




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 31.12.2020

A/A	PROPERTY DESCRIPTION					PROPERTY VALUES				TENANT	OTHER INFORMATION	
	DESCRIPTION	LOCATION AND ADDRESS			SURFACE AREA in SQ.M.		ACQUISITION	TAX VALUE	FAIR VALUE 31.12.2020			% OF TOTAL INVESTMENTS 31.12.2020
		Address	Municipality	District	Land	Building						
1	Office Building	2A, Argyroupoleos Street	Kallithea	Attica	920,12	3.915,33	3.860.000,00	2.443.418,19	4.263.000,00	4,16%	UNISYSTEMS S.A. INFO QUEST TECHNOLOGIES S.A. QUESTONLINE S.A.	
											CRYSTAL ALMOND TOWERS S.A.	Part of the property's roof is leased to CRYSTAL ALMOND TOWERS S.A. (ex.WIND HELLAS S.A.) for the installation of mobile antennas.
											QUEST HOLDINGS S.A. QUEST ENERGY S.A.	
2	Office Building with underground parking spaces	19-23, Al. Pantou Street	Kallithea	Attica	1.137,28	6.806,03	4.970.000,00	2.097.968,93	6.001.000,00	5,86%	UNISYSTEMS A.E.E.	
3	Office Building with underground parking spaces	25, Al. Pantou Street	Kallithea	Attica	1.160,98	6.637,42	5.801.797,00	2.102.482,60	6.286.000,00	6,13%	UNISYSTEMS S.A.	Part of the first floor of the property (101,26 sq.m.) is occupied by the Company as its registered office. The market value of the owner-occupied property as at 31.12.2020 amounted to 185.000,00 € and the net book value as at 31.12.2020 amounts to 147.315,00 €.
											ISQUARE S.A. IQbilty SOLE SHAREHOLDER CO. LTD QUEST HOLDINGS S.A.	
											CRYSTAL ALMOND TOWERS S.A.	Part of the property's roof is leased to CRYSTAL ALMOND TOWERS S.A. (ex.WIND HELLAS S.A.) for the installation of mobile antennas.
											VODAFONE GREECE TOWERS S.A.	Part of the property's roof is leased to VODAFONE GREECE TOWERS S.A. for the installation of mobile antennas.
											Plaza Hotel Skiathos S.A. SARMED WAREHOUSES S.A.	
4	Office Building with underground parking spaces	27, Al. Pantou Street	Kallithea	Attica	233,84	1.358,97	1.385.000,00	579.498,60	1.406.000,00	1,37%	ISQUARE S.A. UNISYSTEMS S.A.	
5	Warehouse Building (logistics)	119, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	4.644,06	6.113,54	3.143.709,30	1.964.524,68	3.211.000,00	3,13%	ISQUARE S.A. ISTORM S.A. QUEST ENERGY S.A. QUESTONLINE S.A. INFO QUEST TECHNOLOGIES S.A. UNISYSTEMS S.A.	
											CRYSTAL ALMOND TOWERS S.A.	Part of the property's roof is leased to CRYSTAL ALMOND TOWERS S.A. (ex.WIND HELLAS S.A.) for the installation of mobile antennas.
6	Warehouse Building (logistics)	125-127, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	5.773,03	7.956,66	4.050.000,00	4.030.811,26	4.336.000,00	4,23%	INFO QUEST TECHNOLOGIES S.A. QUEST ENERGY S.A.	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	9.683,15	3.988,73	1.658.950,00	1.544.290,40	2.019.000,00	1,97%	PHARMASERVE-LILLY S.A.C.I.	
8	Retail	283, Kifissias Avenue	Kifisia	Attica	63,61	168,40	767.629,36	801.493,06	948.000,00	0,93%	ELPEDISON S.A.	
9	Office building with retail store on the ground floor	42, Posidonos Avenue	Kallithea	Attica	567,49	1.907,47	1.210.361,12	2.148.591,78	1.810.000,00	1,77%	PRISMA ELECTRONICS S.A. TSOLAKELI A.STAMATINA	
10	Special use building (Elderly Hosting Center)	18, Filellinon Street	Chalandri	Attica	961,37	1.788,42	1.043.353,16	1.902.559,28	1.361.000,00	1,33%	KARAMANLI ANASTASIA	
11	Properties in office building with parking spaces	1, Alamanas Street	Marousi	Attica	389,68	874,14	1.436.830,33	1.136.197,60	1.878.000,00	1,83%	BANK INFORMATION SYSTEMS S.A.	
12	Hotel	Ag.Georgios - Naousa	Paros	Cyclades	4.468,27	3.391,73	3.553.319,09	4.071.046,05	4.100.000,00	4,00%	HOTEL KEYS S.A.	
13	Hotel	4, I.Gennadiou & Ipsilantou Street	Athens	Attica	224,34	1.629,30	4.891.004,50	4.226.545,00	5.300.000,00	5,17%	THE GREEK FOUNDATION P.C.	
14	Warehouse Building (logistics)	123, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	1.487,24	2.054,30	832.038,94	945.253,30	820.000,00	0,80%	INFO QUEST TECHNOLOGIES S.A.	
15	Land Plot	117, Kifissou Avenue	Nikaia- Ag.I.Rentis	Attica	640,24		252.815,44	151.288,71	187.000,00	0,18%		
16	Hotel	Ag.Ioannis - Porto	Tinos	Cyclades	7.877,00	3.388,47	3.004.012,94	2.520.556,72	2.800.000,00	2,73%	HOTEL KEYS S.A.	
17	Office property	Mitropoleos 3	Athens	Attica	45,88	419,06	1.687.284,91	1.673.558,02	1.684.000,00	1,64%	HINES HELLAS I.K.E.	
18	Retail	25is Martiou & E.Dodnanisiou	Rhodes	Dodekanisa	53,76	281,35	792.950,75	926.946,69	803.000,00	0,78%	ISTORM S.A.	
19	Land Plot	Ag.Georgios - Naousa	Paros	Cyclades	518,40		267.242,44	198.390,64	267.000,00	0,26%	HOTEL KEYS S.A.	
20	Office properties	280 El.Venizelou Avenue	Kallithea	Attica	381,72	1.620,00	1.778.394,73	956.468,80	1.750.000,00	1,71%	CALL CENTER HELLAS S.A.	
21	Office building with retail store on the ground floor	67, Aiolou Street	Athens	Attica	401,66	3.022,24	6.560.876,00	4.687.722,42	6.628.000,00	6,47%	MESOGIOS S.A. IANOS S.A.	
22	Special use property with underground parking spaces	64, Vas. Sofias Avenue	Athens	Attica	103,92	1.217,89	1.986.253,25	1.062.452,93	2.034.000,00	1,99%		Parking spaces of 136.83 sq.m. are leased from 01.01.2021 to the company EYE DAY CLINIC M.MEDICAL
23	Retail store	8, Giaboudaki Street	Rethymnis	Rethymnis	1.063,00	782,31	1.155.011,29	1.158.458,80	1.158.000,00	1,13%	RETAIL WORLD S.A.	
24	Hotel	Acharavi	Thinaliou	Corfu	13.875,64	1.236,80	3.045.135,86	1.221.702,93	2.700.000,00	2,64%	HOTEL KEYS S.A.	
25	Land plot with under-development logistics complex	Patima or Iremos Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	82.482,46		9.061.959,41	427.303,25	9.229.000,00	9,01%		
26	Land Plot	Patima or Iremos Topos or Lakkos or Gropa Kamaterou	Aspropyrgos	Attica	2.436,05		68.153,45	12.058,45	66.000,00	0,06%		
TOTAL PROPERTIES					141.594,19	60.558,56	68.264.083,27	44.991.589,09	73.045.000,00	71,29%		

A/A	PROPERTY DESCRIPTION						PROPERTY VALUES				TENANT	OTHER INFORMATION
	NAME AND DESCRIPTION OF SUBSIDIARIES	LOCATION AND ADDRESS			SURFACE AREA IN SQ.M.		ACQUISITION COST OF INVESTMENT IN SUBSIDIARY	TAX VALUE OF PROPERTIES OWNED BY THE SUBSIDIARY	FAIR VALUE OF INVESTMENT IN SUBSIDIARY 31.12.2020	% OF TOTAL INVESTMENTS 31.12.2020		
		Address	Municipality	District	Land	Building						
1	Hotel, Plaza Hotel Skiathos S.M.S.A	Kanapitsa	Skiathos-Kanapitsa	Magnisia	10.454,78	4.068,77	3.522.337,00	2.871.531,33	4.031.129,67	3,93%	HOTEL KEYS S.A.	The Company on 31.12.2020 owned 100,00% of the share capital of Plaza Hotel Skiathos M.A.E. The fair value of its property amounts to € 4.000,000 based on the valuation by the company HVS HOSPITALITY CONSULTING SERVICES S.A.
2	Logistics complex, SARMED WAREHOUSES S.A.	Tripio lithari	Mandra	Attica	131.232,40	58.641,61	23.902.720,00	18.887.749,06	24.490.299,86	23,90%	SARMED LOGISTICS S.A.	The Company on 31.12.2020 owned the 80,00% of the share capital of Sarmed Warehouses S.A. The fair value of its property amounts to € 29.141.000 based on valuation report of Cushman & Wakefield Proprius and its tax value amounts to € 23.609.686,33
TOTAL INVESTMENTS IN SUBSIDIARIES - NOT LISTED IN A STOCK EXCHANGE					141.687,18	62.710,38	27.425.057,00	21.759.280,39	28.521.429,53	27,84%		
TOTAL PROPERTIES AND INVESTMENTS IN SUBSIDIARIES					283.281,37	123.268,94	95.689.140,27	66.750.869,48	101.566.429,53	99,12%		
Cash in Hand									1.242,25			
Sight Deposits									897.655,17			
TOTAL CASH AND CASH EQUIVALENTS									898.897,42	0,88%		
TOTAL INVESTMENTS									102.465.326,95	100,00%		
		31.12.2020			31.12.2018	31.12.2019			31.12.2020			
Receivables		1.494.688,07	Total assets per IFRS		41.228.497,47	97.880.130,06			102.870.072,40			
Payables		20.094.812,19	Fair value of properties according to Law 2778/1999		39.812.000,00	59.997.000,00			73.045.000,00			
			% of valued properties on total assets		96,56%	61,30%			71,01%			
			Fair value of holdings according to Law 2778/1999						28.521.429,53			
			% of valued holdings on total assets						27,73%			
			Total cash and cash equivalents		1.303.673,65	37.567.618,08			898.897,42			
			% of total cash and cash equivalents on total assets		3,16%	38,38%			0,87%			
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.2190/1920, 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/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 two (2) horizontal property 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, 9, 11, 17, 18, 20, 21, 22 and 23 have separate horizontal ownerships.												
5. On properties with s/n 4,5,6,7,8,11 and 12, prenotations of mortgages have been registered in favor of Eurobank Ergasias SA of € 26.000.000 for each. For the property with 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. It is noted that for the following properties the prenotation of mortgage has already been eliminated: i) of the 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, in its capacity as a representative of the bond lenders and on behalf of all the bond lenders. Following the mortgage's full repayment at 15.04.2020 the elimination of the mortgage was completed at 07.07.2020. ii) of the property with 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 and the registration of the elimination at the Land Registry was completed at 06.07.2020. iii) on part of the property with s/n 25, which was acquired in 2020 a €1.225.000 mortgage was registered in favor of Piraeus Bank, which was eliminated at 28.7.2020.												
6. On 07/02/2020 the Company acquired the property with s/n 23 at a total price of €1.128 thousand, excluding acquisition costs of €27 thousand.												
7. On 27/02/2020 the Company acquired the property with s/n 24 at a total price of €2.934 thousand, excluding acquisition costs of €111 thousand.												
8. On 03/03/2020 the Company acquired 100% of the capital stock of Plaza Hotel Skiathos S.M.S.A. (s/n 1 in investments in Subsidiaries - non listed in a stock exchange).												
9. On 02/06/2020 the Company acquired the land plot with s/n 25 at a total price of €3.456 thousand, excluding acquisition costs of €139 thousand.												
10. On 16/11/2020 the Company acquired the land plot with s/n 26 at a total price of 66 thousand, excluding acquisition costs of € 2 thousand.												
11. On 16/11/2020 the Company acquired 2 land plots at a total price of € 1.959 thousand, excluding acquisition costs of € 25 thousand, which are adjacent to the plot acquired on 02/06/20 with s/n 25 and they were merged on 02/12/20												
12. On 14/12/2020 the Company acquired 80% of the capital stock of SARMED WAREHOUSES S.A.. (s/n 2 in investments in Subsidiaries - non listed in a stock exchange).												
13. On 17/12/2020 the Company acquired the 64,20% of a horizontal property, i.e. 743,89 sq.m. with parking use at a total price of 180 thousand, excluding acquisition costs of € 5 thousand. The property is located at the same building with the property with s/n/ 22.												
14. The "Fair Value 31.12.2020" 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, given the uncertainty from the evolution of the COVID-19 pandemic and the possible future impact on the real estate market in our country and internationally and in the absence of sufficient comparative information, conditions of "material valuation uncertainty" are created, as defined in the International Valuation Standards. For this reason, real estate values go through a period in which they will be monitored with a higher degree of caution.												
THE CHAIRMAN OF THE BoD			Kallithea, February 26th 2020				THE ACCOUNTING DEPARTMENT MANAGER					
Theodoros D. Fessas ID Number AE106909			Anna G. Apostolidou ID Number AM540378				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 6 July 2020, 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 2020.												
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:												
1. 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.												
2. 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 of Fair Values Reports as of 31 December 2020 prepared by the responsible independent valuers.												
3. 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 Valuation of Fair Values Reports as of 31 December 2020 prepared by the responsible independent valuers.												
4. The fair value of investments in subsidiaries which appears in the "Fair Value of Investment in Subsidiary" column of the above - mentioned "Statement of Investments" was derived from the reported net asset value of the companies in which the Company holds interests. The reported net assets for these investments were based on the fair values of the underlying investment properties determined by the responsible independent valuers as described in their Valuation of Fair Value Reports as of 31 December 2020.												
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 appearing in the accounting records maintained by the Company for the year ended 31 December 2020.												
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 2020.												
7. 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 2020, for which we will issue a separate Auditor's Report.												
Athens, February 26th 2020 The Certified Auditor												
												
PricewaterhouseCoopers Certified Auditors - Accountants, 268 Kifissias Avenue, Halandri 152 32 SOEL Reg. No. 113							Dimitris Sourbis SOEL Reg. No. 16891					