BRIQ PROPERTIES REAL ESTATE INVESTMENT COMPANY

HCMC APPROVAL No. 3/757/31.05.2016

REGISTERED OFFICE: 3 MITROPOLEOS STR., 10557 ATHENS

STATEMENT OF INVESTMENTS AS AT 30 June 2026

(A) INVESTMENTS IN PROPERTY

	PROPERTY DESCRIPTION						PROPERTY VALUES						
S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	CURRENT USE	TENANT	OTHER INFORMATION
		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	35.475.803	9.369.876	46.475.000	15,85%	Logistics	INFO QUEST TECHNOLOGIES S.M.S.A.	The property comprises two buildings, KAD1 (25.366,29 sq.m.) and KAD2 (19.270,62 sq.m.), fully leased to INFO QUEST TECHNOLOGIES S.M.S.A. and IRON MOUNTAIN HELLAS S.A., respectively. KAD3 (7.828,81 sq.m.) is currently under construction and has been leased to INFO QUEST TECHNOLOGIES S.M.S.A.
												IRON MOUNTAIN HELLAS S.A.	
2	Office Building with Underground Parking Spaces	266, Kifisias Avenue	Chalandri	Attica	3.614,25	5.259,70	13.161.987	6.213.673	14.100.000	4,81%	Offices	GLAXOSMITHKLINE S.A.	
												JP MORGAN SE ATHENS BRANCH	
3	Commercial building - Retail store	64, 25th August	Heraklion	Heraklion	767,30	3.557,45	13.252.561	4.744.000	11.660.000	3,98%	Retail	ALPHA BANK S.A.	There is an active sublease to H&M Hennes & Mauritz S.A., which will be converted into a head lease between H&M and the Company upon expiry of the existing lease between BriQ Properties and Alpha Bank.
4	Hotel	I. Gennadiou 4 & Ypsilantou	Athens	Attica	224,34	1.629,30	4.892.235	3.073.131	10.390.000	3,54%	Hotel	THE MODERNIST P.C.	Hotel "The Modernist Athens", 4-star, 38 rooms
5	Hotel	Ag. Georgios - Naoussa	Paros	Cyclades	4.983,99	3.809,19	5.199.382	4.505.375	9.560.000	3,26%	Hotel	HOTEL BRAIN CYCLADES S.A.	Hotel "Mr & Mrs White Paros/Suites & more", 4-star, 61 rooms
6	Office Building with Underground Parking Spaces	18, Nikolaou Zekakou Str.	Marousi	Attica	2.136,04	3.577,43	2.645.978	2.586.093	8.850.000	3,02%	Offices	FRIESLAND CAMPINA HELLAS S.A.	
7	Commercial building - Retail store	4, Marathonos Avenue & 1 Xintara	Pikermi	Attica	5.663,58	4.428,70	8.226.015	4.798.754	8.470.000	2,89%	Store - Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
8	Office Building with underground parking spaces	42, Poseidonos Avenue	Kallithea	Attica	555,60	2.393,40	7.282.149	2.113.165	7.847.000	2,68%	Offices	-	New bioclimatic office building, the construction of which was completed in the first half of 2026
9	Office Building with Underground Parking Spaces	25, Al. Pantou Street	Kallithea	Attica	1.160,98	6.637,42	5.992.228	2.457.644	7.715.000	2,63%	Offices	UNI SYSTEMS S.A.	
												ISQUARE S.A.	
												IQbility Ltd.	
												QUEST HOLDINGS A.E.	
												VANTAGE TOWERS S.A.	Part of the property's rooftop is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
												ISTORM S.A.	
10	Office Building with Underground Parking Spaces	19-23, Al. Pantou Street	Kallithea	Attica	1.137,28	6.806,03	4.986.912	2.302.587	7.470.000	2,55%	Offices	UNI SYSTEMS S.A.	
11	Commercial building	Meandrou & Petrakogiorgi Street	Heraklion	Heraklion	2.645,78	4.218,59	5.080.642	2.577.688	6.640.000	2,27%	Retail – Supermarket – Offices	A.B. VASSILOPOULOS S.A.	
												HELLENIC AGRICULTURAL INSURANCE ORGANISATION (ELGA)	
												MINISTRY OF FINANCE - GENERAL DIRECTORATE	
												VARIOUS COMMERCIAL LEASES	
12	Commercial Warehouse Building (Logistics)	125-127, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	5.773,03	7.963,47	4.092.285	4.579.424	6.081.000	2,07%	Logistics	SGB S.A.	
												QUEST ENERGY S.A.	Part of the property's rooftop is leased to QUEST ENERGY for the installation of solar panels.
13	Office Building with underground parking spaces	152, Vouliagmenis Avenue & Stravonos	Glyfada	Attica	1.227,04	2.823,46	4.066.428	4.487.861	5.100.000	1,74%	Offices	SALT WATER APPAREL TRADING S.A.	
												HEMPEL COATINGS HELLAS S.A.	
14	Listed commercial building	21, Ionos Dragoumi	Thessaloniki	Thessaloniki	451,15	1.994,82	5.229.465	2.986.664	4.890.000	1,67%	Institute	ALPHA BANK S.A.	With an active sublease to the company ATTIKO DIKTYO EKPAIDEYSIS IKE ('Mediterranean College')

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		Address	Municipality	District	Land	Building							
15	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.952.058	2.878.107	4.877.000	1,66%	Offices	INFO QUEST TECHNOLOGIES S.A.	
												QUESTONLINE S.A.	
												QUEST HOLDINGS A.E.	
												VANTAGE TOWERS S.A.	Part of the property's rooftop is leased to VANTAGE TOWERS for the installation of mobile telephony antennas.
												TEAM CANDI S.A.	
												QUEST ENERGY S.A.	
												CLIMA QUEST S.A.	
16	Hotel	Acharavi	Thinali	Corfu	13.875,64	1.393,78	3.271.048	1.237.257	4.490.000	1,53%	Hotel	HOTEL BRAIN S.A.	Hotel "Mr & Mrs White Corfu", 4-star, 38 rooms
17	Commercial Warehouse Building (Logistics)	119, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	4.644,06	6.113,54	3.263.949	2.217.979	4.400.000	1,50%	Logistics	INFO QUEST TECHNOLOGIES S.A.	
												QUEST ENERGY S.A.	
												UNI SYSTEMS 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.
18	Hotel	St. Ioannis Porto	Tinos	Cyclades	7.877,00	3.388,47	3.540.049	2.172.995	4.290.000	1,46%	Hotel	HOTEL BRAIN CYCLADES S.A.	Hotel "Mr & Mrs White Tinos"
19	Hotel under construction - conversion of an office building into a hotel unit	3, Gounari Dim.	Piraeus	Attica	467,52	2.427,91	2.146.864	3.953.918	4.200.000	1,43%	Hotel under construction	THE MODERNIST P.C.	Under construction - conversion of an office building into a 4* hotel unit
20	Horizontal properties of office space	3, Mitropoleos street	Athens	Attica	77,65	677,19	3.140.967	2.818.456	4.177.000	1,42%	Offices	HINES HELLAS P.C.	Horizontal property on the 4th floor, area 417,46 sq.m.
												BriQ Warehouses A.E.	The horizontal property on the third floor (250,63 sq.m.) is owner-occupied by the Company. The valuation value of the owner-occupied property as at 30.06.2026 amounts to € 1.678.000,00 and its unamortised value as at 30.06.2026 amounts to € 1.253.461,90.
												BriQ Hospitality S.A.	
												BRIQ CORFU INVESTMENTS M. A.E.	
21	Retail store with Underground Parking Spaces	155-157, Leoforos Eleftheriou Venizelou	Kallithea	Attica	357,38	1.087,52	3.939.120	1.761.050	3.990.000	1,36%	Retail	ALPHA BANK S.A.	There is an active sublease to COSMOS SPORT Commercial, Hotel and Tourism S.A., which will be converted into a head lease between COSMOS SPORT and the Company upon expiry of the existing lease between BriQ Properties and Alpha Bank.
22	Commercial property - Retail store and horizontal property of an office floor	2 Syngrou Avenue and 1 Dionysiou Areopagitou Street	Athens	Attica	83,73	655,15	2.480.185	3.590.626	3.670.000	1,25%	Retail and Offices	ALPHA BANK S.A.	There is an active sublease of the ground-floor store (with basement and mezzanine) to KAYAK Edesmata Glyfadas S.A., which will be converted into a head lease between KAYAK and the Company upon expiry of the existing lease between BriQ Properties and Alpha Bank
23	Commercial building - Retail store	Provincial road Ierapetra - Pachia Ammos	Ierapetra	Lasithi	2.903,23	1.715,82	1.797.661	1.370.767	3.640.000	1,24%	Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
24	Land plot	I. Nika and Neromylou, Chamomilo	Acharnes	Attica	10.555,26	-	3.607.936,50	495.781	3.594.000	1,23%	Land	ORGANIC 3S FOOD PACKAGING & TRADING S.A.	Construction works are expected to commence on the property for the erection of a standalone modern industrial building of approximately 4.180 sq.m.
25	Horizontal properties in an office building with underground parking spaces	1, Alamanas street	Marousi	Attica	389,68	874,14	1.984.581	1.325.707	3.326.000	1,13%	Offices	TMF GROUP HELLAS ADMINISTRATIVE SERVICES Ltd.	
26	Commercial Warehouse Building (Logistics)	65, Loutrou	Acharnes	Attica	9.683,15	3.988,73	1.673.363	667.283	3.087.000	1,05%	Logistics	PHARMASERVE LILLY S.A.	
27	Office and retail building	Kymis and Eptalofou Avenue, Olympic Village Area	Acharnes	Attica	4.535,00	4.339,54	3.709.504	1.725.415	3.000.000	1,02%	Offices/Retail	ELECTRONIC NATIONAL SOCIAL SECURITY FUND (e-EFKA)	
												1st HEALTH REGION OF ATTICA	
												MULTIPLE COMMERCIAL LEASES	
28	Commercial building - Retail store	47, Iasonos & Epirus	Volos	Magnesia	556,50	1.299,04	3.080.811	1.468.980	2.980.000	1,02%	Retail	ALPHA BANK S.A.	
29	Commercial building - Retail store	Intersection of 6 Delfon & Orchomenos streets	Livadeia	Boeotia	1.177,01	2.306,79	2.412.197	1.613.044	2.800.000	0,96%	Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
30	Office Building with ground-floor retail store	12, P.Konstanta & G.Lichnou	Corfu	Corfu	932,24	651,14	2.047.562	2.452.230	2.600.000	0,89%	Bank branch	ALPHA BANK S.A.	

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S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	CURRENT USE	TENANT	OTHER INFORMATION
		Address	Municipality	District	Land	Building							
31	Retail store	32, Poseidonos Avenue and 2 Ag.Alexandrou Street	Palaio Faliro	Attica	223,39	699,94	2.730.341	2.184.203	2.570.000	0,88%	Bank branch	ALPHA BANK S.A.	
32	Retail store	24, Hadjikyriakou Avenue	Piraeus	Attica	90,36	577,33	1.892.002	1.349.015	2.510.000	0,86%	Supermarket	GREEK HYPERMARKETS SKLAVENITIS S.A.	
33	Retail store and underground parking spaces	64, Vas. Avenue Sofias	Athens	Attica	107,86	1.276,96	2.044.515	1.623.484	2.439.000	0,83%	Retail store	GRIGORIS S.A.	
												EYE DAY CLINIC Medical S.A.	
												IQ SKIN CLINICS A.E.	
												MULTIPLE COMMERCIAL LEASES	Relates to underground parking spaces
34	Retail store	107, Kifisias Avenue and Panormou Avenue	Athens	Attica	227,45	848,24	2.501.810	1.662.094	2.340.000	0,80%	Bank branch	ALPHA BANK S.A.	
35	Retail store	2, Eleftheriou Venizelou	Zakynthos	Zakynthos	648,58	287,41	2.025.049	1.408.437	2.320.000	0,79%	Retail	ALPHA BANK S.A.	Currently subleased to LEON S.A. ("Carrefour Express").
36	Horizontal properties of office space	280, El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.781.690	962.410	2.226.000	0,76%	Offices	CALL CENTER HELLAS S.A.	
37	Retail store	18-18a, Akti Moutsopoulou	Piraeus	Attica	100,71	751,25	2.123.868	1.101.877	2.120.000	0,72%	Retail	ALPHA BANK S.A.	There is an active sublease of the ground-floor store to Albatros S.A., which will be converted into a head lease between Albatros S.A. and the Company upon expiry of the existing lease between BriQ Properties and Alpha Bank.
38	Office Building with Underground Parking Spaces	27, Al. Pantou	Kallithea	Attica	233,84	1.358,97	1.476.168	631.088	1.929.000	0,66%	Offices	ISQUARE S.A.	
												UNI SYSTEMS S.A.	
39	Land plot (with hotel under construction)	St. Georgios - Naoussis	Paros	Cyclades	2.000,47	-	1.996.519	893.856	1.840.000	0,63%	Hotel Parking	HOTEL BRAIN CYCLADES S.A.	Leased to HOTEL BRAIN CYCLADES S.A. as parking serving the hotel under No. 5.
40	Special-Use Building (Elderly Care Unit)	18, Filellinon street	Chalandri	Attica	961,37	1.788,42	1.043.353	2.292.485	1.771.000	0,60%	Elderly care facility	KARAMANLI ANASTASIA	
41	Commercial building - Retail store	A' Parodos Anthokipoi, N.Efkarpia	Pavlos Melas	Thessaloniki	901,58	1.693,29	1.214.027	931.567	1.630.000	0,56%	Retail	PLAISIO COMPUTERS S.A.	
42	Commercial building - retail store and offices	23, Andrea Kalvou Street	Nea Ionia	Attica	351,50	892,64	1.733.294	712.008	1.540.000	0,53%	Retail	ALPHA BANK S.A.	
43	Retail store	7, Spefsippou	Athens	Attica	94,13	218,00	566.949	1.895.262	1.500.000	0,51%	Retail		
44	Retail store	49, Davaki Avenue	Kallithea	Attica	115,50	566,80	817.775	1.259.430	1.410.000	0,48%	Retail	VODAFONE S.A.	
45	Retail store	106, Makrigianni Street	Stavroupoli	Thessaloniki	177,87	744,80	1.720.301	449.032	1.380.000	0,47%	Retail	ALPHA BANK S.A.	
46	Retail store	104, Dekelias Avenue and Ag.Triada	Nea Filadelfeia	Attica	330,28	632,57	1.284.035	822.690	1.260.000	0,43%	Retail	ALPHA BANK S.A.	Sublease of the ground-floor store to VENETIS S.A.
47	Commercial building - Retail store	52, Korinthou & Agia Kyriaki, Aigio	Aigialeia	Achaia	1.305,81	1.387,15	414.769	354.717	1.180.000	0,40%	Retail	NEXT GEN RETAIL SERVICES	"KOTSOVOLOS" store.
48	Retail store	2-4, Achilleos, Karaiskaki Square	Athens	Attica	125,66	639,05	1.034.435	1.173.683	990.000	0,34%	Retail	ALPHA BANK S.A.	Active sublease to ZEUS INTERNATIONAL HOTEL AND CONSTRUCTION S.A.
49	Land	123, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	1.487,24	-	1.023.008	468.369	700.000	0,24%	Parking / Logistics	SGB HELLENIC DIY COMPANY S.A.	Leased to SGB as a service area for the property under No. 12.
50	Land	117, Kifisou Avenue	Nikaia - Agios Ioannis Rentis	Attica	640,24	-	252.815	201.628	243.000	0,08%	Parking / Logistics	UNI SYSTEMS S.A.	Leased to Unisystems S.A. as parking serving the property under No. 17.
	TOTAL PROPERTIES				**235.547,90**	**150.552,78**	**195.308.651**	**110.922.864**	**248.267.000**	**84,69%**			

S/N	PROPERTY DESCRIPTION						PROPERTY VALUES						
S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	CURRENT USE	TENANT	OTHER INFORMATION
		Address	Municipality	District	Land	Building							
	(B) PARTICIPATIONS IN COMPANIES - NOT LISTED ON THE STOCK EXCHANGE												
	PROPERTY DESCRIPTION						VALUES OF PARTICIPATIONS						
S/N	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST	TAX VALUE	FAIR VALUE 30.06.2026	% OF TOTAL INVESTMENTS 30.06.2026	CURRENT USE	TENANT	OTHER INFORMATION
		Address	Municipality	District	Land	Building							
1	Warehousing and Distribution (Logistics) Building Complex, BriQ Warehouses S.A.	Location Trypio Lithari	Mandra	Attica	131.232,40	57.256,22	23.080.162	15.321.028	31.428.674	10,72%	Logistics	SARMED LOGISTICS S.A.	As at 30.06.2026 the Company held 80,00% of the shares of BriQ Warehouses S.A., which holds full ownership of its properties, of a fair value of € 38.293.000,00 (100%) based on a valuation by Athinaiki Oikonomiki Ltd., with a tax-assessed value of € 19.151.285,59 (100%).
2	Hotel, BriQ Hospitality S.A.	Kanapitsa	Skiathos-Kanapitsa	Magnesia	10.454,78	3.843,13	7.722.338	3.902.974	10.180.846	3,47%	Hotel	HOTEL BRAIN S.A.	As at 30.06.2026 the Company held 100,00% of the shares of BriQ Hospitality S.A., which holds full ownership of its property, of a fair value of € 9.270.000,00 based on a valuation by SAVILLS HELLAS P.C..
3	BRIQ CORFU INVESTMENTS S.A.	-	-	-	-	-	25.000	-	24.572	0,01%	-	-	As at 30.06.2026 the Company held 100,00% of the shares of BriQ CORFU INVESTMENTS S.A.
	TOTAL PARTICIPATIONS - NOT LISTED ON THE STOCK EXCHANGE				141.687,18	61.099,35	30.827.500,26	19.224.002,84	41.634.092,23	14,20%			
	TOTAL PROPERTIES AND PARTICIPATIONS				377.235,08	211.652,13	226.136.152	130.146.867	289.901.092	98,90%			
	Cash on hand								433				
	Sight deposits								3.237.489				
	TOTAL CASH AND CASH EQUIVALENTS								3.237.921	1,10%			
	TOTAL INVESTMENTS								293.139.014	100,00%			

			31.12.2024	31.12.2025	30.06.2026
	30.06.2026 Unaudited		Audited	Audited	Unaudited
Receivables	**3.127.066**	IFRS asset value	281.370.754	271.188.457	285.989.974
Liabilities	**112.286.404**				
		Value of real estate valuation according to Law 5193/2025	239.300.000	233.638.000	246.589.000
		% of real estate valuation on assets	85,05%	86,15%	86,22%
		Value of valuation of owner-occupied real estate	1.474.000	1.634.000	1.678.000
		Depreciation value of owner-occupied real estate	1.323.126	1.267.185	1.253.462
		% depreciation value of owner-occupied immovable property on assets	0,47%	0,47%	0,44%
		Value of valuation of participations according to Law 5193/2025	38.211.536	41.794.597	41.634.092
		Acquisition value of participating interests	30.854.950	30.854.950	30.827.500
		% acquisition of holdings in assets	10,97%	11,38%	10,78%
		Value of cash	6.654.436	3.669.209	3.237.921
		% cash on assets	2,37%	1,35%	1,13%

Notes:

1. BriQ Properties REIC (the "Company") was incorporated on 21 October 2016 (Announcement No. 56308/21.10.2016 of the President of the Athens Chamber of Commerce and Industry (ACCI)) under GEMI Registration No. 140330201000. The Company operates in accordance 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 Table A above, except for: (a) the first and second basement levels of the property located at 64 Vas. Sofias Avenue (Property No. 32), in which the Company holds a 71,48% undivided ownership interest, corresponding to a total horizontal property area of 1.158,72 sq.m.; and (b) a land plot located in Aspropyrgos (Property No. 1), in which the Company holds an 87,50% undivided ownership interest, corresponding to a total land area of 10.053,45 sq.m. The land area presented in the table reflects the area corresponding to the Company's ownership interest in the land plot.
3. On 27.01.2026, the Company proceeded with the acquisition of the land plot with Property No. 24, with a total area of 10.555,26 sq.m., for a consideration of € 3.500 thousand, excluding acquisition costs amounting to € 93 thousand.
4. On 20.02.2026, the Company proceeded with the acquisition of two adjacent land plots with a total area of 261,43 sq.m., for a consideration of € 155 thousand, excluding acquisition costs amounting to € 4 thousand. The acquired land plots are included in Property No. 23.
5. The properties with Property No. 2, 3, 8, 9, 10, 11, 13, 15, 20, 21, 22, 25, 30, 31, 33, 35, 36, 37, 38, 43, 44, 45, 46 and 48 are subject to a horizontal property regime.
6. Pre-notations of mortgage and mortgages with a total amount of € 52.000 thousand have been registered in favour of Eurobank S.A. over Properties Nos. 2, 5, 11, 12, 17, 23, 25, 26, 27, 29, 36, 38, 41, 43, 44 and 47. Mortgage prenotations with a total amount of € 115.522 thousand have been registered in favour of Alpha Bank S.A. over Properties Nos. 1, 3, 4, 7, 9, 10, 13, 14, 15, 16, 18, 19, 20, 21, 22, 28, 30, 31, 34, 35, 37, 40, 42, 45, 46 and 48, as well as over Property No. 2 of the Company's subsidiary. Furthermore, a mortgage prenotation amounting to € 8,1 million has been registered in favour of Eurobank S.A. over Property No. 6, a mortgage prenotation amounting to € 5,9 million has been registered in favour of Alpha Bank S.A. over Property No. 8, a mortgage prenotation amounting to € 5,1 million has been registered in favour of Eurobank S.A. over Property No. 24, a mortgage prenotation amounting to € 4,4 million has been registered in favour of Eurobank S.A. over Property No. 33 and a mortgage prenotation amounting to € 4,1 million has been registered in favour of Eurobank S.A. over Property No. 39.
7. The Fair Value as at 30.06.2026 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, 7 September 2026

THE CHAIRMAN OF THE BOARD OF DIRECTORS	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	Emmanouil A. Andrikakis ID Number A03748463 E.C.G. Licence NO.0115401/ A' class

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Building a better working world

Agreed-upon procedures report on the Statement of Investments of "BriQ Properties Real Estate Investment Company"

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

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 six-month period ended 30 June 2026, 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 interim condensed separate and consolidated financial statements prepared by the Company for the six-month period ended June 30, 2026, 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.

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 7 July 2026, 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 six-month period ended 30 June 2026 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 six-month period ended 30 June 2026 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 30 June 2026.	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 30 June 2026.
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 30 June 2026.	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 30 June 2026.
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 six-month period ended 30 June 2026, 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 30 June 2026, 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 for the six-month period ended 30 June 2026. 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 30 June 2026.
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 six-month period ended 30 June 2026.	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 six-month period ended 30 June 2026.
6.	Examination of whether the financial information included in the Investment Schedule, reconcile with the accounting records of the Company for the period ended 30 June 2026.	The financial information included in the Investment Schedule reconcile with the accounting records of the Company for the period ended 30 June 2026.
7.	Recalculation of the mathematical calculations included in the Investment Schedule, for accuracy.	The calculations included in the Investment Schedule are mathematically accurate.

Athens, 07 September 2026

The Certified Public Accountant

Vasileios Tzifas
SOEL Reg. No.: 30011

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