



Financial Results *H1 2025*

October 2025



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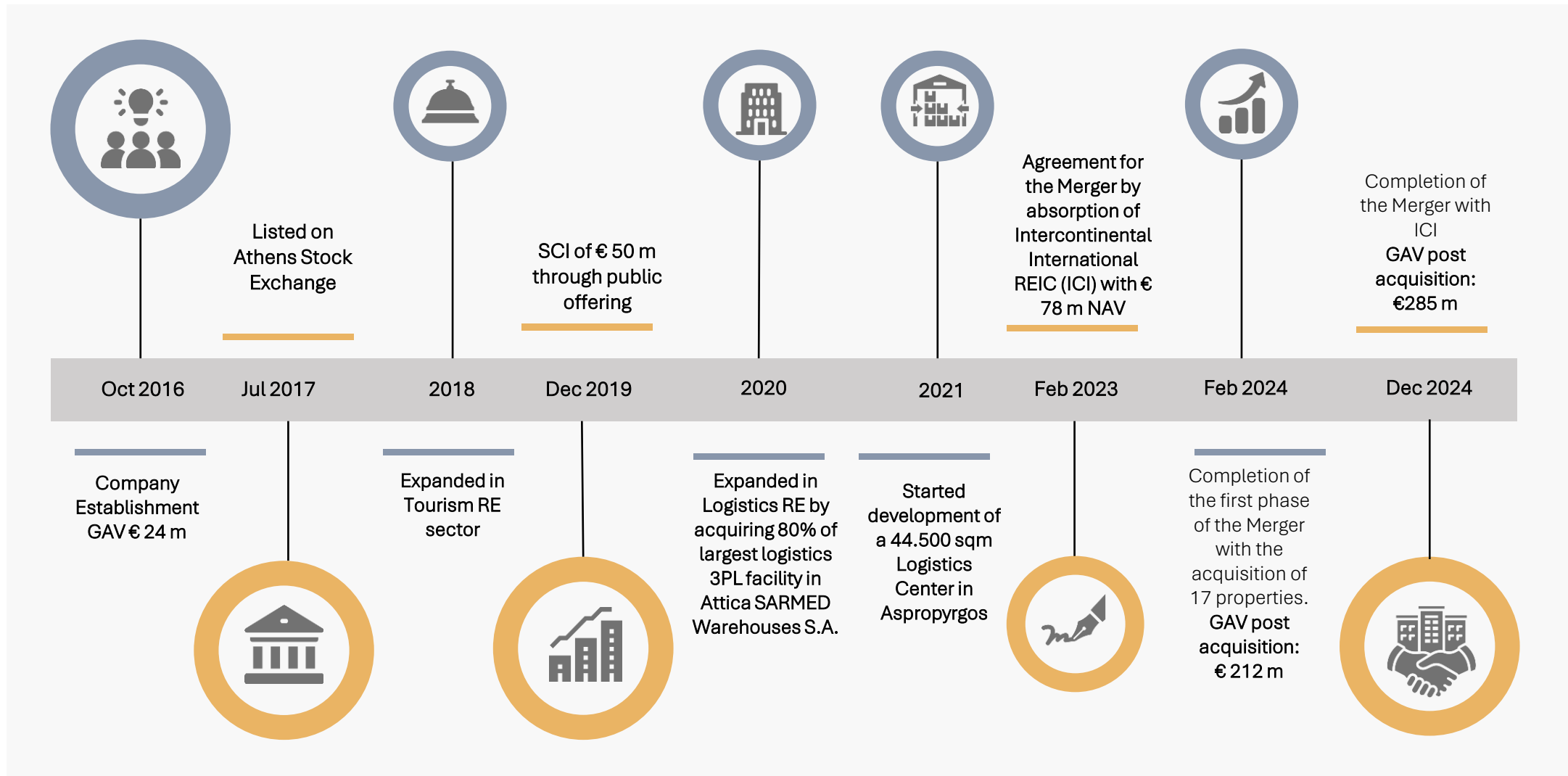
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Company milestones





No of
properties

55

as of 30.06.2025



Gross Asset Value
(GAV)

€ 286 m

as of 30.06.2025



Gross building area
(GBA)

217.000 sqm

as of 30.06.2025



Annualized
Revenues

€ 22 m

as of 30.06.2025



Net Profit Adj*

€ 5,5 m

H1 2025



Net Loan-to-Value

41%

as of 30.06.2025



Market Cap

€ 136m

as of 30.09.2025, € 2,93/ share



Share Price Appreciation

+37%

(vs 01.01.2025)



Dividend Yield

5,3%

(distributed in 2025)



NAV / Share

€ 3,42

as of 30.06.2025



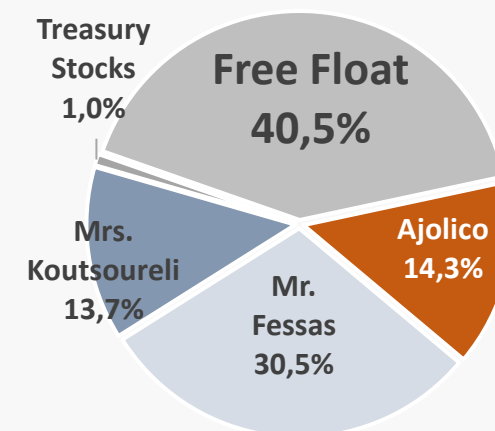
Discount to NAV

14%

Share Price as of 30.09.2025, € 3,93/ share

Shareholders' structure

as of 30.06.2025



Largest Free Float among Greek REICs

Notes:

(1) Adjusted Net Profit does not include real estate revaluation gains, one-off merger expenses and one-off profits from sale of properties

Source: Published, Audited Results and Management Information



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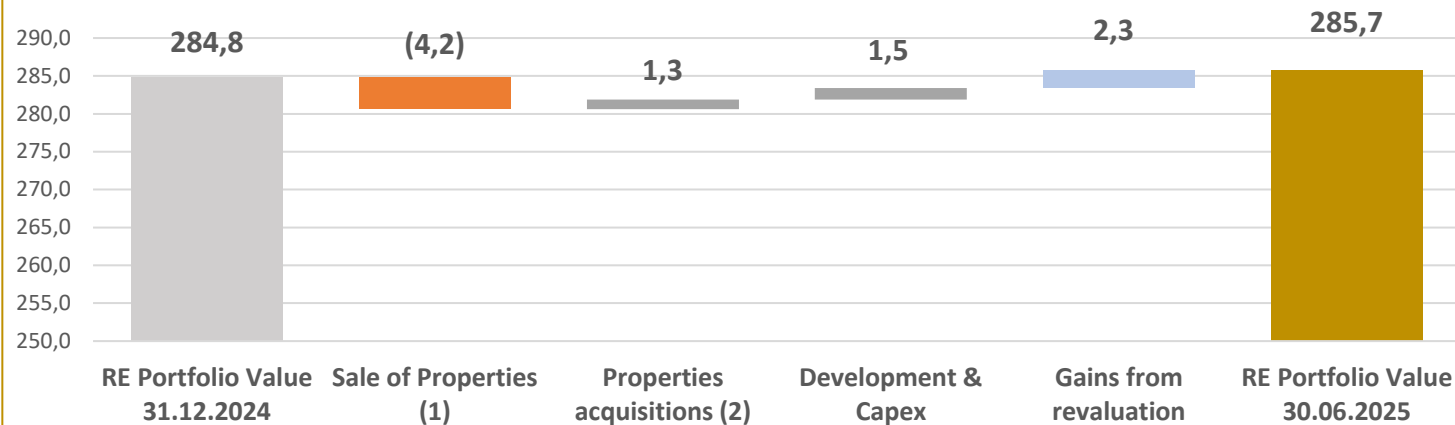
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*Corporate **Governance***

Investment portfolio growth

(Amounts in € million)

H1 2025 Portfolio Growth

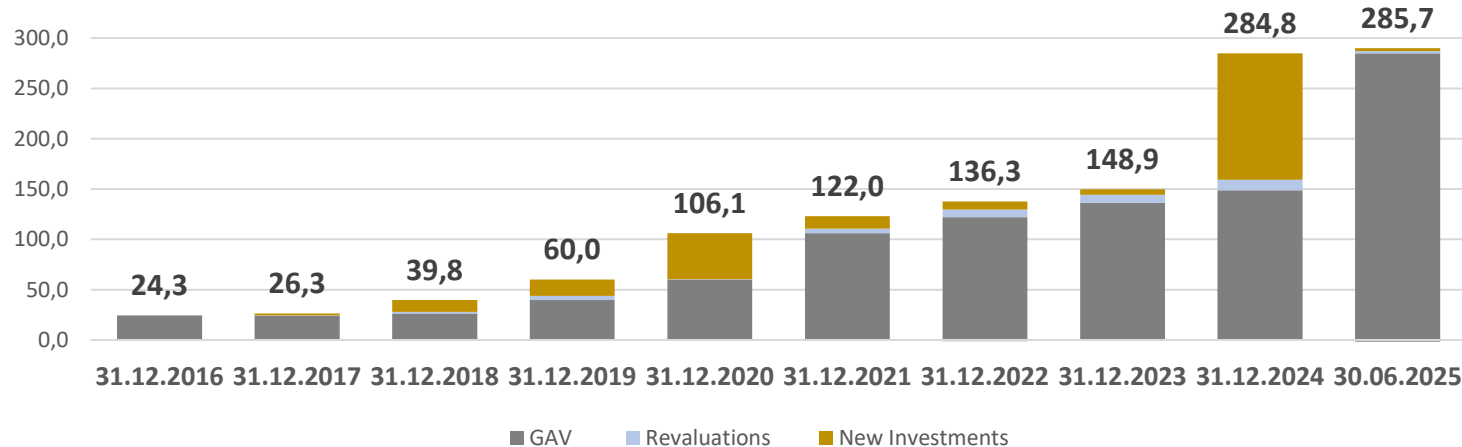


H1 2025 Asset Transactions:

- 1) March 13, 2025: Sale of two horizontal properties at the 12th and 13th floor of Building A of the Athens Tower, 2-4 Mesogeion Avenue, Athens for **€4,2 m**
- 2) March 18, 2025: Acquisition of an adjacent 1,500.38 sq.m. land plot in Naoussa Paros for **€1,25 m** for development of Mr&Mrs White Paros extension.

(Amounts in € million)

88% portfolio growth mainly through investments



❑ **11X growth in portfolio size** from company establishment until today

❑ **88% of growth achieved through € 230m of new investments**



6,4 yrs

Weighted Avg Unexpired Lease Term (WAULT)



99,6%

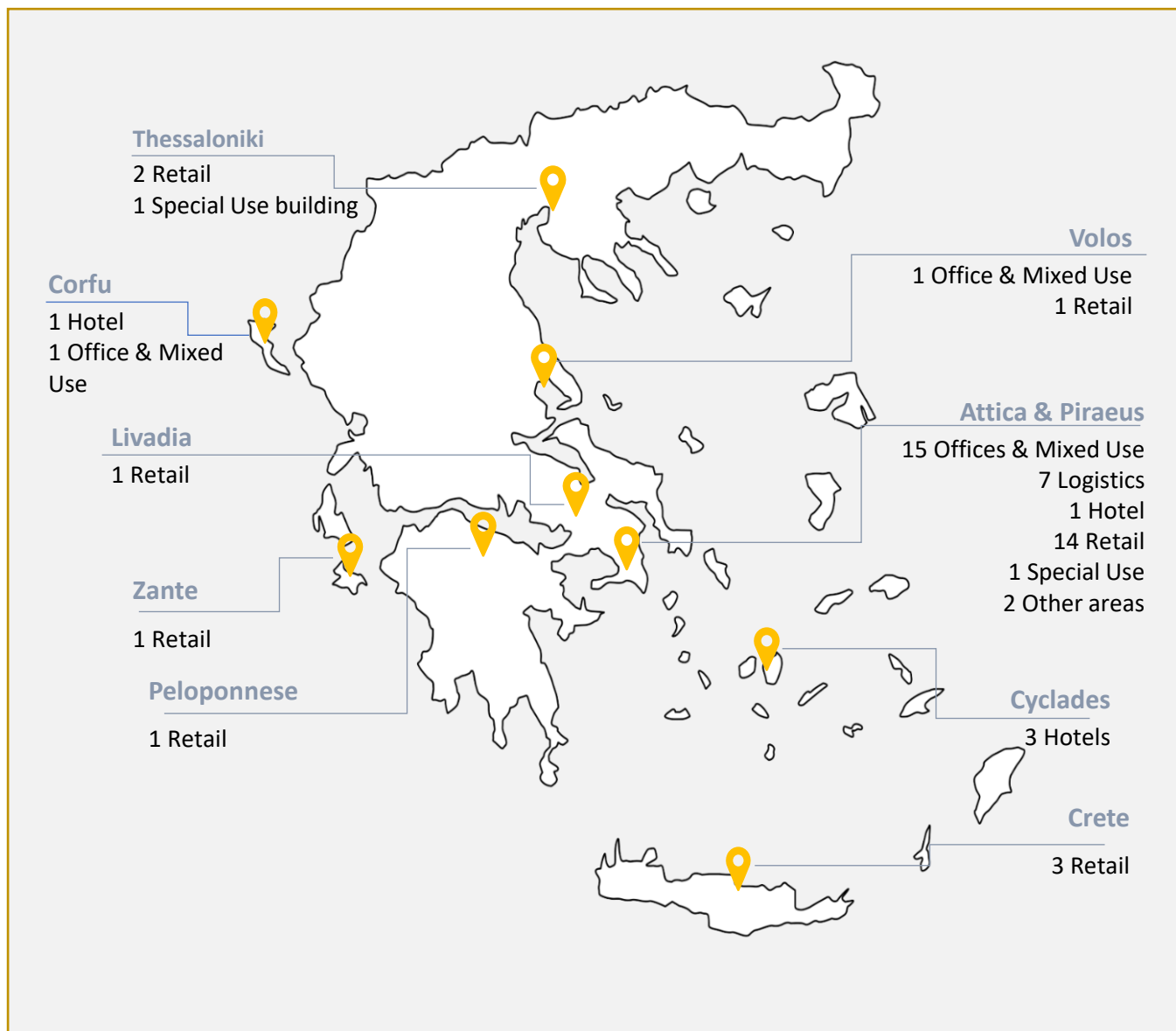
occupancy rate



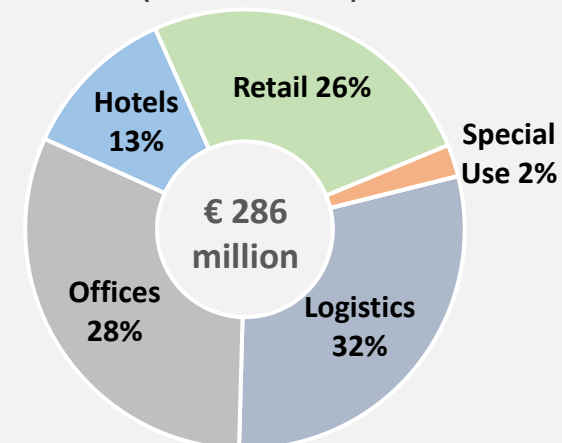
99,1%

of leases are CPI connected

Well diversified portfolio



Gross Asset Value (GAV) by sector
(as at 30.06.2025)



GAV by geographical area
(as at 30.06.2025)



Largest investment properties



📍 Aspropyrgos, Attica

Category: Logistics

Gross Building Area (sq.m.): 44.492

Fair Value
(% of GAV, 30.06.2025): € 41,4 mil. **(14,4%)**

Tenants: Iron Mountain
Info Quest Technologies



📍 Attiki Odos, Exitos 3, Mandra, Attica

Category: Logistics

Gross Building Area (sq.m.): 58.642

Fair Value
(% of GAV, 30.06.2025): € 35.8 million **(12,5%)**

Tenant: Sarmed Logistics



📍 266 Kifisias Avenue, Chalandri

Category: Offices

Gross Building Area (sq.m.): 5.255

Fair Value
(% of GAV, 30.06.2025): € 13.7 mil. **(4,8%)**

Tenant: GlaxoSmithKline
JP Morgan



📍 Heraklion, Crete

Category: Retail

Gross Building Area (sq.m.): 3.557

Fair Value
(% of GAV, 30.06.2025): € 12.1 mil. **(4,2%)**

Tenant: H&M



📍 Mr & Mrs White Paros

Category: 4* Hotel

Gross Building Area (sq.m.): 137 beds

Fair Value
(% of GAV, 30.06.2025): € 10,4 million **(3,7%)**

Tenant: Hotel Brain



📍 Nikolaou Zekakou 18, Maroussi

Category: Offices

Gross Building Area (sq.m.): 3.589

Fair Value
(% of GAV, 30.06.2025): € 8.7 million **(3,1%)**

Tenant: Friesland



📍 Radisson Resort Plaza Skiathos

Category: 4* Hotel

Gross Building Area (sq.m.): 168 beds

Fair Value
(% of GAV, 30.06.2025): € 8.8 mil. **(3,1%)**

Tenant: Hotel Brain



📍 4 Marathonos Avenue, Pikermi

Category: Shop / supermarket

Gross Building Area (sq.m.): 4.408

Fair Value
(% of GAV, 30.06.2025): € 8.4 mil. **(2,9%)**

Tenant: Sklavenitis

49% of GAV
(30.06.2025)



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Increased profitability H1 2025

BriQ Properties (Group) – adjusted ⁽¹⁾	H1 2025	H1 2024	Δ (%)
Rental Income	10,9	7,3	49%
Direct property relating expenses ⁽²⁾	(0,9)	(0,5)	-77%
Adj. Gross Profit	10,0	6,8	47%
<i>Adj. Gross Profit margin</i>	92%	93%	
Non property related expenses	(1,0)	(0,6)	-63%
Adj. EBITDA	9,0	6,2	46%
<i>Adj. EBITDA margin</i>	83%	85%	
Net Financial expenses & depreciation	(3,0)	(2,4)	-25%
Adj. EBT	6,0	3,8	58%
<i>Adj. EBT margin</i>	55%	52%	
REIC Tax	(0,5)	(0,6)	14%
Adj. Net profit after tax	5,5	3,2	72%
<i>Adj. Net profit after tax margin</i>	50%	43%	-31%
EPS (€) ⁽³⁾	0,119	0,092	30%
F.F.O. (funds from operations)	4,9	2,5	93%

✓ Following the completion of the merger by absorption of Intercontinental International R.E.I.C. (“ICI”), the Company recorded a **significant increase across all figures** for the first half of 2025, compared to the corresponding period of the previous year

- Rental income increased by 49%
- EBITDA (adj) increased by 46%
- F.F.O. almost doubled at € 4,9m
- Earnings per share increased by 30%

Notes:

(1) Adjusted results exclude profits from revaluations, profits from sale of properties and one-off expenses related to merger and property sales. Also, property tax (ENΦΙΑ) is accounted for half year (50% of annual property tax obligation)

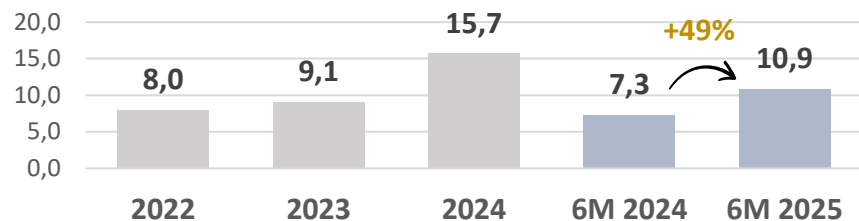
(2) 2024 ENΦΙΑ does not include expense for ICI's properties purchased in Jan 2024 (H1 2024: 202K)

(3) Net profit after taxes / total number of shares excluding own shares (45.953.481 for H1 2025 vs 35.382.563 for H1 2024).

Significant growth in all KPIs

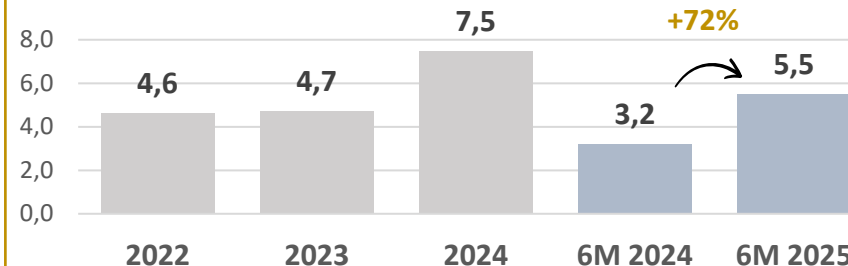
(Amounts in € millions)

Revenue



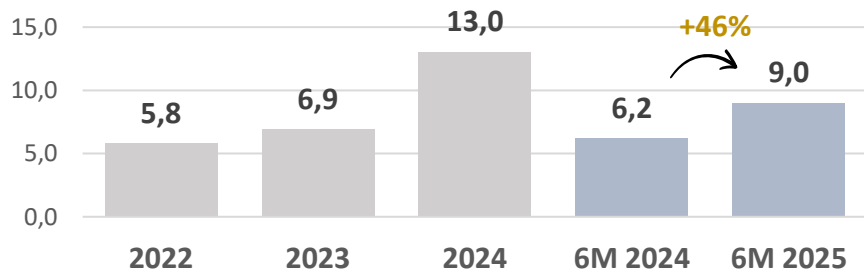
(Amounts in € millions)

Adj. Net Profit



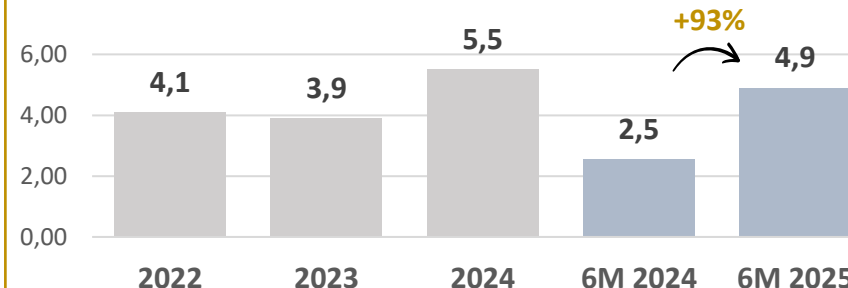
(Amounts in € millions)

Adj. EBITDA



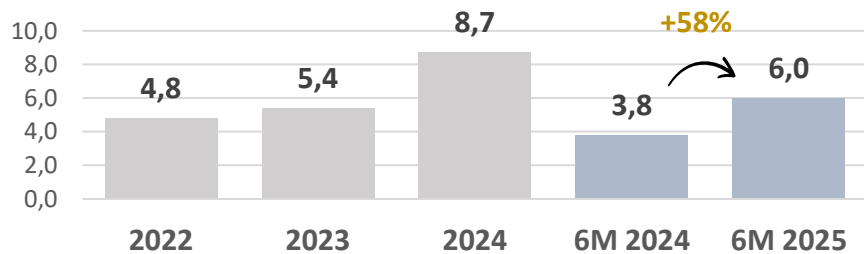
(Amounts in € millions)

F.F.O.



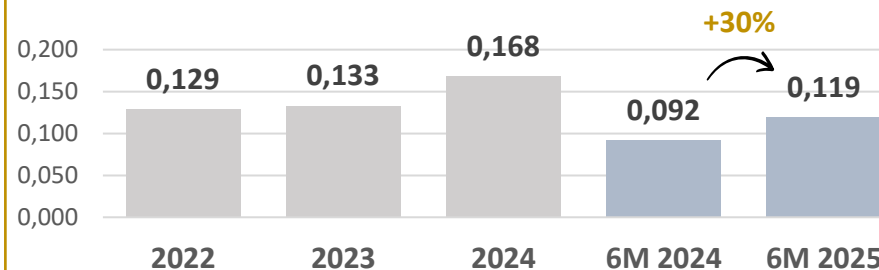
(Amounts in € millions)

Adj. EBT



(Amounts in €)

Adj. EPS



Notes:

(1) Adjusted results exclude profits from revaluations, profits from sale of properties and one-off expenses related to merger and property sales. Also, property tax (ENΦΙΑ) is accounted for half year (50% of annual property tax obligation)

Source: Published, Audited Financial Statements and Management Information

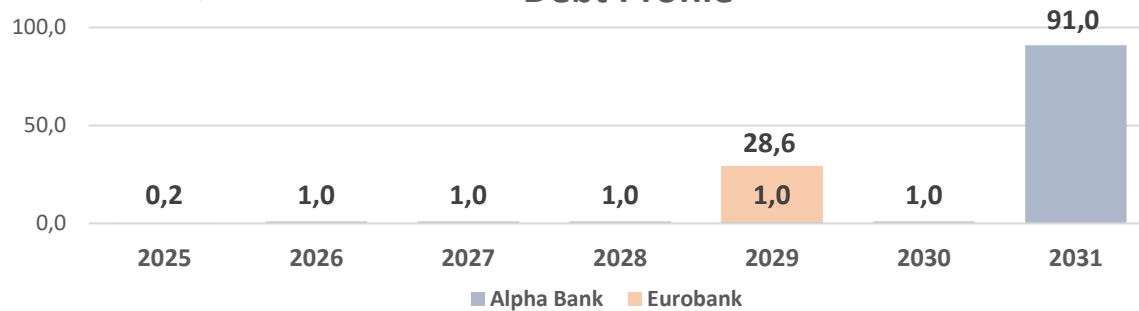
(Amounts in € millions)

Balance Sheet	30.06.2025	31.12.2024
GAV	285,7	284,8
Cash & equivalents	7,1	7,3
Debt	124,5	128,6
Net financial debt	117,4	121,3
LTV (Debt / GAV)	43,6%	45,2%
Net LTV ((Debt-Cash) / GAV)	41,1%	42,6%
Weighted Average cost of Debt (WACD)	4,1%	5,2%
Shareholders' Equity	156,9	152,5
# shares	46.406.811	44.885.774
# own shares	(453.330)	(396.129)
N.A.V. per share (€)	3,42	3,43

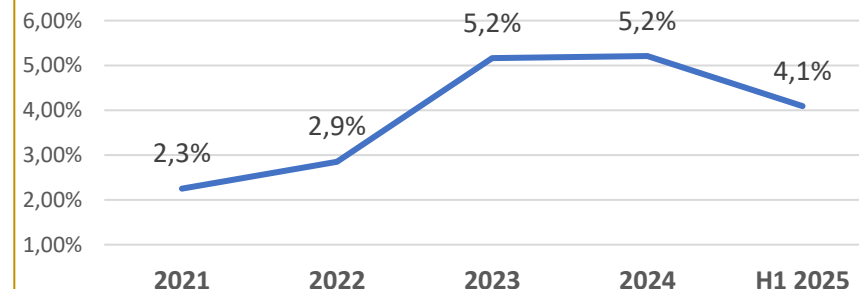
- ✓ Equity increased to € 157 m and debt decreased to € 124 m, strengthening company's capital structure
- ✓ **NAV / share at € 3,42** after dividend distribution
- ✓ **Net LTV of 41.1%**
- ✓ **WACD** reduced to 4,1% in H1 2025 vs 5,2% in 2024
- ✓ **Current cost of debt < 3,5%** (as at October 2025)

(Amounts in € millions)

Debt Profile



WACD



01 *Company **Milestones***

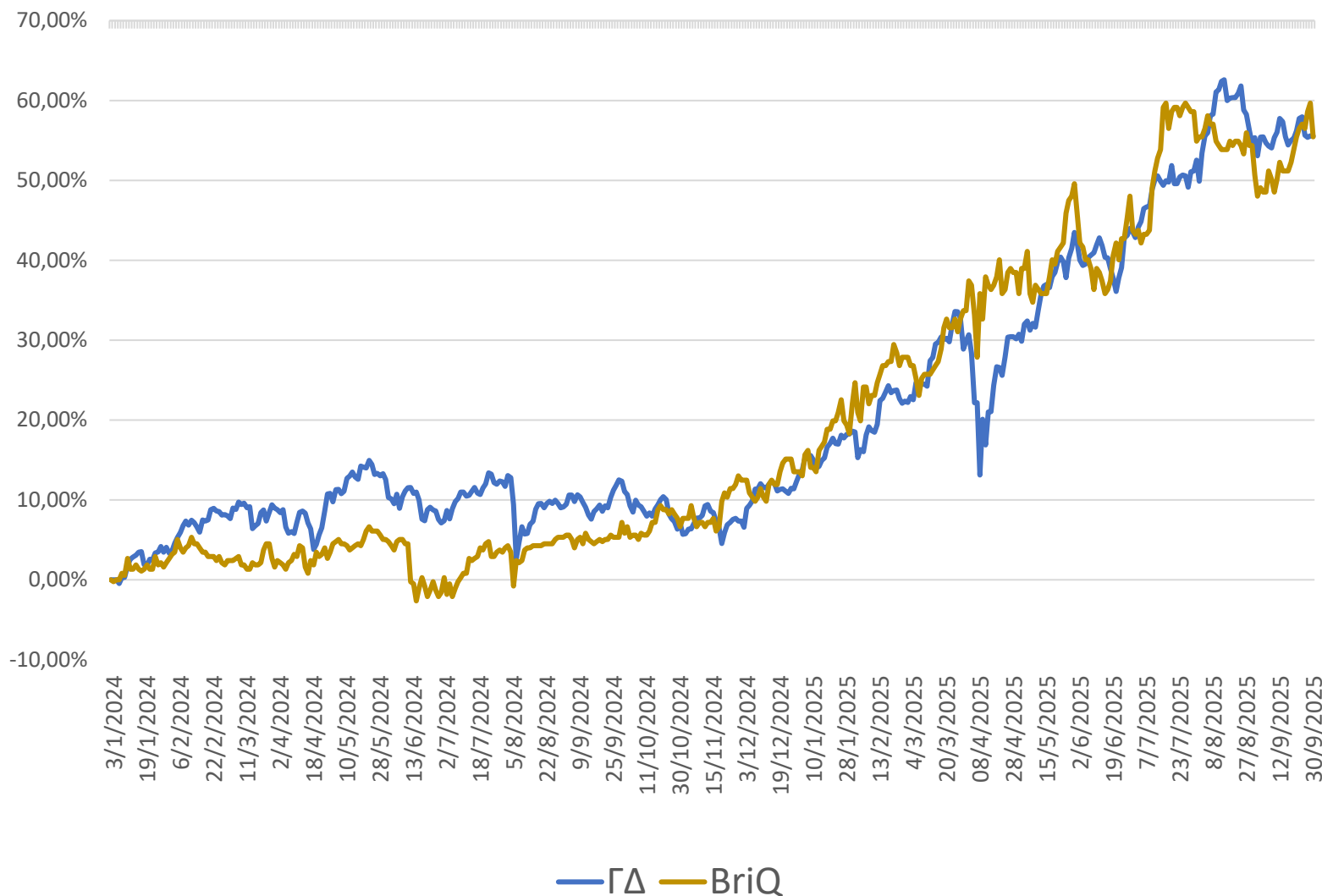
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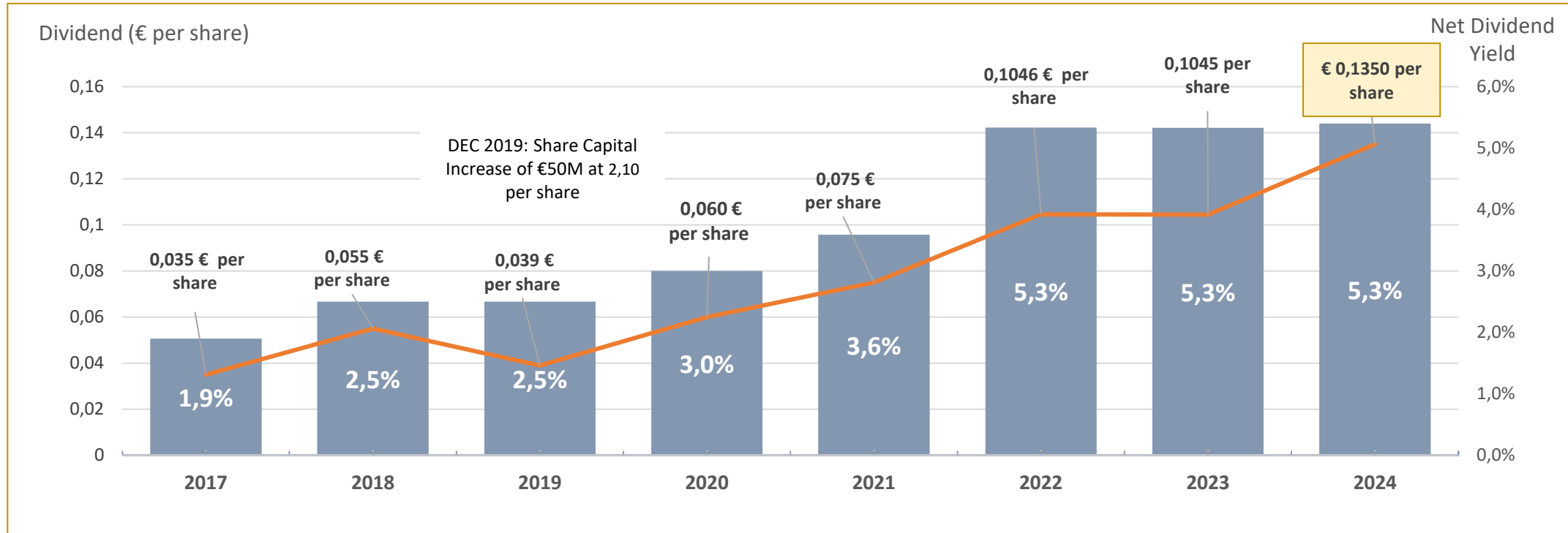
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Outstanding share performance



- **+ 55 %** since 01.01.2024
- **+ 37%** since 01.01.2025
- **Outperformed all Greek REICs**
- **Average daily trading volume YTD 2025:**
40.767 shares

Committed to high dividend yield



Dividend per share is presented in the year accrued while it was distributed the following year
Dividend Yield is calculated on dividend record date share price

For 1 share purchased on 01.01.2024 at € 1,89 the shareholder received:

- **Cumulative dividends of € 0,2395**, plus
- Stock appreciation of **€ 0,82** (as at 30.09.2025)
- **Total return € 1,060 (net) i.e. 56% return** in 1,5 years

- **Interim dividend of €0,08/share** from H1 2025 profits to be paid on 27.11.2025
- **Scrip Dividend Program (2025-2030)** up to €30 m which was followed by 64,7% of Share Capital for FY 2024 Dividend



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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



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



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

Best corporate governance practices

Corporate Governance pillars

BoD

- BoD 2024, elected by General Assembly of 27.04.2023, comprises of eight (8) members
BoD on 31.12.2024: Accepted resignation of Mr. Efstratios Papaefstratiou, appointed Mr. Stephanos Karaiskakis as Independent Non-Executive Member, and Ms. Eleni Linardou as Vice President.
- 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 and financial results

- Ensures compliance to the legal framework and internal regulation code
- Monitors and evaluates internal control system and framework
- Oversees internal & external audit operations

Investment Committee



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

- Responsible for carrying out Company's investment strategy
- Evaluates and recommends new investments to the BoD

Nomination & Remuneration Committee



Three (3) independent non-executive BoD members,
Develops Company's remuneration policy and monitors its application

- Responsible for attracting and developing qualified management executives

ESG Committee



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

- Develops strategy, objectives and priorities for sustainable development
- Monitors the implementation of the Company's strategy in matters of sustainable development

Other*

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

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

BoD & Committeess

No of Meetings held in

2024

Board of Directors	29
Investment Committee	9
Audit Committee	14
Nomination & Remuneration Committee	5
ESG Committee	3
Total No of Meetings held	60



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Appendices

Appendix I – Balance Sheet

	Group		Company	
	30.06.2025	31.12.2024	30.06.2025	31.12.2024
ASSETS				
Non-current assets				
Investment Property	279.186	277.400	234.607	233.390
Investment in subsidiaries	-	-	30.855	30.855
Property Plant and equipment	1.464	1.491	1.359	1.379
Rights to use assets	102	3	102	3
Intangible assets	9	9	9	9
Trade and other receivables	1.065	1.052	308	301
	281.826	279.955	267.240	265.937
Current assets				
Trade and other receivables	2.139	2.953	2.110	2.869
Cash and cash equivalents	7.102	7.346	5.792	6.654
	9.241	10.299	7.902	9.523
Held-for-sale assets	4.980	5.910	4.980	5.910
Total assets	296.047	296.164	280.122	281.370

	Group		Company	
	30.06.2025	31.12.2024	30.06.2025	31.12.2024
SHAREHOLDERS' EQUITY AND LIABILITIES				
Share capital	97.454	94.260	97.454	94.260
Treasury shares	(865)	(703)	(865)	(703)
Reserves	3.979	3.225	3.364	2.609
Retained profit or loss	56.367	55.685	48.735	48.939
Total equity attributable to shareholders of the Company	156.936	152.467	148.689	145.105
Non-controlling interests	7.359	7.238	-	-
Total equity	164.295	159.704	148.689	145.105
LIABILITIES				
Non-current liabilities				
Borrowings	122.922	122.297	122.922	122.297
Retirement benefit obligations	19	18	19	18
Government grants	164	196	164	195
Lease liability	74	-	74	-
Trade and other payables	2.628	2.058	2.627	2.058
	125.283	124.569	125.806	124.568
Current liabilities				
Suppliers and other payables	3.822	4.939	3.588	4.853
Current tax liabilities	548	768	464	660
Lease liabilities	29	4	29	4
Borrowings	1.546	6.180	1.546	6.180
	5.945	11.891	5.627	11.697
Total liabilities	131.752	136.460	131.433	136.265
Total shareholders' equity and liabilities	296.047	296.164	280.122	281.370

Appendix II – Profit & Loss

	Group			Company	
	From 1 January to 30.06.2025	From 1 January to 30.06.2024		From 1 January to 30.06.2025	From 1 January to 30.06.2024
Rental income	10.905	7.271		9.406	5.739
Net gain on fair value adjustments of investment property	2.335	7.035		1.876	6.156
Profits from the sale of investment properties	80	-		80	-
Direct costs related to real estate investments	(355)	(150)		(321)	(117)
Single Property Tax (ENFIA)	(1.214)	(672)		(992)	(443)
Staff remuneration and costs	(452)	(350)		(452)	(350)
Other operating expenses	(651)	(307)		(633)	(285)
Depreciation of property, plant and equipment, intangible assets and royalties	(44)	(39)		(37)	(32)
Other revenue	-	43		409	444
Other costs	(60)	(6)		-	(5)
Operating Profit	10.544	12.825		9.336	11.106
Gains from the valuation of financial instruments	-	279		-	279
Financial income	48	46		47	43
Financial charges	(3.044)	(2.402)		(3.044)	(2.401)
Profit before tax	7.548	10.748		6.339	9.027
Taxes	(546)	(535)		(462)	(408)
Net profit for the period	7.002	10.213		5.877	8.619
Corresponding to:					
Shareholders of the Company	6.763	9.892		5.877	8.619
Shareholders of non-controlling interests	239	321		-	-
	7.002	10.213		5.877	8.619

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