluding acquisition costs of € 29 thousand, which is included in property No. 1.													
4. On 29.12.2025, the Company proceeded with the acquisition of an adjacent plot of land with an area of 10.053,45 sq.m. (co-ownership interest of 87,50%) for a consideration of € 484 thousand, excluding acquisition costs of € 7 thousand, which is included in property No. 1.													
5. The properties with No. 2, 3, 8, 9, 10, 13, 15, 19, 20, 21, 24, 29, 30, 32, 34, 35, 36, 37, 42, 43, 44, 45 and 47 are subject to a horizontal property regime.													
6. Pre-notations of mortgage and mortgages totalling € 52.000 thousand have been registered in favour of Eurobank S.A. on properties with No. 5, 6, 10, 11, 17, 23, 24, 26, 27, 28, 35, 37, 40, 43, 46 and 47. A pre-notation of mortgage amounting to € 5.850 thousand has been registered on property No. 12 in favour of Alpha Bank S.A. Furthermore, pre-notations of mortgage amounting to € 115.522 thousand have been registered in favour of Alpha Bank S.A. on properties with No. 1, 3, 4, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 21, 22, 25, 29, 31, 33, 34, 36, 39, 41, 42, 44 and 45, as well as on property No. 1 of the Company's subsidiary.													
7. The Valuation as at 31.12.2025 refers to the values of the properties as determined on the above reference date by the independent external valuers, in accordance with the European Valuation Standards and the RICS Valuation – Professional Standards, pursuant to article 54 of Law 5193/2025, as in force. The percentage of total investments has been calculated based on the property values as appraised by the independent external valuers.													
8. Amounts in euro are presented rounded to the nearest unit.													
Athens, 30 March 2026													
THE CHAIRMAN OF THE BoD			THE CHIEF EXECUTIVE OFFICER			THE ACCOUNTING MANAGER			FINANCE DIRECTOR				
Theodoros D. Fessas ID Number A01029252			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				



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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 year ended 31 December 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 decision 10/566/26.10.2010 (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 in relation to the performance of 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 31 December 2025, 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.

Our firm applies 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 10 July 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 decision 10/566/26.10.2010:

	Procedures performed	Findings
1.	Examination of whether the contents of the information included in the Investment Schedule of the Company for the year ended 31 December 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 announcement 10/566/26.10.2010.	The information included in the Company's Investment Schedule, for the year ended 31 December 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 announcement 10/566/26.10.2010.
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 31 December 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 31 December 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 31 December 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 31 December 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 accounting records of the Company for the year ended 31 December 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 31 December 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 accounting records of the Company for the year ended 31 December 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 31 December 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 accounting records of the Company for the year ended 31 December 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 accounting records of the Company for the year ended 31 December 2025.
6.	Examination of whether the financial information included in the Investment Schedule, reconcile with the accounting records of the Company for the year ended 31 December 2025.	The financial information included in the Investment Schedule reconcile, with the accounting records of the Company for the year ended 31 December 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, March 30, 2026

The Certified Public Accountant

Vassilios Tzifas
SOEL R.N.: 30011

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