



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 31.12.2019

A/A	PROPERTY DESCRIPTION						PROPERTY VALUES				LEASE DATA			OTHER INFORMATION	
	DESCRIPTION	LOCATION AND ADDRESS				SURFACE AREA in SQ.M.		ACQUISITION	TAX VALUE	FAIR VALUE 31.12.2019	% OF TOTAL INVESTMENTS 31.12.2019	TENANT	START OF LEASE		LEASE EXPIRY
		Address	Municipality	District	Country	Land	Building								
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	Greece	920,12	3.915,33	3.860.000,00	2.443.418,19	4.274.000,00	4,38%	UNISYSTEMS S.A.	2016	2026	
												INFO QUEST TECHNOLOGIES S.A.	2016	2026	
												QUESTONLINE S.A.	2016	2026	
												WIND HELLAS S.A.	2016	2027	Part of the property's roof is leased to WIND HELLAS S.A. for the installation of mobile antennas.
												QUEST HOLDINGS S.A.	2016	2026	
												QUEST ENERGY S.A.	2016	2026	
2	Office Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	Greece	1.137,28	6.806,03	4.970.000,00	2.234.475,03	5.980.000,00	6,13%	UNISYSTEMS A.E.E.	2016	2026	
3	Office Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	Greece	1.160,98	6.637,42	5.801.797,00	2.102.482,60	6.283.000,00	6,44%	UNISYSTEMS S.A.	2016	2026	Part of the first floor of the property (111,86 sq.m.) is occupied by the Company as its registered office. The market value of the owner-occupied property as at 31.12.2019 amounted to 204.000,00 € and the net book value as at 31.12.2019 amounts to 150.535,00 €.
												ISQUARE S.A.	2016	2026	
												IQbility SOLE SHAREHOLDER CO. LTD	2016	2026	
												INFO QUEST TECHNOLOGIES S.A.	2016	2026	
												QUEST HOLDINGS S.A.	2016	2026	
												WIND HELLAS S.A.	2016	2027	Part of the property's roof is leased to WIND HELLAS S.A. for the installation of mobile antennas.
												VODAFONE-PANAFON S.A.	2016	2023	Part of the property's roof is leased to WIND HELLAS S.A. for the installation of mobile antennas.
4	Office Building with underground parking spaces	27, Al. Pantou Street	Kallithea	Attica	Greece	233,84	1.358,97	1.385.000,00	579.498,60	1.411.000,00	1,45%	ISQUARE S.A.	2016	2026	
												UNISYSTEMS S.A.	2016	2026	
5	Warehouse Building (logistics)	119, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	4.644,06	6.113,54	3.143.709,30	1.964.524,68	3.201.000,00	3,28%	ISQUARE S.A.	2016	2026	
												ISTORM S.A.	2016	2026	
												QUEST ENERGY S.A.	2016	2026	
												QUESTONLINE S.A.	2016	2026	
												INFO QUEST TECHNOLOGIES S.A.	2016	2026	
												UNISYSTEMS S.A.	2016	2026	
												WIND HELLAS S.A.	2016	2027	Part of the property's roof is leased to WIND HELLAS S.A. for the installation of mobile antennas.
6	Warehouse Building (logistics)	125-127, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	5.773,03	7.956,66	4.050.000,00	4.030.811,26	4.304.000,00	4,41%	INFO QUEST TECHNOLOGIES S.A.	2016	2026	
												QUEST ENERGY S.A.	2016	2028	Part of the property's roof is leased to QUEST ENERGY for the installation of solar panels
7	Warehouse Building (logistics)	65, Loutrou Street	Acharnes	Attica	Greece	9.683,15	3.988,73	1.658.950,00	1.544.290,40	1.988.000,00	2,04%	PHARMASERVE-LILLY S.A.C.I.	2018	2027	
8	Retail	283, Kifissou Avenue	Kifisia	Attica	Greece	63,61	168,40	767.629,36	801.493,06	934.000,00	0,96%	ELPEDISON S.A.	2018	2028	
9	Office building with retail store on the ground floor	42, Posidonos Avenue	Kallithea	Attica	Greece	567,49	1.907,47	1.210.361,12	2.148.591,78	1.542.000,00	1,58%	PRISMA ELECTRONICS S.A.	2017	2020	
												TSOLAKELI A.STAMATINA	2017	2021	
10	Special use building (Elderly Hosting Center)	18, Filellinon Street	Chalandri	Attica	Greece	961,37	1.788,42	1.043.353,16	1.902.559,28	1.366.000,00	1,40%	KARAMANLI ANASTASIA	2018	2028	
11	Properties in office building with parking spaces	1, Alamanas Street	Marousi	Attica	Greece	389,68	874,14	1.436.830,33	1.136.197,60	1.854.000,00	1,90%	BANK INFORMATION SYSTEMS S.A.	2018	2024	
12	Hotel	Ag.Georgios - Naousa	Paros	Cyclades	Greece	4.468,27	3.391,73	3.553.319,09	4.071.046,05	4.400.000,00	4,51%	HOTEL KEYS S.A.	2018	2033	
13	Hotel	4, I.Gennadiou & Ipsilantou Street	Athens	Attica	Greece	224,34	1.629,30	4.841.004,50	4.226.545,00	5.500.000,00	5,64%	THE GREEK FOUNDATION P.C.	2019	2034	
14	Warehouse Building (logistics)	123, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	1.487,24	2.054,30	832.038,94	1.104.699,14	810.000,00	0,83%	INFO QUEST TECHNOLOGIES S.A.	2019	2028	
15	Land	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	Greece	640,24		252.815,44	123.534,31	250.000,00	0,26%				
16	Hotel	Ag.Ioannis - Porto	Tinos	Cyclades	Greece	7.877,00	3.388,47	3.004.012,94	2.625.861,64	3.100.000,00	3,18%	HOTEL KEYS S.A.	2019	2033	
17	Office property	Mitropoleos 3	Athens	Attica	Greece	45,88	419,06	1.513.273,36	1.737.925,60	1.527.000,00	1,57%				
18	Retail	25is Martiou & E.Dodenanisiou	Rhodes	Dodekanisa	Greece	53,76	281,35	774.385,75	839.653,69	771.000,00	0,79%	ISTORM S.A.	2019	2028	
19	Land	Ag.Georgios - Naousa	Paros	Cyclades	Greece	518,40		267.242,44	135.097,11	278.000,00	0,28%	HOTEL KEYS S.A.	2019	2033	
20	Office properties	280 El.Venzelou Avenue	Kallithea	Attica	Greece	381,72	1.620,00	1.778.394,73	1.020.427,20	1.771.000,00	1,82%	CALL CENTER HELLAS S.A.	2019	2022	
21	Office building with retail store on the ground floor	67, Aioulou Street	Athens	Attica	Greece	401,66	3.022,24	6.560.876,00	4.879.052,89	6.634.000,00	6,80%	MESOGIOS S.A	2019	2029	
												IANOS S.A.	2019	2021	
22	Retail	64, Vas. Sofias Avenue	Athens	Attica	Greece	69,20	474,00	1.790.993,00	541.396,94	1.819.000,00	1,86%	OFTHALMOLOGIKO ATHINON	2019	2022	

TOTAL PROPERTIES					41.702,32	57.795,56	54.495.986,46	42.193.582,05	59.997.000,00	61,49%
Cash in Hand									1.545,84	
Sight Deposits									37.566.072,24	
TOTAL CASH AND CASH EQUIVALENTS									37.567.618,08	38,51%
TOTAL INVESTMENTS									97.564.618,08	100,00%
	31.12.2019				31.12.2017	31.12.2018			31.12.2019	
Receivables	346.058,24	Total assets per IFRS			29.006.722,81	41.228.497,47			97.880.130,06	
Payables	14.100.880,97	Fair value of properties according to Law 2778/1999			26.346.000,00	39.812.000,00			59.997.000,00	
		% of valued properties on total assets			90,83%	96,56%			61,30%	
		Total cash and cash equivalents			2.536.166,75	1.303.673,65			37.567.618,08	
		% of total cash and cash equivalents on total assets			8,74%	3,16%			38,38%	

Notes:

- 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.2190/1920, L.2778/1999 and L.4209/2013, as in force.
- The Company has full ownership of all 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/n8 two (2) combined horizontal properties with 177 ‰ ownership on the plot, (iii) s/n11 eleven (11) horizontal properties with 115,25‰ ownership on the plot, (iv) s/n17 one (1) horizontal ownership with 52,7‰ ownership on the plot, (v) s/n18 one (1) horizontal property with 60,9‰ ownership on the plot, (vi) s/n20 six (6) horizontal properties with 450‰ ownership on the plot, (vii) s/n22 one (1) horizontal property with 87 ‰ ownership on the plot.
- The description of properties reflects their current prevailing use.
- The properties with s/n 1 to 4 and 8, 9, 11, 17, 18, 20, 21, 22 have separate horizontail ownerships.
- All properties are free of encumbrances except for properties with:
 - s/n 1,2,3, on which prenotation of mortgages have been registered in favor of Alpha Bank SA for a total amount of € 12.000.000.
 - s/n 4,5,6,7,8,11 and 12 on which prenotations of mortgages have been registered in favor of Eurobank Ergasias SA of € 26.000.000 for each.
 - s/n 14, on which prenotations of mortgages have been registered in favor of the Company for a total amount of € 28.000. After the acquisition of the property by the Company, the mortgage is eliminated, but the registration of the elimination at the Land Registry is pending.
 - s/n 18, which was acquired at the end of 2019 and has a prenotation of mortgage of € 2.600.000 in favor of PROBANK S.A. that burdened the previous owners and is expected to be eliminated in the near future.
 - s/n 22, which was acquired at the end of 2019 and has an encumbrance of € 25.138,75 that burdened the previous owners and is expected to be eliminated in the near future.
- On 16/04/2019 the Company acquired the property with s/n 15 at a total price of € 248 thousand, excluding acquisition costs of € 4,8 thousand.
- On 18/04/2019 the Company acquired the property with s/n 16 at a total price of € 2,960 thousand, excluding acquisition costs of € 44 thousand.
- On 10/10/2019, the Company acquired the property with s/n 17 at a total price of € 1.466 thousand, excluding acquisition costs of € 47 thousand.
- On 29/10/2019, the Company acquired the property with s/n 18 at a total price of € 765 thousand, excluding acquisition costs of € 9 thousand.
- On 04/11/2019, the Company acquired the property with s/n 19 at a total price of € 260 thousand, excluding acquisition costs of € 7,2 thousand.
- On 11/11/2019, the Company acquired the property with s/n20 at total a price of € 1.755 thousand, excluding acquisition costs of € 23 thousand.
- On 28/11/2019, the Company acquired the property with s/n 21 at a total price of € 6.500 thousand, excluding acquisition costs of € 61 thousand.
- On 23/12/2019, the Company acquired the property with s/n 22 at a total price of € 1.750 thousand, excluding acquisition costs of € 41 thousand.
- On August 30, 2019, the Company signed a lease contract with the company "THE GREEK FOUNDATION PC" for the property with s/n13 and its conversion from office building to a hotel. The tenant is responsible for the renovation and conversion costs.
- The "Fair Value 31.12.2019" refers to property values , as 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.

THE CHAIRMAN OF THE BoD

Theodoros D. Fessas
ID Number AE106909

Kallithea, February 12th 2020
THE CHIEF EXECUTIVE OFFICER

Anna G. Apostolidou
ID Number AM540378

THE ACCOUNTING DEPARTMENT MANAGER

Nikolaos D. Charisis
ID Number AH101374
E.C.G. Licence NO.0008340/ A' class

[Translation from the original text in Greek]

Report of factual findings in connection with the 'Statement of Investments'

To the Board of Directors of BriQ Properties REIC

We have performed the procedures agreed with the Board of Directors of BriQ Properties REIC (the "Company"), as enumerated below and described in our engagement letter dated 8 July 2019, in the context 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, and article 25 of Law 2778/1999 with respect to the Company's Statement of Investments as of 31 December 2019.

The Company's Management is responsible for preparing the aforementioned Statement. Our engagement was undertaken in accordance with the International Standard on Related Services ('ISRS') 4400 applicable to agreed-upon-procedures engagements. Our responsibility is solely for performing the procedures described below and for reporting to you our findings.

Our agreed-upon-procedures and findings are as follows:

- The above-mentioned "Statement of Investments" 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.
- 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 "Property Valuation" Reports as of 31 December 2019 prepared by the responsible independent valuers.
- The fair values of the aforementioned investment properties which appear in the "Fair Value" column of the above-mentioned "Statement of Investments" were derived from the "Property Valuation" Reports as of 31 December 2019 prepared by the responsible independent valuers.
- The total fair value of investment properties which appear in the above-mentioned "Statement of Investments" agrees with the corresponding value of Investment Properties appearing in the accounting records maintained by the Company for the year ended 31 December 2019.
- 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 2019.
- We confirmed that the calculations in the above-mentioned "Statement of Investments" are arithmetically accurate.

Because the above procedures do not constitute either an audit or a review in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention that we would have reported to you.

Our report is solely addressed to the Board of Directors of the Company for purposes of fulfilling its responsibilities with respect to the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Markets Commission, as amended by decisions 10/566/26.10.2010 and 5/760/14.07.2016. Consequently, this report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the full Financial Statements prepared by the Company for the year ended 31 December 2019, for which we will issue a separate Auditor's Report.



Athens, February 13th 2020
The Certified Auditor

PricewaterhouseCoopers
Certified Auditors - Accountants,
268 Kifissias Avenue, Halandri 152 32
SOEL Reg. No. 113

Dimitris Sourbis
SOEL Reg. No. 16891