



General Shareholders' Meeting

April 29, 2025



Successful merger completion



No of
properties

57

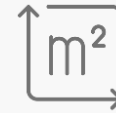
as of 31.12.2024



Gross Asset Value
(GAV)

€ 285 m

as of 31.12.2024



Gross building area
(GBA)

218.000 sqm

as of 31.12.2024



Annualized
Revenues

€ 21m

as of 31.12.2024



Adj⁽¹⁾ EBITDA

€ 13,0m

FY 2024



Adj⁽¹⁾ Net Profit

€ 7,4m

FY 2024



Market Cap

€ 117m

as of 28.04.2025, € 2,61 / share



Share Price Appreciation

+38%

(vs 01.01.2024)



Dividend Yield

5,3%

(distributed in 2024)



NAV / Share

€ 3,43

as of 31.12.2024



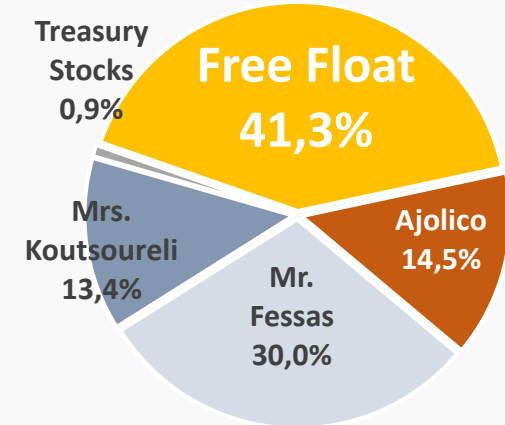
Discount to NAV

24%

Share Price as of 28.04.2025, € 2,61 / share

Shareholders' structure

as of 31.12.2024



Largest Free Float among REICs in GR

Notes:

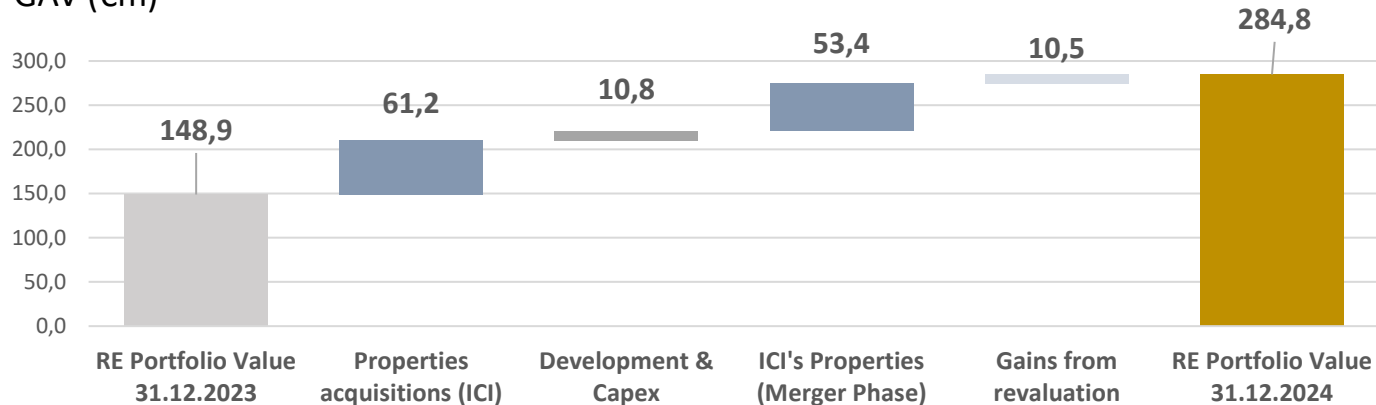
(1) Adjusted results do not include profit from revaluations, one-off merger expenses and profit for the evaluation of ICI's Net Assets due to the absorption

Source: Published, Audited 2024 Results

Portfolio size almost doubled

91% Portfolio Growth in 2024

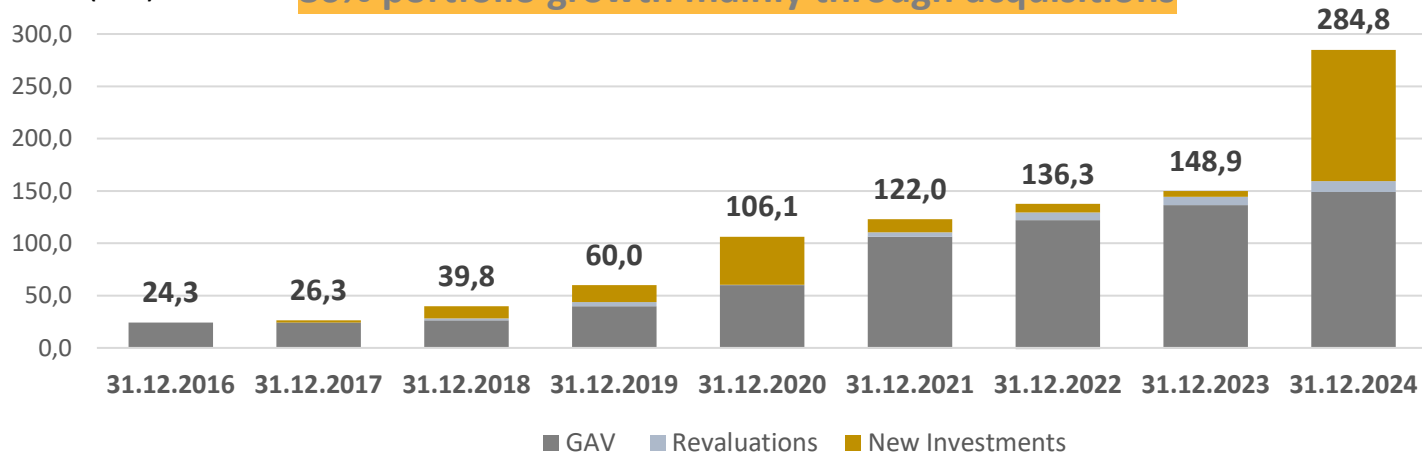
GAV (€m)



- ❑ **Merger with ICI:**
H1 2024 - acquisition of 17 properties for € **61,2m** (including costs).
23.12.2024 - merger completed, absorption of additional 15 properties valued at € **53,4m**
- ❑ **Capex of € 10,8m in 2024:**
€ 7,9m in Logistics
€ 1,6m in Offices
€ 1,3m in Hotels

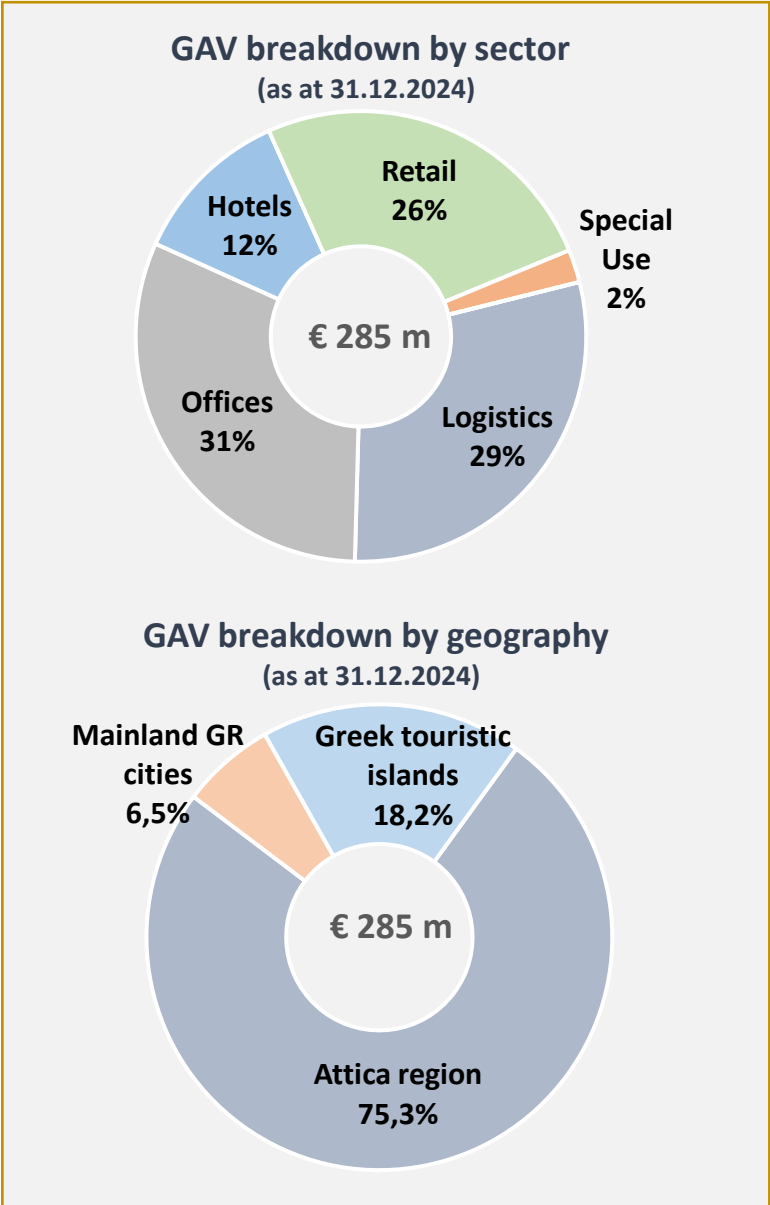
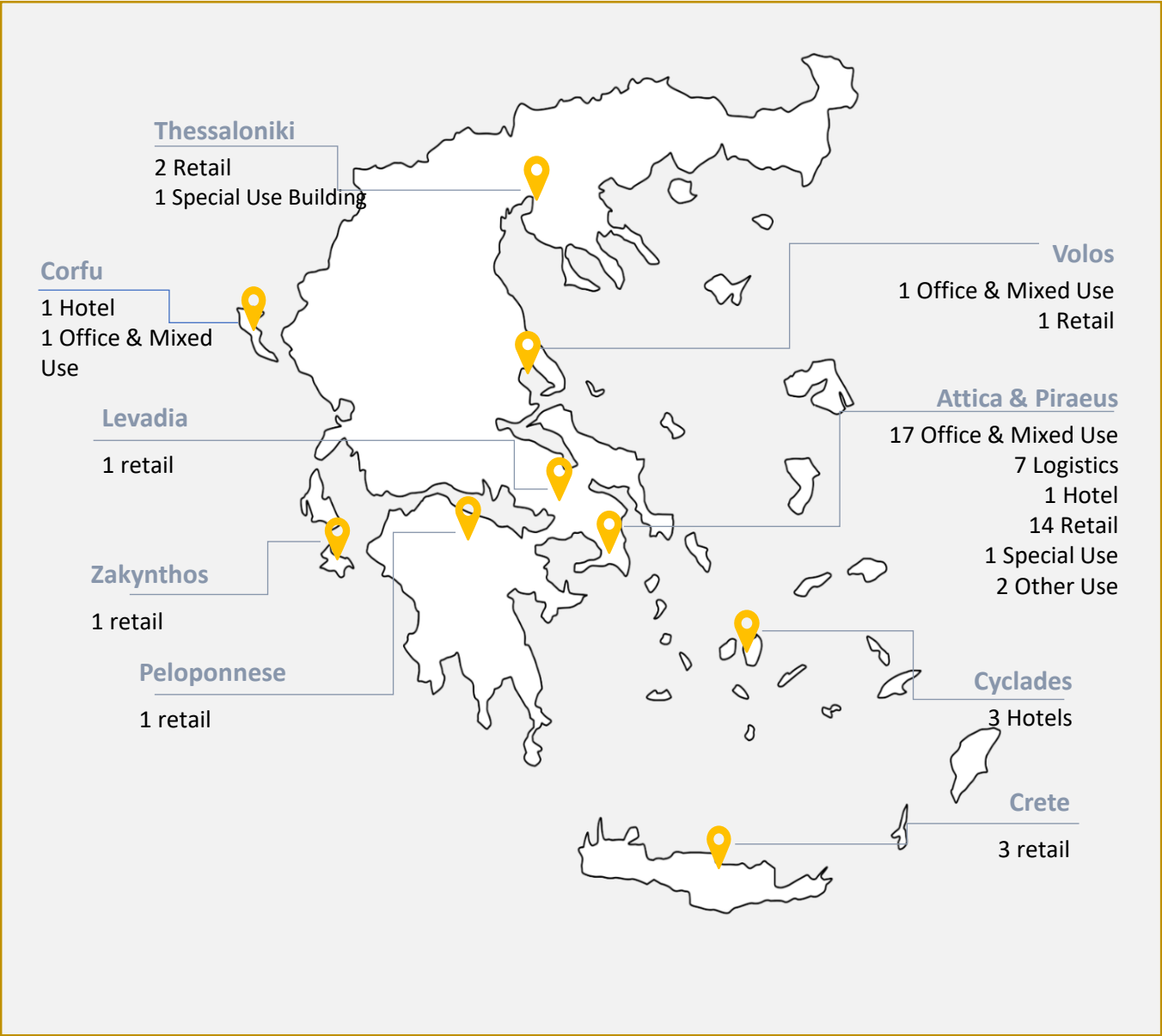
86% portfolio growth mainly through acquisitions

GAV (€m)



- ❑ **11x growth in portfolio size** from company establishment until today
- ❑ Achieved mainly (**86%**) through € 227m **new investments**

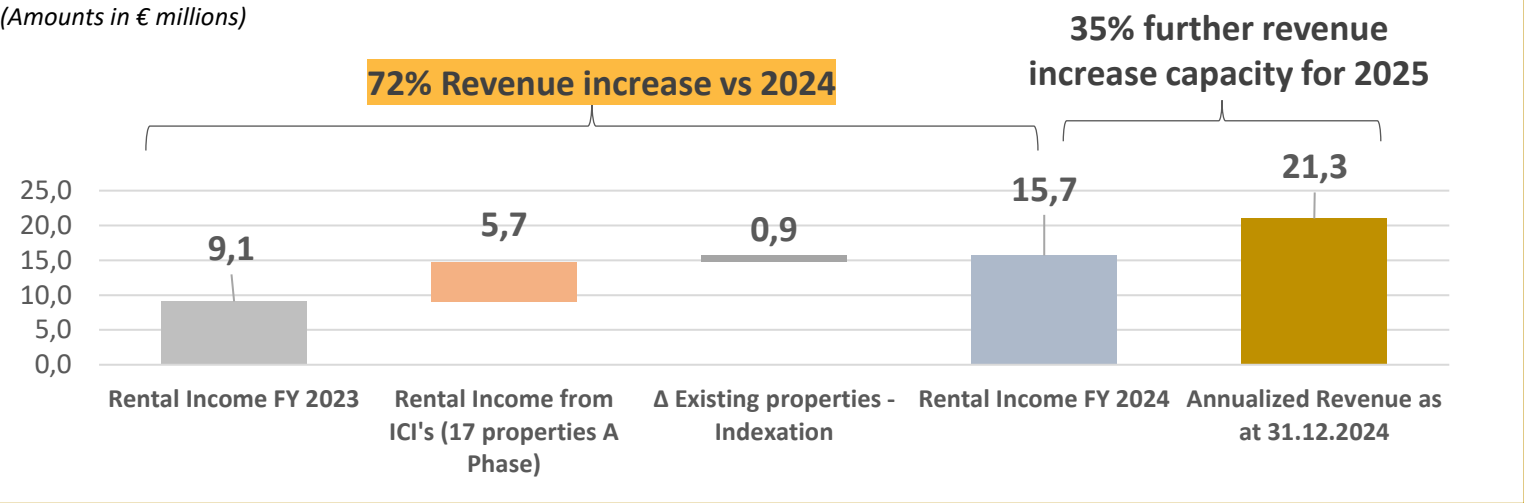
Portfolio diversification increased



Source: Published, Audited 2024 Results and Management Information

Significant increase in revenue

(Amounts in € millions)



€ 21 m

Annualized rental income (as 31.12.2024)



6,0 yrs

Weighted Avg Unexpired Lease Term (WAULT)



99,6%

occupancy rate

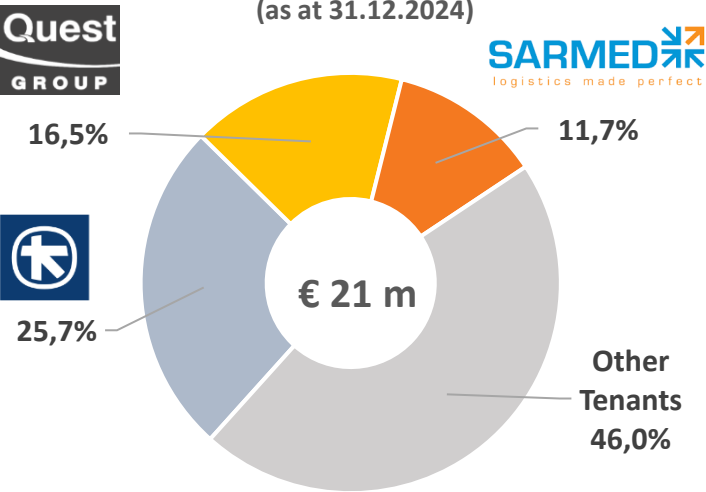


99,1%

of leases are CPI connected

Diversification of Revenue by Tenant

(as at 31.12.2024)



Other Tenants



J.P.Morgan

Hines



B&F



Key properties in the portfolio



📍 Aspropyrgos, Attica

Type: Logistics

GBA m²
(Gross Building Area): 44.492

Fair value (% of GAV)
31.12.2024: € 40,5 m (14,2%)

Tenants: Iron Mountain
Info Quest Technologies



📍 Attiki Odos, Exit 3, Mandra, Attica

Type: Logistics

GBA m²
(Gross Building Area): 58.642

Fair value (% of GAV)
31.12.2024: € 35,6 m (12,5%)

Tenant: Sarmed Logistics



📍 Kifisias Avenue 266, Chalandri

Type: Office

GBA m²
(Gross Building Area): 5.255

Fair value (% of GAV)
31.12.2024: € 13,4 m (4,7%)

Tenants: GlaxoSmithKline
JP Morgan



📍 Herakleion, Crete

Type: Retail

GBA m²
(Gross Building Area): 3.557

Fair value (% of GAV)
31.12.2024: € 13,2 m (4,6%)

Tenant: H&M



📍 Mr & Mrs White Hotel, Paros

Type: Hotel 4*

Capacity 137 beds

Fair value (% of GAV)
31.12.2024: € 9,2 m (3,2%)

Tenant: Hotel Brain



📍 18 Nikolaou Zekakou St, Marousi

Type: Office

GBA m²
(Gross Building Area): 3.589

Fair value (% of GAV)
31.12.2024: € 8,7 m (3,1%)

Tenant: Friesland



📍 Radisson Resort Plaza Skiathos

Type: Hotel 4*

Capacity 168 beds

Fair value (% of GAV)
31.12.2024: € 8,4 m (3,0%)

Tenant: Hotel Brain



📍 4 Marathonos Avenue, Pikermi

Type: Retail / supermarket

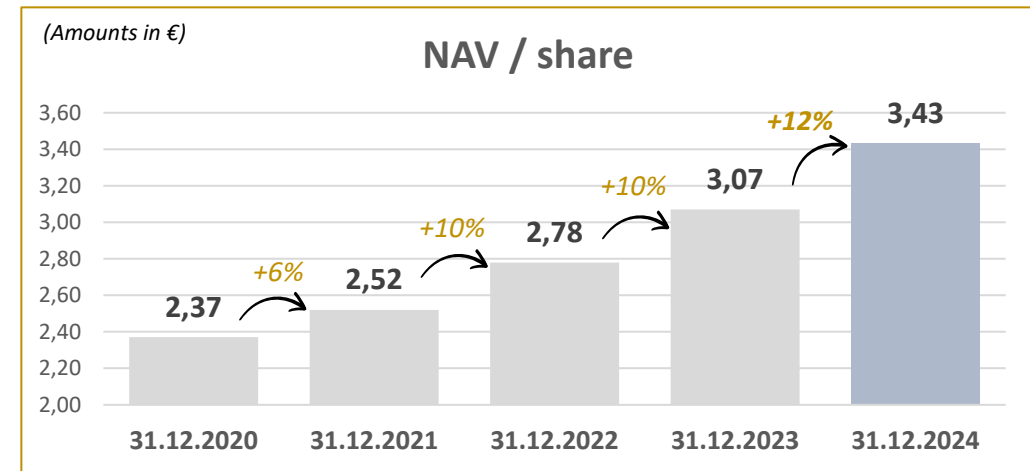
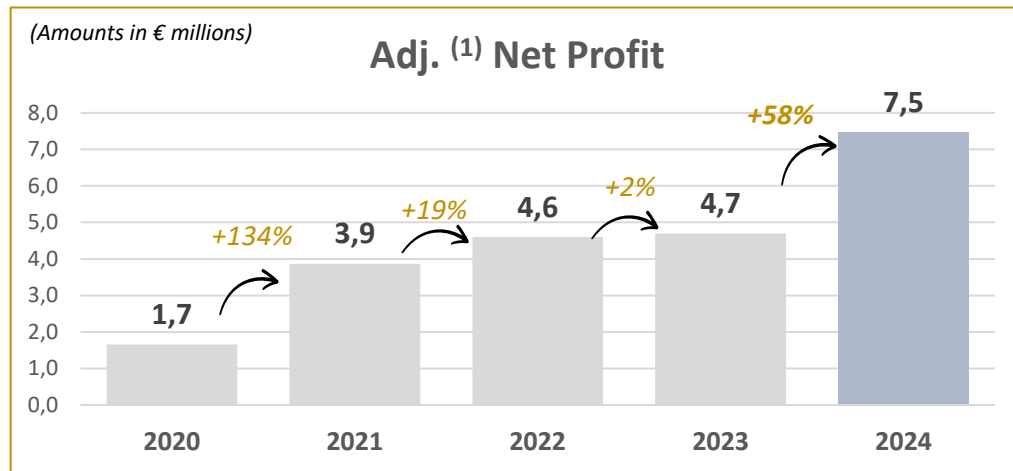
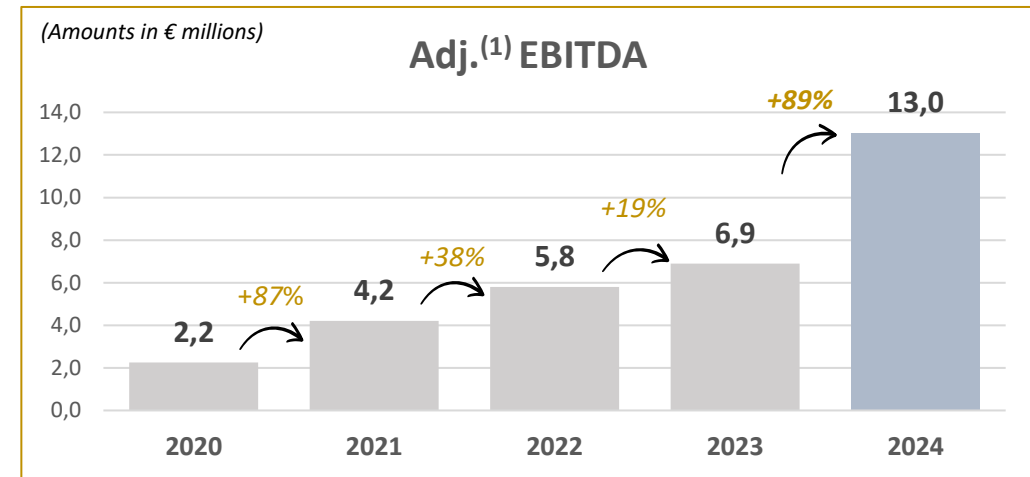
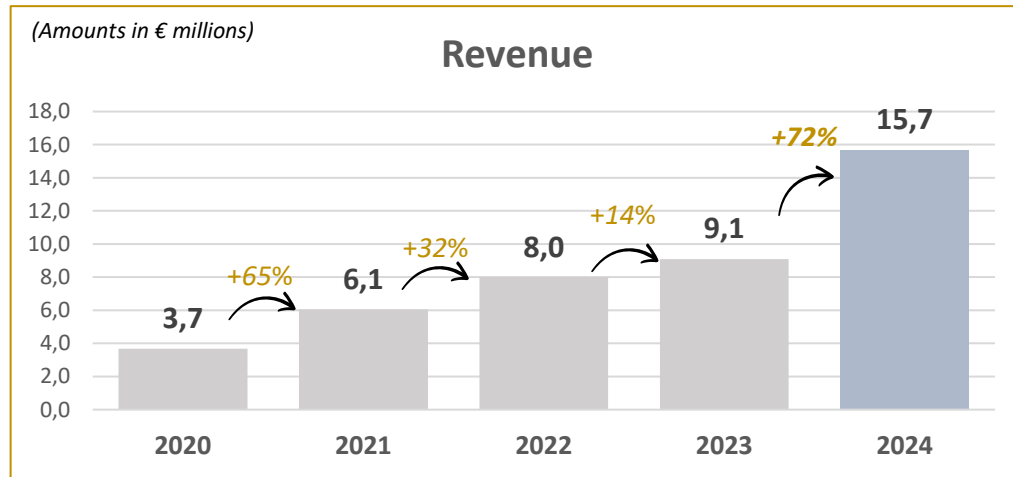
GBA m² (Gross Building Area): 4.408

Fair value (% of GAV) 31.12.2024: € 8,3 m (2,9%)

Major Tenant: Sklavenitis

48% of GAV
(31.12.24)

Consistent 5-yr growth in all KPIs



Notes:

(1) Does not include property revaluation gains, one off expenses, profit from sale of properties, financial instrument valuation gains and profit for the evaluation of ICI's Net Assets due to the absorption

Financial Results 2024 (adj.)

| BriQ Properties (Group) (amounts in € millions) | FY 2024 | FY 2023 | Δ y-o-y |
|--|--------------|--------------|------------|
| Rental Income | 15,7 | 9,1 | 72% |
| Direct property related expenses | (1,1) | (0,9) | |
| Gross Profit ⁽¹⁾ | 14,6 | 8,2 | 79% |
| <i>Gross Profit Margin</i> | <i>93%</i> | <i>90%</i> | |
| Non property related expenses | (1,5) | (1,2) | |
| EBITDA (adj.) ⁽¹⁾ | 13,0 | 6,9 | 89% |
| <i>EBITDA Margin</i> | <i>83%</i> | <i>76%</i> | |
| Net Financial expenses & depreciation | (4,3) | (1,5) | |
| EBT (adj.) ⁽¹⁾ | 8,7 | 5,4 | 61% |
| REIC Tax | (1,2) | (0,7) | |
| Net profit after tax (adj.) ⁽¹⁾ | 7,5 | 4,7 | 58% |
| EPS (€) ⁽²⁾ | 0,168 | 0,133 | 26% |
| F.F.O. (funds from operations) | 5,5 | 3,9 | 42% |
| Shareholders' Equity (31.12.2024) | 152,5 | 108,6 | |

- ✓ **Revenue increased by 72%** to € 15,7 m mainly due to 17 properties purchased from ICI in 2024
- ✓ **Adj.⁽¹⁾ EBITDA increased by 89%** to € 13,0 m
- ✓ **Adj.⁽¹⁾ EBT increased by 61%** to € 8,7 m
- ✓ **Adj.⁽¹⁾ Net Profit increased by 58%** to € 7,5 m
- ✓ **Earnings per share increased by 26%** to € 0,168
- ✓ **FFO increased by 42%** vs. 2023
- ✓ **Adj. Gross profit margin 93% and Adj. EBITDA margin 83%** greatly improved
- ✓ **Gross Yield : 7,6% ⁽³⁾**

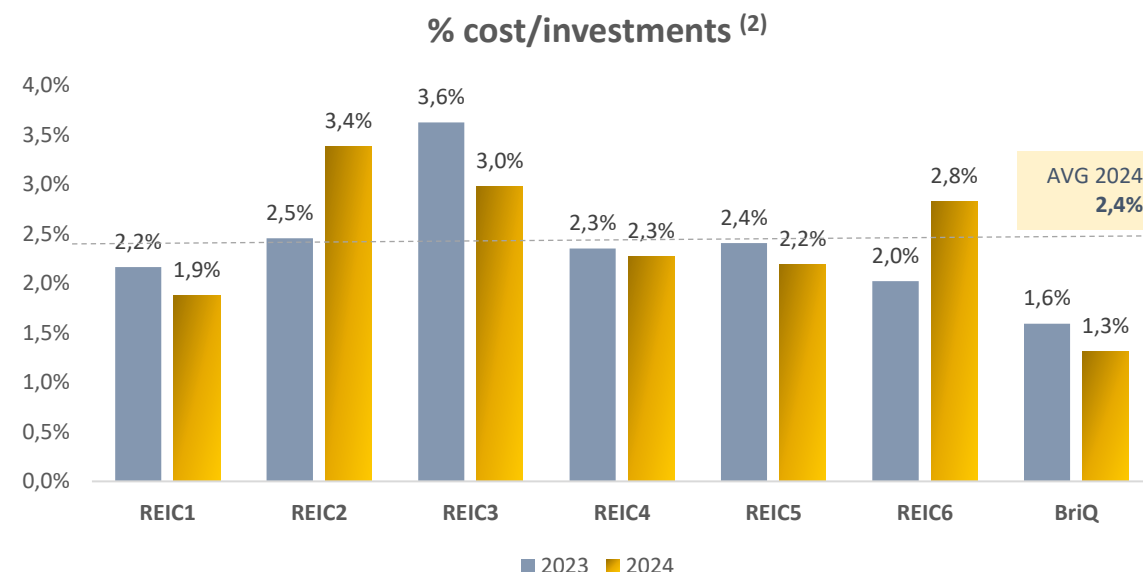
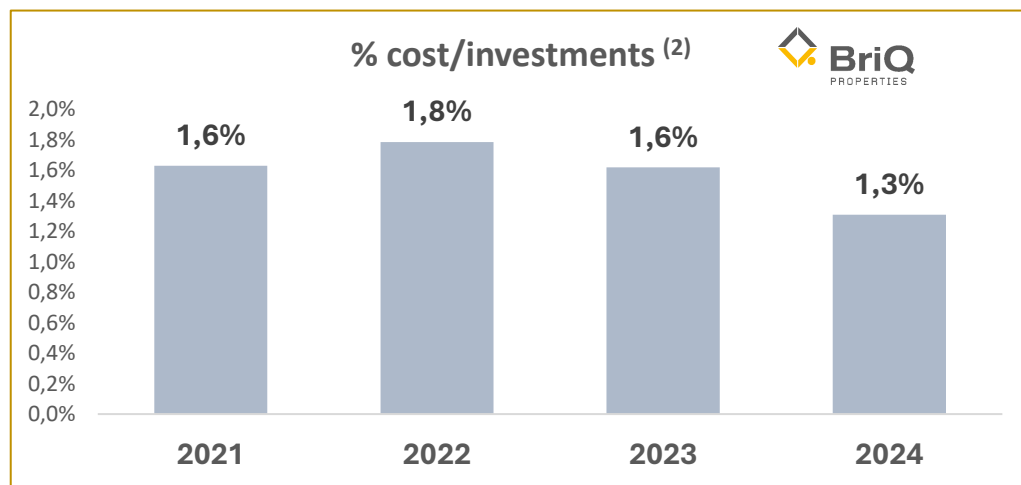
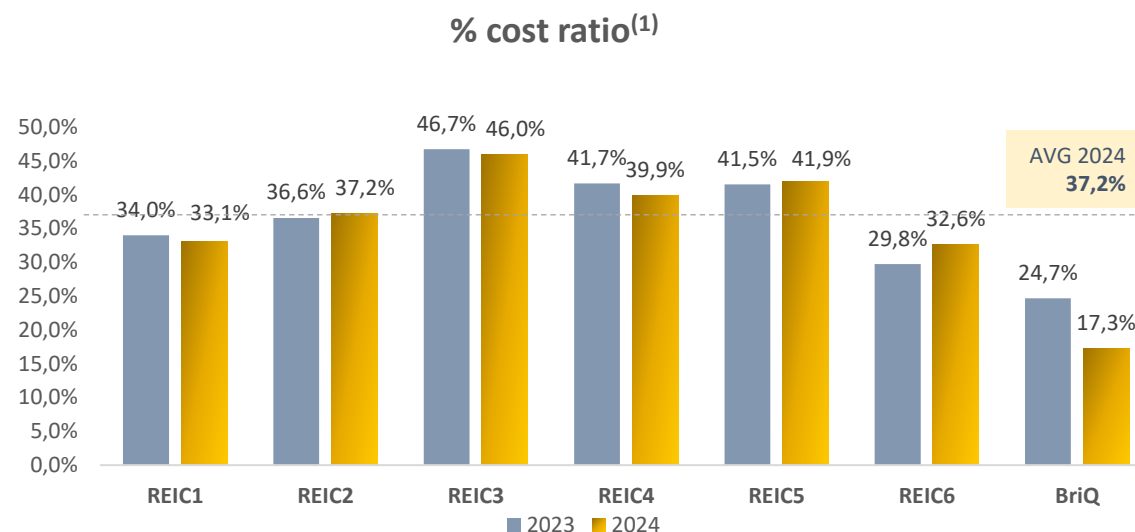
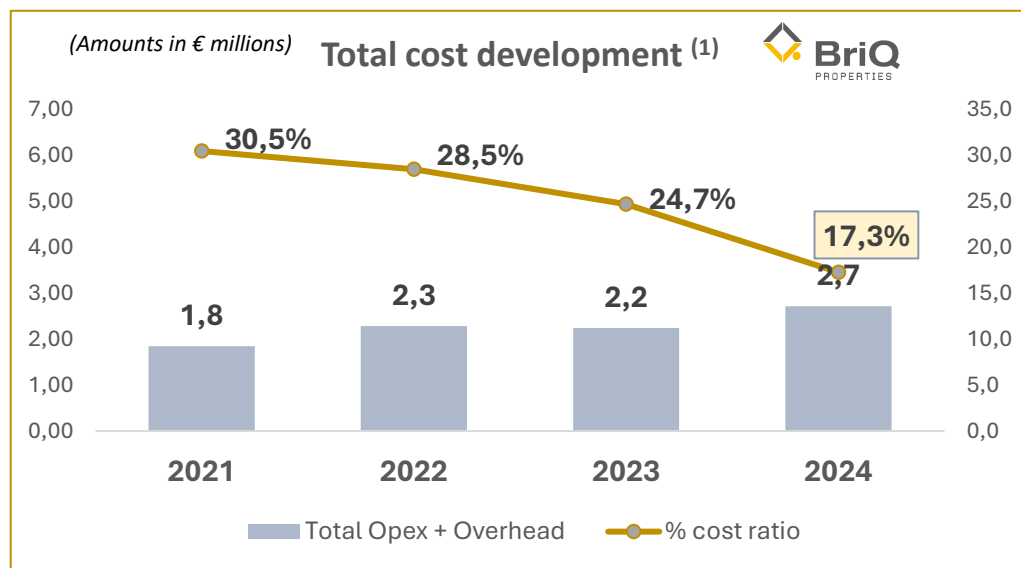
Notes:

(1) Excludes : profit from revaluations, profit from sale of properties, one-off merger expenses, profit from financial instruments valuation and profit for the evaluation of ICI's Net Assets due to the absorption

(2) Net profit after taxes / total number of shares in circulation excl. own shares held (44.489.645 for 2024 vs 35.353.464 for 2023).

(3) Revenues divided by Average Investment Properties

Cost optimization remains a top priority



Notes:

(1) Cost Ratio = [Total Opex (including ENFIA) + Overhead] / Revenue

(2) Operating expenses plus overhead costs divided by investment properties

Source: Published, Audited Annual Financial Statements and Management Information

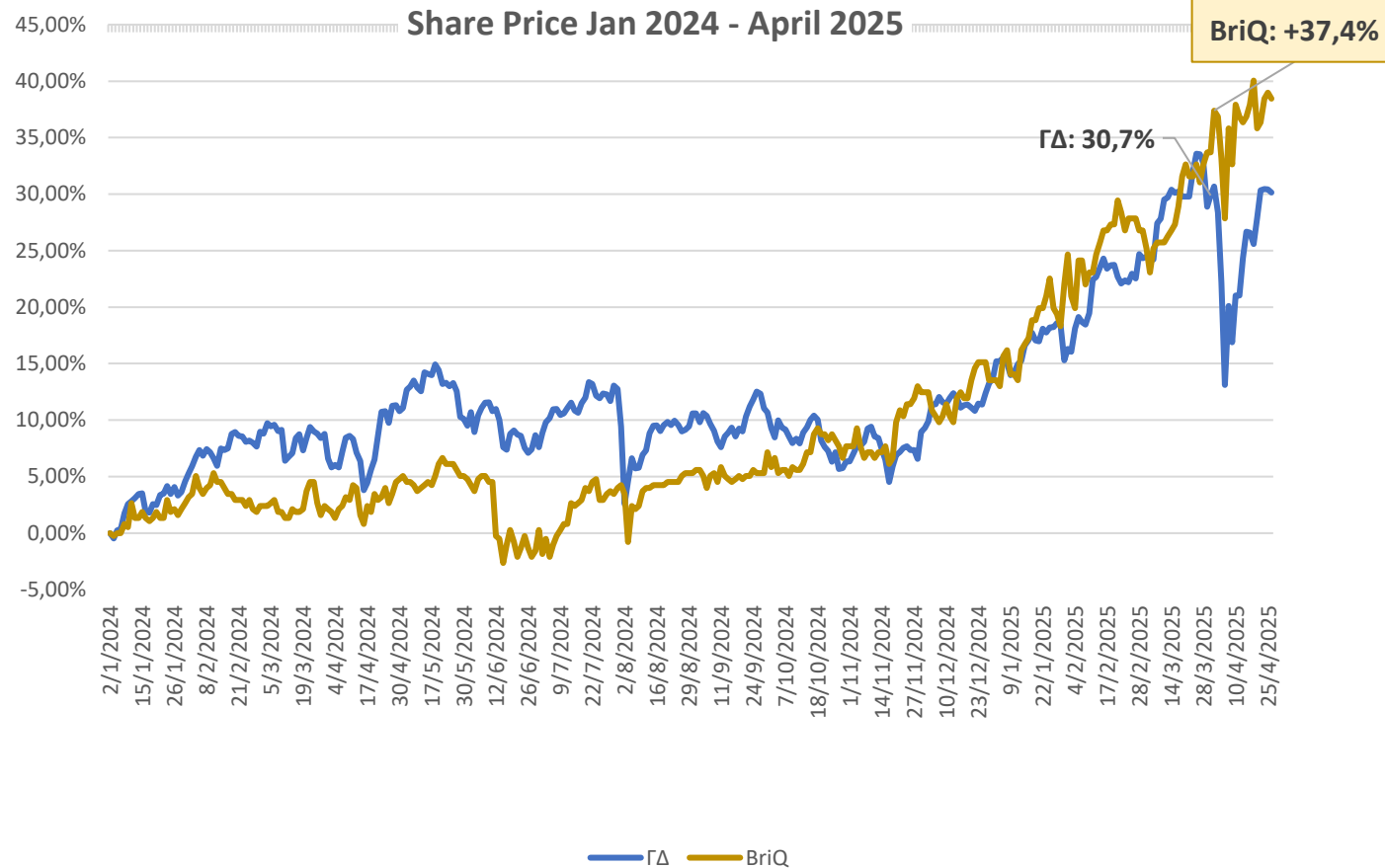
Leverage & Equity increased

(Amounts in € millions)

| Balance Sheet | 31.12.2024 | 31.12.2023 |
|---|--------------|--------------|
| GAV | 284,8 | 148,9 |
| Cash & equivalents | 7,3 | 2,8 |
| Debt | 128,6 | 37,0 |
| Net financial debt | 121,3 | 34,2 |
| LTV (<i>Debt / GAV</i>) | 45,2% | 24,9% |
| Net LTV (<i>(Debt–Cash) / GAV</i>) | 42,6% | 23,0% |
| Weighted Average cost of Debt (WACD) | 5,2% | 5,2% |
| Shareholders' Equity | 152,5 | 108,6 |
| # shares | 44.885.774 | 35.764.593 |
| # own shares | (396.129) | (411.129) |
| Nav per share (€) | 3,43 | 3,07 |
| Diff vs last year (%) | 11,6% | 10,6% |

- ✓ **Equity increased 40% and NAV / share 12%**
- ✓ **Debt increased** as the merger by absorption with ICI was financed 100% by debt
- ✓ **Current cost of debt 3,7% (29.04.2025)**

Share Performance 2024 - YTD 2025

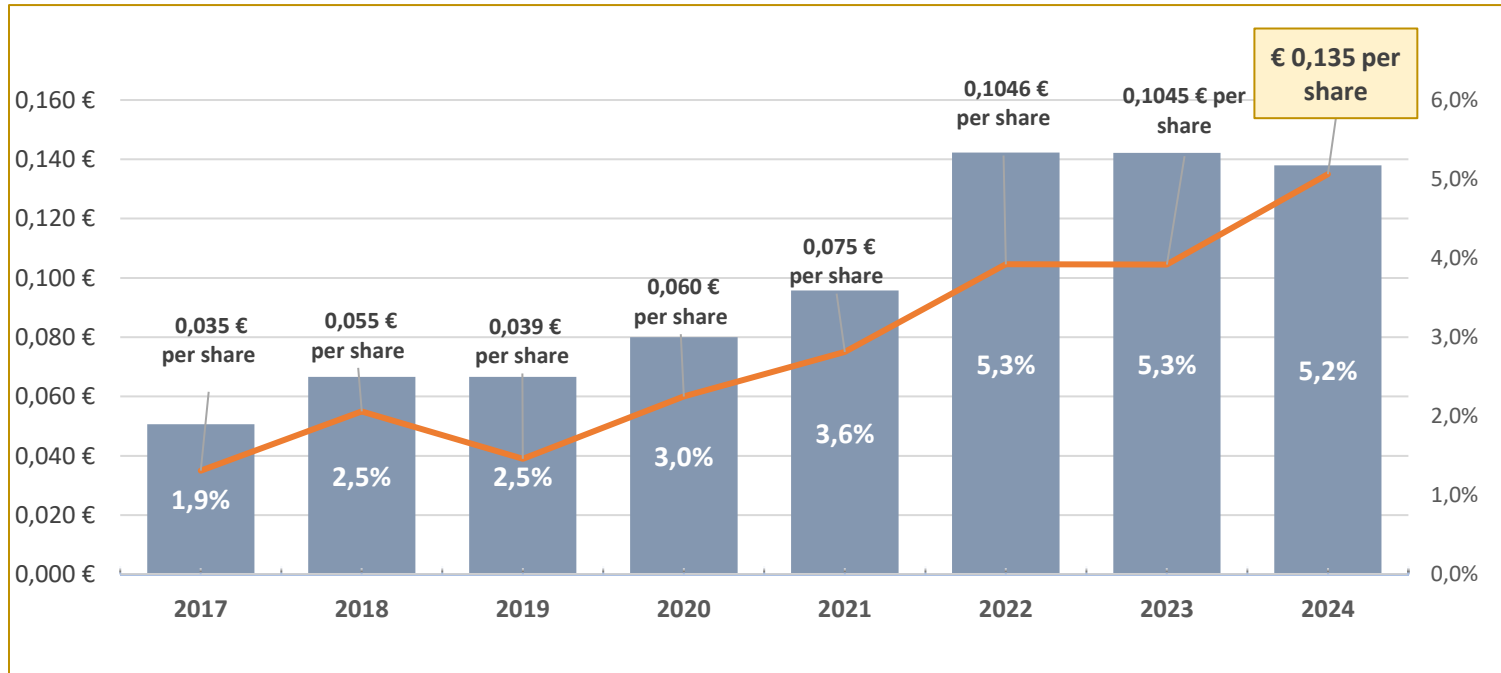


- **Share Price at 28.04.2025: € 2,61**
- **Discount to NAV 31.12.2024: 25%**
- **37,4% increase vs 01.01.2024**
- **21,0% increase vs 01.01.2025**
- **Outperformed the general index and peers**
- **Total no. of shares: 44.885.774**
- **Total no of shareholders: 6.500**
- **Largest Free Float among REICs in GR : 41,3%**
- **Market Capitalization : € 117 m**
- **Average daily volume YTD 2025 (# shares) 54.248**
- **Turnover ratio YTD 2025 (%) ⁽¹⁾ : 0,121%**
- **Turnover ratio YTD 2025 (years) ⁽²⁾ : 2,27**

Notes:

- (1) Share turnover ratio is calculated as the average number of shares traded during the period 01.01.2025-21.03.2025 (ADV) to the average shares outstanding during that period.
- (2) Calculated as (Avg. Shares Outstanding / ADV) / 365 days

High Dividend Yield



- **Proposed dividend of € 0,135 / share**
- **+29% per share vs last year**
- **Total amount of € 6,0 m**
- **Distribution is scheduled for 29.05.2025**
(following the approval of the AGM)

Dividend Yield

- **5,2%** at 28.04.2025 share price (€ 2,61)
- **6,4%** at SCI Share price (€ 2,10)

The Dividend/share is presented in the year distributed, and refers to the last year profits

Dividend Yield is calculated on Dividend Record Date, for 2024 is calculated on the share price at the day of publication of FS Results (01.04.2025 € 2,54)

A shareholder who purchased shares on 01.01.2024 (at a price of € 1,89) received:

- **€ 0,1045 / share** returned to shareholders as dividend from 2023 profits, plus
- **€ 0,1350 /share** returned to shareholders as dividend from 2024 profits
- **€ 0,72 /share** stock appreciation (from € 1,89 to € 2,61 at 28.04.2025)
- ➔ **Cumulative € 0,96 /share (net) i.e. 51% return on share**

Voluntary Scrip Dividend Program

Basic terms of the program:

1. Duration: **4 years** (2025 – 2028)
2. Maximum total share capital increase: **€ 30 million**
3. Offer Price: VWAP ⁽¹⁾ of the period to be determined by the Board of Directors **minus 2%**
4. Capital increase exclusively in favor of shareholders
5. Optional participation (100% in cash or 100% in new shares or a combination)

Key Benefits of the Scrip Dividend Program

- ✓ **Higher returns in the future** from the use of the share capital increase funds
- ✓ **Gives the option** to shareholders to choose between receiving cash or increasing their share participation
- ✓ **New shares to be issued at a low discount** to the current stock market price.
- ✓ **Lower costs** for the issuer compared to a direct share capital increase.
- ✓ **Zero transaction costs** for the shareholders who choose to participate in the scrip dividend program

⁽¹⁾ VWAP= Volume Weighted Average Price

APPENDICES

Sustainability Reporting & ESG Transparency

- BriQ Properties was the **first REIC** to be included in the **ATHEX ESG Index** of the Athens Stock Exchange in 2021. On October 2024 published the **4th Annual Sustainability Report**, aligned with the updated **ESG Reporting Guide of ATHEX** and externally verified by TÜV HELLAS (TÜV NORD) S.A.
- Continued inclusion for 2024 in the **ATHEX ESG Index**, with an **ESG Transparency Score of 88%**, reaffirming the Company's commitment to transparency and sustainability.
- BriQ is closely monitoring regulatory developments related to the **CSRD, Law 5164/2024**, and upcoming changes under the **Omnibus Act**, ensuring alignment with future ESG disclosure requirements.



Environmental Action

- In 2024, finalized a **Gap Analysis** of the property portfolio, which identified opportunities to **reduce its environmental impact**. Based on the findings, and through RRF program, the Company has initiated the necessary actions to **upgrade the energy performance** of its real estate portfolio.
- Expanding Mr&Mrs White Paros hotel with 12 new suites featuring modern automation and **BMS**, achieving **energy class A**
- In 2024, significant progress was made on the under-construction **LEED-GOLD 2.393 sqm** office building at 42 Poseidonos Ave, financed by the RRF.
- Enhancing energy efficiency by **installing PV stations: 4 stations currently in operation** (3 net metering-1 feed in tariff), **4 approved applications** (net-metering), 1 under review by DEDDIE (net-metering), 2 pending submission (net-billing)
- **100%** of the electricity consumed in the Company's offices in 2024 was sourced from **Renewable Energy Sources (RES)**, verified through a **Green Certificate** issued by the energy provider NRG.

Social Responsibility & Community Impact

Active support of **impactful social initiatives in 2024**, including donations to The Smile of the Child, Make-A-Wish Greece, and the Open Door foundation

Governance Excellence & Commitment to Equality

- **Corporate Governance System** independently evaluated by Grant Thornton, confirming **strong adequacy and effectiveness with no material weaknesses identified**.

- ❑ **Increasing productivity** through implementation of new technology
- ❑ **Data-driven decision making**

- ✓ **ERP systems:** SAP and ELO
Streamlined accounting and efficient financial approvals.
- ✓ **Asset Management Software:** Asset Dynamics by Recognyte Utilizing cutting-edge analytics to optimize asset utilization and investment returns.
- ✓ **Risk Management Software:** RIBIA by E-ON's
Technology for advanced risk assessment and mitigation strategies.
- ✓ **Digital Signatures:** Docusign
Reducing paper and printing costs through electronic signing processes
- ✓ **HR software :** Orion software by UniSystems,
Streamlines HR processes including, leave management, staff evaluation, and training

Software Innovators and Solutions Providers





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



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

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

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 |

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

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