BriQ
PROPERTIES

Financial Results
9 months 2025

November 2025

Contents

BriQ PROPERTIES

Company milestones

- **Oct 2016** – Company Establishment GAV € 24 m
- **Jul 2017** – Listed on Athens Stock Exchange
- **2018** – Expanded in Tourism RE sector
- **Dec 2019** – SCI of € 50 m through public offering
- **2020** – Expanded in Logistics RE by acquiring 80% of largest logistics 3PL facility in Attica SARMED Warehouses S.A.
- **2021** – Started development of a 44.500 sqm Logistics Center in Aspropyrgos
- **Feb 2023** – Agreement for the Merger by absorption of Intercontinental International REIC (ICI) with € 78 m NAV
- **Feb 2024** – Completion of the first phase of the Merger with the acquisition of 17 properties. GAV post acquisition: € 212 m
- **Dec 2024** – Completion of the Merger with ICI GAV post acquisition: €285 m

BriQ at a glance

BriQ PROPERTIES

No of properties
54
as of 30.09.2025

Gross Asset Value (GAV)
€ 283 m
as of 30.09.2025

Gross building area (GBA)
216.000 sqm
as of 30.09.2025

Annualized Revenues
€ 22 m
as of 30.09.2025

Net Profit Adj*
€ 8,3 m
9M 2025

Net Loan-to-Value
40,6%
as of 30.09.2025

Market Cap
€ 136m
as of 30.09.2025, € 2,93/ share

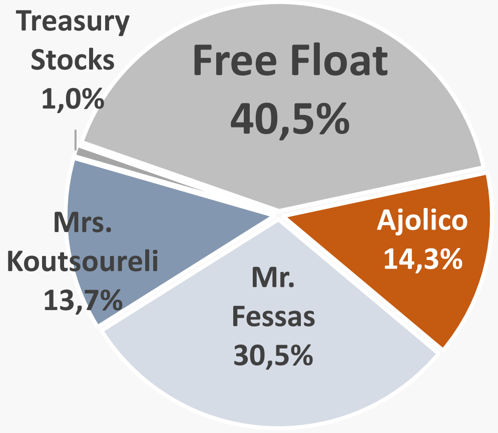
Share Price Appreciation
+37%
(vs 01.01.2025)

Dividend Yield
5,3%
(distributed in 2025)

NAV / Share
€ 3,51
as of 30.09.2025

Discount to NAV
17%
Share Price as of 30.09.2025, € 2,93/ share

Shareholders' structure
as of 30.09.2025

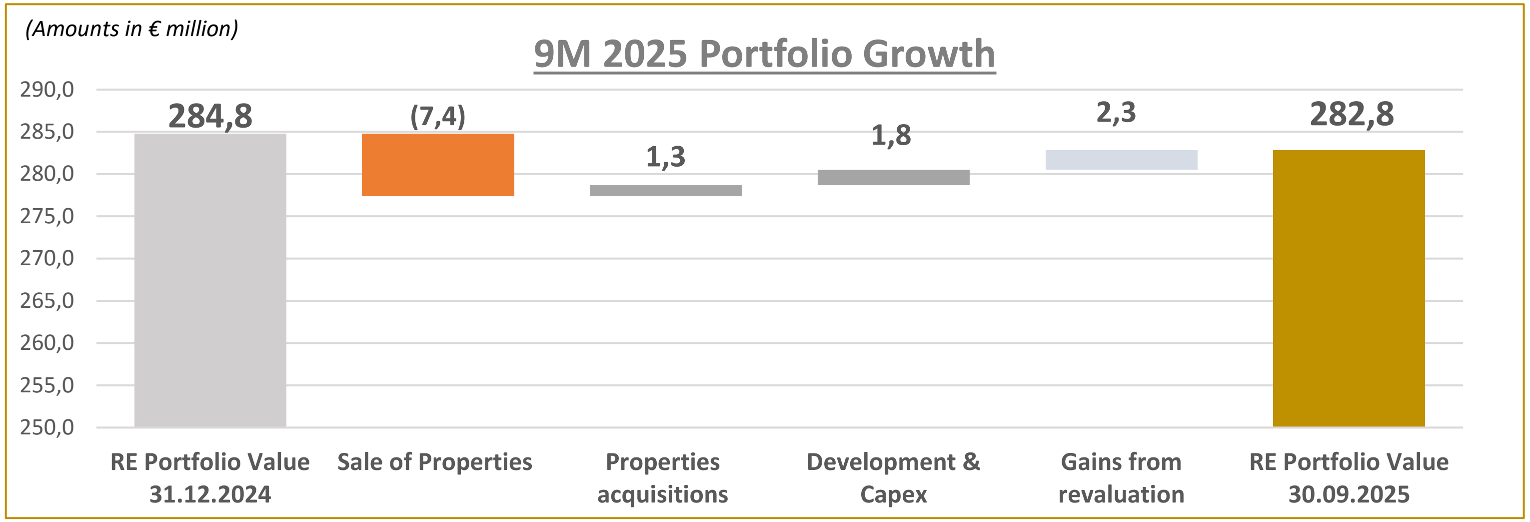


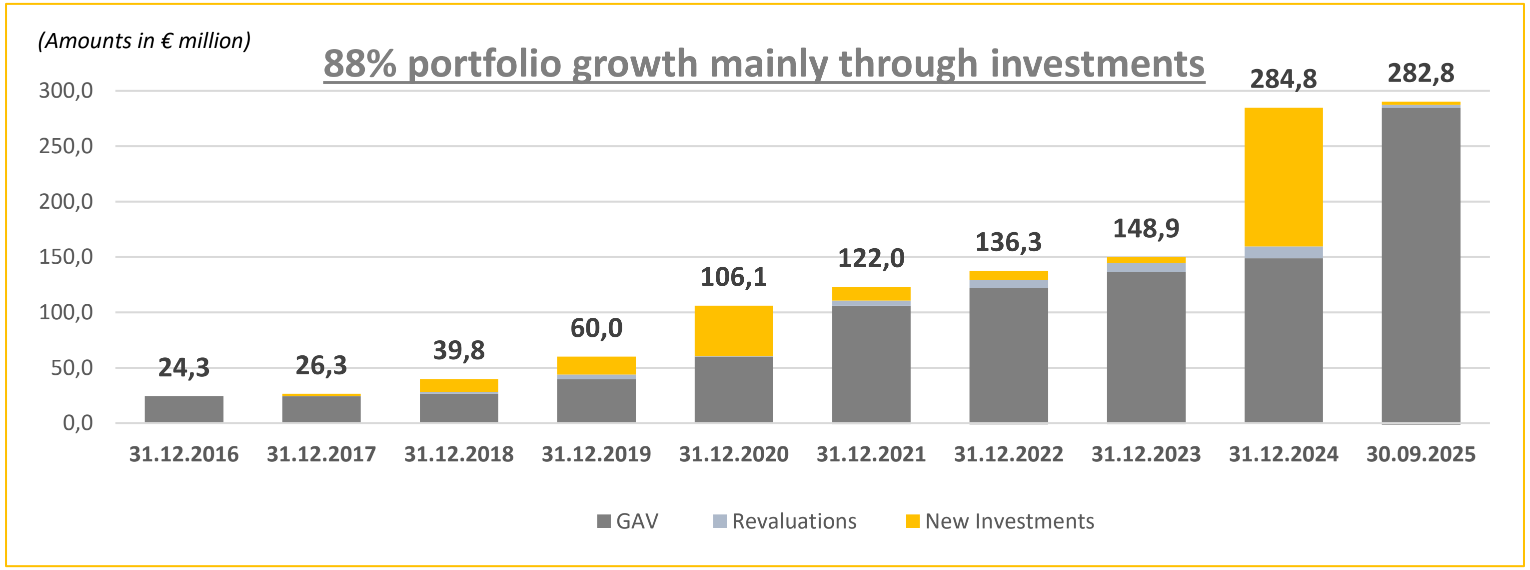
Largest Free Float among Greek REICs

Notes:
(1) Adjusted Net Profit does not include real estate revaluation gains, one-off profits from sale of properties and one-off expenses
Source: Published, unaudited 9M 2025 Results and Management Information

BriQ PROPERTIES

Investment portfolio growth





9 months 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 adjucent 1,500.38 sq.m. land plot in Naoussa Paros for **€1,25 m** for development of Mr&Mrs White Paros extension.
3) July 30, 2025: Sale of a four-storey building, at Kolonaki area for **€ 4,4 m.**

- **11X growth in portfolio size** from company establishment until today
- **88%** of growth achieved through € 230m of **new investments**

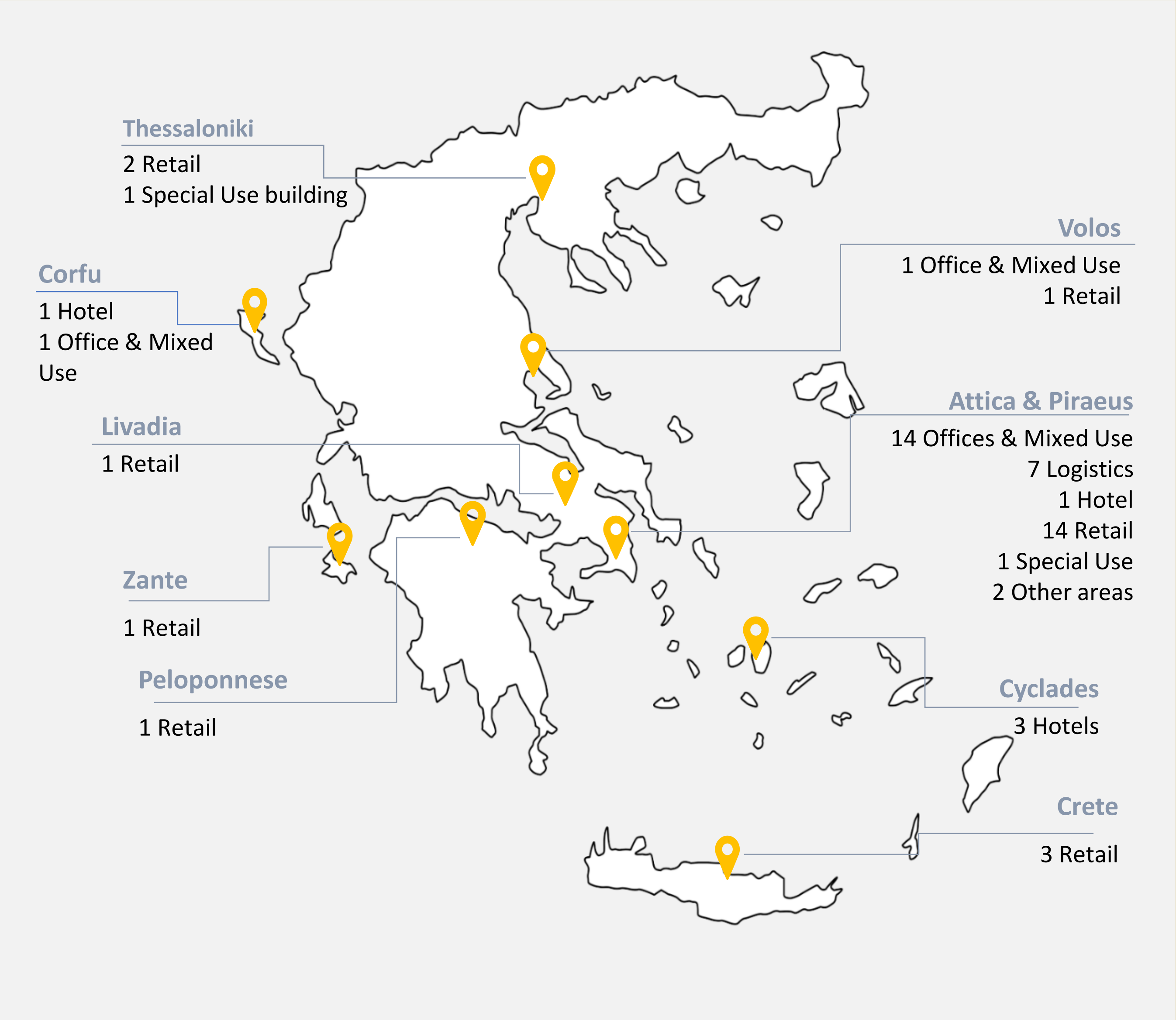
6,4 yrs
Weighted Avg Unexpired Lease Term (WAULT)

99,6%
occupancy rate

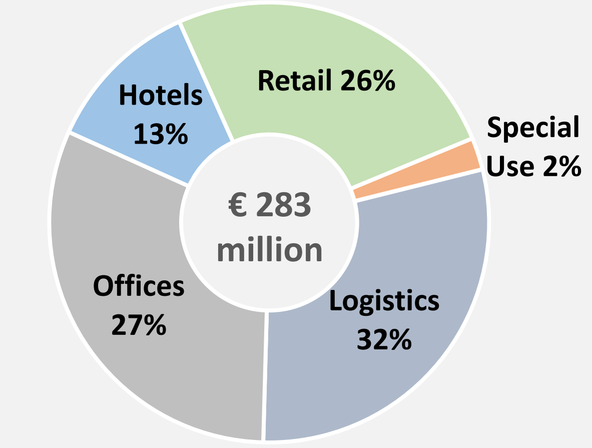
99,1%
of leases are CPI connected

Source: Published, unaudited 9M 2025 Results and Management Information

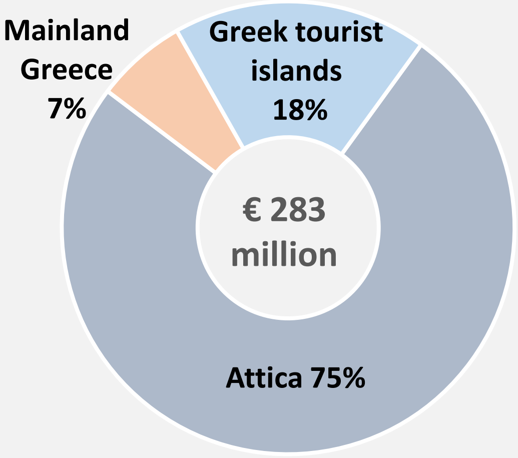
Well diversified portfolio



Gross Asset Value (GAV) by sector
(as at 30.09.2025)



GAV by geographical area
(as at 30.09.2025)



Source: Published, unaudited 9M 2025 Results and Management Information

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)

Source: Published, audited H1 2025 financial results and management information

Increased profitability 9M 2025

BriQ Properties (Group) – adjusted [1]	9M 2025	9M 2024	Δ (%)
Rental Income	**16,4**	**11,2**	*46%*
Direct property relating expenses [2]	(1,7)	(0,9)	
Adj. Gross Profit	**14,7**	**10,3**	*43%*
Adj. Gross Profit margin	*90%*	*91%*	
Non property related expenses	(1,4)	(0,8)	
Adj. EBITDA	**13,3**	**9,5**	*40%*
Adj. EBITDA margin	*81%*	*84%*	
Net Financial expenses & depreciation	(4,2)	(4,0)	
Adj. EBT	**9,1**	**5,5**	*65%*
Adj. EBT margin	*55%*	*48%*	
REIC Tax	(0,8)	(0,9)	
Adj. Net profit after tax	**8,3**	**4,6**	*80%*
Adj. Net profit after tax margin	*51%*	*41%*	
EPS (€) [3]	**0,181**	**0,130**	*39%*
F.F.O. (funds from operations)	**7,8**	**4,7**	*66%*

✓ 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 9mo 2025, compared to the corresponding period of the previous year

- Rental income increased by 46%
- EBITDA (adj) increased by 40%
- EBT (adj) increased by 80%
- Earnings per share increased by 39%
- F.F.O. increased by 66%

Notes:

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

(2) 2024 ENFIA does not include expense for ICI's properties purchased in Jan 2024

(3) Net profit after taxes / total number of shares excluding own shares (45.949.794 for 9M 2025 vs 35.368.464 for H1 2024).

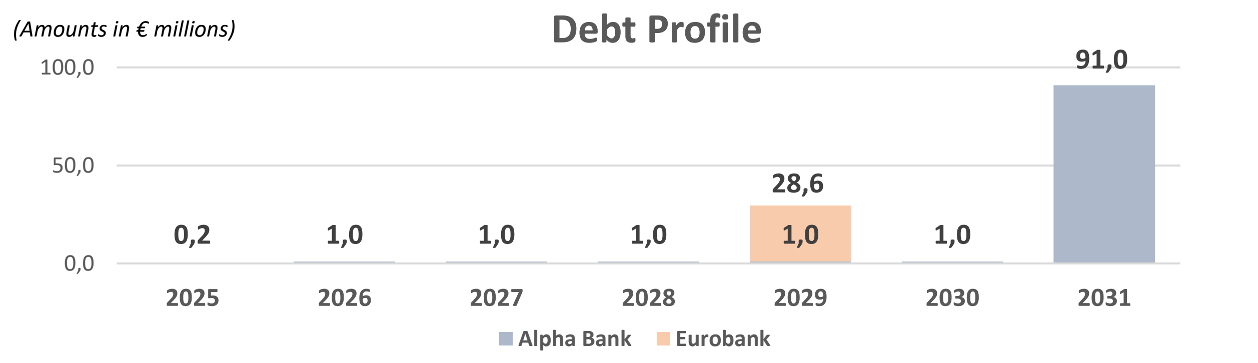
Source: Published, unaudited 9M 2025 Results and Management Information

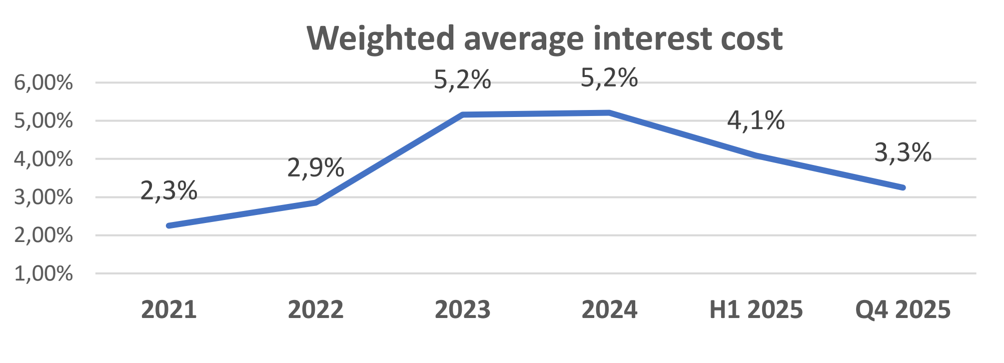
Solid capital structure

(Amounts in € millions)

Balance Sheet	30.09.2025	31.12.2024
GAV	282,8	284,8
Cash & equivalents	6,9	7,3
Debt	122,5	128,6
Net financial debt	115,6	121,3
LTV *(Debt / GAV)*	43,1%	45,2%
Net LTV (*(Debt–Cash) / GAV)*	**40,6%**	42,6%
Weighted Average cost of Debt (WACD)	**3,25%**	**5,2%**
Shareholders' Equity	161,5	152,5
# shares	46.406.811	44.885.774
# own shares	(457.017)	(396.129)
N.A.V. per share (€)	**3,51**	**3,43**

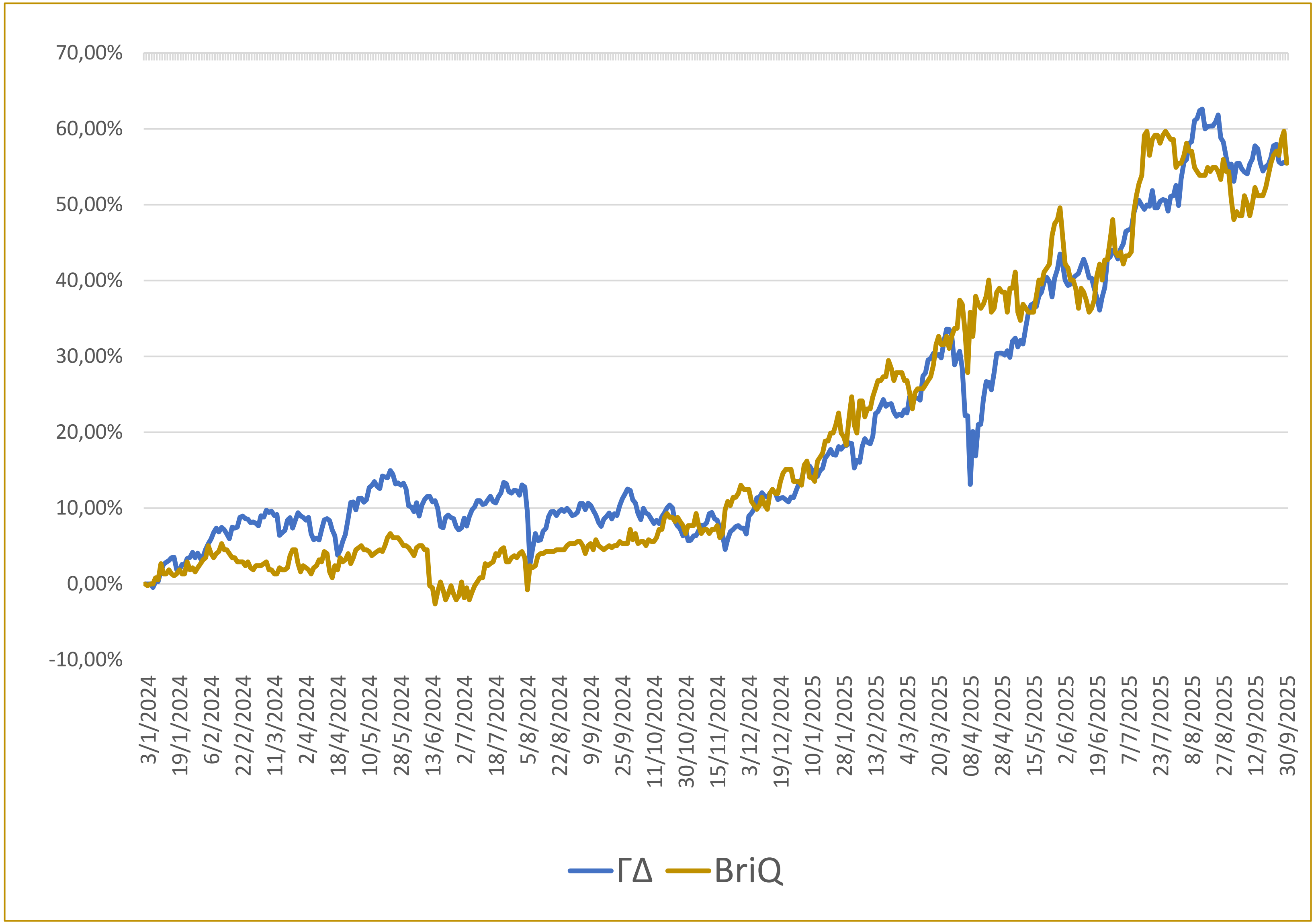
- ✓ Equity increased to € 161,5 m and debt decreased to € 120 m (Nov. 2025) strengthening company's capital structure
- ✓ **NAV / share at € 3,51**
- ✓ **Net LTV** of **40,6%** (30.09.2025)
- ✓ **WACD** reduced to 3,25% (vs 5,2% in 2024)
- ✓ **1/3rd of debt at fixed cost 3,5% for 5 years (IRS)**





Source: Published, unaudited 9M 2025 Results and Management Information

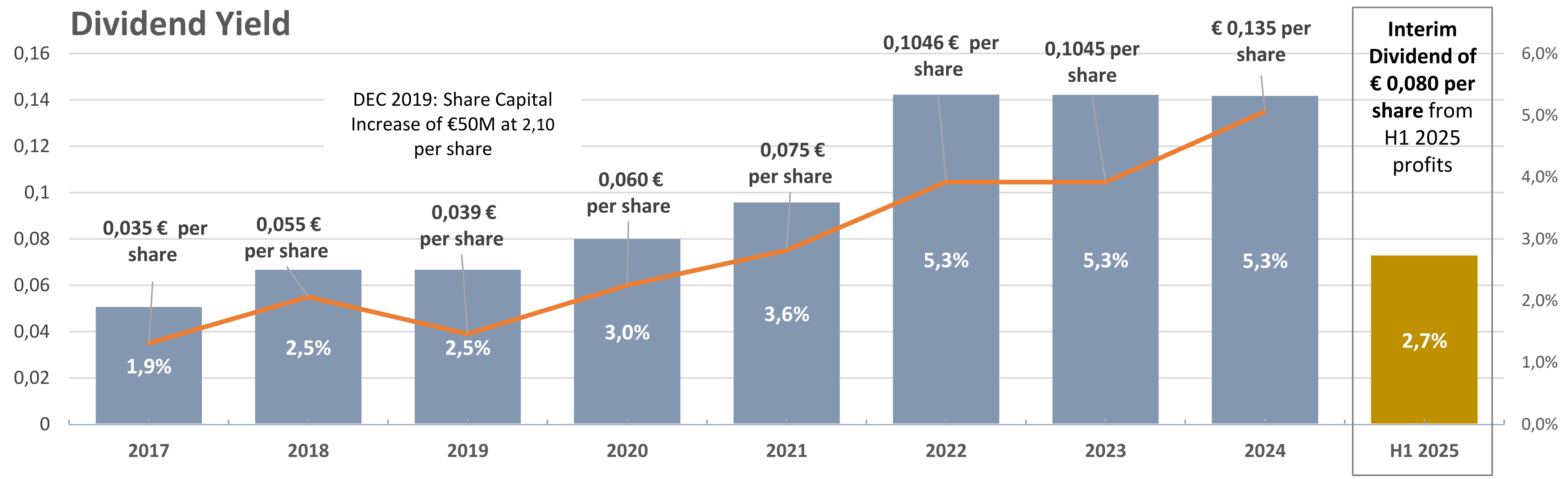
Outstanding share performance



- **+ 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



Notes:
(1) Dividend per share is presented in the year accrued while it was distributed the following year
(2) Dividend Yield is calculated on dividend record date share price

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

- **Cumulative dividends of € 0,3195**, plus
- Stock appreciation of **€ 0,82** (as at 30.09.2025)
- **Total return € 1,14** (net) i.e. **60% return** in 1 year and 9 months

- **Interim dividend of €0,080/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

Source: Published, Group Financial Results and Management Information

Proven BoD 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
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 Koutsoureli
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

BriQ PROPERTIES

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 & Committess	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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