

**TO THE ANNUAL GENERAL MEETING OF ITS SHAREHOLDERS
"BriQ Properties REIC"**

**AUDIT COMMITTEE ACTIVITY REPORT
FISCAL YEAR 2025**

Ladies and Gentlemen Shareholders,

This Activity Report of the Audit Committee concerns the fiscal year 01.01.2025 – 31.12.2025 and was prepared in accordance with the provisions of Law 4449/2017, as in force after its amendment by Law 4706/2020. It is addressed to the Annual General Meeting of the Shareholders of the company "BriQ Properties REIC" on April 28, 2026 and aims to inform you about the activities of the Audit Committee, within the framework of its responsibilities.

The main duties of the Audit Committee include monitoring the process and conducting the statutory audit of the Company's financial statements. It also monitors, examines and evaluates the process of preparing financial information and monitors the effectiveness of the Company's Internal Control, Risk Management, Internal Control and Regulatory Compliance System.

The Audit Committee, among other things:

(a) inform the Board of Directors of the audited entity of the outcome of the statutory audit and explain how the statutory audit contributed to the integrity of the financial information and what the role of the audit committee was in this process;

(b) monitor the financial reporting process and submit, if necessary, recommendations or proposals to ensure its integrity;

(c) monitor the effectiveness of the internal control and risk management systems of the undertaking and, where applicable, of its internal control department, with regard to the financial reporting of the audited entity, without prejudice to the independence of that entity;

d) monitors the statutory audit of the annual and consolidated financial statements and in particular its performance, taking into account any findings and conclusions of the competent authority in accordance with par. 6 of Article 26 of Regulation (EU) No. 537/2014,

(e) supervise and monitor the independence of statutory auditors or audit firms in accordance with Articles 21, 22, 23, 26 and 27, as well as Article 6 of Regulation (EU) No. 537/2014 and in particular the suitability of the provision of non-audit services to the audited entity in accordance with Article 5 of Regulation (EU) No. 537/2014,

f) is responsible for the selection process of certified public accountants or auditing firms and proposes the certified public accountants or auditing firms to be appointed in accordance with Article 16 of Regulation (EU) No. 537/2014, unless par. 8 of Article 16 of Regulation (EU) No. 537/2014.

Composition of the Audit Committee

The Audit Committee, in accordance with article 44 of Law 4449/2017, is a committee of the Board of Directors, consisting only of members of the Board of Directors, and the term of office of its members is the same as their term as members of the Board of Directors.

The Audit Committee consists of three members, consisting entirely of non-executive members of the Board of Directors. The Chairman of the Audit Committee is appointed by its members or elected by the

general meeting of shareholders of the audited entity and is an independent non-executive member of the Board of Directors.

The members of the Audit Committee as a whole have demonstrably sufficient knowledge in the field in which the Company operates, while at least one member, who also has sufficient knowledge and experience in accounting/auditing, always attends the meetings of the Committee related to the approval of the financial statements.

Following its reconstitution, the Board of Directors at its meeting on April 29, 2025 appointed as members of the Audit Committee of the Company the Independent Non-Executive Members, Mr. Marios Lasanianos son of Konstantinos, Ms. Eleni Linardou son of Dimitrios and Mr. Stefanos Karaiskakis son of Dimitrios, after it was verified that they meet the independence criteria of article 9 of Law 4706/2020 and the conditions of article 74 of Law 4706/2020. In particular, the elected members of the Audit Committee as a whole have sufficient knowledge in the Company's field of activity, while at least one member, Mr. Marios Lasanianos, has the required sufficient knowledge in auditing or accounting in accordance with par. g of article 44 of Law 4449/2017.

Furthermore, during the meeting of the Audit Committee on 29.04.2025, the members of the Audit Committee decided to appoint the Independent Non-Executive Member of the Board of Directors, Mr. Marios Lasanianos son of Konstantinos, as its Chairman.

Following the above, the Audit Committee of the Company for the fiscal year 2025 consisted of the following:

1. the **Independent – Non-Executive Member, Mr. Marios Lasanianos as a Member of the Audit Committee**, who gathers the statutory capacities and has sufficient knowledge in the field in which he operates and the required sufficient knowledge in auditing or accounting in accordance with par. g of article 74 of Law 4706/2020 as he is a Certified Auditor Accountant, a member of the Institute of Certified Accountants, holds the title of Fellow Member of ACCA (Association of Certified Chartered Accountants) with many years of experience as an auditor and as a manager of financial services,
2. the **Independent – Non-Executive Member, Mrs. Eleni Linardou as a Member of the Audit Committee**, which gathers the statutory capacities and has sufficient knowledge in the field in which the Company operates, and
3. the **Independent – Non-Executive Member, Mr. Stefanos Karaiskakis, as a Member of the Audit Committee**, who has the statutory capacities and has sufficient knowledge in the field in which the Company operates,

Internal Audit Committee Meetings

The Audit Committee in the year 2025 met fifteen times (15), while after 31.12.2025 and until the approval of the Annual Financial Report for the fiscal year 2025 by the Board of Directors, the Committee met four (4) times. The Head of the Service was invited to discuss issues within the competence of the Internal Audit Service. The Audit Committee discussed all issues falling within its areas of responsibility, with emphasis on the following: a) Financial Reporting, b) External Audit, c) Internal Audit, Internal Control System, Risk Management and Regulatory Compliance, d) Other issues related to the Committee's responsibilities/purpose. All the Commission's decisions were taken unanimously.

The main issues handled by the Audit Committee during the year 2025 are categorized as follows:

A. Financial Reporting Procedure

1. It reviewed the Investment Statements, the Annual Financial Statements for the fiscal year 2024, as well as the interim financial statements for the fiscal year 2025, prior to their submission for approval to the Board of Directors, evaluating their completeness, clarity and consistency in relation to the information brought to its attention and the applied accounting principles of the Company.
2. He was informed, through meetings with the relevant executives of the Company and the Certified Auditors, about the timing of the audit, the important audit issues, as well as about the critical estimates, assumptions and accounting judgments applied during the preparation of the financial statements.

B. External Audit (Certified Public Accountants)

1. In accordance with the provisions of Law 4449/2017 for the selection of certified auditors, the Audit Committee recommended to the Board of Directors the election of "ERNST & YOUNG (HELLAS) Certified Public Accountants S.A." as the auditing firm that will carry out the statutory audit of the annual and consolidated financial statements for the fiscal year 2025.
2. The Statutory Auditors submitted to the Committee the Declaration of Independence from the Company in accordance with the Code of Conduct for Professional Auditors of the International Standards of Conduct for Auditors Council (Code of Conduct for Auditors) and the ethical requirements related to the audit of financial statements. The Commission has ensured the independence and objectivity of the statutory auditors (ERNST & YOUNG).
3. Approved any additional service, other than the statutory audit of the Certified Public Accountants in the Company and its subsidiaries, to ensure that these services and related fees are permitted by applicable European and Greek legislation and do not affect the independence of the Certified Public Accountants.

C. Internal Control, Risk Management and Regulatory Compliance

1. It was informed and approved the annual activity planning of the Internal Audit Service for 2025, and evaluated the risk identification and assessment of the Company on which this planning was based.
2. He monitored the work of the Internal Audit Service through its quarterly reports. The audit work of the Internal Audit for the fiscal year 2025 covered in particular:
 - The audit of the financial and non-financial information provided (financial statements dated 31.12.2024, relevant disclosures and other disclosed information).
 - The agreement between the cash of the Company and its subsidiaries.
 - The value estimates of real estate investments and rental income.
 - The management of insurance policies in the context of the merger.
 - The control of second line operations (Regulatory Compliance and Risk Management).
 - The control of transactions with related parties (articles 99-101 of Law 4548/2018).
 - The control of the legality of remuneration and benefits to the members of the Administration.
 - The control of sustainability management (ESG).
 - The control of communication and shareholder service processes.
 - The control after the merger by absorption of Intercontinental International REIC (ICI).

In addition, the Committee took note of and evaluated the Annual Report of the Internal Audit Service for the fiscal year 2025, assessing the effectiveness of the audit work and its contribution to the improvement of the Internal Control System and corporate governance. In this context, it was informed about the progress of the implementation of the recommendations resulting from the audit findings and systematically monitored, through follow-up, the progress of the implementation of the corrective actions, ensuring the timely and consistent treatment of the relevant findings.

3. It evaluated and approved the quarterly reports and the annual report of the Regulatory Compliance Agency (external consultant: Mazars), as well as its work programme for the fiscal year 2025.
4. Evaluated the quarterly progress reports of the Risk Management Division (external consultant: Mr. Konstantinos Louropoulos), the Company's Risk Register, as well as its periodic review through the risk management platform adopted by the Company.
5. Evaluated and approved **PKF Euroauditing S.A.** as an independent provider to carry out the assessment of the adequacy and effectiveness of the Internal Control System and the Corporate Governance System of the Company, in accordance with the provisions of par. j' of par. 3 and par. 4 of article 14, par. 1 of article 13 of Law 4706/2020 and Decision 1/891/30.09.2020 of the Board of Directors of the Hellenic Capital Market Commission, while at the same time monitoring the progress of the project implementation and being regularly informed about the progress of the evaluation. At the time of writing this report, the evaluation has been completed and the Audit Committee was informed of its results, which did not reveal any material weaknesses in the Internal Control System and the Corporate Governance System of the Company, and informed the Board of Directors accordingly.

Report on sustainable development policy

According to article 44 par. 1 par. i of Law 4449/2017, the annual report of the Audit Committee includes a description of the sustainable development policy followed by the Company.

The Company, although not falling within the scope of the CSRD Directive due to its size, monitors relevant regulatory developments and gradually adjusts its procedures and disclosures, enhancing transparency and accountability in sustainability activities. To mitigate negatives and maximize its positive impacts, the Company has developed and implements a Sustainable Development Policy, to monitor and improve its performance in relation to the Company's commitments to employees, shareholders, the market, society and the environment on sustainable development issues. [BriQ | SUSTAINABLE DEVELOPMENT](#)

In addition, BriQ Properties has established the Sustainable Development Committee, which deals with environmental, social and corporate governance issues directly related to its business operations.

The Company selects partners, in particular with regard to the management of its real estate portfolio, who recognize the importance of making responsible investment decisions based on ESG criteria, examine the main negative impacts of their investment decisions on sustainability factors, implement and maintain remuneration policies that promote the proper and effective management of sustainability risk and publish information on sustainability and adverse impacts on sustainability.

The Company promotes equality, diversity, and inclusion in the workplace, recognizing that employee empowerment and equal treatment are key drivers of sustainable development. In this context, BriQ has adopted the UN Women's Empowerment Principles (WEPs), reaffirming its commitment to promoting gender equality in the workplace, market, and society. The Company incorporates these

principles into its policies and practices, promoting equal opportunities, equal treatment, and a work environment that respects diversity and enhances inclusivity for all.

The Company systematically assesses the environmental and climate risks that may affect its activity, taking into account the nature and characteristics of its investments, and seeks to continuously improve its performance in terms of energy efficiency, responsible resource management and corporate responsibility.

The oversight of the Sustainable Development Strategy is exercised by the Board of Directors, while the Sustainable Development Committee monitors the implementation of the relevant Policy, examines the relevant performance indicators (KPIs) and recommends improvements, in the context of the principle of continuous improvement.

At the same time, the Company implements a Sustainable Development Report Preparation Process, which defines the framework for the collection, processing and internal control of non-financial data. The preparation of the Report is based on the ESG Guide of the Athens Stock Exchange and takes into account international best practices and sustainability guidelines, with the aim of ensuring the completeness, comparability and transparency of the information disclosed.

In October 2025, the Company's Sustainable Development Report for the fiscal year 2024 was published, which was prepared on a voluntary basis in accordance with the above framework and reflects the Company's policies, actions and performance on ESG issues. In the context of the implementation of the ESG Guide of the Athens Stock Exchange and the assessment of the level of transparency of the relevant disclosures, the Company for the fiscal year 2024 collected 82% in the "ESG Transparency Score" index. In addition, since September 2025, the Company has been a member of the European Public Real Estate Association (EPRA), strengthening its institutional presence in the European sector of listed real estate companies and its alignment with international practices of transparency and sustainable development in the real estate sector.

As a real estate investment company, BriQ Properties attaches great importance to the efficiency and resilience of its portfolio, constantly adapting its operations and practices to modern sustainable development requirements. Through its activity, it seeks to promote innovation and evolve in harmony with the changes in the economic, social and environmental context, responding to the growing challenges and needs that affect the real estate market. At the same time, the Company monitors developments in the regulatory framework for sustainability and adapts its procedures and disclosures accordingly, enhancing transparency and accountability in its relevant activities.

Athens, 28 April 2026

Yours sincerely,

Marios Lasanianos
Chairman of the Audit Committee
Independent Non-Executive Member of
the Board of Directors