

H1 2026

FINANCIAL RESULTS

IR Presentation | 11 September 2026



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BOOK OF CONTENT

1. Key Highlights
2. Property Portfolio
3. Financial Results H1 2026
4. Appendices



A low-angle, upward-looking shot of a modern skyscraper with a glass facade. The building's structure, including window frames and mullions, creates a strong geometric pattern of lines that converge towards the top of the frame. The sky is a clear, solid blue. The text '01.' is positioned on the left side, and 'KEY HIGHLIGHTS' is on the right side.

01.

KEY HIGHLIGHTS

BRIQ AT A GLANCE

- / Listed on Athens Stock Exchange (Euronext) since 2017
- / Focus on Logistics, Offices and Hotels
- / Participating in ATHEX ESG Index
- / Member of EPRA (European Public Real Estate Association)

€ 296M	GAV	€ 3,87	NAV / Share
€ 10,7M	Revenues H1 2026	35,8%	LTV
€ 0,131	F.F.O. H1 2026 Per Share	7,7%	Gross Yield ¹
19,3%	F.F.O. Growth Per Share vs H1 2025	6,5%	Dividend Yield, net (FY 2025)

(1) Annualized rental income / GAV excluding under-development and self-occupied assets.
Source: Audited information as at 30.06.2026 and management estimates



KEY HIGHLIGHTS H1 2026

25% Earnings Growth

- **25% increase in Net Profit (adj.)**, to €6,8 M
- **19,3% increase F.F.O. per share**, to €0,131 from € 0,109
- **25% increase in interim dividend of €0,10/share** vs €0,08/share in H1 2025
- **Increased platform efficiency** with **EPRA Cost Ratio of 15,0%** vs. 18,4% in 2025 and 24,7% pre-merger

Accretive Investments

- Completion of **AENORA Offices**
- Started development of **3rd logistics building** in Aspropyrgos (KAΔ3)
- Development of **light industrial facility in Acharnes**
- Development of **MMW Paros new hotel**

Reduced Cost of Capital

- Entered into **IRS of €100M** at **3,5%** total interest cost (incl. spread)
- Signed **5 RRF bond loans** of €21,5 M
- **97%** of total debt exposure at **fixed interest cost**
- Weighted Average Cost of Debt (WACD) reduced to **3,38%** from **4,09%** in H1 2025
- **Net Debt / EBITDA** at conservative level of **5,6 times**

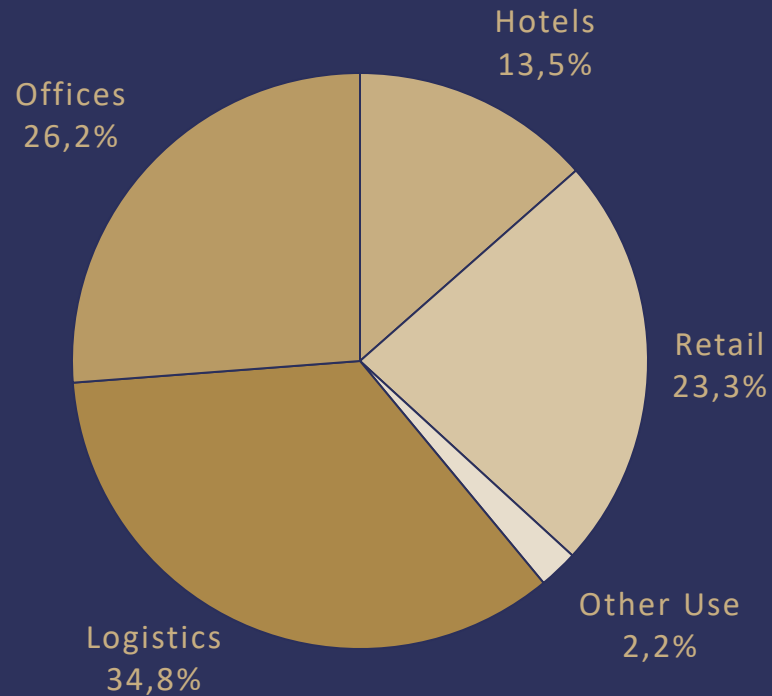
A low-angle, upward-looking photograph of several modern skyscrapers against a clear, light blue sky at dusk. The buildings are dark, with some windows glowing with warm yellow light. The perspective creates a sense of height and scale.

02.

PROPERTY PORTFOLIO

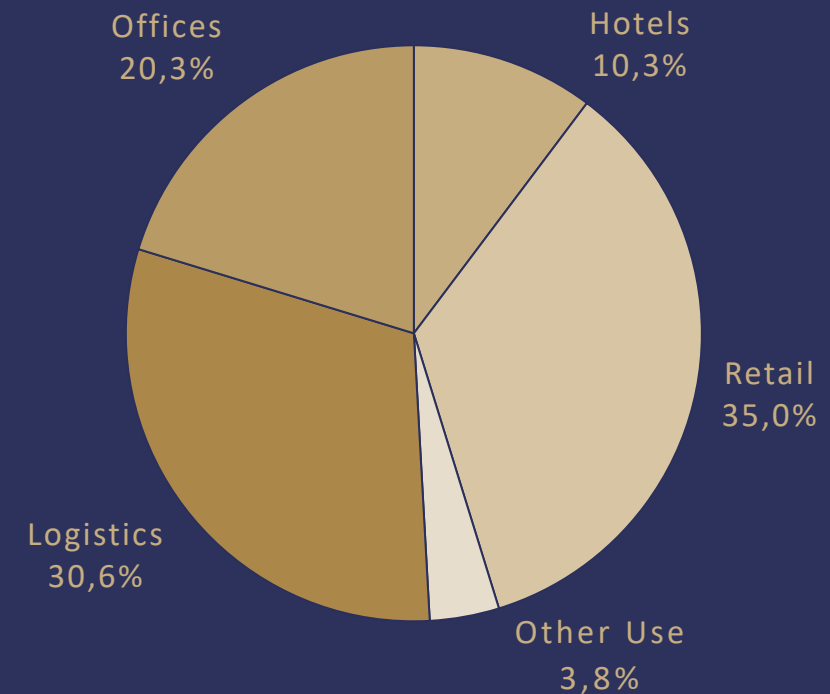
GAV € 296M

(30.06.2026)



Annualized Revenues

€ 21,3M (30.06.2026)



7,7%

GROSS YIELD

(Annualized Rental Income / GAV of the income producing properties as of 30.06.2026)

9,9%

YIELD ON COST

(Annualized Rental Income / Investment Cost of the income producing properties as of 30.06.2026)

STRONG CLIENT BASE

LOGISTICS



OFFICES



RETAIL



HOTELS



72%

OF ANNUALIZED REVENUES
FROM
TOP 5 TENANTS

98,2%

Occupancy rate

99,1%

of annualized
income is CPI
connected

5,6 YRS

WAULT (Weighted
Average Unexpired
Lease Term)



ALPHA BANK

27,6%



17,4%



12,8%



7,8%



6,3%

PIPELINE INVESTMENTS

Remaining committed capex: €12 M

Non-committed investments: €83 M



Logistics Building

Location: Aspropyrgos

Phase:

Pre-cast construction (80%)

Area (sq.m.):

7.829

Total Investment:

€ 7,39 M

Paid until today:

€ 3,73 M

Remaining Cost:

€ 3,66 M

Est. Completion:

Q3 2027



Light Industrial Building

Location:

Acharnes

Phase:

Permitting

Area (sq.m.):

4.600

Total Investment:

€ 7,05 M

Paid until today:

€ 3,6 M

Remaining Cost:

€ 3,45 M

Est. Completion:

Q1 2028



MMW PAROS new hotel

Location:

Naoussa, Paros

Phase:

Construction starts Oct. '26

Area (sq.m.):

1.574

Total Investment:

€ 6,39 M

Paid until today:

€ 2,0 M

Remaining Cost:

€ 4,39 M

Est. Completion:

Q2 2028



AENORA OFFICES

Location:

42, Poseidonos Ave.

Phase:

Completed

Area (sq.m.):

2.479

Total Investment:

€ 7,08 M

03.

FINANCIAL RESULTS

H1 2026

CONSOLIDATED FS RESULTS H1 2026 BY IFRS, INCLUDING:

- € 6,7 M gain vs. € 2,3 M from fair value adjustments on investment property
- € 80K gain from sale of properties in 2025
- 100% of the Annual Property Tax Expense (ENFIA) € 836K vs € 992K
- € 558 K gain in H1 2026 from fair value adjustment of the Interest Rate Swap (IRS) derivative

BriQ Properties (Group)	H1 2026	H1 2025	Δ (%)
Rental Income	10,7	10,9	-2%
Revaluation profit	6,7	2,3	189%
Profit from sale of properties	-	0,1	n/a
ENFIA & Direct property relating expenses	(1,3)	(1,6)	16%
Gross Profit	16,1	11,8	37%
Non property related expenses	(0,8)	(1,2)	24%
EBITDA	15,3	10,6	44%
IRS Derivative revaluation profit	0,6	-	n/a
Net Financial expenses & depreciation	(1,8)	(3,0)	40%
EBT	14,0	7,5	86%
REIC Tax	(0,5)	(0,5)	16%
Net profit after tax	13,6	7,0	94%

25% INCREASE IN NET PROFIT DESPITE THE SALE OF 8 PROPERTIES IN 2025

Rental Income maintained at € 10,7 M from € 10,9 m in H1 2025, despite sale of 8 properties in 2025

EBITDA (adj.¹) € 9,1 M from € 9,0 M

85% EBITDA (adj.¹) margin after increasing efficiency (**15% Cost Ratio**)

25% increase in Net Profit (adj.¹), to € 6,8 M

19% increase EPS (adj.¹), to €0,145 from € 0,122

F.F.O. up 25% to € 6,1 M from € 4,9 M

F.F.O. / share up 19% to € 0,131 from € 0,109

BriQ Properties (Group)	H1 2026	H1 2025	Δ (%)
Rental Income	10,7	10,9	-2%
Revaluation profit	6,7	2,3	
Direct property relating expenses	(0,8)	(0,9)	7%
Adj. Gross Profit	9,9	10,0	-2%
Adj. Gross Profit margin	93%	92%	
Non property related expenses	(0,8)	(1,0)	22%
Adj. EBITDA	9,1	9,0	1%
Adj. EBITDA margin	85%	83%	
Net Financial expenses & depreciation	(1,8)	(3,0)	40%
Adj. EBT	7,3	6,0	21%
Adj. EBT margin	68%	55%	
REIC Tax	(0,5)	(0,5)	16%
Adj. Net profit after tax	6,8	5,5	25%
Adj. Net profit margin	64%	50%	
Adj. EPS (€)	0,145	0,122	19%
F.F.O. (funds from operations)	6,1	4,9	25%
F.F.O. per Share	0,131	0,109	19%

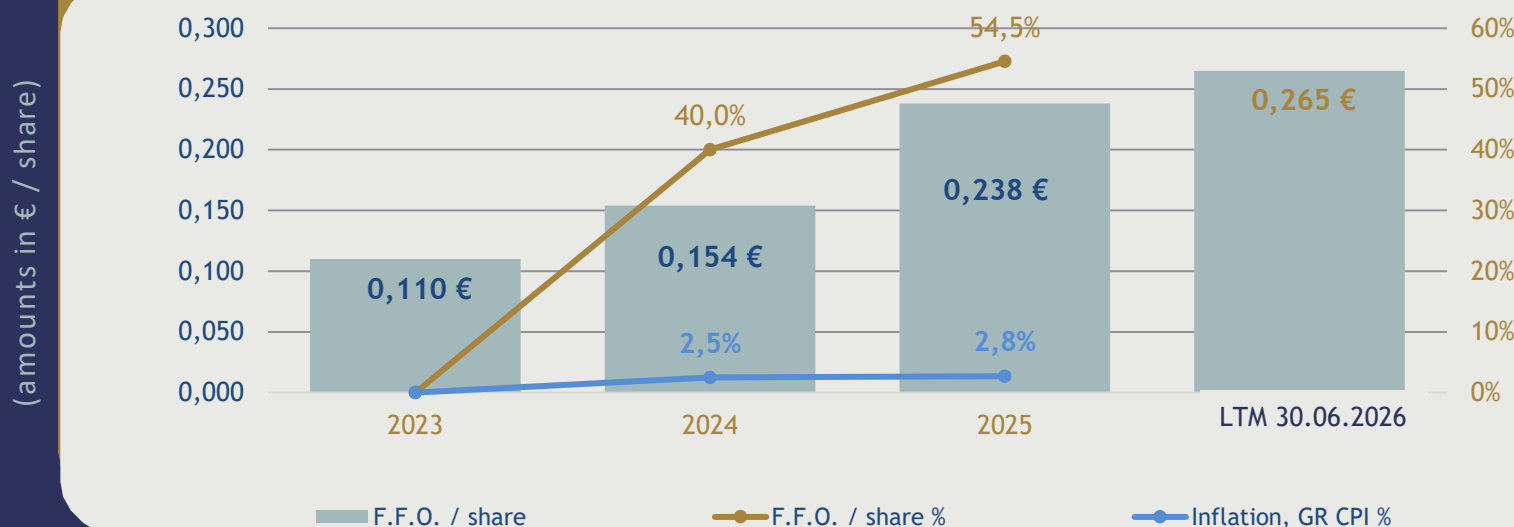
Notes:

(1) Adjusted numbers do not include profits from revaluations (H1 2026: € 6,7M vs H1 2025: € 2,3M.), profits from revaluation of IRS derivative (H1 2026: € 558K vs H1 2025: 0), profits from assets sales (H1 2025: € 80K) and one-off expenses (H1 2025: € 256K) and are adjusted to the 50% of the annual ENFIA expense

Source: Audited information as at 30.06.2026

STRONG F.F.O. GROWTH OUTPACING INFLATION

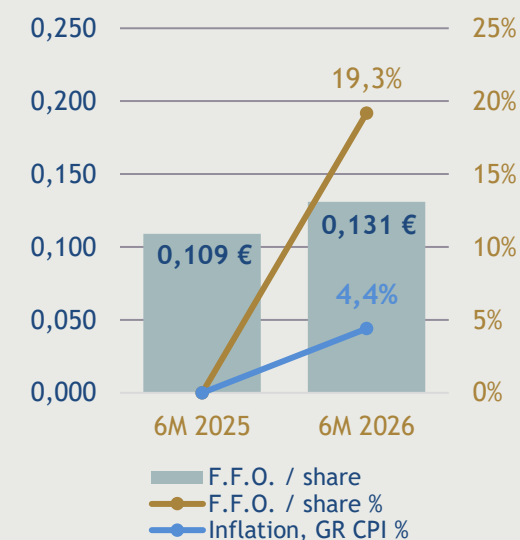
F.F.O. / SHARE



+47% CAGR of FFO/share over the last years (2023-2025) significantly outpacing inflation

F.F.O. / SHARE

6M 2026 vs 6M 2025



+19% 6M growth of FFO/share, significantly outpacing inflation of the same period

Notes:

(1) F.F.O per share is calculated on the weighted average number of shares of each year, excluding treasury shares.

Source: Audited information as at 30.06.2026, Hellenic Statistical Authority (ELSTAT), Consumer Price Index (CPI) — average of monthly year-on-year inflation rates for the reference period.

DEBT REDUCTION AND HEDGING

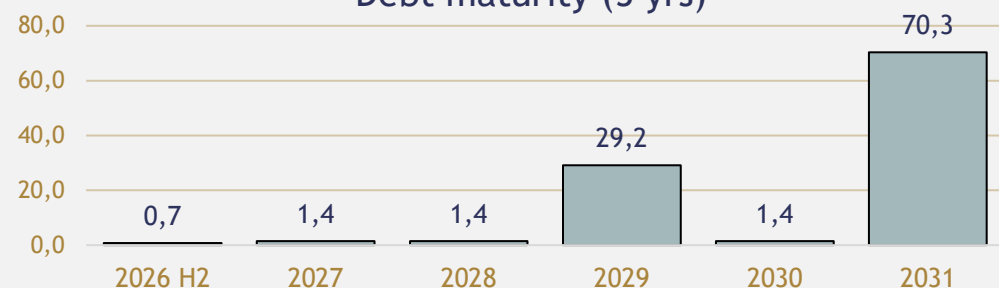
STRONG CAPITAL STRUCTURE BASED ON PRUDENT LEVERAGE POLICY

DEBT PROFILE - Long maturities

(Amounts in € millions)	30.06.2026	31.12.2025
Debt	106,0	101,9
Cash & Equivalents	4,4	4,3
Gross Asset Value (GAV)	295,8	281,9
LTV (Debt / GAV)	35,8%	36,2%
Net LTV ((Debt-Cash) / GAV)	34,4%	34,6%
Net Debt / EBITDA adj. ¹ (x)	5,6x	5,8x
Weighted AVG cost of Debt (WACD)	3,38%	3,8%

(Amounts in € millions)

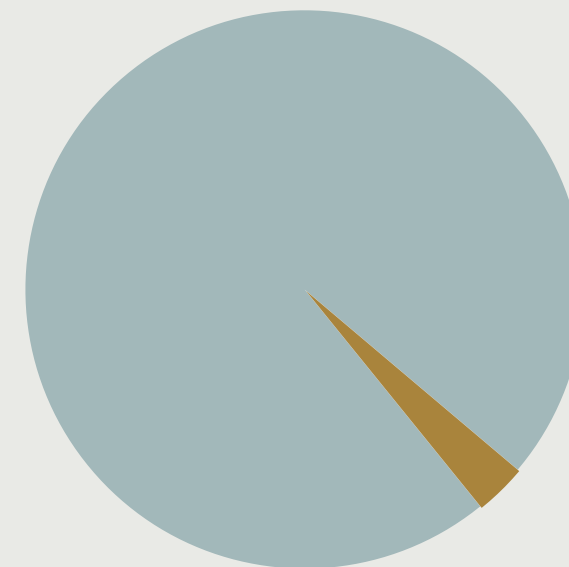
Debt maturity (5 yrs)



DEBT €106 M

(30.06.2026)

- 97% fixed interest rate
(€ 100M IRS @2,268% &
€ 3M of RRF Debt @0,35%)
- 3% floating interest rate



Notes:

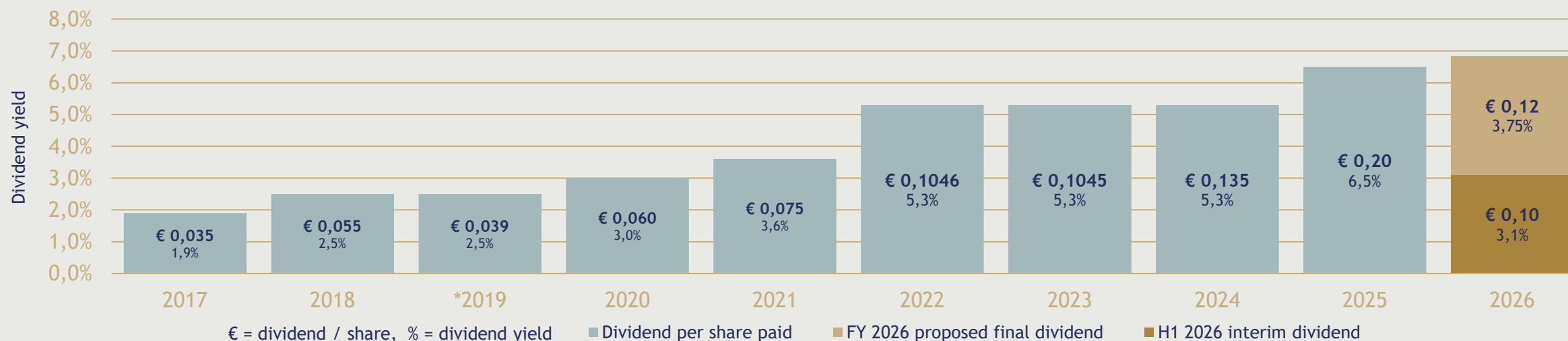
(1) Adjusted numbers do not include profits from revaluations, profits from assets sales and other one-off expenses. Adj. EBITDA for FY 2026 is calculated as H1 2026 x 2

Source: Audited information as at 30.06.2026 and management information

INCREASING DIVIDEND PER SHARE

AND H1 2026 INTERIM DIVIDEND

↑22,7% CAGR in dividend per share distributed (2017 – 2026 est.)



Note: Dividend Yield is calculated on Dividend Record Date, for future distributions is calculated on current price per share

- **€ 0,10 Dividend per share for H1 2026 interim dividend**

+25% per share vs H1 2025 interim dividend of € 0,08 / share

€ 0,10 / share, representing 87% of profits to be distributed

Dividend will be distributed on 26.11.2026 through the Dividend Reinvestment Program (Scrip Dividend)

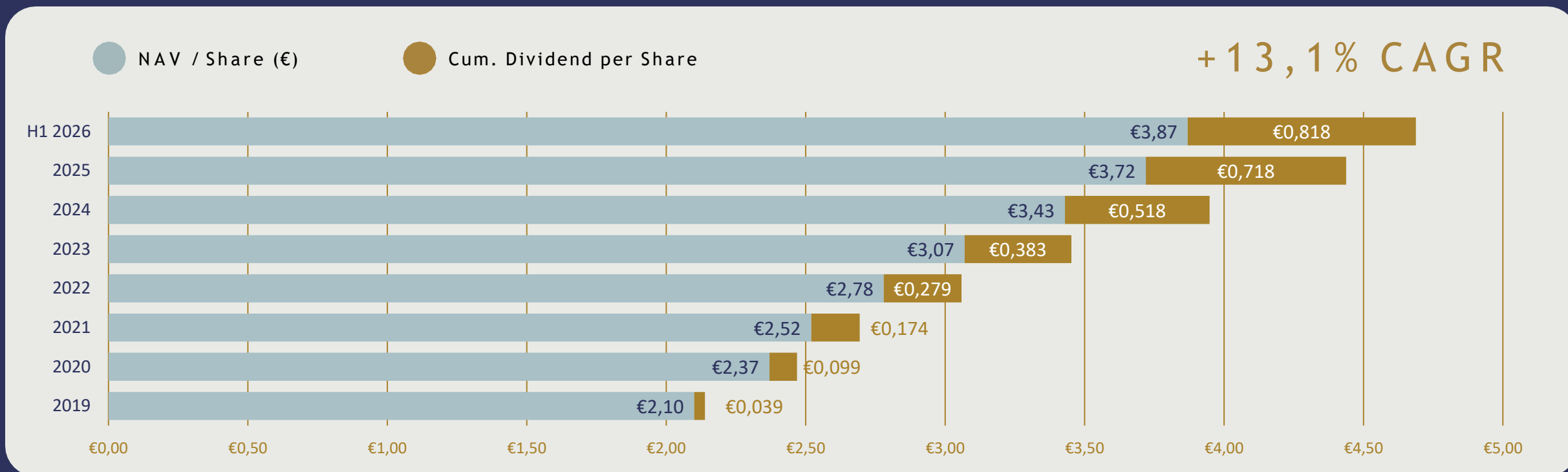
- **Estimated dividend of € 0,22 / share for FY 2026**

Assuming the same dividend for the H2 2026 as H2 2025 (€ 0,12 / share)

+10% vs FY 2025 (€ 0,20 / share)

6,85% Dividend Yield calculated on current share price € 3,21

INCREASING SHAREHOLDER VALUE



€ 1,77

Increase in NAV/share
since 2019 SC

€ 0,818

Comm. Dividend / Share
since 2019 SCI

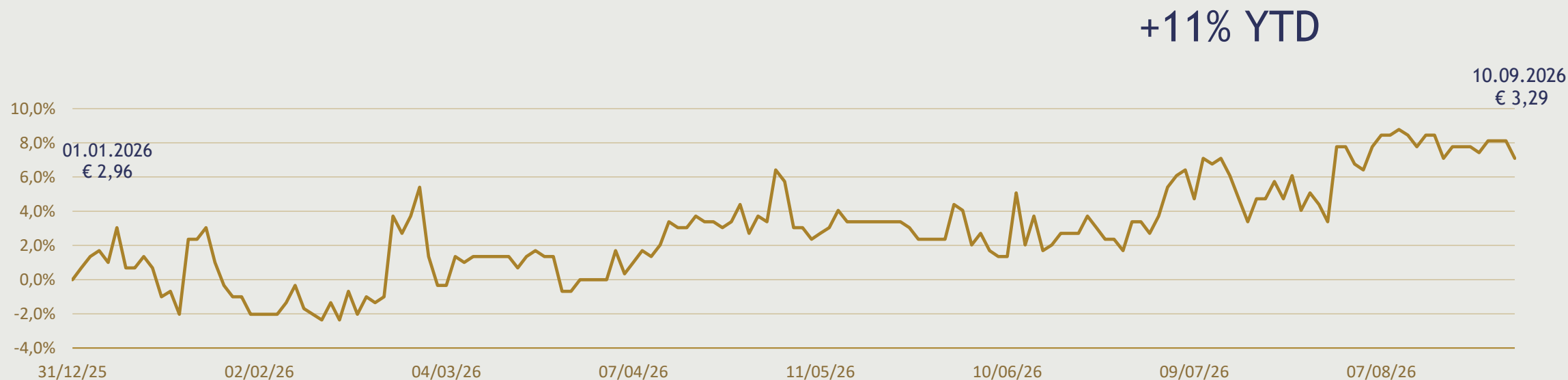
123%

Value creation
since 2019 SCI ⁽³⁾

Notes:

- 1) Dividend amount corresponds to the year the profits accrued
- 2) H1 2026 includes € 0,10 / share, interim dividend to be distributed in Q4 2026
- 3) Equal to €2,588 / €2,10 (NAV Increase plus cum. Dividend / share price at 2019 SCI)
- 4) 91,8% Value creation on share price (Share Price Increase plus cum. Dividend / share price at 2019 sci)

OUTSTANDING SHARE PERFORMANCE



11%

Share price increase
(01.01 - 10.09.2026)
+38,3% increase in 2025

18,6%

2026 YTD Return (including
H2 2025 and H1 2026
Dividend)

A low-angle photograph of modern skyscrapers against a clear blue sky. The left side of the image shows a dark, blue-tinted building with a grid-like window pattern. The right side shows a lighter, curved building with a similar grid pattern. The sky is a solid, clear blue.

04.

APPENDICES

CONSOLIDATED INCOME STATEMENT

STATEMENT OF COMPREHENSIVE INCOME (Amounts in € 000's)	Group		Company	
	From 01.01.2026 to 30.06.2026	From 01.01.2025 to 30.06.2025	From 01.01.2026 to 30.06.2026	From 01.01.2025 to 30.06.2025
Rental Income	10.677	10.905	9.129	9.406
Net gain from fair value adjustments on investment property	6.747	2.335	5.803	1.876
Net gain from disposal of investment property	-	80	-	80
Direct property related expenses	(272)	(355)	(239)	(321)
Property Tax (ENFIA)	(1.050)	(1.214)	(836)	(992)
Employee expenses	(419)	(452)	(419)	(452)
Dividends	-	-	685	470
Other operating expenses	(419)	(651)	(394)	(633)
Depreciation	(42)	(44)	(35)	(37)
Other income / (expenses)	38	(60)	38	(61)
Operating Profit	15.260	10.544	13.732	9.336
EBITDA	15.302	10.587	13.767	9.373
Adj. EBITDA	9.080	9.036	8.382	7.913
Net change in fair value of financial instruments at fair value through profit or loss	558	-	558	-
Interest Income	43	48	42	47
Finance costs	(1.818)	(3.044)	(1.818)	(3.044)
EBT	14.043	7.548	12.514	6.339
Adj. EBT	7.263	5.995	6.571	4.879
Corporate tax expense	(461)	(546)	(387)	(462)
Net Profit After Tax	13.582	7.002	12.127	5.877
Adj. Net Profit After Tax	6.802	5.449	6.184	4.417

* Source: Published, audited financial statements

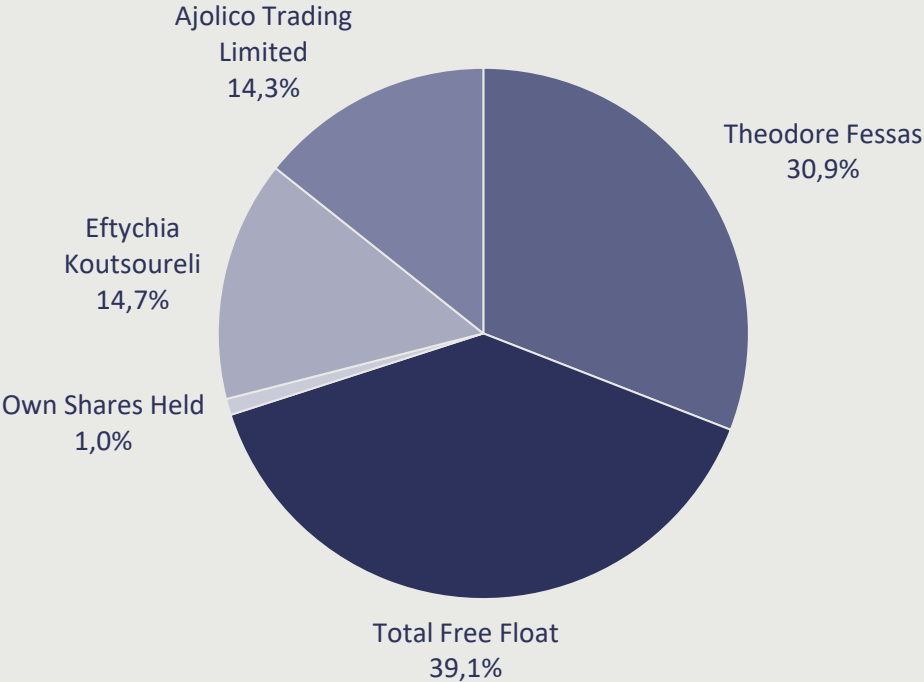
CONSOLIDATED BALANCE SHEET

STATEMENT OF FINANCIAL POSITION (Amounts in € 000's)	Group		Company	
	30.06.2026	31.12.2025	30.06.2026	31.12.2025
Investment Property	291.902	277.917	244.339	231.298
Investments in Subsidiaries	-	-	30.828	30.855
Property and equipment	1.386	1.411	1.294	1.312
Intangible assets	6	7	6	7
Trade and other receivables	1.674	1.162	1.156	590
Total Non-current assets	294.968	280.497	277.623	264.062
Trade and other receivables	3.383	1.551	2.879	1.117
Derivative financial instruments	-	-	-	-
Cash and cash equivalents	4.351	4.262	3.238	3.669
Held for sale investment properties	2.250	2.340	2.250	2.340
Total Current assets	9.984	8.153	8.367	7.126
Total assets	304.952	288.650	285.990	271.188
Share capital	101.169	99.015	101.169	99.015
Own shares	(963)	(993)	(963)	(993)
Reserves	6.200	5.241	5.572	4.614
Retained earnings	78.109	70.468	67.926	61.399
Equity attributable to equity holders of the parent Company	184.515	173.731	173.704	164.035
Non-controlling interests	7.852	7.621	-	-
Total equity	192.367	181.352	173.704	164.035
Borrowings	103.879	100.463	103.879	100.463
Retirement benefit obligations	23	22	23	22
Trade and other payables	3.692	2.980	3.691	2.979
Total Non-current liabilities	107.594	103.465	107.593	103.464
Trade and other payables	3.122	2.343	2.898	2.273
Current tax liabilities	461	463	387	389
Lease liabilities	21	22	21	22
Borrowings	1.387	1.005	1.387	1.005
Total Current liabilities	4.991	3.833	4.693	3.689
Total liabilities	112.585	107.298	112.286	107.153
Total shareholders' equity and liabilities	304.952	288.650	285.990	271.188

* Source: Published, audited financial statements

SHAREHOLDING STRUCTURE

SHAREHOLDING STRUCTURE AS 30.06.2026



Ticker	ΜΠΡΙΚ (ΑΤΗΧ)
ISIN	GRS517003000
Shares outstanding	48.175.778
Share Price (31.08.2026)	3,21 €
Market Capitalization (31.08.2026)	€ 155 M
Statistics	
Average volume of transactions YTD 2026 (no. of shares)	24.714
Average value of transactions YTD 2026 (€)	74.871 €
Turnover ratio* 2026 (% / yrs)	0,05% / 5,3 yrs

FREE FLOAT 39,1%

Private Investors	18,7%
Mutual Funds	13,6%
Social Security Funds	3,4%
Insurance Companies	1,7%
Other Institutionals	1,8%

THANK YOU

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