



# COMPANY PRESENTATION

Piraeus Securities | Greek Investment Day | Paris | 29 January 2026



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Committed to Excellence

A solid present

A stronger future

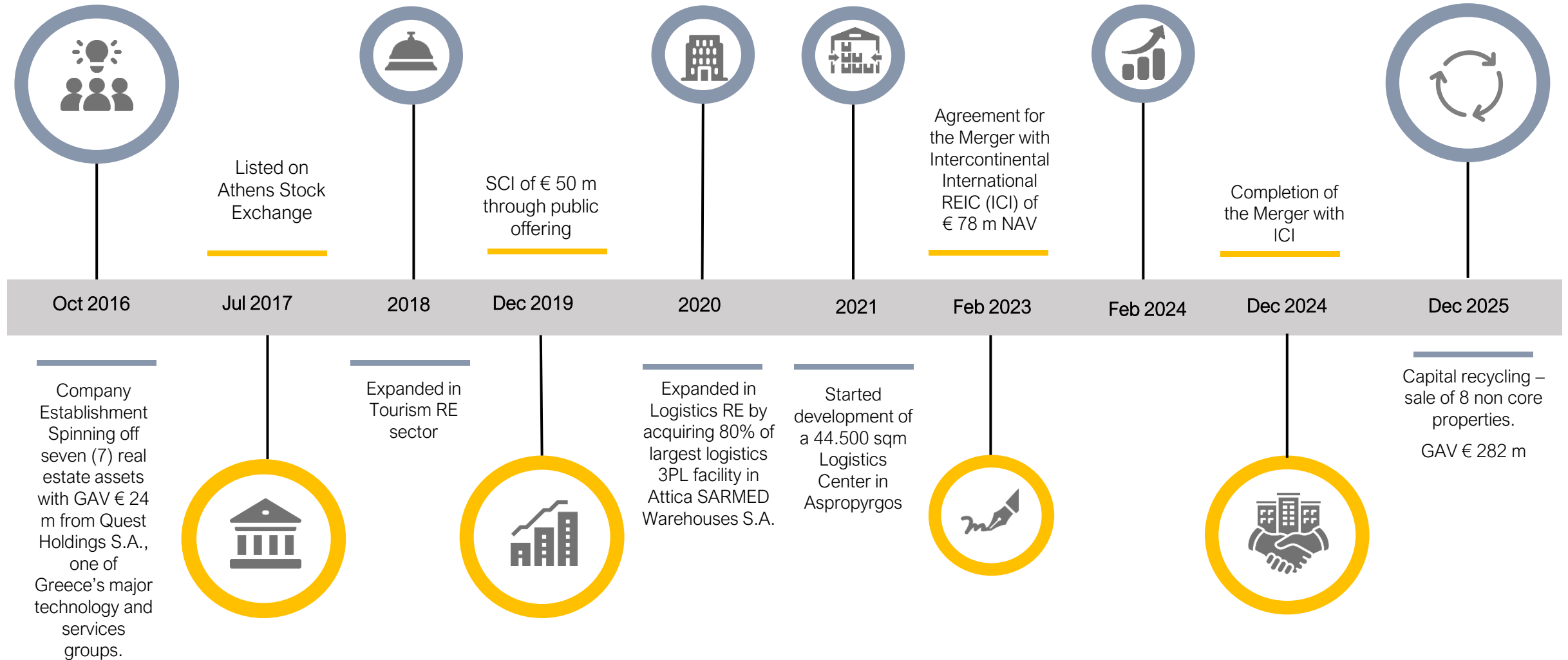




COMMITTED  
TO EXCELLENCE

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€ 282 m (51 properties)  
GAV

€ 21 m  
GRI annualized

€ 0,22 per share  
2025 F.F.O. guidance

36,7%  
LTV

7,8%  
Gross Yield <sup>(1)</sup>

18,9%  
EPRA Cost Ratio

€ 3,51  
NAV / share (30.09.2025)



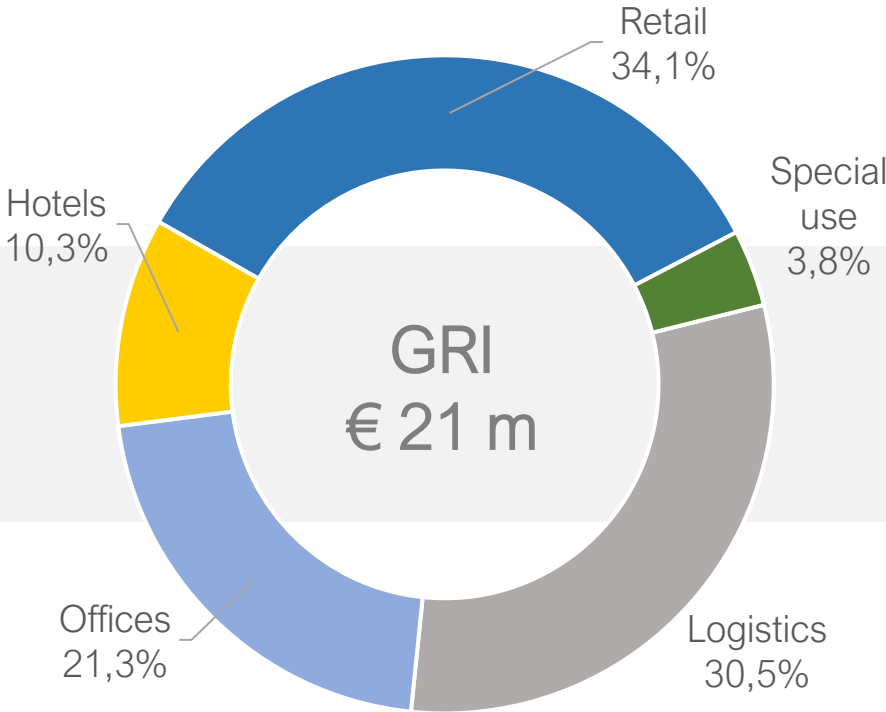
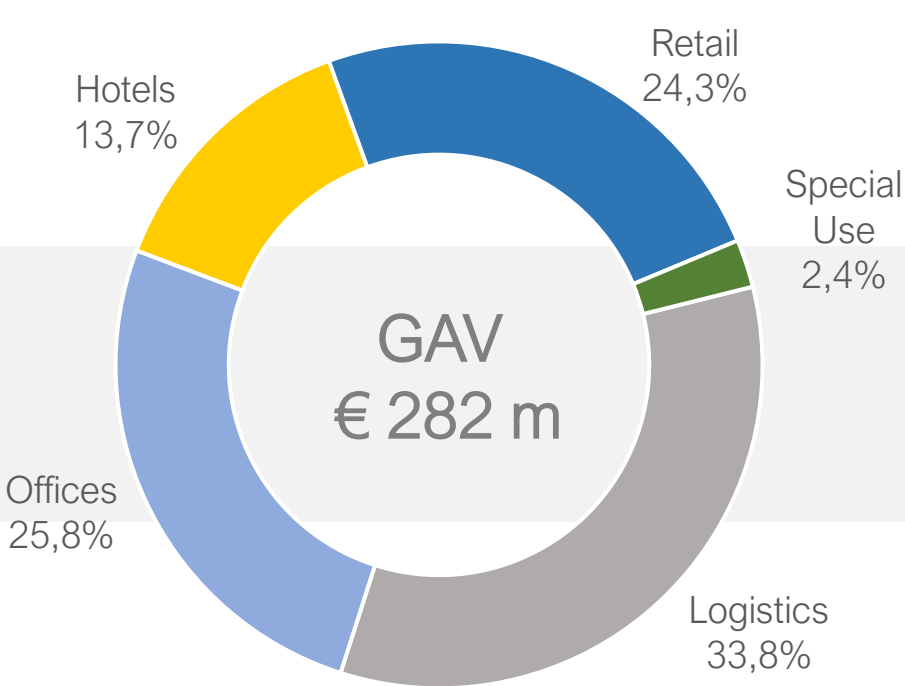
Listed on Athens Stock  
Exchange since 2017

Focus on Logistics,  
Offices and Hotels

Participating in ATHEX ESG  
Index

(1) Annualized rental income / GAV excl. development properties and self-occupied property.

\* Data is based on management estimates and unaudited information as of 31.12.2025, unless otherwise stated



**7,8% Gross Yield**

(Annualized Rental Income / GAV of the income producing properties as of 31.12.2025)

**9,8% Yield on Cost**

(Annualized Rental Income / Investment Cost of the income producing properties as of 31.12.2025)

\* annualized as at 31.12.2025  
Data is based on management estimates and unaudited information as of 31.12.2025, unless otherwise stated

## Offices

J.P.Morgan



Hines



## Logistics



## Retail



ALPHA BANK



## Hotels



## 65% of GRI from top 5 Tenants



ALPHA BANK

26,7%



12,7%



11,5%

hotelBrain™ Group

7,8%



ΣΚΛΑΒΕΝΙΤΗΣ

6,3%



**99,6%**  
occupancy  
rate



**99,1%**  
of leases are  
CPI connected



**6,3 yrs**  
WAULT (Weighted  
Average Unexpired  
Lease Term)



## DISCIPLINED INVESTMENT FRAMEWORK FOCUSED ON ASSETS WITH STRONG FUNDAMENTALS AND LONG-TERM VALUE



### Our Investment Focus

- High-quality commercial properties in logistics, offices, hotels and retail
- Core locations, primarily Attica, with selective exposure to Thessaloniki and mature tourist destinations
- Assets with strong fundamentals, upgrade potential and long-term leasing visibility
- Targeted capex for repositioning and to enhance energy efficiency and ESG performance



### Drivers of Long-term Value

- Active asset management to strengthen occupancy and rental performance
- Stable and resilient cash flows from reliable long-term tenants
- Prudent capital structure with LTV below 40%
- Selective disposals and capital recycling into higher-return opportunities

# A SOLID PRESENT

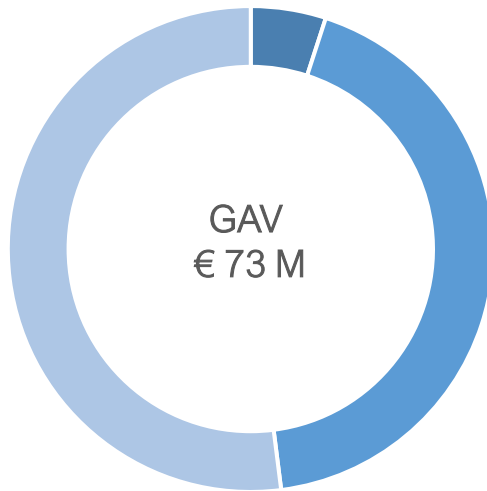
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## PRIME SPACES OFFERING A WIDE RANGE OF SOLUTIONS TO CLIENTS

| sqm               | Athens CBD | North Attica | South Attica | TOTAL  |
|-------------------|------------|--------------|--------------|--------|
| In operation      | 677        | 14.051       | 25.590       | 40.318 |
| Under development |            |              | 2.393        | 2.393  |

By Location



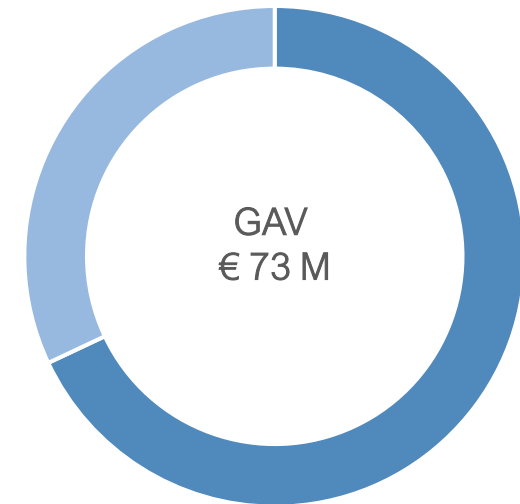
- Prime + CBD: 5%
- North Attica: 43%
- South Attica: 52%

100% Attica  
21,3% of total annualized revenue



Top tenants <sup>(1)</sup>:  
Quest Group 7%  
Friesland Campina 4%  
JP Morgan 3%

By type of tenancy



- Single-tenant: 68% (11 properties)
- Multi-tenant: 32% (3 properties)

(1) Percentage on total annualized revenue as of 31.12.2025

\* Data is based on management estimates and unaudited information as of 31.12.2025, unless otherwise stated





**266, Kifisias Avenue,**  
Location Attica, Chalandri  
GBA 5.260 sq.m.  
Value € 13,95 million

J.P.Morgan 



**18, Nikolaou Zekakou Str.,**  
Location Attica, Marousi  
GBA 3.577 sq.m  
Value € 8,75 million

  
FrieslandCampina  
nourishing by nature



**19-23, 25 & 27 Al. Pantou Str.,**  
Location Attica, Kallithea  
GBA 14.802 sq.m  
Value € 16,79 million



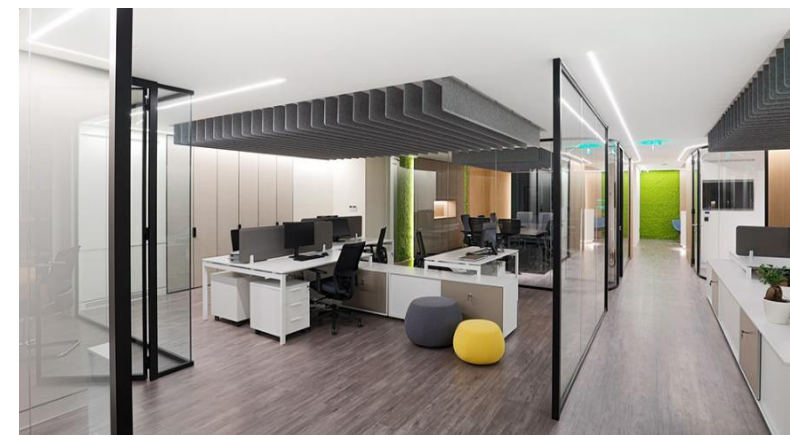


**42, Posidonos Av., (under development)**  
Location Attica, Kallithea  
GBA 2.393 sq.m.  
Value € 5,12 million



**152 Vouliagmenis Av.**  
Location Attica, Glyfada  
GBA 2.160  
Value € 5,04 million

  
HEMPEL  
Trust is earned  
SALT WATER



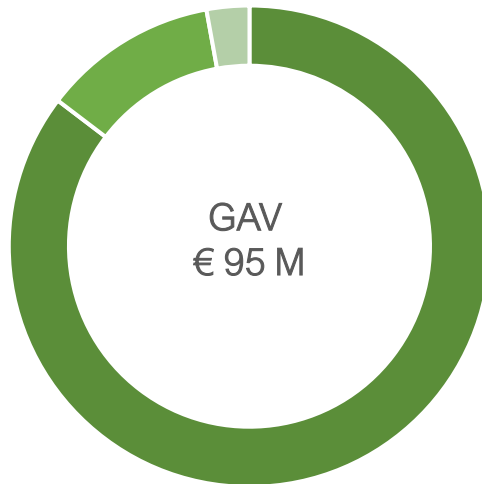
**3 Mitropoleos Str.,**  
Location Athens, Syntagma square  
GBA 677 sq.m.  
Value € 4,01 million

  
Hines

## STRONG FOOTPRINT IN THE MAIN LOGISTICS HUBS

| sqm               | West Attica | North Attica | South Attica-Piraeus | TOTAL   |
|-------------------|-------------|--------------|----------------------|---------|
| In operation      | 101.749     | 3.989        | 14.077               | 119.815 |
| Under development | 11.850      | 4.180        | -                    | 16.030  |

By location



- West Attica: 85%
- South Attica-Piraeus: 12%
- North Attica: 3%

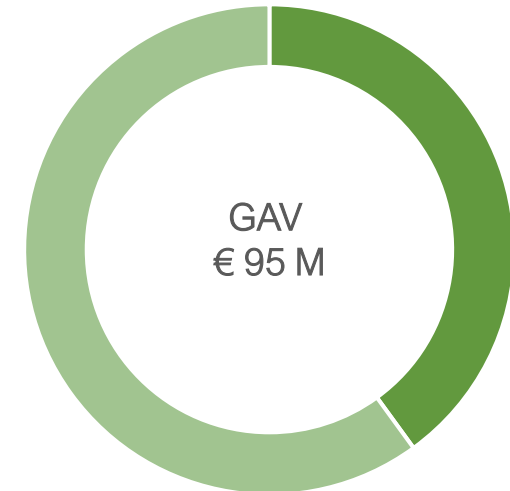
100% Attica  
30,5% of total annualized revenue



Top tenants <sup>(1)</sup>:

- Sarmed Warehouses 13%
- Quest Group 11%
- Iron Mountain 4%

By tenant type



- 3PL single-tenant: 40%
- End user: 60%

(1) Percentage on total annualized revenue as of 31.12.2025

\* Data is based on management estimates and unaudited information as of 31.12.2025, unless otherwise stated





<sup>(1)</sup> Including building under development (KAD 3)



## Aspropyrgos

Location:  
Attica,  
Aspropyrgos

GBA:  
44.637 sq.m.

Value:  
€ 43,65 million



## Mandra

Location  
GBA  
Value

Athens: Attica, Mandra  
57.256  
€ 37,6 million



125-127, 123, Kifissou Av.,  
Location Attica, Rentis  
GBA 7.964 sq.m  
Value € 6,40 million



119, Kifissou Av.,  
Location Attica, Rentis  
GBA 6.114 sq.m.  
Value € 4,35 million



65 Loutrou Str.,  
Location Attica, Acharnes  
GBA 3.989 sq.m  
Value € 2,88 million

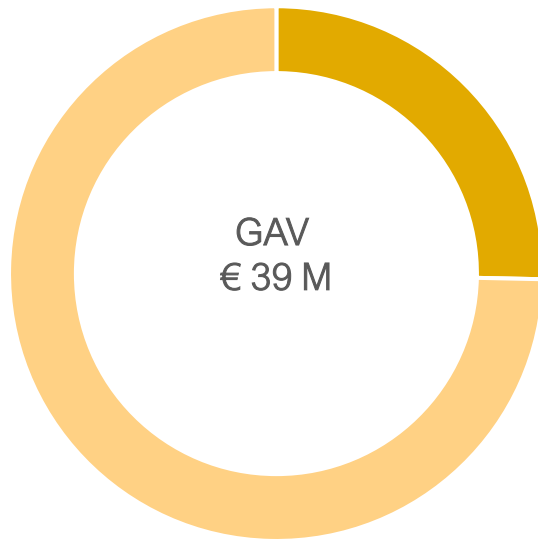


## DESTINATION-DRIVEN HOSPITALITY ASSETS WITH STRONG OPERATIONAL FUNDAMENTALS

| # Rooms / sqm                   | Attica     | Greek Islands | Total        |
|---------------------------------|------------|---------------|--------------|
| In operation                    | 38 / 1.629 | 243 / 12.435  | 281 / 14.064 |
| Conversions & under development | 45 / 2.428 | 85 / 3.754    | 130 / 6.182  |
| Under negotiation               |            | 280 / 16.600  | 280 / 16.600 |

10,3% of total annualized revenue

By location

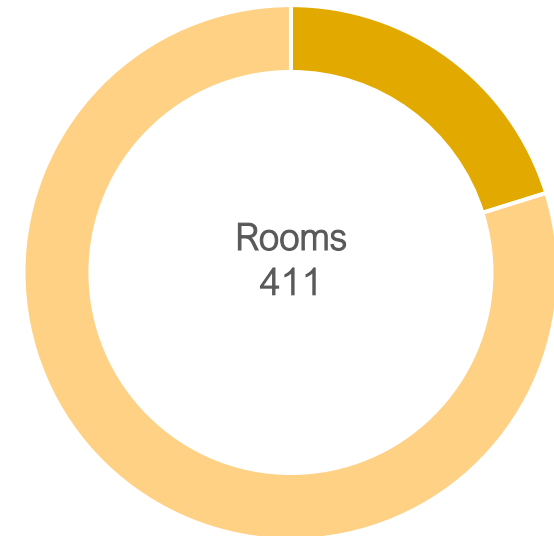


- Attica: 25%
- Greek Islands: 75%



Top tenants (1):  
Hotel Brain 8%  
The Modernist 3%

By location

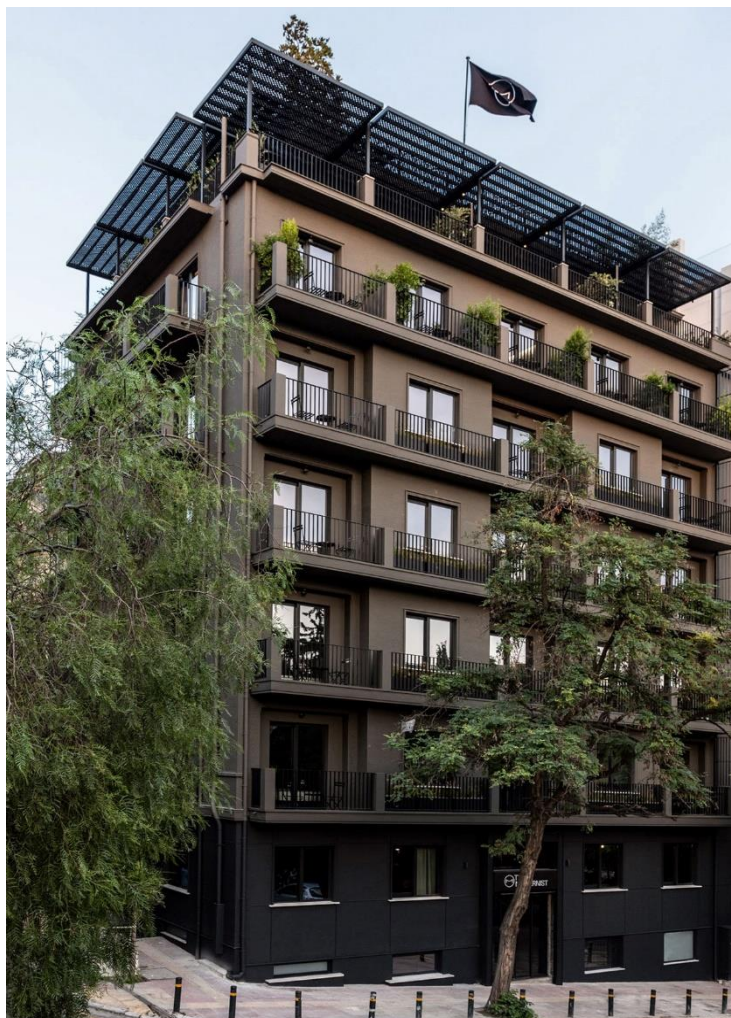


- Attica 20%
- Greek Islands 80%

(1) Percentage on total annualized revenue as of 31.12.2025

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## The Modernist Athens

Location: Athens - Kolonaki  
GBA / Rooms: 1.629 sq.m. / 38 rooms  
Value: € 10,17 million



## Radisson Resort Plaza Skiathos

Location: Skiathos Island  
GBA / Rooms: 3.843 sq.m. / 84 rooms  
Value: € 9,02 million



## Mr & Mrs White Paros

Location: Paros Island  
GBA / Rooms: 3.809 sq.m. / 61 rooms  
Value: € 8,97 million



## Mr & Mrs White Corfu

Location: Corfu Island  
GBA / Rooms: 1.394 sq.m. / 38 rooms  
Value: € 4,48 million



## Mr & Mrs White Tinos

Location: Tinos Island  
GBA / Rooms: 3.388 sq.m. / 60 rooms  
Value: € 4,22 million

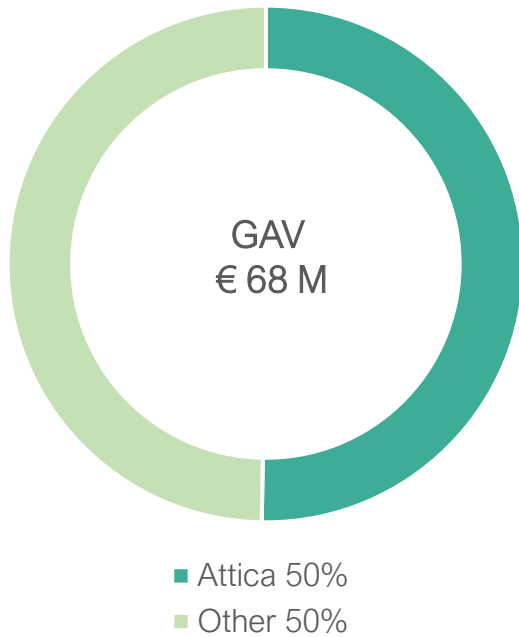




STRONG LOCATIONS WITH UPSIDE VALUE POTENTIAL

| sqm          | Attica | Other  | TOTAL  |
|--------------|--------|--------|--------|
| In operation | 13.951 | 17.307 | 31.258 |

By location

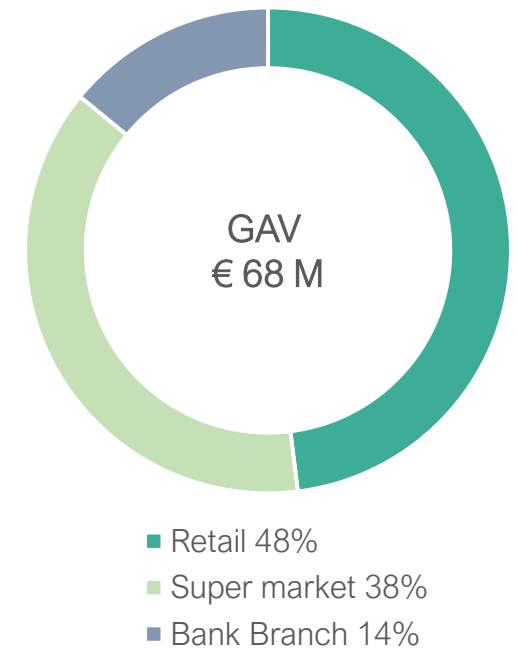


34,1% of total annualized revenue



Top tenants <sup>(1)</sup>:  
Alpha Bank 23%  
SKLAVENITIS 6%

By tenant type





**25th Avgoustou St.**

Location: Irakleio, Crete  
GBA: 3.557 sq.m.  
Value: € 11,86 million



**4 Marathonos Avenue**

Location: Attica, Pikermi  
GBA: 4.429 sq.m.  
Value: € 8,33 million



**Meandrou & Petrakogiorgi Str.**

Location: Irakleio, Crete  
GBA: 4,219 sq.m.  
Value: € 6,56 million



**155-157 El. Venizelou Av.,**

Location: Kallithea, Attica  
GBA: 1.088 sq.m.  
Value: € 4,03 million



**2 Syggrou Av. & Dion. Aeropagitou 1 St.**

Location: Athens  
GBA: 655 sq.m.  
Value: € 3,69 million



**Pacheia Ammos Prov. Road**

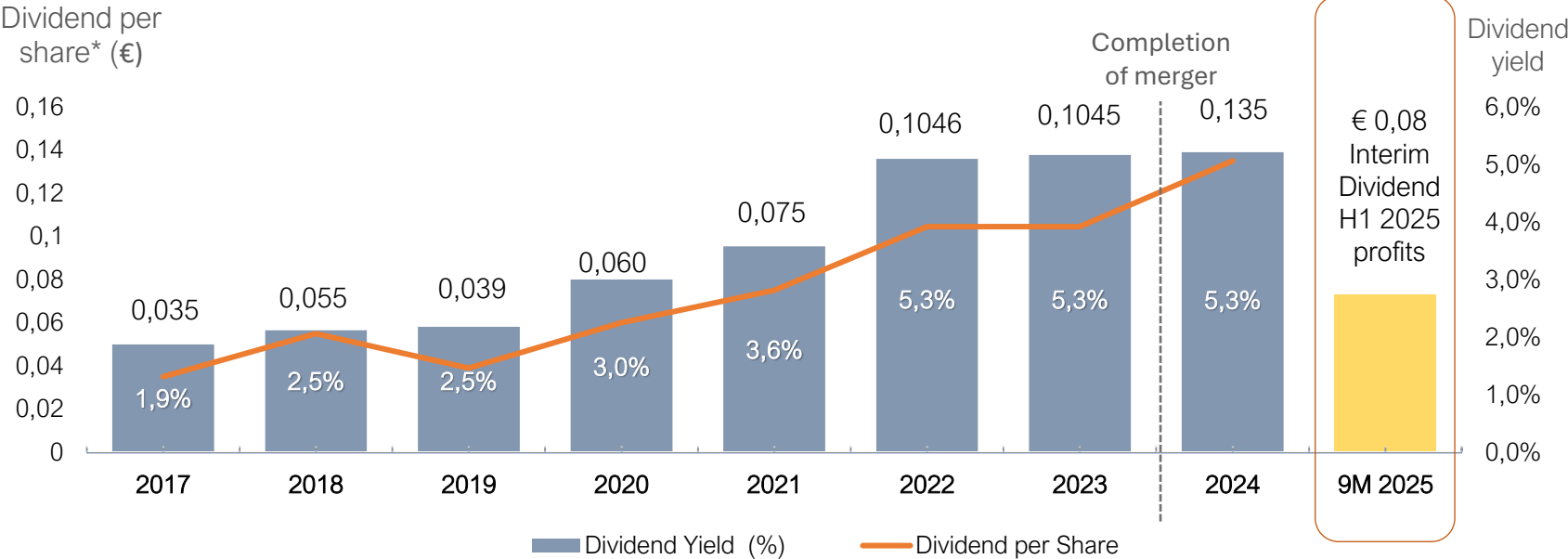
Location: Ierapetra, Crete  
GBA: 1.716 sq.m.  
Value: € 3,29 million



€ 24,3 m  
of dividends  
distributed  
since listing

5,31%  
dividend yield  
(net)  
for the past 3  
years

Active Scrip  
Dividend  
Program  
(2025 -2028)



- Dividend amount corresponds to the year the profits accrued
- Dividend yield is calculated based on the share price on the dividend record date

| BriQ vs FTSE EPRA Nareit Indices –Dividend Yield (2025) |                |
|---------------------------------------------------------|----------------|
|                                                         | Dividend Yield |
| BriQ Properties                                         | 5,31%          |
| FTSE EPRA Nareit Developed Europe Index                 | 4,39%          |
| FTSE EPRA Nareit Europe Index                           | 4,34%          |
| FTSE EPRA Nareit Global REITs Index                     | 4,29%          |
| FTSE EPRA Nareit Global Developed Index                 | 4,03%          |

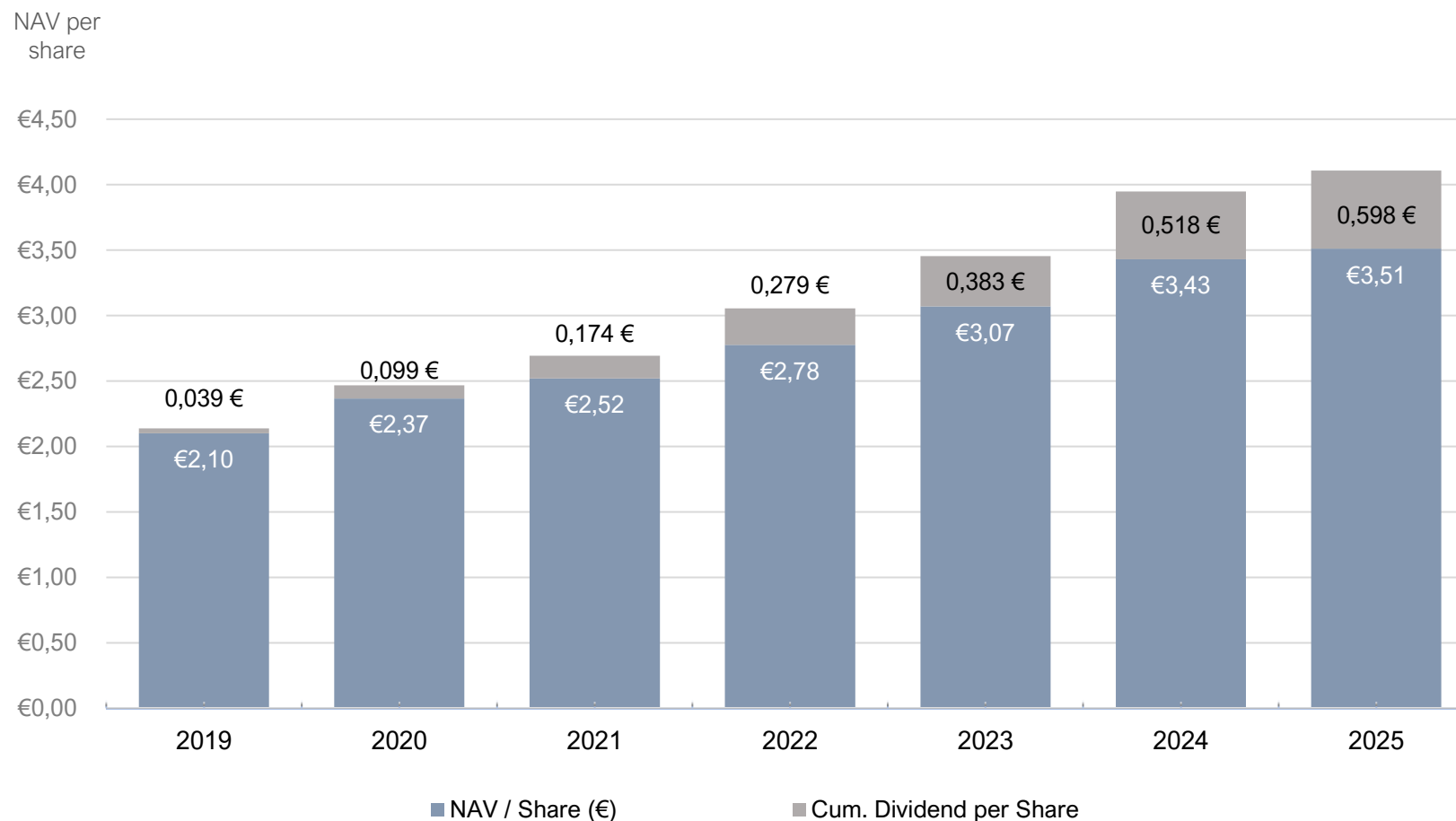
Source: EPRA Monthly Report (January 2026), FTSE Russell factsheet (31 December 2025)



**€ 1,41 / share**  
increase in NAV/Share since SCI

**96%**  
of value creation since SCI

**11,8%**  
CAGR since SCI



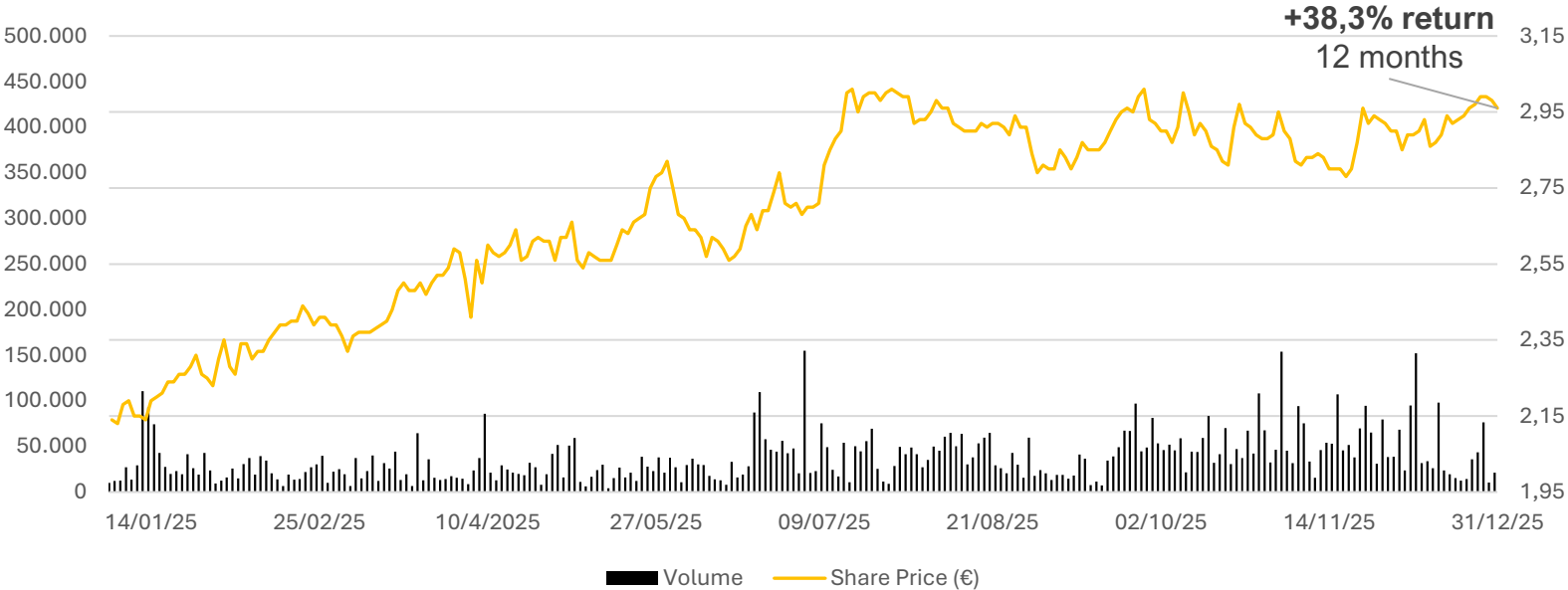
Notes:

- 1) Dividend amount corresponds to the year the profits accrued
- 2) 2025 includes the H1 Interim Dividend Distributed in December 2025

38,3%  
share price  
increase in  
last 12 mo

€ 2,96  
share price  
at  
31.12.2025

Outperformed  
Real Estate  
Stock's  
Indexes

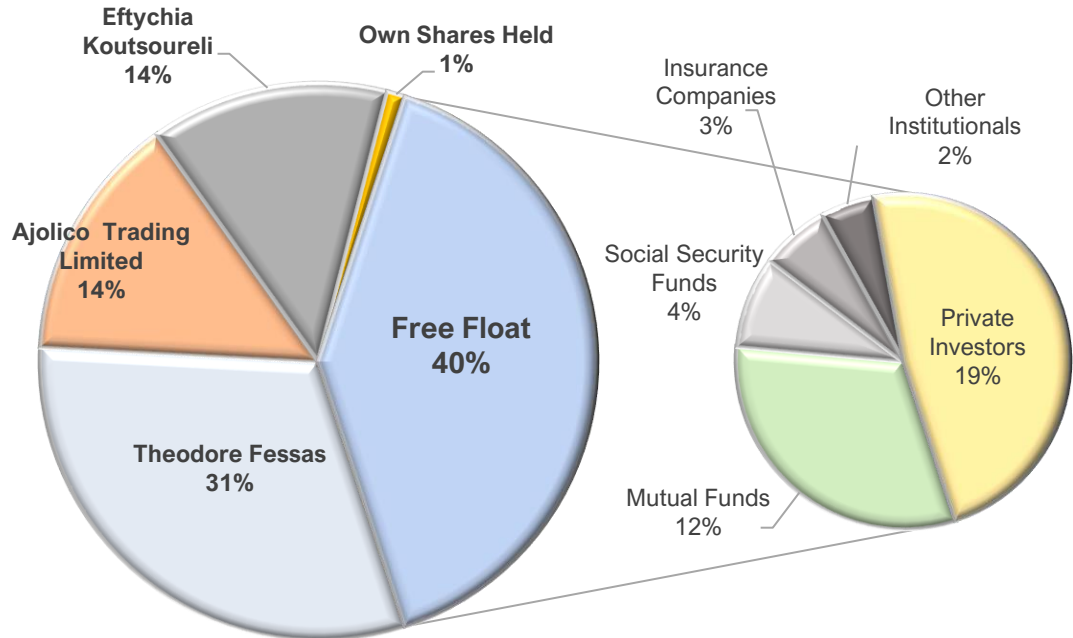


| BriQ vs FTSE EPRA Nareit Indices – Performance (2025) |                   |
|-------------------------------------------------------|-------------------|
|                                                       | Share Performance |
| BriQ Properties 2025                                  | 38,3%             |
| FTSE EPRA Nareit Developed Europe Index               | 6,8%              |
| FTSE EPRA Nareit Europe Index                         | 6,9%              |
| FTSE EPRA Nareit Global REITs Index                   | 8,4%              |
| FTSE EPRA Nareit Global Developed Index               | 10,7%             |

Source: EPRA Monthly Report (January 2026), FTSE Russell factsheet (31 December 2025)



## Shareholding Structure as 31.12.2025

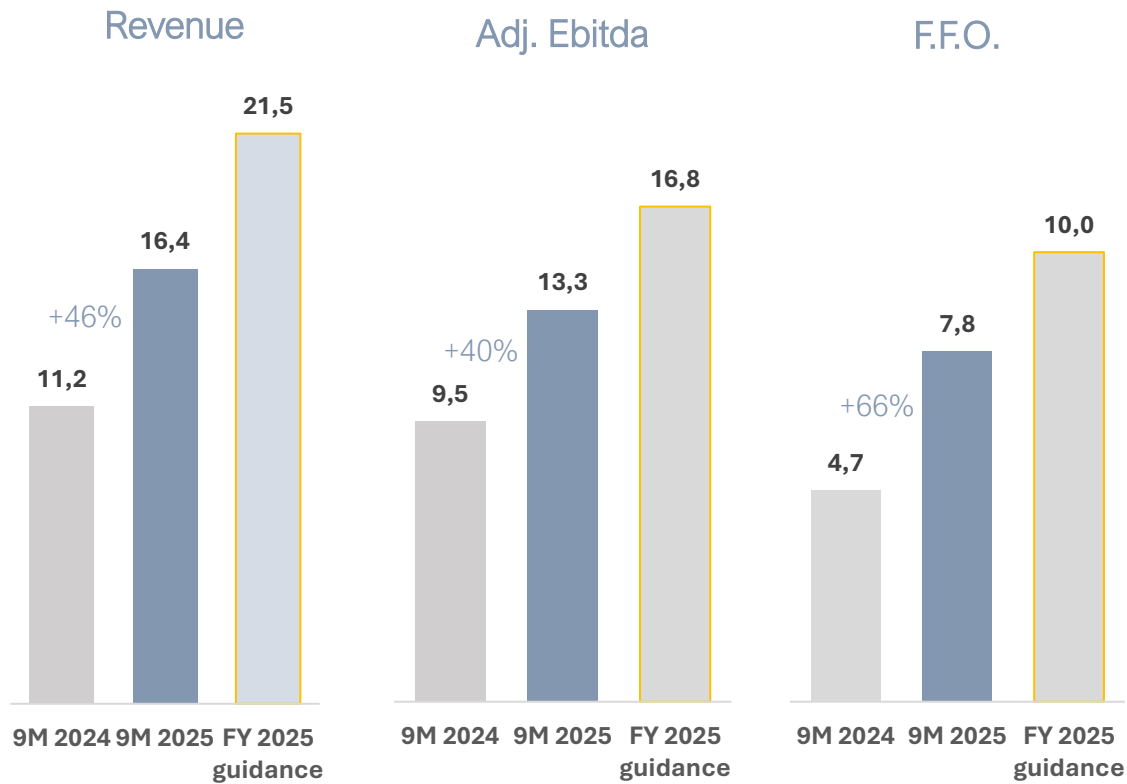


| Ticker                                                                                                                        | ΜΠΡΙΚ (ATHEX)   |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------|
| ISIN                                                                                                                          | GRS517003000    |
| Shares outstanding                                                                                                            | 47.149.827      |
| Share Price (26.01.2026)                                                                                                      | € 3,02          |
| Market Capitalization (26.01.2026)                                                                                            | € 142 M         |
| <b>Statistics</b>                                                                                                             |                 |
| Average volume of transactions 2025 (no. of shares)                                                                           | 37.145          |
| Average value of transactions 2025 (€)                                                                                        | € 98.722        |
| Turnover ratio* 2025 (% / yrs)                                                                                                | 0,08% / 3,5 yrs |
| * average no shares traded divided by average no of shares o/s during 2025. Also expressed in years by dividing with 365 days |                 |

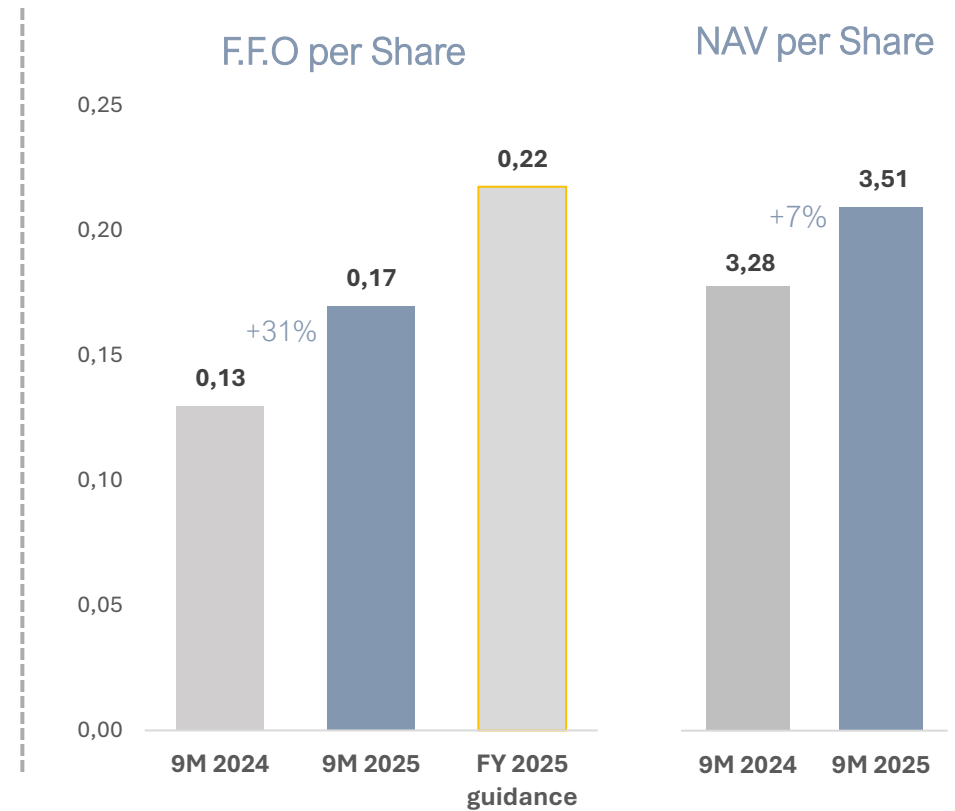
# A solid present | 9M Financial Results and FY 2025 guidance

SUSTAINABLE GROWTH IN ALL FINANCIAL METRICS

(amounts in € millions)



(amounts in €)



Notes:

- Adj. EBITDA does not include profits from revaluations, profits from assets sales and one-off costs
- Data is based on management estimates and unaudited information as of 31.12.2025, unless otherwise stated



## A solid present | Strong capital structure

### STRONG CAPITAL STRUCTURE BASED ON PRUDENT LEVERAGE POLICY

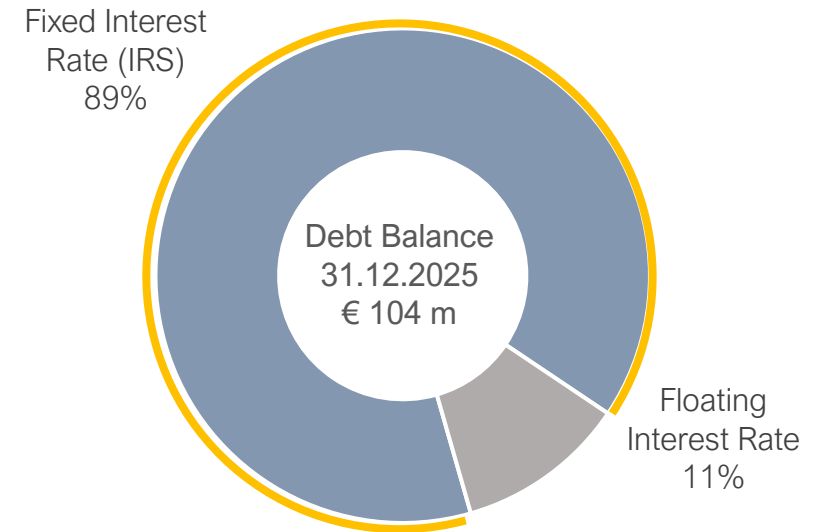
Amount in millions

|                                                     | 31.12.2025 | 31.12.2024 |
|-----------------------------------------------------|------------|------------|
| Debt                                                | 104,3      | 128,6      |
| Cash & equivalents                                  | 4,3        | 7,3        |
| Gross Asset Value                                   | 281,8      | 284,8      |
| LTV (Debt / GAV) <sup>(1)</sup>                     | 36,7%      | 45,2%      |
| Net LTV ((Debt–Cash) / GAV)                         | 35,2%      | 42,6%      |
| Weighted Average cost of Debt (WACD) <sup>(2)</sup> | 3,8%       | 5,2%       |
| Current Weighted Average cost of Debt (WACD)        | 3,4%       |            |

1) Vs Weighted average LTV of FTSE EPRA Nareit Europe Index at 38,7% source: EPRA monthly report January 2026

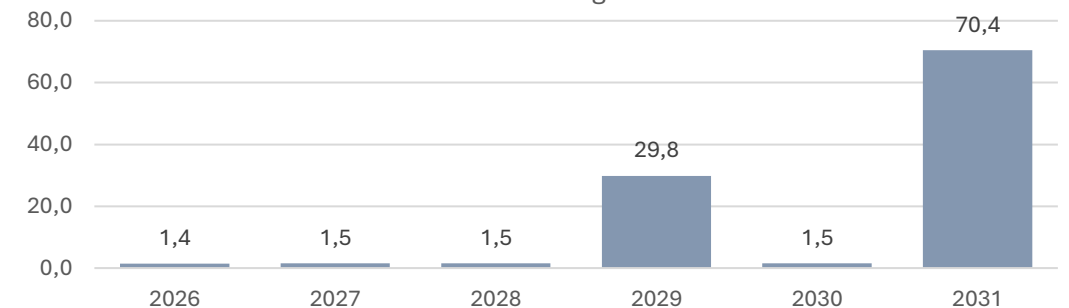
2) Refers to the yearly WACD, Current WACD at 3,4%

Debt cost structure  
as of January 2026



(Amounts in € millions)

Debt Profile – Long maturities



AN EXCITING  
FUTURE

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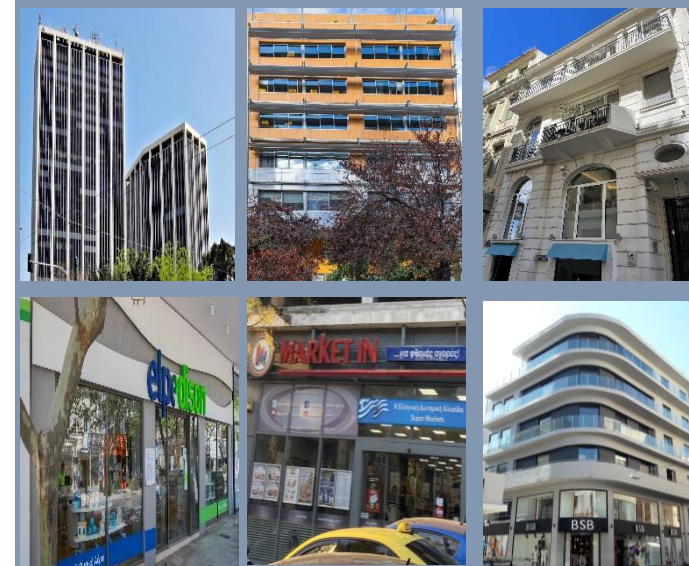




## DIVESTMENTS AT PREMIUM VALUATIONS, CREATING VALUE AND STREAMLINING PORTFOLIO

| Asset                                                 | Class       | Acquisition Date | Acquisition cost (€000's) | Divestment Date | Sale Price (€000's) | Capital Gains* (€000's) | Capital Return (%) | Holding Period (yrs) |
|-------------------------------------------------------|-------------|------------------|---------------------------|-----------------|---------------------|-------------------------|--------------------|----------------------|
| 2-4, Mesogeion Av., Athens tower (12th floor)         | Office      | 18/11/2016       | 760 €                     | 13/3/2025       | 2.085 €             | 1.325 €                 | 174,3%             | 8,3                  |
| 2-4, Mesogeion Av., Athens tower (13th floor)         | Office      | 4/11/2016        | 928 €                     | 13/3/2025       | 2.145 €             | 1.217 €                 | 131,1%             | 8,4                  |
| 3 Charitos and 6 Spefsippou Str, Athens (Kolonaki)    | Office      | 31/1/2024        | 2.868 €                   | 30/7/2025       | 4.400 €             | 1.532 €                 | 53,4%              | 1,5                  |
| 67, Aioulou str., Athens                              | Office      | 12/11/2019       | 6.561 €                   | 23/10/2025      | 9.500 €             | 2.939 €                 | 44,8%              | 5,9                  |
| 2-4, Achilleos str., Metaxourgeio (Partial disposal)  | Retail      | 31/1/2024        | 788 €                     | 27/11/2025      | 808 €               | 20 €                    | 2,6%               | 1,8                  |
| 18, El. Venizelou str. & Ermou str., Volos            | Mixed use   | 12/9/2017        | 3.785 €                   | 4/12/2025       | 4.000 €             | 215 €                   | 5,7%               | 8,2                  |
| 104, Dekeleias Av., N. Filadelfeia (Partial disposal) | Office      | 31/1/2024        | 332 €                     | 19/12/2025      | 350 €               | 18 €                    | 5,4%               | 1,9                  |
| 190, Ymittou Av., Athens                              | Supermarket | 15/6/2017        | 924 €                     | 18/12/2025      | 1.700 €             | 776 €                   | 84,1%              | 8,5                  |
| 25 Martiou & Eth. Dodekanisiou, Rhodes Island         | Retail      | 29/10/2019       | 793 €                     | 23/10/2023      | 1.000 €             | 207 €                   | 26,1%              | 4,0                  |
| 8 Giamboudaki Str., Rethymno, Crete                   | Retail      | 7/2/2020         | 1.155 €                   | 11/8/2023       | 1.350 €             | 195 €                   | 16,9%              | 3,5                  |
| 283 Kifissias Ave., Kifissia                          | Retail      | 28/11/2017       | 768 €                     | 30/11/2021      | 1.023 €             | 255 €                   | 33,2%              | 4,0                  |
| Total Sales                                           |             |                  | 19.661 €                  |                 | 28.361 €            | 8.700 €                 | 54,9%**            |                      |

55% capital return from asset sales (\*\*)



\*Not including rental income

\*\*Weighted average per sale price



Projects

7  
*executed*

6  
*pipeline*

Capacity (kWp)

1.490  
*executed*

520  
*pipeline*



# household <sup>(1)</sup>

we can supply

596  
*executed*

208  
*pipeline*



**Self  
generation**  
of clean energy  
for up to **28%**  
of the assets'  
consumption

<sup>(1)</sup>Using as reference 3,75MWh/year consumption of an average house in Greece

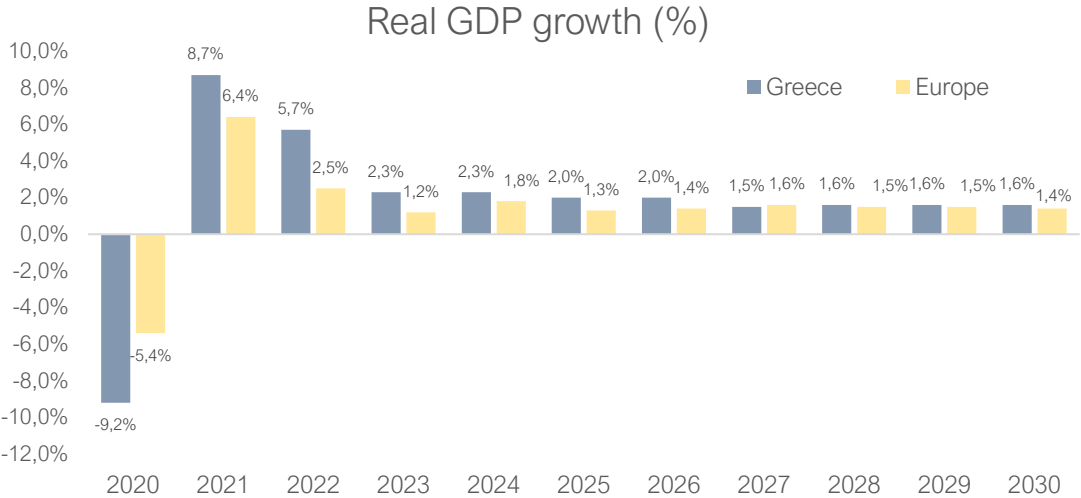


# Appendix

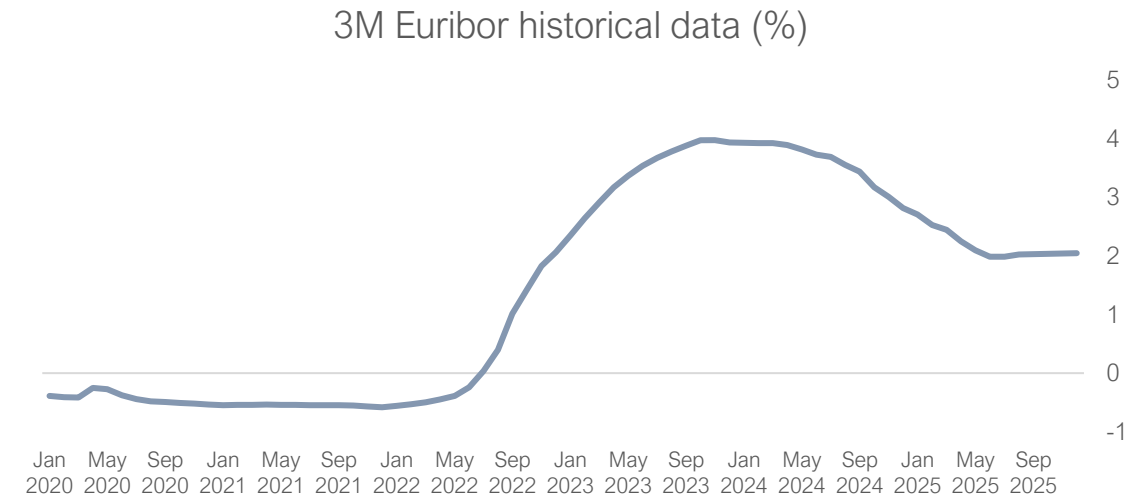
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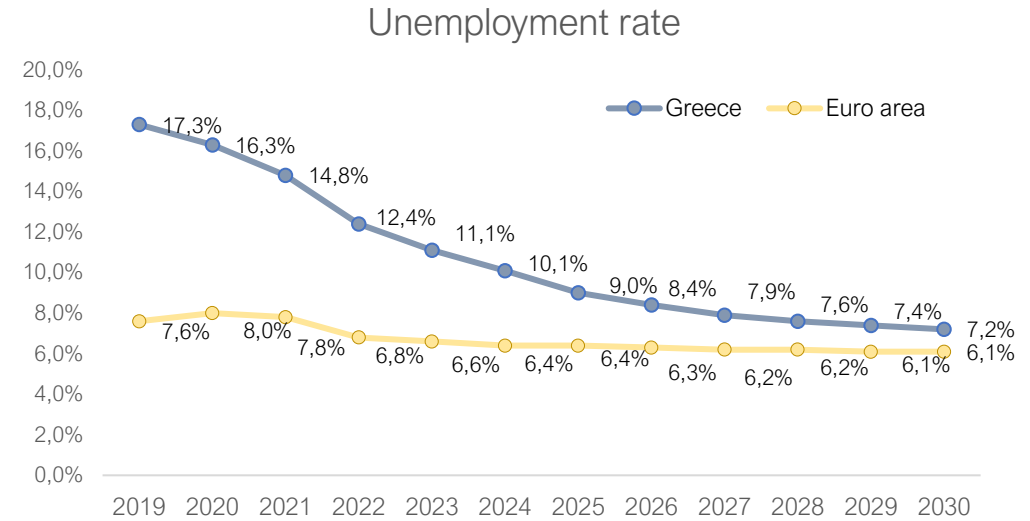




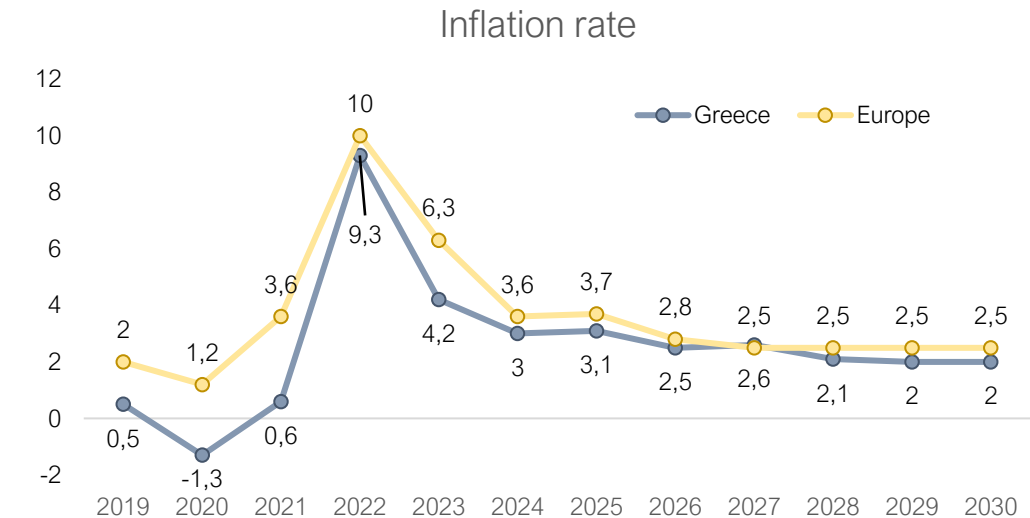
Greece's economic growth outpaces the European average in the post-pandemic period, gradually converging to more moderate and stable rates by 2030.



3M Euribor is expected to gradually decline and stabilise at lower levels over the medium term.



Greece's unemployment rate shows a sustained downward trend, converging gradually toward euro area levels.



Inflation is projected to remain contained, converging toward European levels in the coming years.



**Theodore Fessas**  
*President – Non-Exec. Member*  
Founder and major  
shareholder of Quest Holdings  
President of SEV (Hellenic  
Federation of Enterprises)  
2014-2020



**Eleni Linardou**  
*Independent Non-Exec. Vice President*  
Experienced Economist in  
Investments and Portfolio  
Management, Formerly with  
NBG and Allianz



**Anna Apostolidou**  
*CEO – Exec. Member*  
17 years of RE experience  
Ex-Lamda Development  
executive (2003-2015)  
Ex-Prodea BoD Member



**Apostolos Georgantzis**  
*Exec. Member*  
CEO of Quest Holdings  
President and Managing  
Director of ACS



**Eftichia Koutsourelis**  
*Non-Exec. Member*  
Founder, Major  
shareholder and Vice  
Chairwoman of Quest  
Holdings



**Aristides Halikias**  
*Non-Exec. Member*  
Chairman of Republic Bank  
of Chicago, President and  
CEO of Intercontinental  
International REIC



**Marios Lasanianos**  
*Independent Non-Exec. Member*  
Certified Public Accountant,  
Experienced Finance  
Director, BoD Member of  
Jumbo S.A.



**Stephanos Karaiskakis**  
*Non-Exec. Member*  
Founder and Senior Partner at  
Karaiskakis – Anastasiadis &  
Partners Law Firm, Specializing  
in Commercial and Corporate  
Law

## Corporate Governance pillars

### BoD

- BoD 2025, elected by General Assembly of 29.04.2025, comprises of eight (8) members
- It includes six (6) non-executive members, three (3) of which are independent
- Highly reputable professionals with proven investment and finance experience



### Supporting Committees

#### Audit Committee



Three (3) independent non-executive BoD members

- Examines interim & financial results
- Ensures legal & regulatory compliance
- Oversees internal control & audit

#### Investment Committee



Four (4) BoD members, two (2) non-executive

- Executes the Company's investment strategy
- Evaluates & recommends new investments to the BoD

#### Nomination & Remuneration Committee



Three (3) independent non-executive BoD members

- Develops & oversees the Company's remuneration policy
- Attracts and develops qualified management executives

#### ESG Committee



Three (3) BoD members, two (2) non-executive

- Develops ESG strategy, objectives & priorities
- Monitors ESG strategy implementation

### Other\*

- Corporate Governance Code
- Internal Regulation Code
- Internal Policies & Processes
- Full compliance with L. 4706/2020

#### BoD & Committeess

#### No of Meetings held in 2025

|                                     |           |
|-------------------------------------|-----------|
| Board of Directors                  | 38        |
| Investment Committee                | 9         |
| Audit Committee                     | 15        |
| Nomination & Remuneration Committee | 7         |
| ESG Committee                       | 2         |
| <b>Total No of Meetings held</b>    | <b>71</b> |

\* <http://www.briqproperties.gr/el/corporate-governance>



## Most important rules under the new Law 5193/2025

|                                              |                                                                                                                                                                                                                                                                                             |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Equity                               | € 40 million                                                                                                                                                                                                                                                                                |
| Listing Requirement in Athens Stock Exchange | Within 2 years of establishment                                                                                                                                                                                                                                                             |
| Leverage                                     | Up to 75% of total assets                                                                                                                                                                                                                                                                   |
| Investment Limitations                       | <p>Direct investments or via subsidiaries with at least 70% ownership</p> <p>At least 70% of total assets must be invested in real estate</p> <p>No more than 20% of investments outside Greece and EU/EEA</p> <p>No single asset can exceed 1/3rd of total investments</p>                 |
| Type of Investments                          | <p>Office, Retail, Industrial, Residential, Hospitality, Marinas, Long-term Concessions, Land for Development</p> <p>Infrastructure for renewable power generation serving owned properties</p> <p>Subsidiaries or JVs established to provide services exclusively to owned real estate</p> |
| Development                                  | Development Capex cannot exceed 40% of total real estate investments                                                                                                                                                                                                                        |
| Dividends                                    | At least 50% of distributable earnings                                                                                                                                                                                                                                                      |
| Portfolio Valuation                          | Every 6 months by a certified appraiser                                                                                                                                                                                                                                                     |
| REIC Tax                                     | 10% of ECB Reference Rate + 1% on average fair value of properties and cash                                                                                                                                                                                                                 |
| Capital Gains Tax                            | 0%                                                                                                                                                                                                                                                                                          |
| Real Estate Transfer Tax                     | 0%                                                                                                                                                                                                                                                                                          |
| Dividend Tax                                 | 0%                                                                                                                                                                                                                                                                                          |

# Consolidated income statement

| STATEMENT OF COMPREHENSIVE INCOME<br>(Amounts in € 000's)                              | From 01.01.2025 to<br>30.06.2025 | From 01.01.2024 to<br>31.12.2024 | From 01.01.2023 to<br>31.12.2023 | From 01.01.2022 to<br>31.12.2022 |
|----------------------------------------------------------------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Rental Income                                                                          | 10.905                           | 15.684                           | 9.104                            | 8.002                            |
| Net gain/(loss) from fair value adjustments on investment property                     | 2.335                            | 10.486                           | 8.110                            | 7.465                            |
| Gain from fair value adjustments on ICI's assets                                       | -                                | 11.363                           | -                                | -                                |
| Net gain from disposal of investment property                                          | 80                               | -                                | 127                              | 149                              |
| Direct property related expenses                                                       | (355)                            | (390)                            | (253)                            | (286)                            |
| Property Tax (ENFIA)                                                                   | (1.214)                          | (672)                            | (695)                            | (703)                            |
| Employee expenses                                                                      | (452)                            | (923)                            | (704)                            | (655)                            |
| Other operating expenses                                                               | (651)                            | (731)                            | (582)                            | (683)                            |
| Depreciation                                                                           | (44)                             | (78)                             | (69)                             | (57)                             |
| Other income / (expenses)                                                              | (60)                             | 12                               |                                  |                                  |
| <b>Operating Profit</b>                                                                | <b>10.544</b>                    | <b>34.751</b>                    | <b>15.038</b>                    | <b>13.232</b>                    |
| <b>EBITDA</b>                                                                          | <b>10.587</b>                    | <b>34.828</b>                    | <b>16.832</b>                    | <b>13.289</b>                    |
| <b>Adj. EBITDA</b>                                                                     | <b>9.038</b>                     | <b>13.030</b>                    | <b>6.920</b>                     | <b>5.802</b>                     |
| Net change in fair value of financial instruments at fair value through profit or loss | -                                | -                                | 1.726                            | -                                |
| Interest Income                                                                        | 48                               | 939                              | 466                              | -                                |
| Finance costs                                                                          | (3.044)                          | (5.188)                          | (1.891)                          | (967)                            |
| <b>EBT</b>                                                                             | <b>7.548</b>                     | <b>30.502</b>                    | <b>15.339</b>                    | <b>12.265</b>                    |
| <b>Adj. EBT</b>                                                                        | <b>5.998</b>                     | <b>8.703</b>                     | <b>5.426</b>                     | <b>4.778</b>                     |
| Corporate tax expense                                                                  | (546)                            | (1.249)                          | (709)                            | (203)                            |
| <b>Net Profit After Tax</b>                                                            | <b>7.002</b>                     | <b>29.253</b>                    | <b>14.630</b>                    | <b>12.062</b>                    |
| <b>Adj. Net Profit After Tax</b>                                                       | <b>5.452</b>                     | <b>7.454</b>                     | <b>4.717</b>                     | <b>4.575</b>                     |

# Consolidated balance sheet

| STATEMENT OF FINANCIAL POSITION<br>(Amounts in € 000's)            | 30.06.2025     | 31.12.2024     | 31.12.2023     | 31.12.2022     |
|--------------------------------------------------------------------|----------------|----------------|----------------|----------------|
| Investment Property                                                | 279.186        | 277.400        | 147.518        | 134.999        |
| Property and equipment                                             | 1.464          | 1.491          | 1.547          | 1.521          |
| Intangible assets                                                  | 9              | 9              | 24             | 30             |
| Trade and other receivables                                        | 1.167          | 1.055          | 1.311          | 1.256          |
| <b>Total Non-current assets</b>                                    | <b>281.826</b> | <b>279.955</b> | <b>150.400</b> | <b>137.806</b> |
| Trade and other receivables                                        | 2.139          | 2.953          | 1.196          | 1.037          |
| Derivative financial instruments                                   | -              | -              | 1.726          | -              |
| Cash and cash equivalents                                          | 7.102          | 7.346          | 2.786          | 3.324          |
| Held for sale investment properties                                | 4.980          | 5.910          | -              | -              |
| <b>Total Current assets</b>                                        | <b>14.221</b>  | <b>16.209</b>  | <b>5.708</b>   | <b>4.361</b>   |
| <b>Total assets</b>                                                | <b>296.047</b> | <b>296.164</b> | <b>156.108</b> | <b>142.167</b> |
| Share capital                                                      | 97.454         | 94.260         | 75.106         | 75.106         |
| Own shares                                                         | (865)          | (703)          | (730)          | (701)          |
| Reserves                                                           | 3.979          | 3.225          | 2.976          | 2.389          |
| Retained earnings                                                  | 56.367         | 55.685         | 31.258         | 21.433         |
| <b>Equity attributable to equity holders of the parent Company</b> | <b>156.935</b> | <b>152.467</b> | <b>108.610</b> | <b>98.225</b>  |
| Non-controlling interests                                          | 7.359          | 7.238          | 6.829          | 6.927          |
| <b>Total equity</b>                                                | <b>164.294</b> | <b>159.705</b> | <b>115.439</b> | <b>105.152</b> |
| Borrowings                                                         | 122.922        | 122.297        | 35.212         | 32.166         |
| Retirement benefit obligations                                     | 19             | 18             | 14             | 10             |
| Trade and other payables                                           | 2.866          | 2.254          | 1.758          | 922            |
| <b>Total Non-current liabilities</b>                               | <b>125.807</b> | <b>124.569</b> | <b>36.984</b>  | <b>33.098</b>  |
| Trade and other payables                                           | 3.822          | 4.939          | 1.438          | 1.357          |
| Current tax liabilities                                            | 548            | 768            | 399            | 136            |
| Lease liabilities                                                  | 29             | 4              | 14             | 13             |
| Borrowings                                                         | 1.546          | 6.180          | 1.834          | 2.411          |
| <b>Total Current liabilities</b>                                   | <b>5.945</b>   | <b>11.891</b>  | <b>3.685</b>   | <b>3.917</b>   |
| <b>Total liabilities</b>                                           | <b>131.752</b> | <b>136.460</b> | <b>40.669</b>  | <b>37.015</b>  |
| <b>Total shareholders' equity and liabilities</b>                  | <b>296.047</b> | <b>296.164</b> | <b>156.108</b> | <b>142.167</b> |





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