



COMPANY PRESENTATION

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

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Committed to Excellence

A solid present

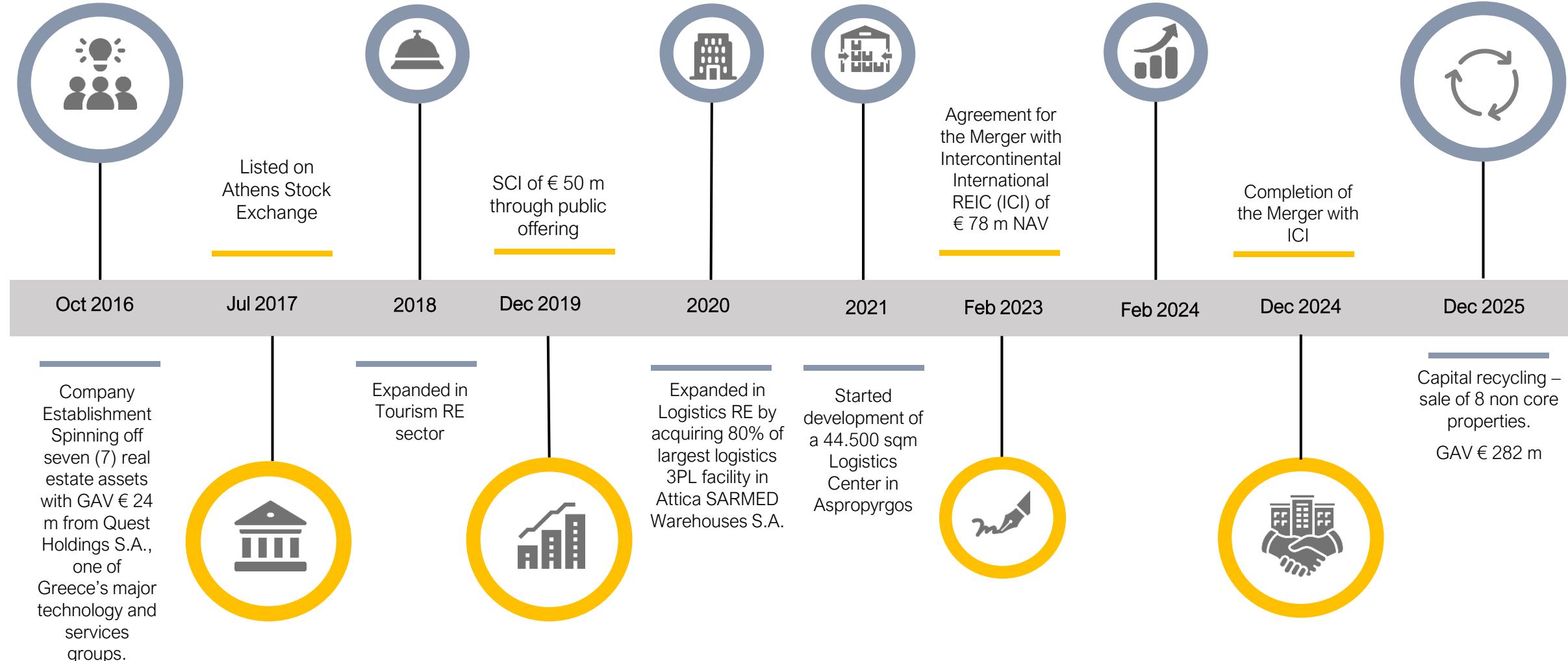
A stronger future



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 ⁽¹⁾

18,9%

EPRA Cost Ratio

€ 3,51

NAV / share (30.09.2025)



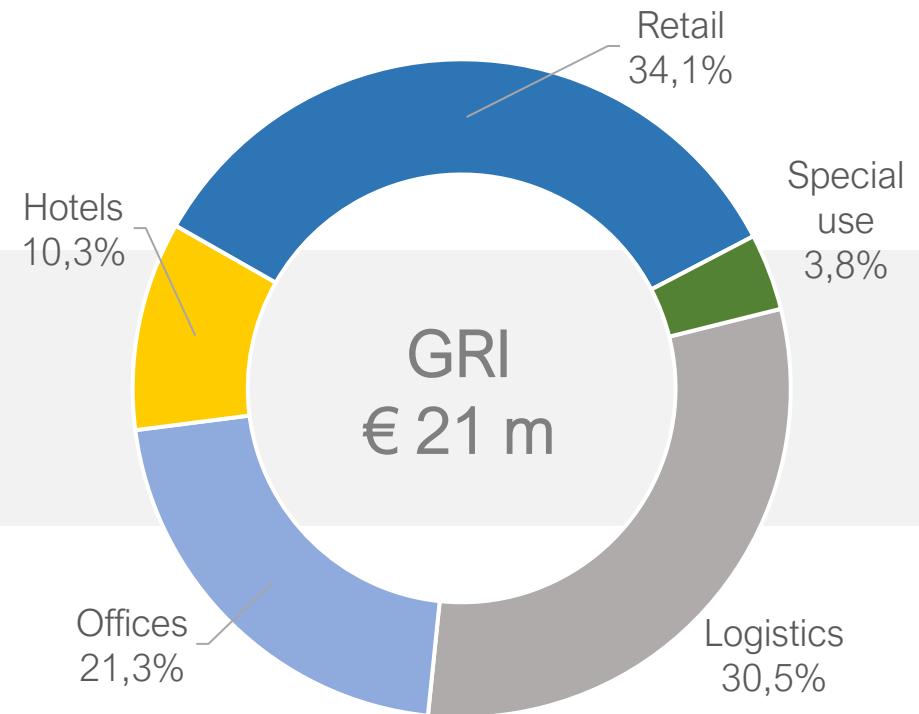
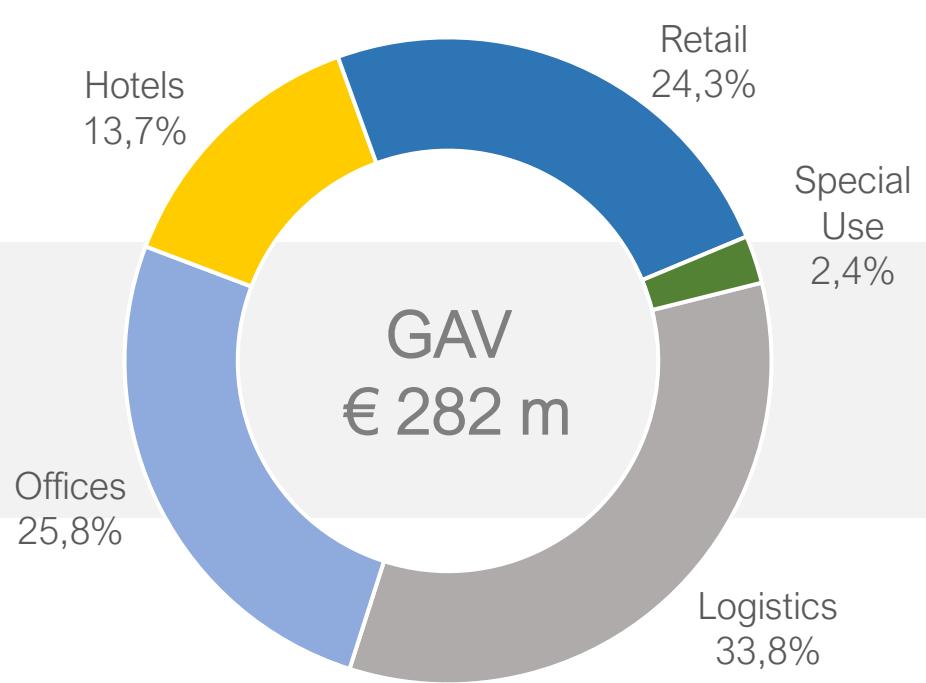
Listed on Athens Stock Exchange since 2017

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)

Committed to Excellence | Strong client base

Offices

J.P.Morgan



Hines



Logistics



Retail



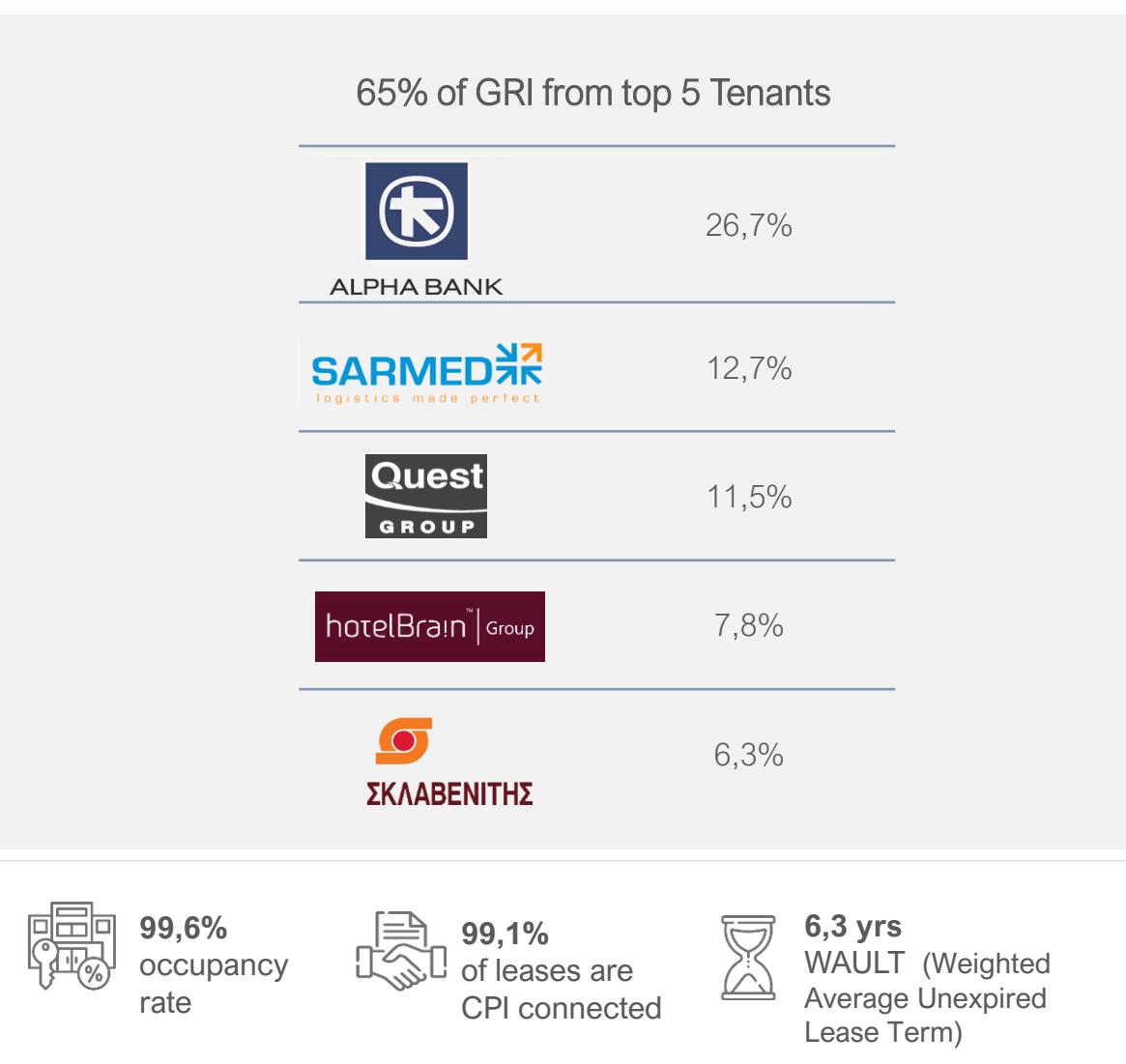
ALPHA BANK



Basilopoulos

Γρηγόρης

Hotels



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



PRIME SPACES OFFERING A WIDE RANGE OF SOLUTIONS TO CLIENTS

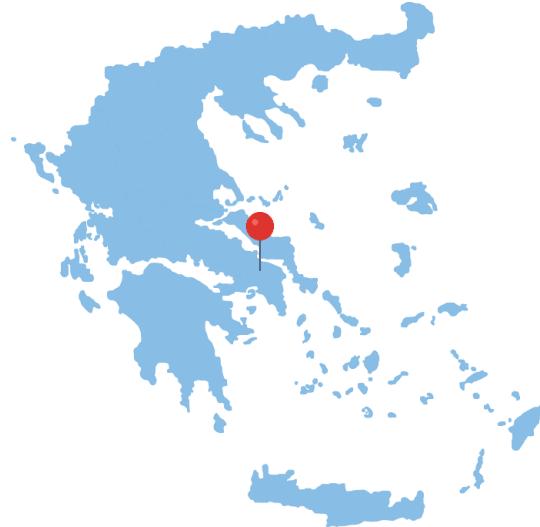
sqm	Athens CBD	North Attica	South Attica	TOTAL
In operation	677	14.051	25.590	40.318
Under development			2.393	2.393

By Location



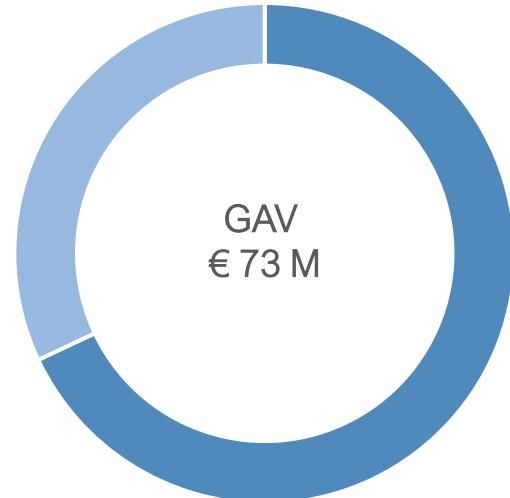
- Prime + CBD: 5%
- North Attica: 43%
- South Attica: 52%

100% Attica
21.3% of total annualized revenue



Top tenants⁽¹⁾:
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, Kifisia 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



Quest
GROUP



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



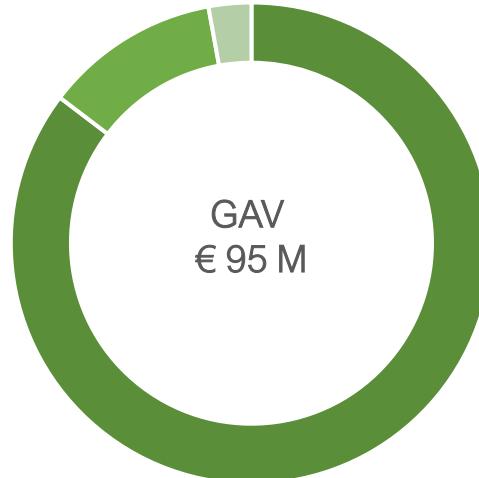
BriQ
PROPERTIES

Hines

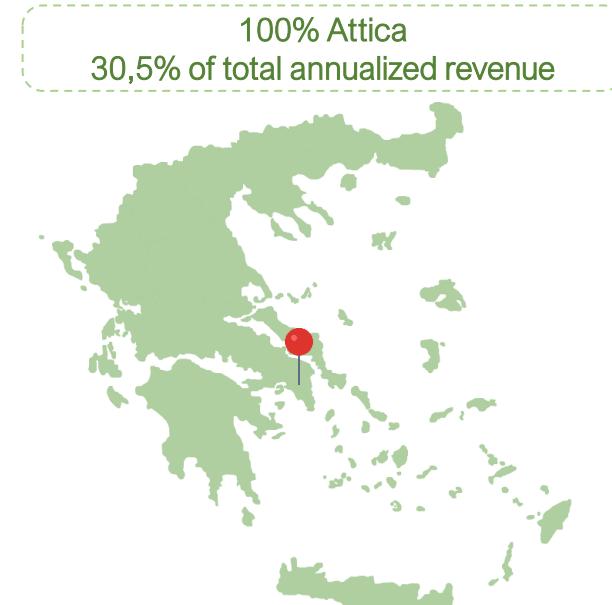
STRONG FOOTPRINT IN THE MAIN LOGISTICS HUBS

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

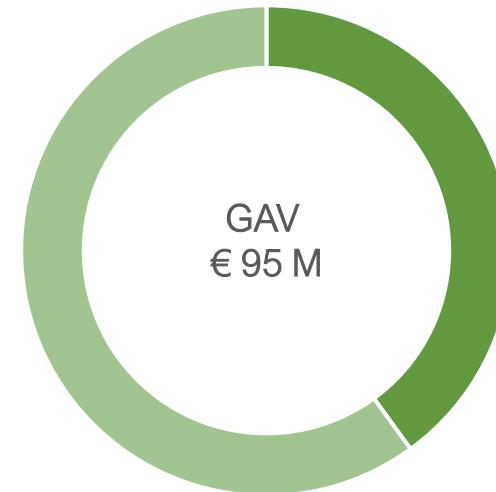


- West Attica: 85%
- South Attica-Piraeus: 12%
- North Attica: 3%



Top tenants⁽¹⁾:
Sarmed Warehouses 13%
Quest Group 11%
Iron Mountain 4%

By tenant type



- 3PL signle-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



⁽¹⁾ Including building under development (KAD 3)

Aspropyrgos

Location:
Attica,
Aspropyrgos

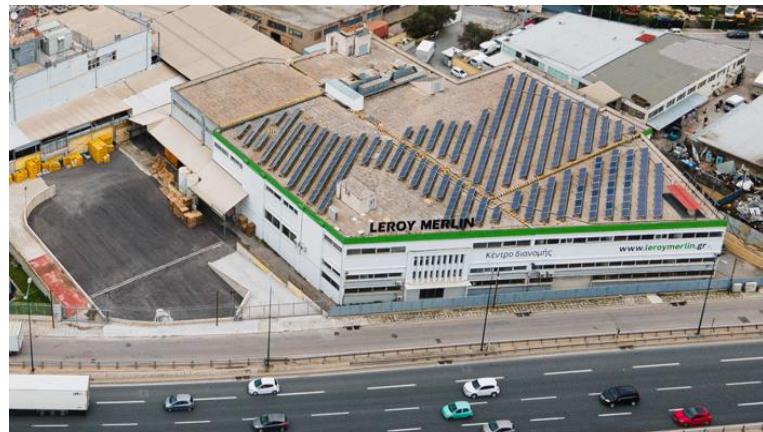
GBA:
44.637 sq.m.

Value:
€ 43,65 million



Mandra

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



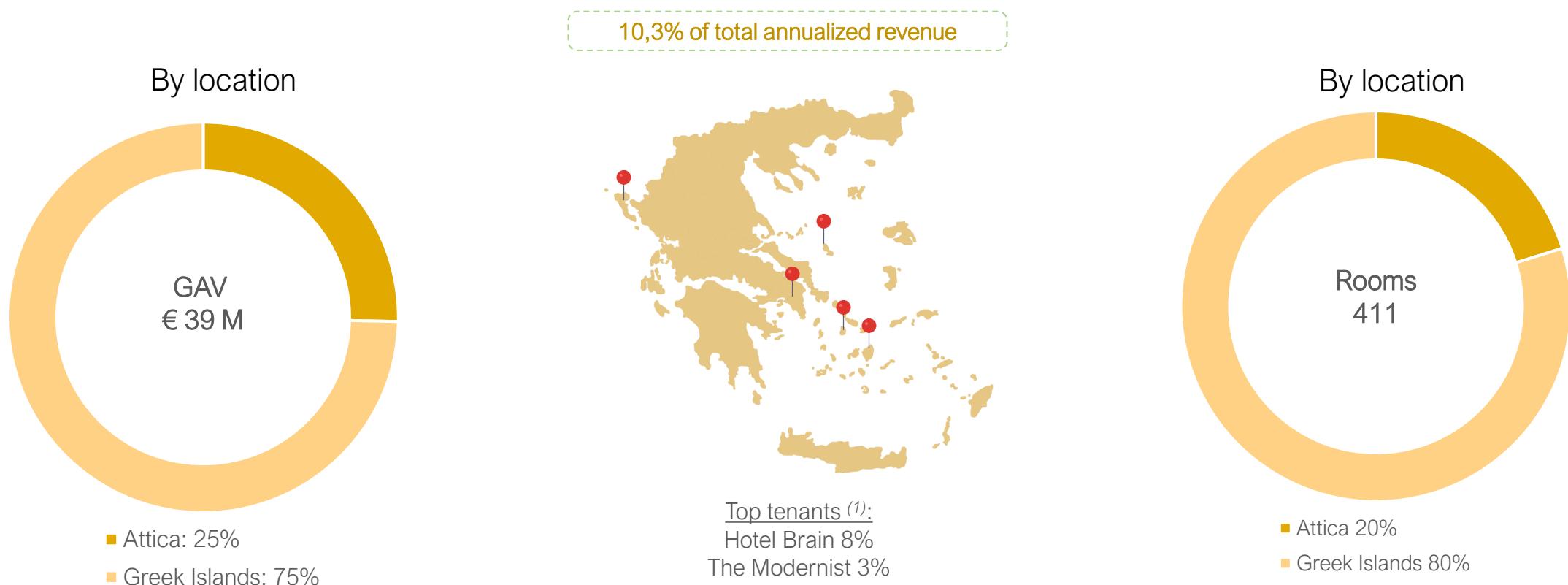
65 Loutrou Str.,
Location Attica, Acharnes
3.989 sq.m
Value € 2,88 million



A solid present | Hotels

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



(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



The Modernist Athens

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

 **THE MODERNIST**



Radisson Resort Plaza Skiathos

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

hotelBrain™ Group



Mr & Mrs White Corfu

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

hotelBrain™ Group



Mr & Mrs White Paros

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

hotelBrain™ Group



Mr & Mrs White Tinos

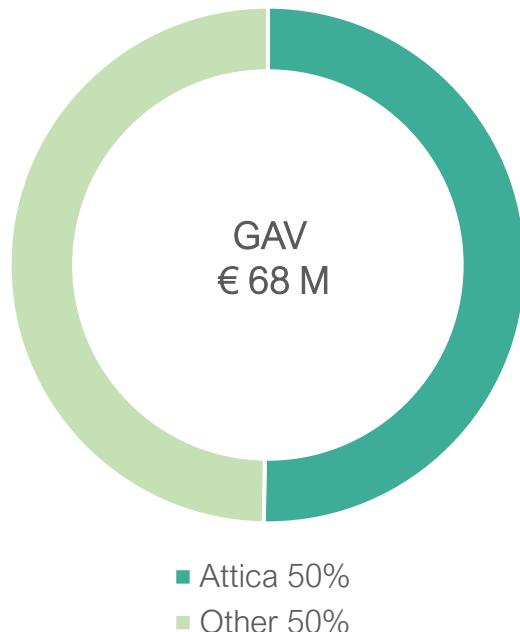
Location: Tinos Island
GBA / Rooms: 3.388 sq.m. / 60 rooms
Value: € 4,22 million

hotelBrain™ Group

STRONG LOCATIONS WITH UPSIDE VALUE POTENTIAL

sqm	Attica	Other	TOTAL
In operation	13.951	17.307	31.258

By location

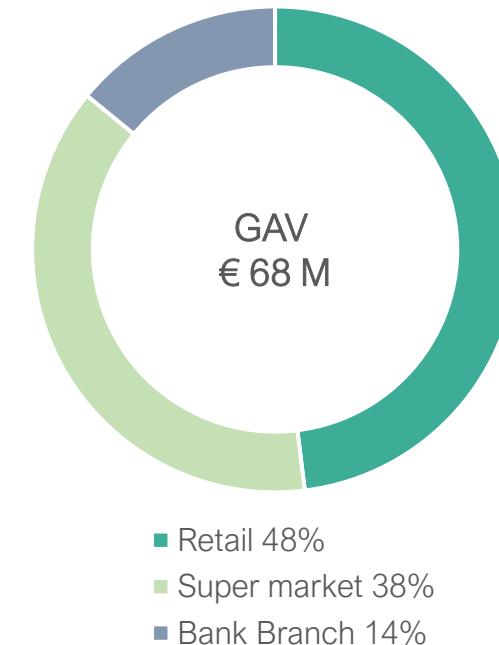


34,1% of total annualized revenue



Top tenants⁽¹⁾:
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

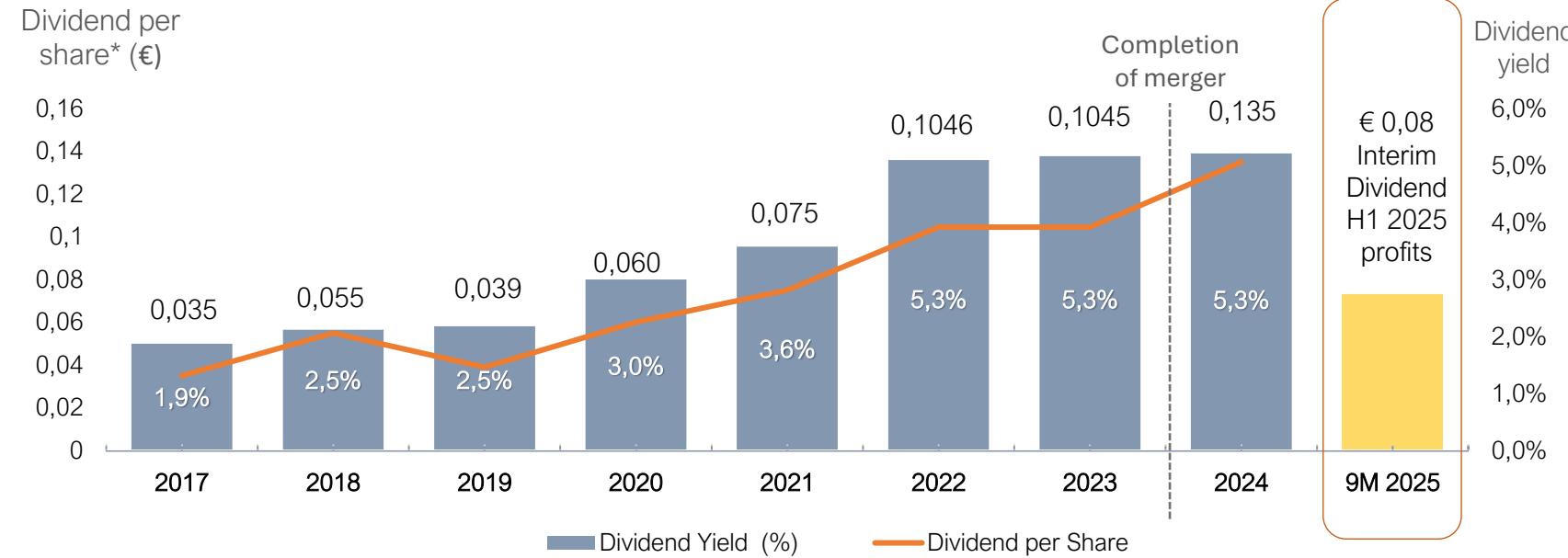


A solid present | Consistency on high dividend yields

€ 24,3 m
of dividends distributed since listing

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

Active Scrip Dividend Program (2025 -2028)



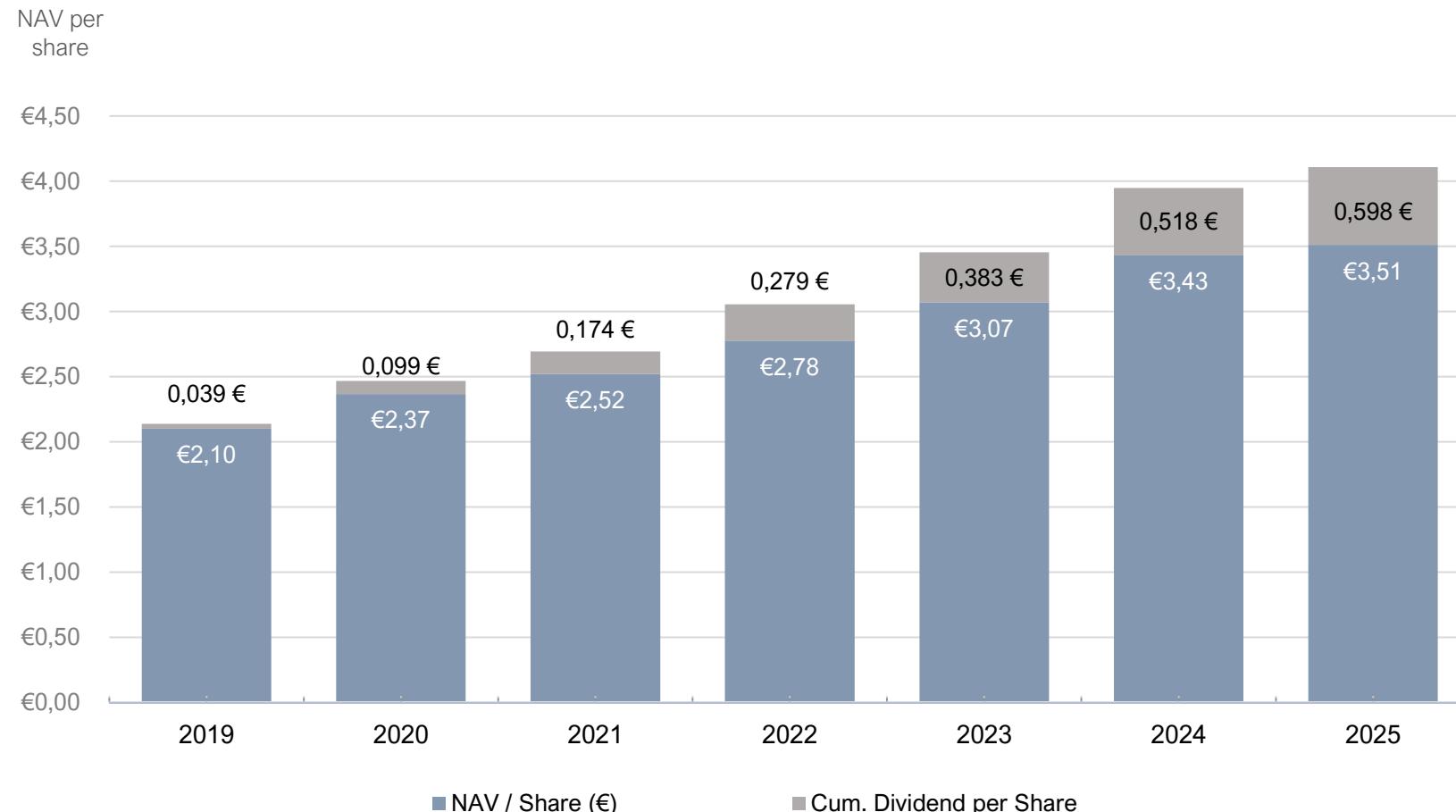
- Dividend amount corresponds to the year the profits accrued
- Dividend yield is calculated based on the share price on the dividend record date

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)

A solid present | Value creation and Cummulative Dividend



Notes:

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

A solid present | Outstanding Share Performance



BriQ vs FTSE EPRA Nareit Indices – Performance (2025)

BriQ Properties 2025

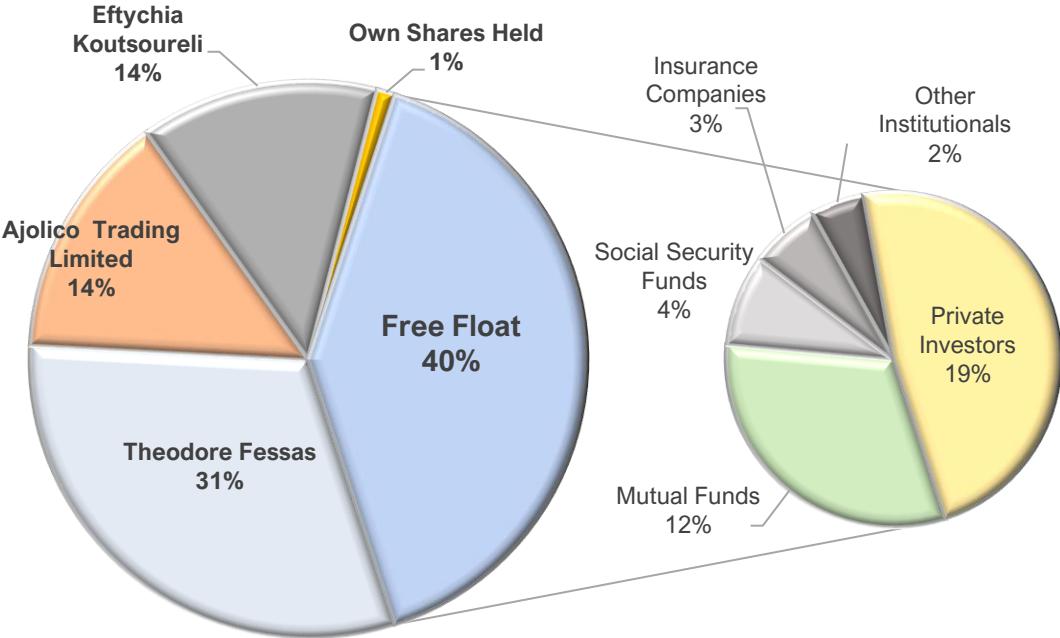
Share Performance
38,3%
FTSE EPRA Nareit Developed Europe Index
FTSE EPRA Nareit Europe Index
FTSE EPRA Nareit Global REITs Index
FTSE EPRA Nareit Global Developed Index

Source: EPRA Monthly Report (January 2026), FTSE Russell factsheet (31 December 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
<hr/>	
Statistics	
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

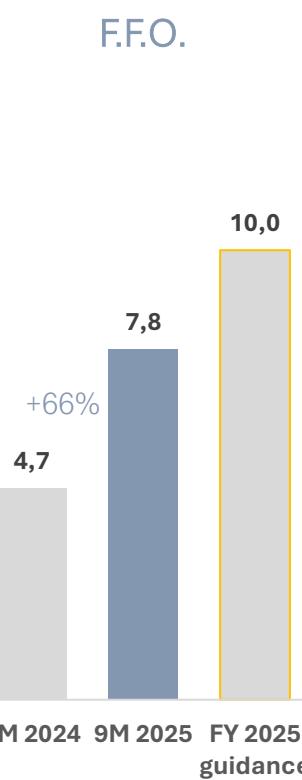
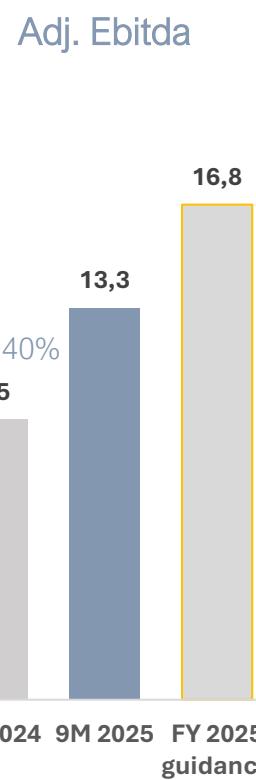
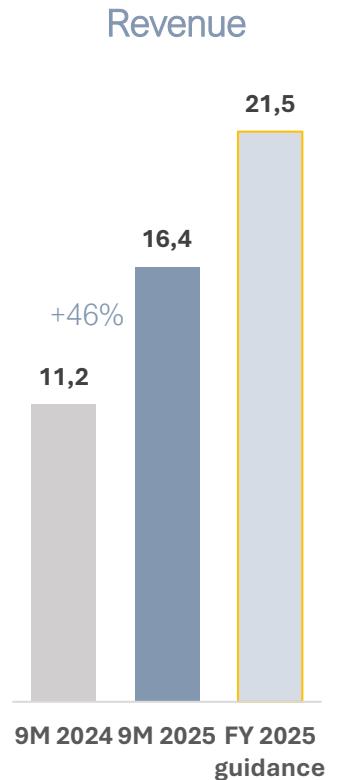
Shareholding Structure as 31.12.2025



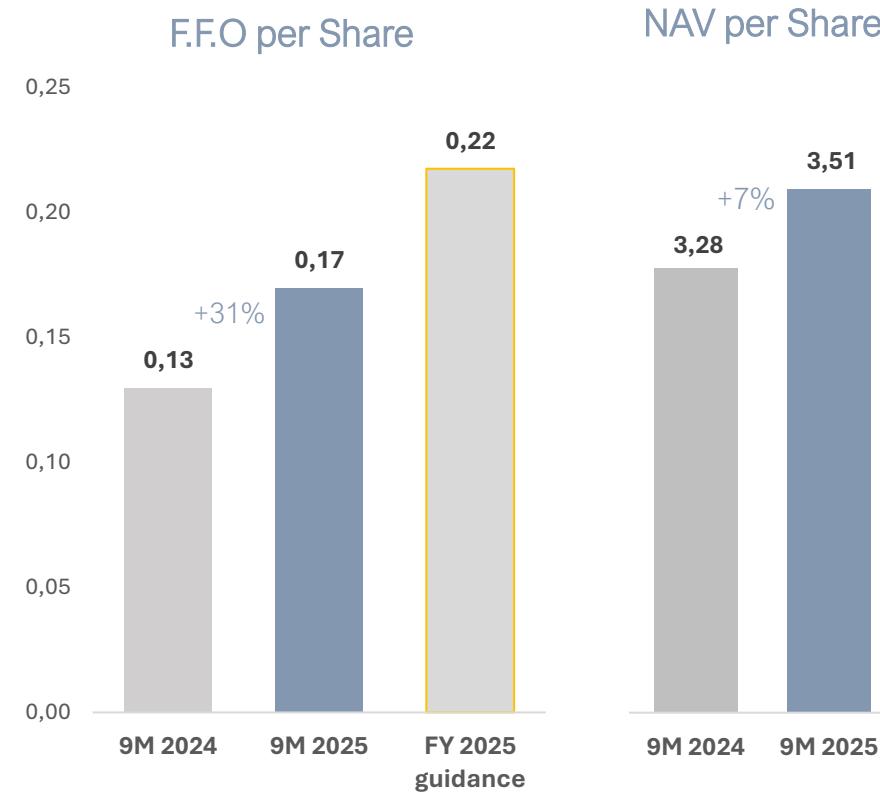
A solid present | 9M Financial Results and FY 2025 guidance

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

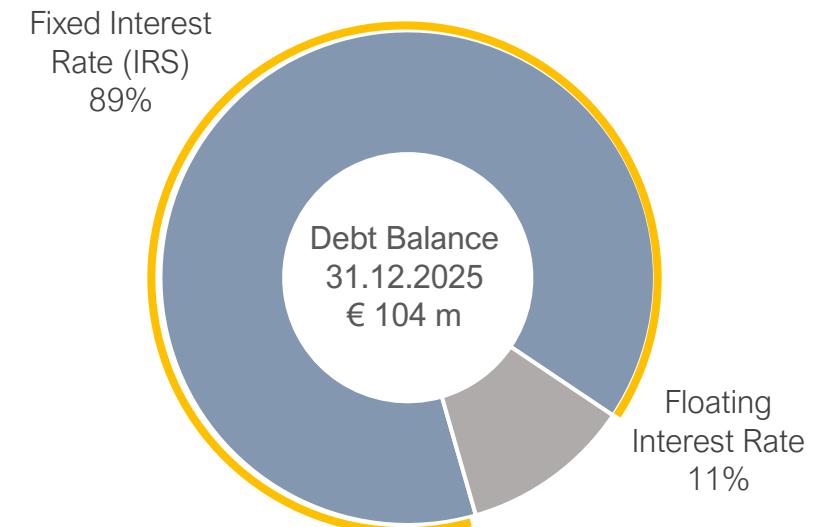
Amount in millions

	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) ⁽¹⁾	36,7%	45,2%
Net LTV ((Debt–Cash) / GAV)	35,2%	42,6%
Weighted Average cost of Debt (WACD) ⁽²⁾	3,8%	5,2%
Current Weighted Average cost of Debt (WACD)	3,4%	

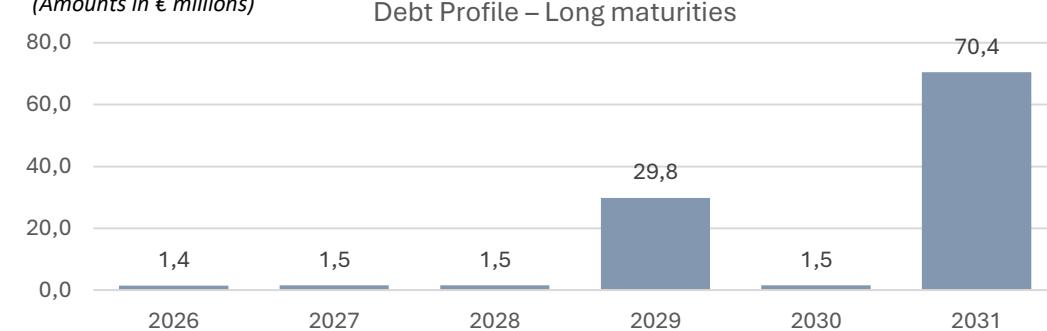
1) Vs Weighted average LTV of FTSE EPRA Nareit Europe Index at 38,7% source: EPRA monthly report January 2026

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

Debt cost structure
as of January 2026



(Amounts in € millions)



AN EXCITING
FUTURE

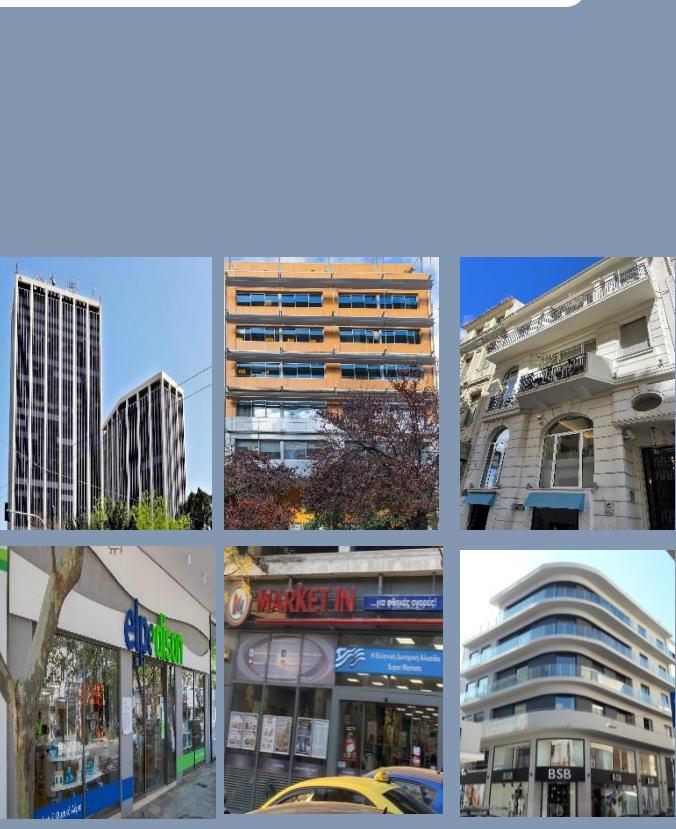


An exciting future | Non-core divestments

DIVESTMENTS AT PREMIUM VALUATIONS, CREATING VALUE AND STREAMLINING PORTFOLIO

Asset	Class	Acquisition Date	Acquisition cost (€000's)	Divestement 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, Aiolou 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 we can supply

596
executed

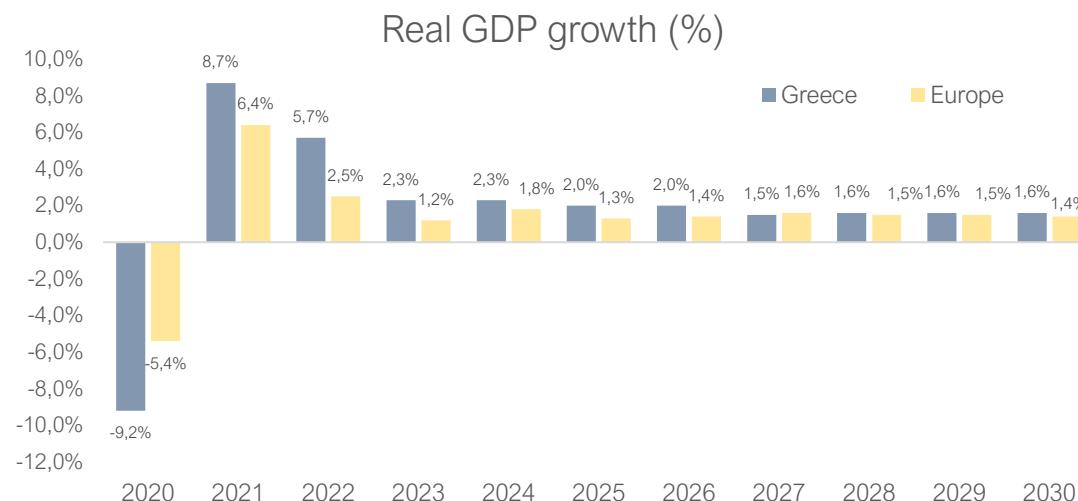
208
pipeline



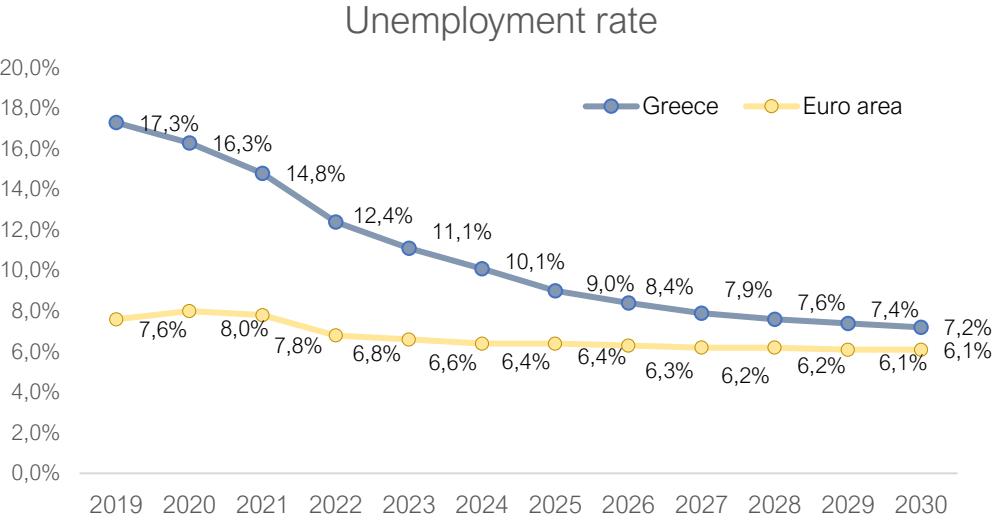
**Self
generation**
of clean energy
for up to **28%**
of the assets'
consumption

Appendix

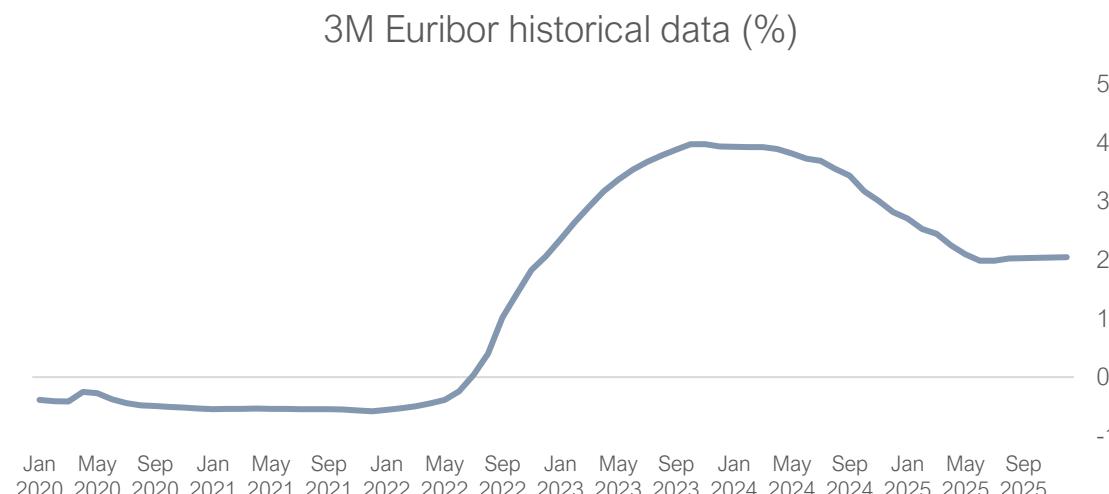




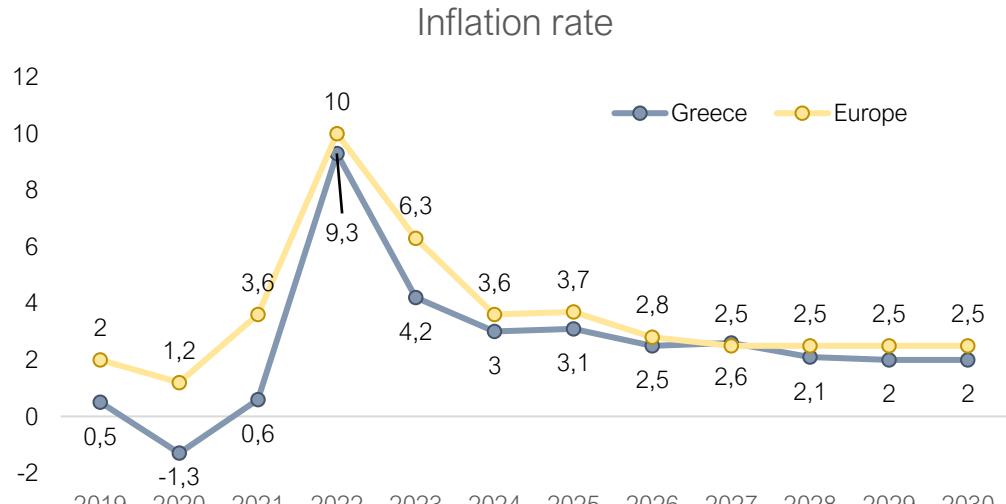
Greece's economic growth outpaces the European average in the post-pandemic period, gradually converging to more moderate and stable rates by 2030.



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



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



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



<p>Other*</p> <ul style="list-style-type: none"> ▪ Corporate Governance Code ▪ Internal Regulation Code ▪ Internal Policies & Processes ▪ Full compliance with L. 4706/2020 	<table border="0"> <thead> <tr> <th style="text-align: left;">BoD & Committees</th><th style="text-align: right;">No of Meetings held in 2025</th></tr> </thead> <tbody> <tr> <td>Board of Directors</td><td style="text-align: right;">38</td></tr> <tr> <td>Investment Committee</td><td style="text-align: right;">9</td></tr> <tr> <td>Audit Committee</td><td style="text-align: right;">15</td></tr> <tr> <td>Nomination & Remuneration Committee</td><td style="text-align: right;">7</td></tr> <tr> <td>ESG Committee</td><td style="text-align: right;">2</td></tr> <tr> <td>Total No of Meetings held</td><td style="text-align: right;">71</td></tr> </tbody> </table>	BoD & Committees	No of Meetings held in 2025	Board of Directors	38	Investment Committee	9	Audit Committee	15	Nomination & Remuneration Committee	7	ESG Committee	2	Total No of Meetings held	71
BoD & Committees	No of Meetings held in 2025														
Board of Directors	38														
Investment Committee	9														
Audit Committee	15														
Nomination & Remuneration Committee	7														
ESG Committee	2														
Total No of Meetings held	71														

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 (Amounts in € 000's)	From 01.01.2025 to 30.06.2025	From 01.01.2024 to 31.12.2024	From 01.01.2023 to 31.12.2023	From 01.01.2022 to 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		
Operating Profit	10.544	34.751	15.038	13.232
EBITDA	10.587	34.828	16.832	13.289
Adj. EBITDA	9.038	13.030	6.920	5.802
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)
EBT	7.548	30.502	15.339	12.265
Adj. EBT	5.998	8.703	5.426	4.778
Corporate tax expense	(546)	(1.249)	(709)	(203)
Net Profit After Tax	7.002	29.253	14.630	12.062
Adj. Net Profit After Tax	5.452	7.454	4.717	4.575

Consolidated balance sheet

STATEMENT OF FINANCIAL POSITION (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
Total Non-current assets	281.826	279.955	150.400	137.806
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	-	-
Total Current assets	14.221	16.209	5.708	4.361
Total assets	296.047	296.164	156.108	142.167
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
Equity attributable to equity holders of the parent Company	156.935	152.467	108.610	98.225
Non-controlling interests	7.359	7.238	6.829	6.927
Total equity	164.294	159.705	115.439	105.152
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
Total Non-current liabilities	125.807	124.569	36.984	33.098
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
Total Current liabilities	5.945	11.891	3.685	3.917
Total liabilities	131.752	136.460	40.669	37.015
Total shareholders' equity and liabilities	296.047	296.164	156.108	142.167



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