



# General Shareholders' Meeting

presentation | 28 April 2026



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Key Highlights

Property Portfolio

Financial Results 2025

ESG

Appendices



# Aenora Offices, 42 Posidonos Av., Kallithea

Before



# Aenora Offices, 42 Posidonos Av., Kallithea

After



## AENORA OFFICES

	Initial Building	AENORA Offices
No of floors	5	6
Area above ground	1.517	1.542
Undeground	280	851
<b>Total Area</b>	<b>1.797</b>	<b>2.393</b>
Monthly Rent	7.000	45.000
Total Investment	1.100.000	7.100.000
<b>Gross Yield</b>	<b>7,6%</b>	<b>7,6%</b>
Certification	None (built 1985)	LEED Gold (built 2026)

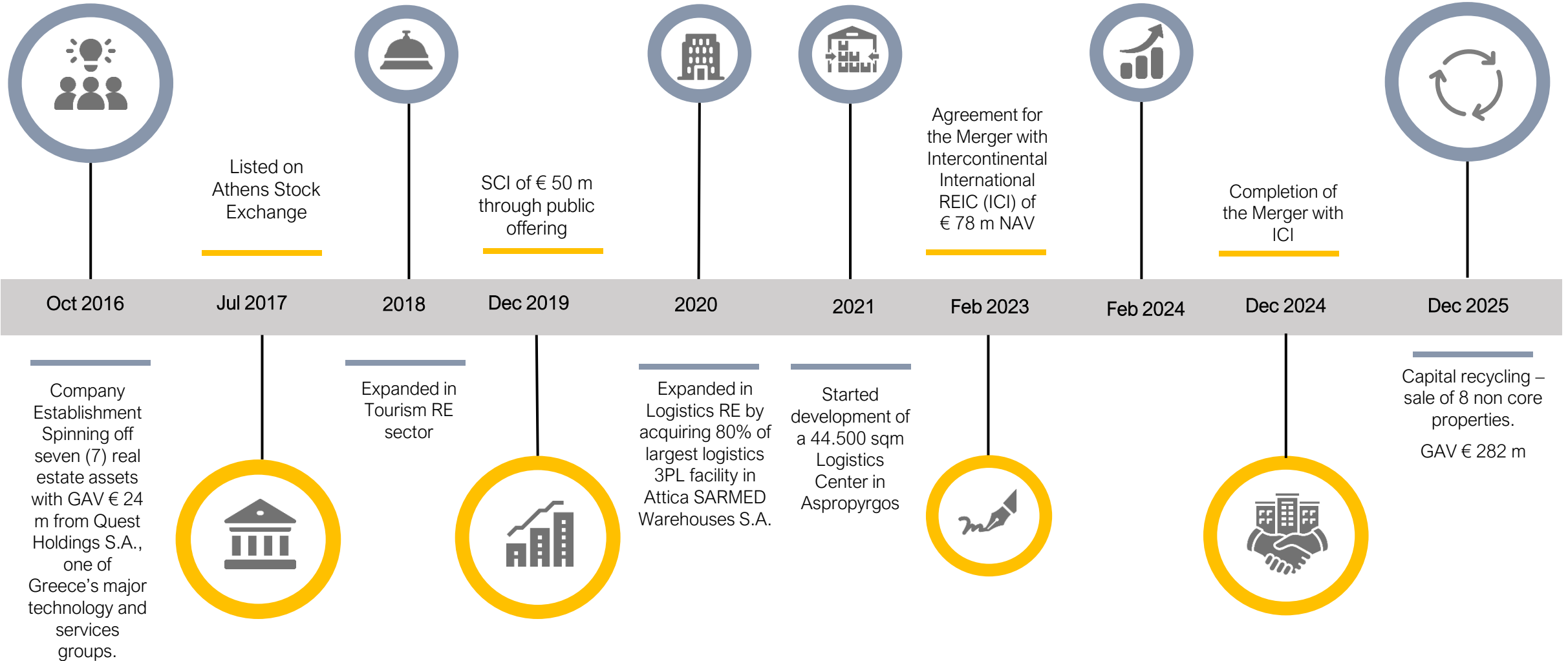
KEY

HIGHLIGHTS

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# Sustainable and continuous growth



# BriQ at a glance

€ 282 m (51 properties)  
GAV

€ 21,6 m  
Revenues 2025

€ 0,24 per share  
2025 F.F.O.

35,6%  
LTV EPRA

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

18,4%  
EPRA Cost Ratio

€ 3,72  
NAV / share *(31.12.2025)*



Listed on Athens Stock  
Exchange since 2017

Focus on Logistics,  
Offices and Hotels

Participating in ATHEX ESG  
Index

Member of EPRA (European  
Public Real Estate Association)

*(1) Annualized rental income / GAV excluding under-development and self-occupied assets.  
Source: Audited information as at 31.12.2025 and management estimates*

## Portfolio

- **New investments € 7,0 m** through land acquisitions (Aspropyrgos, Paros), new development (Aenora Offices, LEED-Gold Poseidonos Ave) and upgrade in existing properties
- **Capital recycling** – sale of 8 non-core properties for € 25 m, 17% above valuation and 46% above acquisition cost, generating total profit of **€7,7 m**

## Debt Optimization

- **Debt early repayment** bringing **LTV to 36%** from 45% at 31.12.24
- **Weight Average Debt Cost (WADC) reduction to 3,4% (current)**
- **97%** of total debt exposure at **fixed interest rate**, through IRS (€100m) and RRF loans (€5m) (as today)

## Dividend Strategy

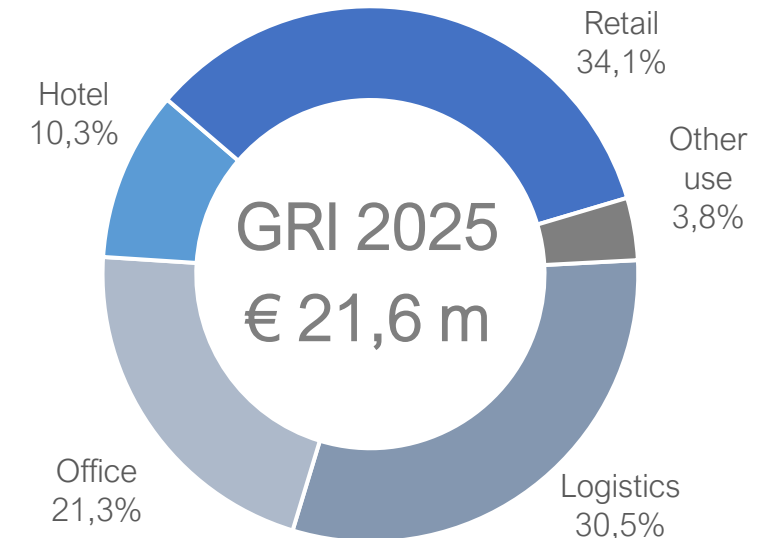
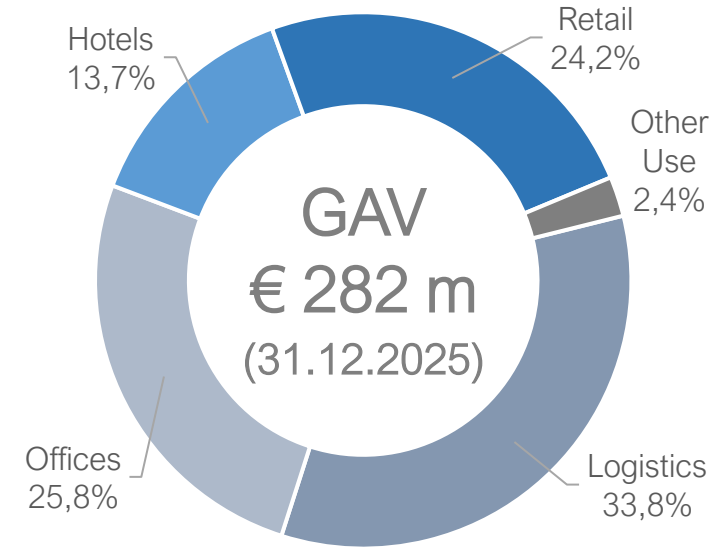
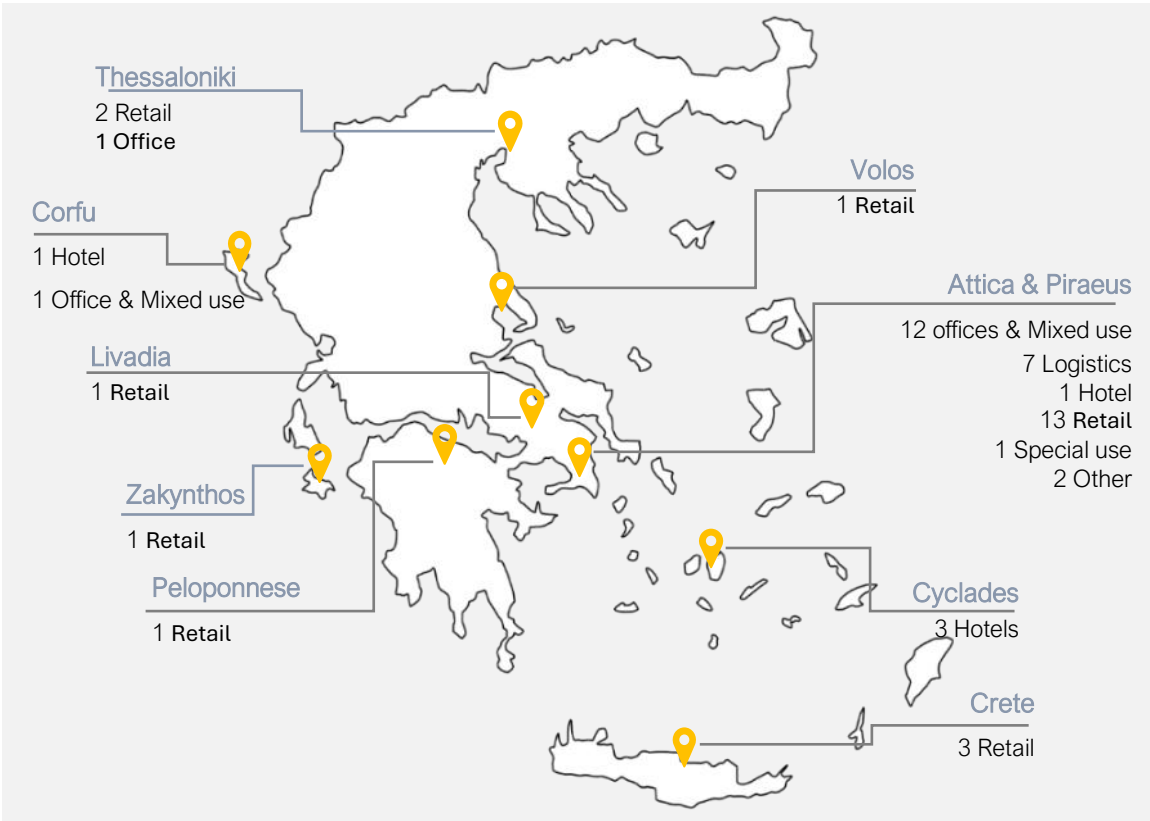

- Successful launch of 4-yr **script dividend program with 62% participation in 2025**
- Initiated **interim dividend** in September 2025 based on interim audited results

PROPERTY  
PORTFOLIO

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# Well balanced, diversified portfolio

**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)

# Strong client base

## Offices

J.P.Morgan



Hines



## Logistics



## Retail



ALPHA BANK



## Hotels



## 65% of GRI from top 5 Tenants



ALPHA BANK

26,6%



17,4%



12,7%



7,8%



ΣΚΛΑΒΕΝΙΤΗΣ

6,3%



99,4%  
occupancy  
rate



99,0%  
of annualized  
income is CPI  
connected



6,1 yrs  
WAULT (Weighted  
Average Unexpired  
Lease Term)

# Capital recycling - creating value and streamlining portfolio

(amounts in €000's)

Property	Class	Acquisition Date	Divestment Date	Acquisition cost <sup>(1)</sup>	Latest Valuation	Net Sale Proceeds	Gross Profit for distribution	Profit 2025
1 2-4, Mesogeion Av., Athens tower (12th floor)	Office	18/11/2016	13/3/2025	760	2.050	2.085	1.325	35
2 2-4, Mesogeion Av., Athens tower (13th floor)	Office	4/11/2016	13/3/2025	928	2.100	2.145	1.217	45
3 3 Charitos and 6 Spefsippou Str, Athens (Kolonaki)	Office	31/1/2024	30/7/2025	2.868	3.210	4.256	1.388	1.046
4 67, Aiolou str., Athens	Office	12/11/2019	23/10/2025	6.561	7.474	9.405	2.844	1.931
5 2-4, Achilleos str., Metaxourgeio (Partial disposal)	Retail	31/1/2024	27/11/2025	788	716	808	20	92
6 18, El. Venizelou str. & Ermou str., Volos	Mixed use	12/9/2017	4/12/2025	3.785	3.540	3.960	175	420
7 104, Dekeleias Av., N. Filadelfeia (Partial disposal)	Office	31/1/2024	19/12/2025	332	333	350	18	17
8 190, Ymittou Av., Athens	Supermarket	15/6/2017	18/12/2025	924	1.680	1.683	759	3
<b>Total</b>				<b>16.945</b>	<b>21.103</b>	<b>24.692</b>	<b>7.747</b>	<b>3.589</b>

59% capital return <sup>(2)</sup>



(1) Not including rental income  
 (2) Weighted average per sale price



## AENORA Offices

Location: 42, Poseidonos Ave.

Phase: under final delivery

Area : 2,393 sqm

Total Investment: € 7,1 m

Paid until today: € 6,5 m

Remaining Cost: € 0,6 m

Est. Completion: April 2026



## KΑΔ 3

Location: Aspropyrgos

Phase: Excavation works

Area : 7,829 sqm

Total Investment: € 7,0 m

Paid until today: € 2,7 m

Remaining Cost: € 4,3 m

Est. Completion: Q2 2027



## MMW Paros extension

Location: Naoussa, Paros

Phase: Permitting – Design

Area : 1,683 sqm

Total Investment: € 6,0 m

Paid until today: € 1,6 m

Remaining Cost: € 4,4 m

Est. Completion: Q2 2028



## Saroco Hotel

Location: Old Town of Corfu

Phase: Permitting - Design

Area : c. 2,000 sqm

Total Investment: € 7,4 m

Paid until today: € 2,0 m

Remaining Cost: € 5,4 m

Est. Completion: Q1 2029



## Industrial Building

Location: Acharnes

Phase: Permitting - Design

Area : 4,180 sqm

Total Investment: € 6,6 m

Paid until today: € 3,5 m

Remaining Cost : € 3,1 m

Est. Completion : Q1 2028

**Total development program: €34 m**

Remaining capex: €18 m

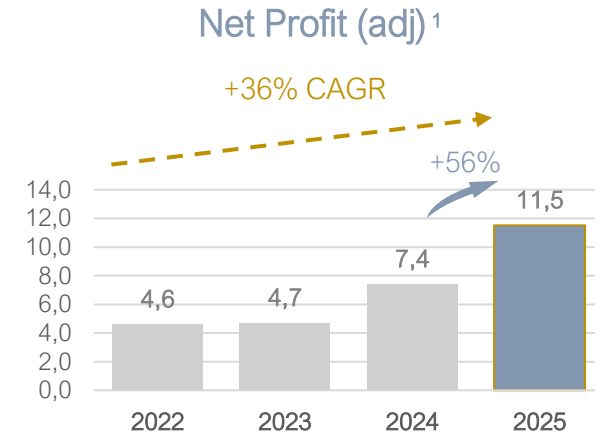
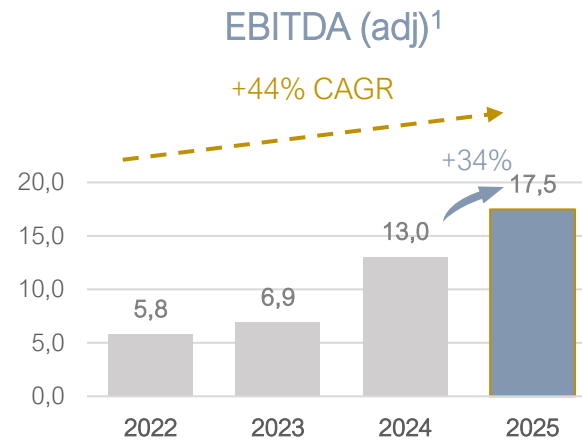
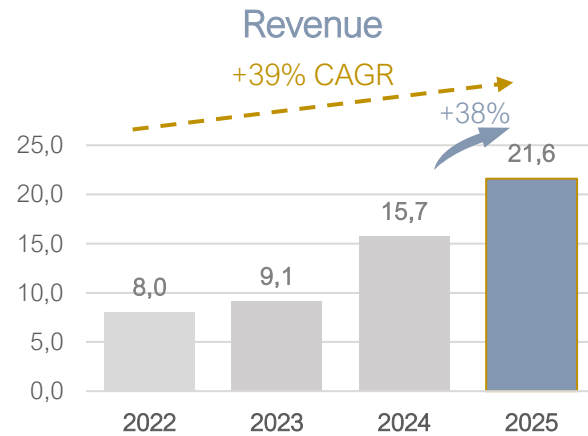
# FINANCIAL RESULTS 2025

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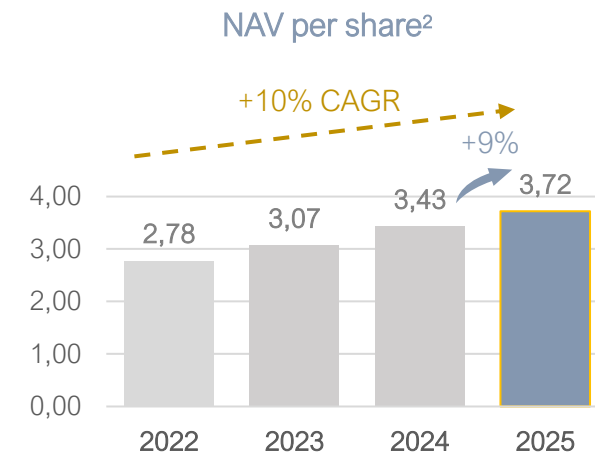
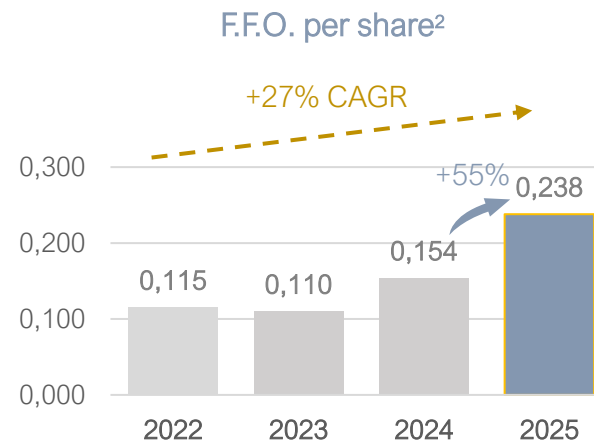
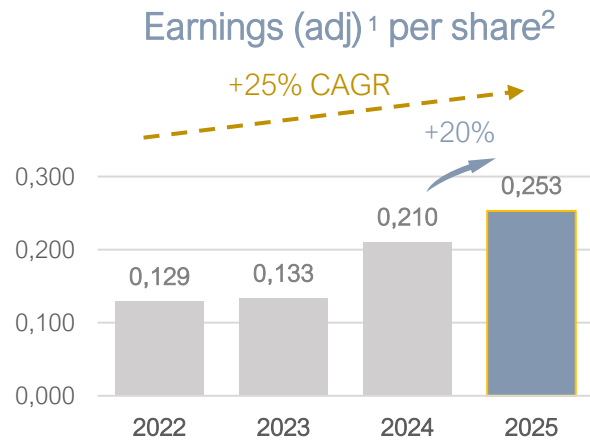


# Consistent Growth Across All Key Financial Metrics

(amounts in € millions)



(amounts in € / share)



Notes:

(1) Adjusted numbers do not include profits from revaluations, profits from assets sales and one-off expenses

(2) Calculated on the weighted average number of shares of each year, excluding treasury shares. NAV /share is calculated on the outstanding number of shares at 31.12, excluding treasury shares.

Source: Audited Financial Statements as at 31.12.2025

# Significant increase across financials 2025

BriQ Properties (Group)	FY 2025	FY 2024	D (%)
Rental Income	21,6	15,7	38%
Revaluation profit	11,0	10,5	
Property sales profit	3,6	-	
Direct property relating expenses	(1,8)	(1,1)	-71%
<b>Gross Profit (adj.<sup>1</sup>)</b>	<b>19,8</b>	<b>14,6</b>	<b>35%</b>
Non property related expenses	(2,3)	(1,6)	-46%
<b>EBITDA (adj.<sup>1</sup>)</b>	<b>17,5</b>	<b>13,1</b>	<b>34%</b>
Net Financial expenses & depreciation	(5,0)	(4,3)	-15%
<b>EBT (adj.<sup>1</sup>)</b>	<b>12,5</b>	<b>8,7</b>	<b>43%</b>
REIC Tax	(1,0)	(1,3)	25%
<b>Net profit (adj.<sup>1</sup>)</b>	<b>11,5</b>	<b>7,4</b>	<b>56%</b>
<b>Earnings per Share (EPS) (€) (adj.<sup>1</sup>)</b>	<b>0,253</b>	<b>0,210</b>	<b>20%</b>
F.F.O. (funds from operations)	11,1	5,5	102%

- 38% increase in Revenue to €21,6 m from € 15,7 m, i.e. € 5,9 m
  - ❑ € 4,0 m from ICI properties
  - ❑ € 1,2 m from KΑΔ2
  - ❑ € 0,7 m from indexation and other lease amendments
  
- 34% increase in EBITDA (adj.<sup>1</sup>) as ENFIA was not accounted for ICI properties in 2024
  
- 43% increase in Earnings Before Taxes (adj.<sup>1</sup>) after achieving economies of scale in cost containment
  
- 56% increase in Net Profit (adj.<sup>1</sup>)
  
- 20% increase in Earnings per share (EPS) (adj.<sup>1</sup>)
  
- More than doubling in funds from operation (F.F.O.)

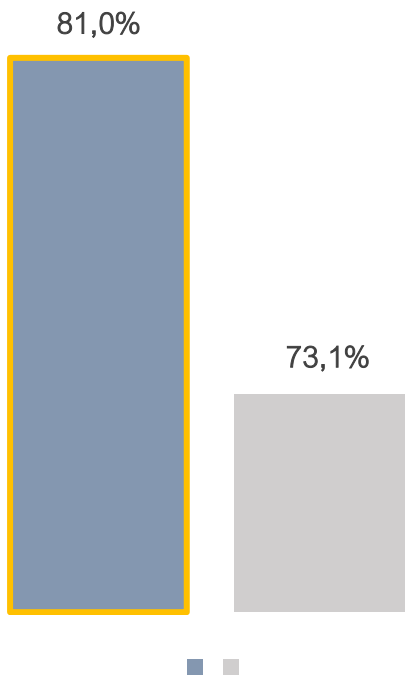
Notes:

(1) Adjusted numbers do not include profits from revaluations, profits from assets sales and one-off expenses

Source: Audited information as at 31.12.2025

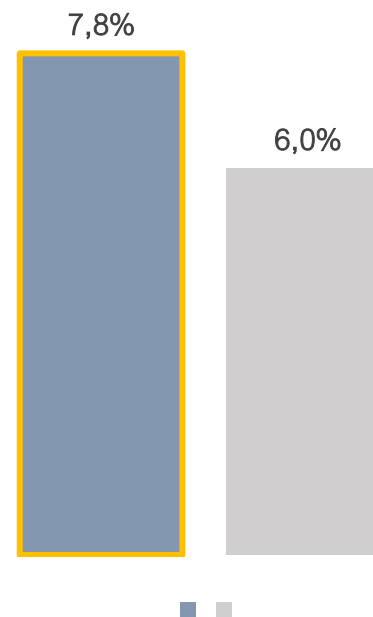
# Greek REITS - KPIs 2025 comparison

### EBITDA (adj.) Margin



Lowest Cost Ratio vs peers

### Gross Yield <sup>2</sup>



Gross yield + 1,5 percentage points vs peers

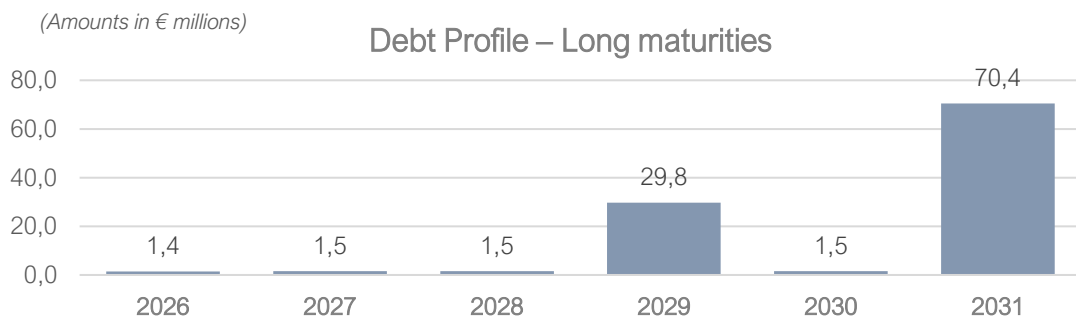
(1) AVG REICs includes Greek REICs (Trastor, Noval, Premia, Trade Estates, excl. BriQ) based on audited financials results as of 31.12.2025,  
(2) Gross Yield = GRI 2025 / AVG Investment Properties 31.12.2025-31.12.2024



# Debt reduction and hedging

## STRONG CAPITAL STRUCTURE BASED ON PRUDENT LEVERAGE POLICY

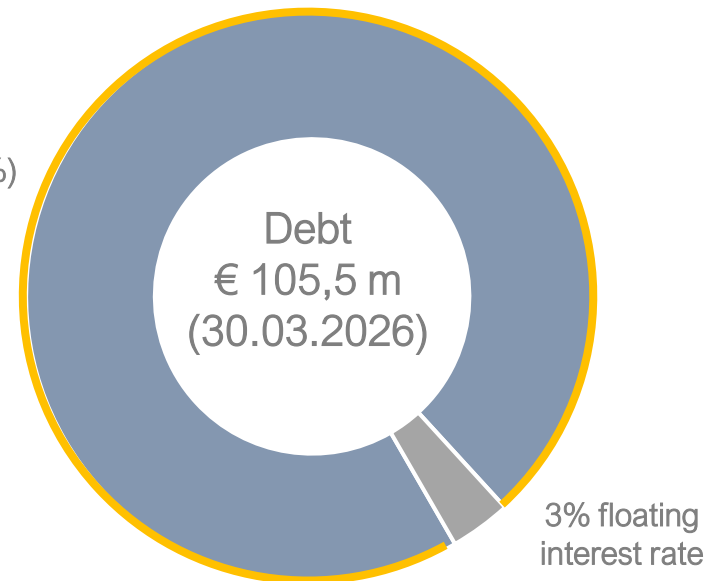
(Amount in millions)	31.12.2025	31.12.2024
Debt	101,9	128,6
Cash & equivalents	4,3	7,3
Gross Asset Value	281,9	284,8
LTV (Debt / GAV)	36,2%	45,2%
Net LTV ((Debt-Cash) / GAV)	34,6%	42,6%
<b>Weighted AVG LTV of FTSE EPRA Nareit Europe Index (1):</b>	<b>38,7%</b>	
Weighted AVG cost of Debt (WACD)	3,8%	5,2%
<b>Current Weighted Average cost of Debt (WACD)</b>	<b>3,4%</b>	



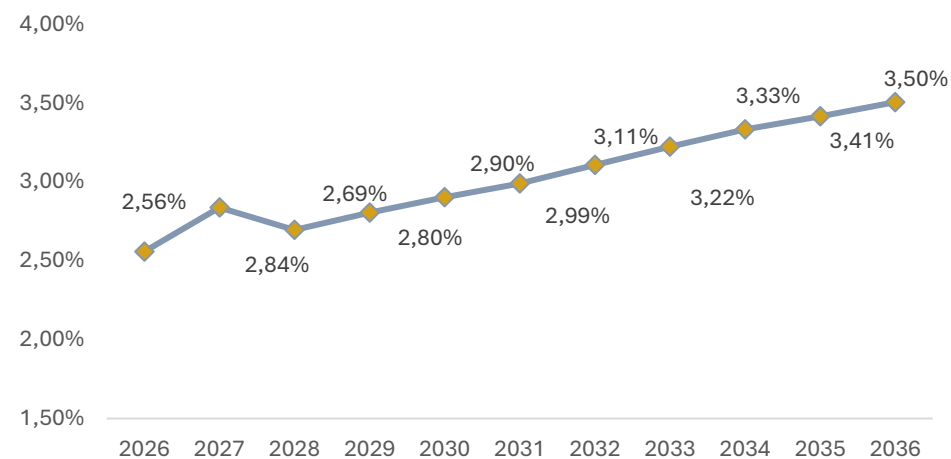
Source: Audited information as at 31.12.2025 and management info

(1) Source: EPRA monthly report January 2026)

97% fixed interest rate (IRS @2,268%)

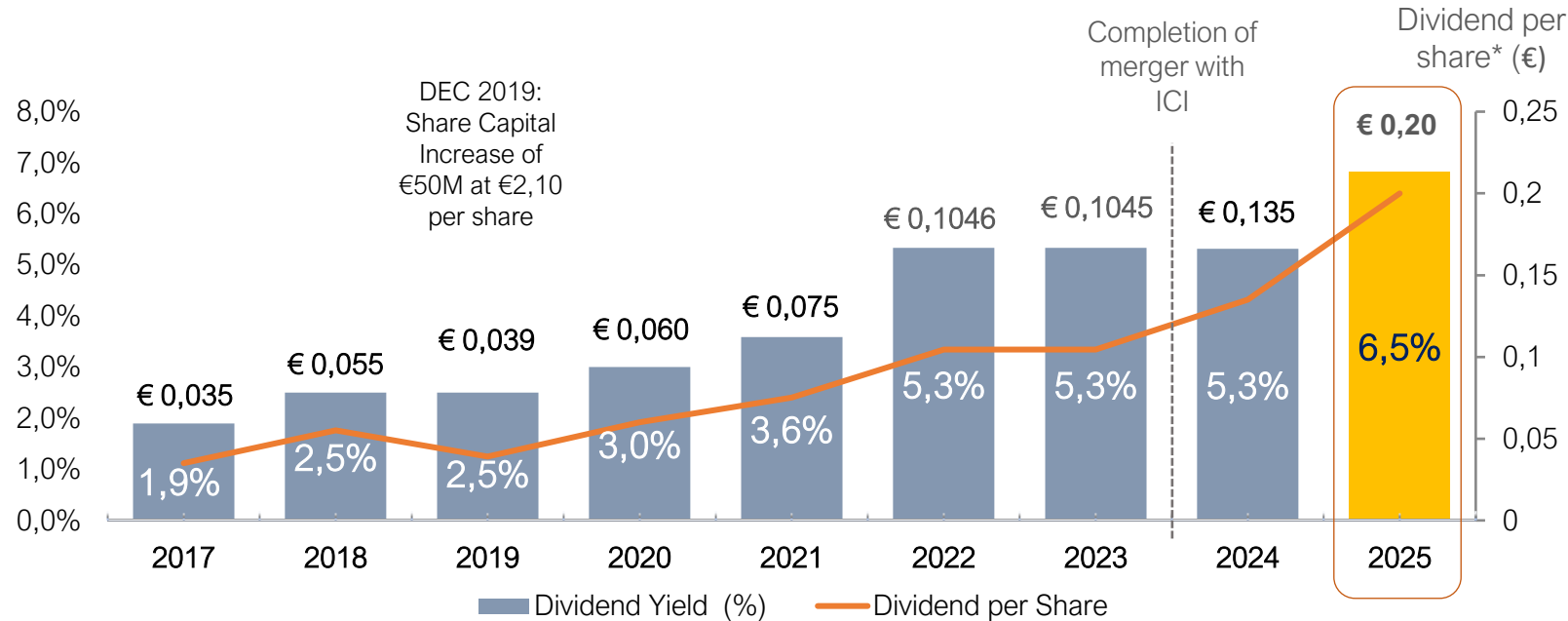


3m Euribor curve



Source: Bloomberg, data as of 28.04.2026

# Dividend policy and 2025 dividend proposal



- Dividend amount corresponds to the year the profits accrued
- Dividend yield is calculated based on the share price on the dividend record date, for FY 2025 is calculated on share price at 27/04/2025 (€ 3,09)

## BriQ vs FTSE EPRA Nareit Indices –Dividend Yield (2025)

	Dividend Yield
BriQ Properties	6,50%
FTSE EPRA Nareit Developed Europe Index	4,56%
FTSE EPRA Nareit Europe Index	4,52%
FTSE EPRA Nareit Global REITs Index	4,30%
FTSE EPRA Nareit Global Developed Index	4,02%

Source: EPRA Monthly Report (April 2026), FTSE Russell factsheet (31 March 2026)

- € 0,20 Dividend per share for FY 2025, proposed distribution submitted for approval by shareholders at the April 28, 2026, AGM.
- +48% per share vs last year
- Dividend will be distributed through the Dividend Reinvestment Program (Scrip Dividend)
- € 0,12 to be distributed after the AGM approval, € 0,08 distributed in Dec 2025 as interim dividend,

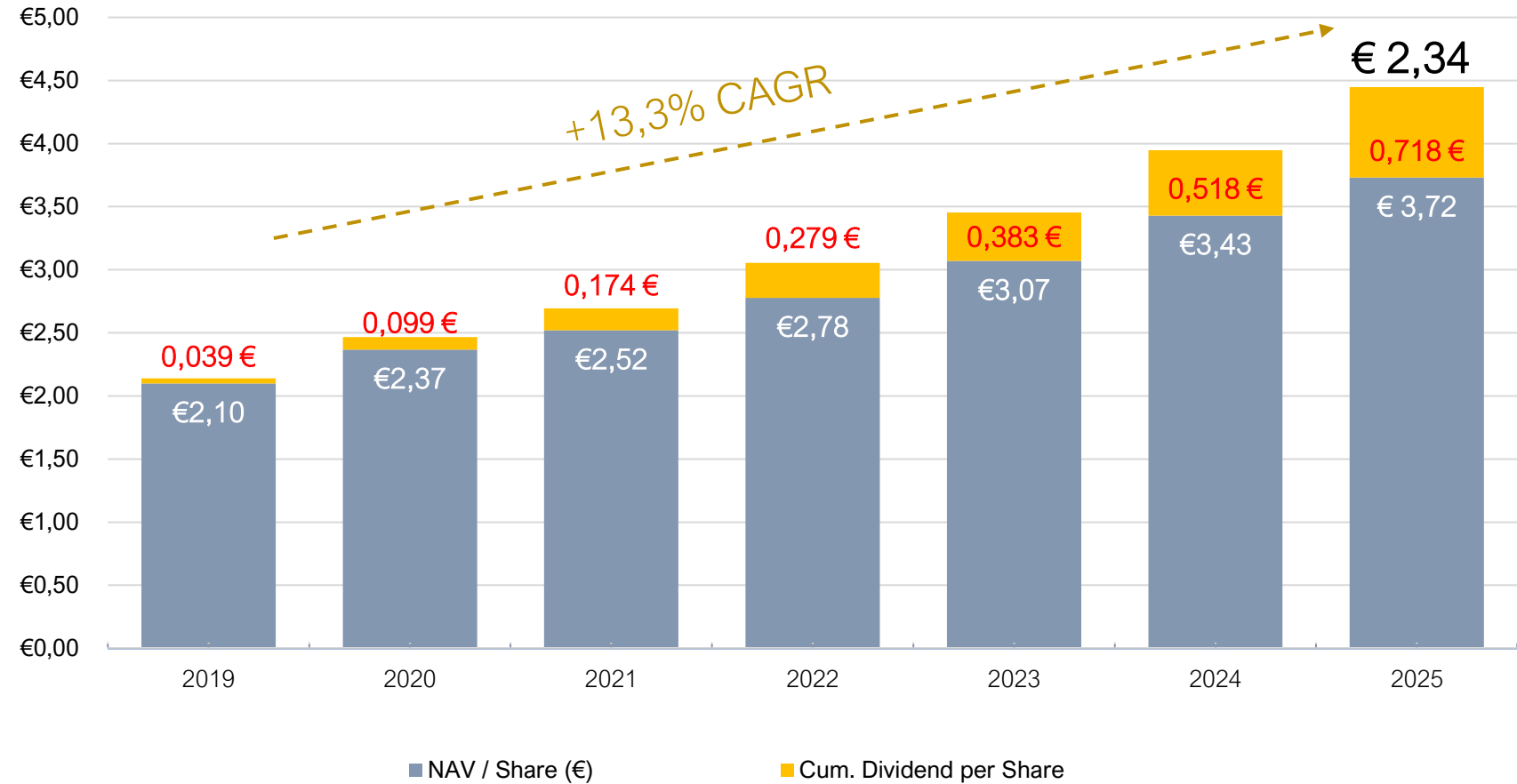
# Committed to creating shareholder value

**€ 1,62**  
increase in  
NAV/share  
since 2019  
SCI

**€ 0,718**  
comm. dividend/  
share  
since 2019 SCI

**111%**  
value creation  
since 2019  
SCI <sup>(3)</sup>

NAV / Dividend <sup>(1)(2)</sup>  
per share



Notes:

- 1) Dividend amount corresponds to the year the profits accrued
- 2) 2025 includes € 0,20 / share, from the FY 2025 Dividend to be Distributed 2026
- 3) Equal to €2,34 / €2,10 (value created / share price at 2019 SCI)

# Outstanding share performance 2025

**BriQ 31.12.2025 € 2,96  
+38,3% vs. 31.12.2024**



BriQ vs FTSE EPRA Nareit Indices – Performance (2025)

	Share Price Return	Net Total Return
<b>BriQ Properties 2025</b>	<b>38,3%</b>	<b>48,4%</b>
FTSE EPRA Nareit Developed Europe Index	2,3%	5,8%
FTSE EPRA Nareit Europe Index	2,5%	5,9%
FTSE EPRA Nareit Europe REITs Index	6,7%	11,5%
FTSE EPRA Nareit Global REITs Index	-8,4%	-5,45%
FTSE EPRA Nareit (Global) Developed Index	-6,3%	-3,4%

**38,3%**  
share price increase in last 12 mo

**48,4%**  
2025 Return (including 2024 and H1 2025 Dividend)

**Outperformed Real Estate Stock Indexes**

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



ESG

SOLAR

ENERGY PERFORMANCE

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# Clean Energy Investments

Buildings	Capacity (kWp)	Consumption (MWh)	Production (MWh)
7 executed	1.487 kWp	8.168 MWh	2.053 MWh
6 pipeline	846 kWp	1.819 MWh	1.295 MWh
13 total	2.333 kWp	9.987 MWh	3.348 MWh
<i>% of self-generation of clean energy</i>			<b>34%</b>



# household <sup>(1)</sup>  
we can supply  
**596**  
*executed*

**338**  
*pipeline*



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

# APPENDICES

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# APPENDIX I

## INVESTMENT PORTFOLIO

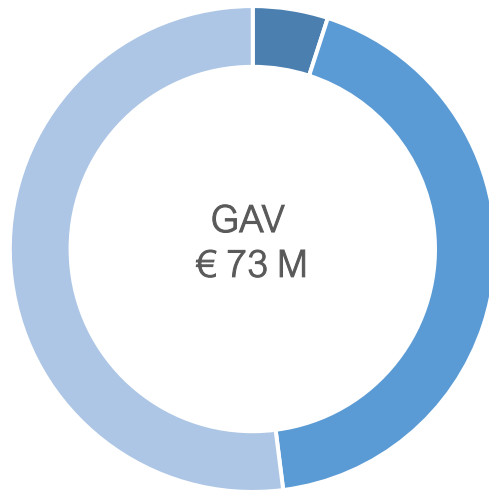
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PRIME SPACES OFFERING A WIDE RANGE OF SOLUTIONS TO CLIENTS

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



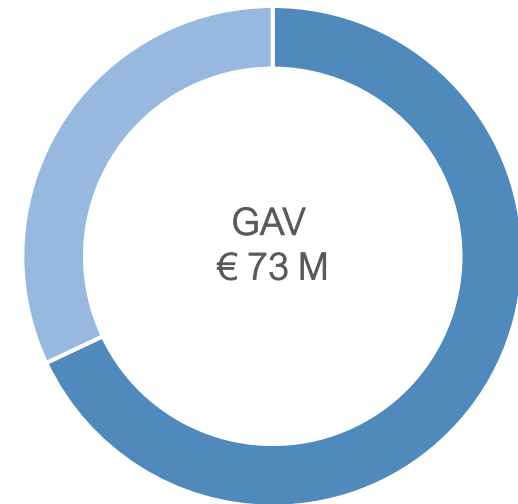
- Prime + CBD: 5%
- North Attica: 43%
- South Attica: 52%

100% Attica  
21,3% of total annualized revenue



- Top tenants (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

# Selective Offices



**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

  
 Quest  
 GROUP

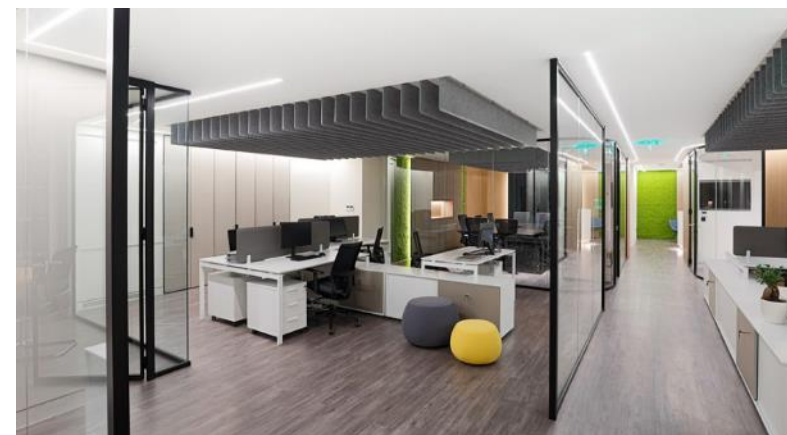


**42, Posidonos Av., (under development)**  
 Location Attica, Kallithea  
 GBA 2.393 sq.m.  
 Value € 5,12 million



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

  
 HEMPEL  
 Trust is earned  
 SALT WATER



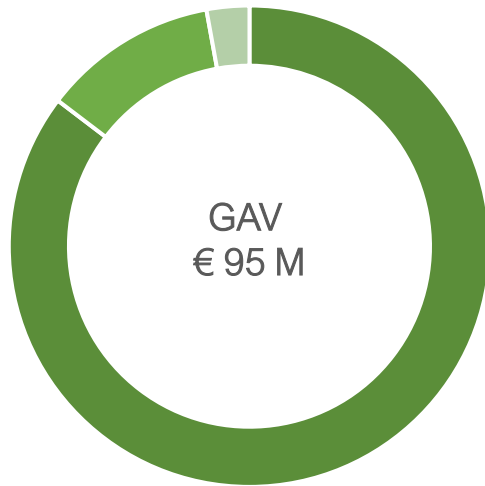
**3 Mitropoleos Str.,**  
 Location Athens, Syntagma square  
 GBA 677 sq.m.  
 Value € 4,01 million

  
 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



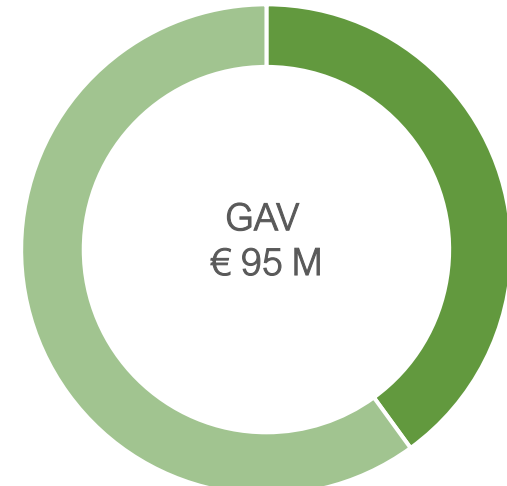
- West Attica: 85%
- South Attica-Piraeus: 12%
- North Attica: 3%

100% Attica  
30,5% of total annualized revenue



- Top tenants (1):
- 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

# Aspropyrgos Development - Logistics Park



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

# Logistics Portfolio

## 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



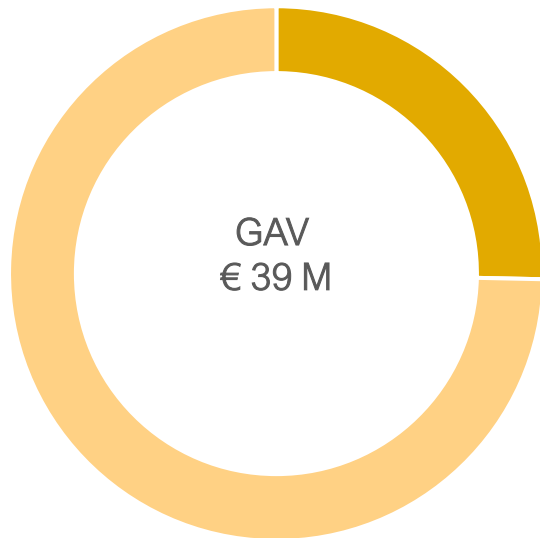
# Hotels

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

10,3% of total annualized revenue

By location

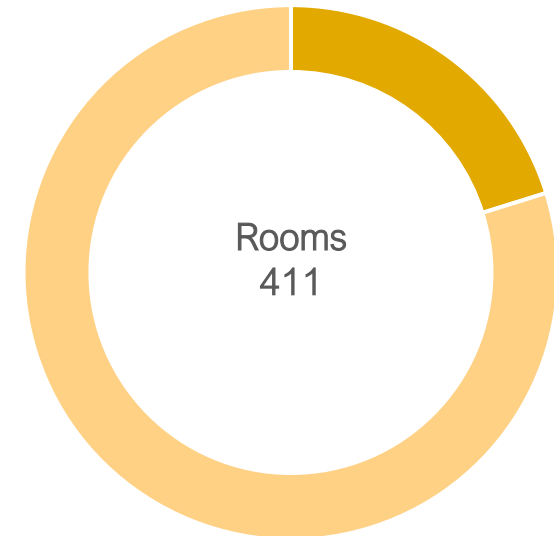


- Attica: 25%
- Greek Islands: 75%



Top tenants <sup>(1)</sup>:  
Hotel Brain 8%  
The Modernist 3%

By location



- Attica 20%
- Greek Islands 80%


(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

# Hotel Portfolio



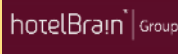
**The Modernist Athens**  
 Location: Athens - Kolonaki  
 GBA / Rooms: 1.629 sq.m. / 38 rooms  
 Value: € 10,17 million



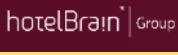

**Radisson Resort Plaza Skiathos**  
 Location: Skiathos Island  
 GBA / Rooms: 3.843 sq.m. / 84 rooms  
 Value: € 9,02 million



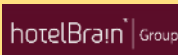

**Mr & Mrs White Paros**  
 Location: Paros Island  
 GBA / Rooms: 3.809 sq.m. / 61 rooms  
 Value: € 8,97 million




**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

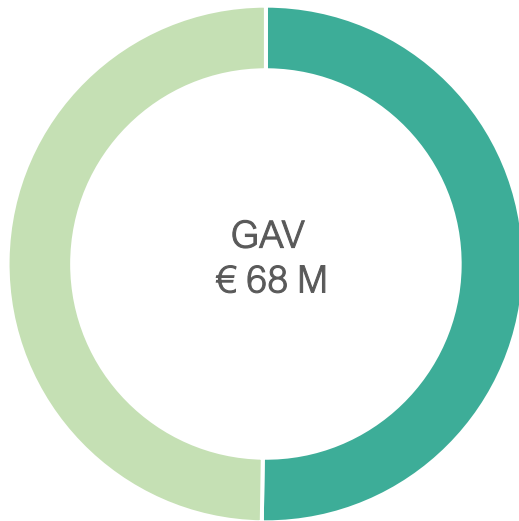


\* Data is based on management estimates and unaudited information as of 31.12.2025, unless otherwise stated

## STRONG LOCATIONS WITH UPSIDE VALUE POTENTIAL

sqm	Attica	Other	TOTAL
In operation	13.951	17.307	31.258

By location



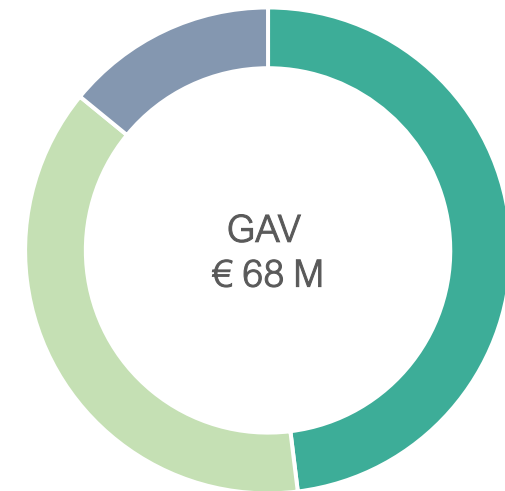
- Attica 50%
- Other 50%

34,1% of total annualized revenue



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

By tenant type



- Retail 48%
- Super market 38%
- Bank Branch 14%

# Selective Retail Properties



## 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



APPENDIX II  
FINANCIAL  
RESULTS 2025



# Consolidated balance sheet

STATEMENT OF FINANCIAL POSITION (Amounts in € 000's)	31.12.2025	31.12.2024	31.12.2023	31.12.2022
Investment Property	277.917	277.400	147.518	134.999
Property and equipment	1.411	1.491	1.547	1.521
Intangible assets	7	9	24	30
Trade and other receivables	1.070	1.055	1.311	1.256
<b>Total Non-current assets</b>	<b>280.405</b>	<b>279.955</b>	<b>150.400</b>	<b>137.806</b>
Trade and other receivables	1.551	2.953	1.196	1.037
Derivative financial instruments	-	-	1.726	-
Cash and cash equivalents	4.262	7.346	2.786	3.324
Held for sale investment properties	2.340	5.910	-	-
<b>Total Current assets</b>	<b>8.153</b>	<b>16.209</b>	<b>5.708</b>	<b>4.361</b>
<b>Total assets</b>	<b>288.558</b>	<b>296.164</b>	<b>156.108</b>	<b>142.167</b>
Share capital	99.015	94.260	75.106	75.106
Own shares	(993)	(703)	(730)	(701)
Reserves	5.241	3.225	2.976	2.389
Retained earnings	70.468	55.685	31.258	21.433
<b>Equity attributable to equity holders of the parent Company</b>	<b>173.731</b>	<b>152.467</b>	<b>108.610</b>	<b>98.225</b>
Non-controlling interests	7.621	7.238	6.829	6.927
<b>Total equity</b>	<b>181.352</b>	<b>159.705</b>	<b>115.439</b>	<b>105.152</b>
Borrowings	100.463	122.297	35.212	32.166
Retirement benefit obligations	22	18	14	10
Trade and other payables	2.850	2.254	1.758	922
<b>Total Non-current liabilities</b>	<b>103.335</b>	<b>124.569</b>	<b>36.984</b>	<b>33.098</b>
Trade and other payables	2.381	4.939	1.438	1.357
Current tax liabilities	463	768	399	136
Lease liabilities	22	4	14	13
Borrowings	1.005	6.180	1.834	2.411
<b>Total Current liabilities</b>	<b>3.871</b>	<b>11.891</b>	<b>3.685</b>	<b>3.917</b>
<b>Total liabilities</b>	<b>107.206</b>	<b>136.460</b>	<b>40.669</b>	<b>37.015</b>
<b>Total shareholders' equity and liabilities</b>	<b>288.558</b>	<b>296.164</b>	<b>156.108</b>	<b>142.167</b>

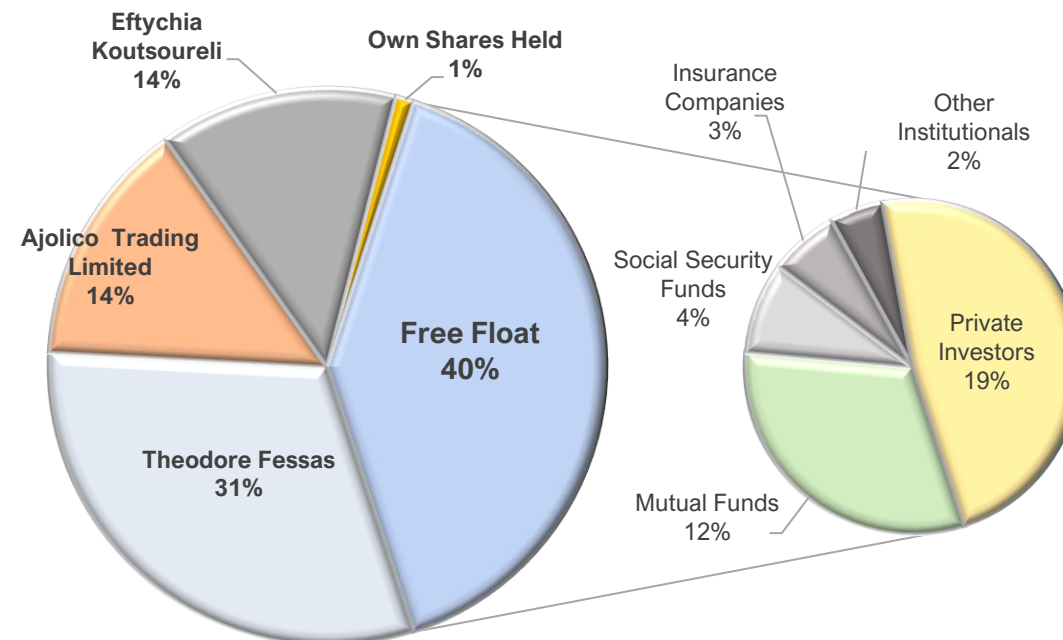
# Consolidated Income Statement

STATEMENT OF COMPREHENSIVE INCOME (Amounts in € 000's)	From 01.01.2025 to 31.12.2025	From 01.01.2024 to 31.12.2024	From 01.01.2023 to 31.12.2023	From 01.01.2022 to 31.12.2022
<b>Rental Income</b>	21.609	15.684	9.104	8.002
Net gain/(loss) from fair value adjustments on investment property	11.017	10.486	8.110	7.465
Gain from fair value adjustments on ICI's assets	-	11.363	-	-
Net gain from disposal of investment property	3.588	-	127	149
Direct property related expenses	(600)	(390)	(253)	(286)
Property Tax (ENFIA)	(1.216)	(672)	(695)	(703)
Employee expenses	(1.165)	(923)	(704)	(655)
Dividends	-	-	-	-
Other operating expenses	(1.066)	(731)	(582)	(683)
Depreciation	(92)	(78)	(69)	(57)
Other income / (expenses)	(108)	12		
<b>Operating Profit</b>	<b>31.967</b>	<b>34.751</b>	<b>15.038</b>	<b>13.232</b>
<b>EBITDA</b>	<b>32.059</b>	<b>34.828</b>	<b>16.832</b>	<b>13.289</b>
<b>Adj. EBITDA</b>	<b>17.494</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	(39)	-	1.726	-
Interest Income	122	939	466	-
Finance costs	(4.961)	(5.188)	(1.891)	(967)
<b>EBT</b>	<b>27.089</b>	<b>30.502</b>	<b>15.339</b>	<b>12.265</b>
<b>Adj. EBT</b>	<b>12.524</b>	<b>8.703</b>	<b>5.426</b>	<b>4.778</b>
Corporate tax expense	(1.011)	(1.249)	(709)	(203)
<b>Net Profit After Tax</b>	<b>26.078</b>	<b>29.253</b>	<b>14.630</b>	<b>12.062</b>
<b>Adj. Net Profit After Tax</b>	<b>11.513</b>	<b>7.454</b>	<b>4.717</b>	<b>4.575</b>

# Shareholding Structure

## Shareholding Structure as 31.12.2025

Ticker	ΜΠΡΙΚ (ATHEX)
ISIN	GRS517003000
Shares outstanding	47.149.827
Share Price (27.04.2026)	€ 3,09
Market Capitalization (27.04.2026)	€ 146 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	



APPENDIX III  
CORPORATE  
GOVERNANCE



# BoD Executive competence



**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*  
22 years of RE experience  
(Lamda Development  
(2003-2015);  
Prodea BoD (2015-2016)



**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

# Committed to best corp. governance practices

## 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>

# New Law 5193/2025 for REICs

Key Parameter	Applicable Rule / Threshold
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%



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