



Press Release

1st Quarter 2026 Results

Athens, 19 May 2026

22% Increase in Net Profit for the 1st Quarter of 2026

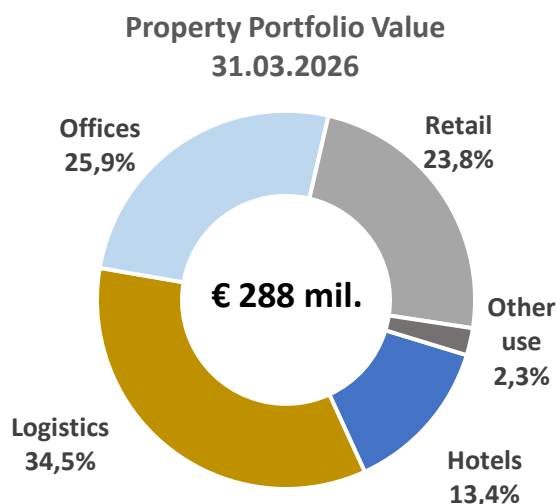
BriQ Properties REIC (the “Company” or the “Group”) announces its key financial figures for the first quarter of the fiscal year 2026 (01.01.2026 – 31.03.2026).

A. Property Portfolio

As of March 31, 2026, the Company’s property portfolio comprised **52 properties with a fair value of € 288 million**, compared to 51 properties with a fair value of € 282 million as of December 31, 2025.

During the first quarter of 2026, the Company acquired a 10.555 sq.m. plot of land located in Metamorfoosi, Attica, within the Acharnes Industrial Park (VIPA Acharnon), where it intends to develop a new high-specification industrial property with a total surface area of approximately 4.180 sq.m. The acquisition cost of the plot amounted to € 3,5 million, while the total investment cost (including the land acquisition) is estimated at € 6,5 million.

In addition, the Company carried out investments of € 2,5 million in its existing investment portfolio, as the construction of the new six-storey office property “AENORA Offices”, with a total surface area of 2.363 sq.m., located at 42 Poseidonos Avenue in Faliro Delta, was completed.



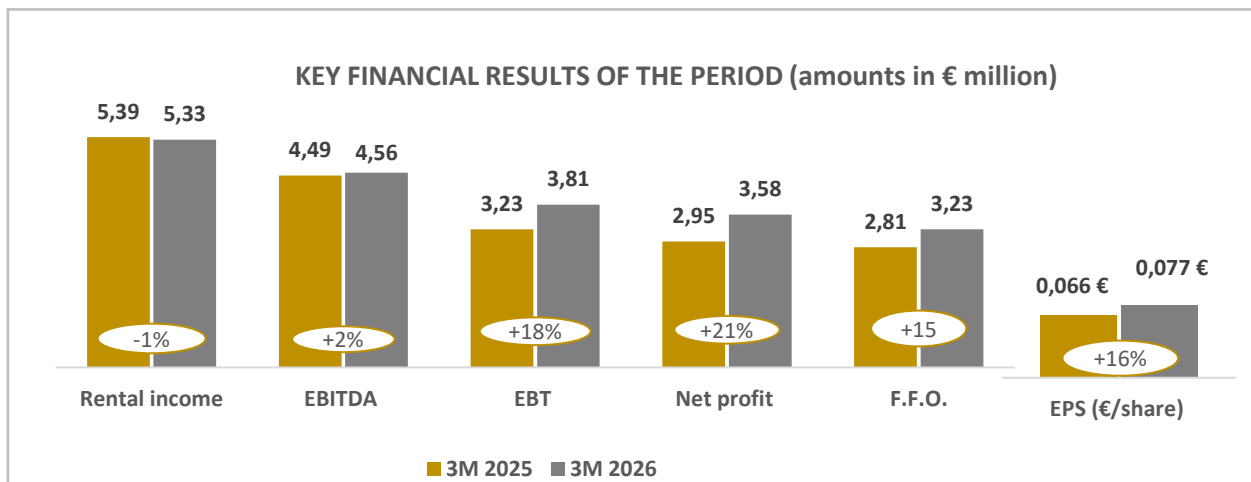
As of March 31, 2026, the portfolio value allocation was analysed as follows: logistics properties 35% (vs 32% as of March 31, 2025), office properties 26% (28% as of March 31, 2025), retail properties 24% (26% as of March 31, 2025), hotels 13% (12% as of March 31, 2025) and other uses 2% (2% as of March 31, 2025).

B. Key Financial Figures

The Company reported improved profitability during the first quarter of 2026, compared to the corresponding period of the previous year. More specifically:

- **Rental income remained stable at € 5,33 million**, compared to € 5,39 million in the first quarter of 2025, despite the fact that during the first quarter of 2026 the portfolio comprised 52 properties, compared to 55 properties at the end of the respective period of the previous year.
- **Earnings before interest, taxes, depreciation and amortisation (EBITDA) increased by 1,6% to € 4,56 million**, compared to € 4,49 million, mainly due to the reduction in property tax (ENFIA) following the sale of properties completed during fiscal year 2025, as well as due to lower other operating expenses of the Company.

- **Earnings before taxes (EBT) increased by 17,9% to € 3,81 million**, compared to € 3,23 million, mainly due to the reduction in the Company's finance costs as a result of lower borrowing levels compared to the corresponding period of the previous year.
- **Net profit after tax increased by 21,3% to € 3,58 million**, compared to € 2,95 million.
- **Earnings per share increased by 16,3% and amounted to € 0,077/share**, compared to € 0,066/share.
- **Funds from Operations (F.F.O.) increased by 14,9% to € 3,23 million**, compared to € 2,81 million.



With respect to the Group's statement of financial position as of March 31, 2026, compared to December 31, 2025, the following key figures are presented:

- **Total shareholders' equity (N.A.V.)** attributable to the Company's shareholders as of March 31, 2026 **increased by 2,5% and amounted to € 178,0 million**, compared to € 173,7 million as of December 31, 2025.
- **Net Asset Value (N.A.V.) per share increased by 2,5% and amounted to € 3,82** as of March 31, 2026, compared to € 3,72 as of December 31, 2025.
- **The Group's cash and cash equivalents as of March 31, 2026 amounted to € 5,6 million**, compared to € 4,3 million as of December 31, 2025.
- **Total borrowings remained at low levels** at € 105,5 million, compared to € 101,9 million as of December 31, 2025, corresponding to an L.T.V. ratio (Loans / Investment Property) of 36,6% and a Net L.T.V. ratio ((Loans – Cash & Cash Equivalents) / Investment Property) of 34,7%, compared to 36,2% and 34,6%, respectively, as of December 31, 2025.
- **98% of the Company's debt obligations currently bear a fixed interest rate** through Interest Rate Swap (IRS) agreements amounting to € 100 million, entered into during the period October 2025 – February 2026, as well as through loan agreements under the Recovery and Resilience Facility (RRF).



CONSOLIDATED STATEMENT OF PROFIT OR LOSS FIGURES FOR THE FIRST QUARTER OF 2026

(amounts in € million)

Financial Results for the Period ⁽¹⁾	31.03.2026	31.03.2025	Δ%
Rental income	5,33	5,39	-1,1%
EBITDA	4,56	4,49	1,6%
EBT	3,81	3,23	17,9%
Net profit	3,58	2,95	21,3%
Earnings per share (EPS) (€) ⁽²⁾	0,077	0,066	16,3%
Funds from Operations (FFO)	3,23	2,81	14,9%

SELECTED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FIGURES AND RATIOS AS OF MARCH 31, 2026

(amounts in € million)

Key Statement of Financial Position Figures and Ratios	31.03.2026	31.12.2025	Δ%
Cash and cash equivalents	5,6	4,3	29,5%
Total borrowings	105,5	101,9	3,5%
Loan-to-Value (LTV) ratio	36,6%	36,2%	
Net Loan-to-Value (Net LTV) ratio	34,7%	34,6%	
Total equity attributable to the Company's shareholders (NAV)	178,0	173,7	2,5%
Net Asset Value (NAV) per share (€ / share) ⁽²⁾	3,82	3,72	2,5%

1) Includes 25% of the annual ENFIA property tax obligation.

2) Calculated based on the total number of shares outstanding (excluding treasury shares).

C. Outlook for 2026

The Company's strategic priority remains the implementation of its development pipeline, with emphasis on the projects in Aspropyrgos, Paros and Metamorfosi, which are expected to be completed during the period 2027–2028. At the same time, the Company is selectively evaluating new developments and investment opportunities, aiming to further strengthen its portfolio with high-quality properties capable of generating attractive returns. In addition, the Company continues to implement energy upgrade initiatives across its portfolio and remains committed to prudent growth, while simultaneously managing costs and borrowing levels, with the objective of maintaining a strong financial position and maximising dividend yield for its shareholders.

Recent geopolitical developments continue to create uncertainty and inflationary pressures in international markets. Nevertheless, the impact on the Company's operations remains limited, as its investment portfolio is located exclusively in Greece and the Company has hedged 98% of its interest rate exposure. The Company continuously monitors the market and its initial estimates indicate that revenues and operating profitability for 2026 will remain at levels similar to those of fiscal year 2025.

IMPORTANT NOTE

This flash note is based on unaudited financial information for the period ended March 31, 2026 and is provided solely for general information purposes. The figures, estimates and references to future outlook are based on the Management's current assumptions and expectations, which may change due to external factors or market developments.