BriQ Properties

Corporate Presentation

Euronext Athens Mid Cap Conference 2026



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01. KEY HIGHLIGHTS

10 YRS OF GROWTH

OCTOBER 2016
Company **Establishment** Spinning off **seven (7) real estate assets with GAV € 24 M** from Quest Holdings S.A., one of Greece's major technology and services groups.

JULY 2017
Listed on Athens Stock Exchange

2018
Expanded in **Tourism RE sector**

DECEMBER 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**

FEBRUARY 2023
Agreement for the Merger with Intercontinental International REIC (ICI) of € 78 M NAV

DECEMBER 2024
Completion of the **Merger with ICI**

DECEMBER 2025
Capital recycling – sale of 8 non-core properties. GAV € 282 M

OCTOBER 2026
10 Year anniversary Portfolio of **52 real estate assets with GAV 297 M**

BriQ PROPERTIES

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)

€ 297M	GAV 30.09.2026	€ 3,88	NAV / Share 30.09.2026
€ 15,7M	Revenues 9M 2026	36,0%	LTV 30.09.2026
€ 0,194	F.F.O. 9M 2026 Per Share	7,7%	Gross Yield [1]
14,1%	F.F.O. Growth Per Share vs 9M 2025	6,7%	Dividend Yield, net (based on 2026 results est.dividend €0,22/share)

(1) Annualized rental income / GAV excluding under development and self occupied assets.
Source: Published Financial Information and management information



KEY HIGHLIGHTS 9M 2026

18% Earnings Growth

- **Increased platform efficiency** with **EPRA Cost Ratio of 15,0%** vs. 18,4% in 2025 and 24,7% pre-merger
- **18% increase in Net Profit** (adj.), to €9,7 M from € 8,3 M
- **14% increase F.F.O./share**, to €0,194 from € 0,170
- **25% increase in interim dividend** of **€0,10/share** vs €0,08/share in H1 2025

Accretive Investments

- Completion of **AENORA Offices, LEED GOLD** certified
- **3rd logistics building** in Aspropyrgos (ΚΑΔ3) under development
- **Light industrial facility** in Acharnes under development
- **MMW Paros new hotel extension** under development

Reduced Cost of Capital

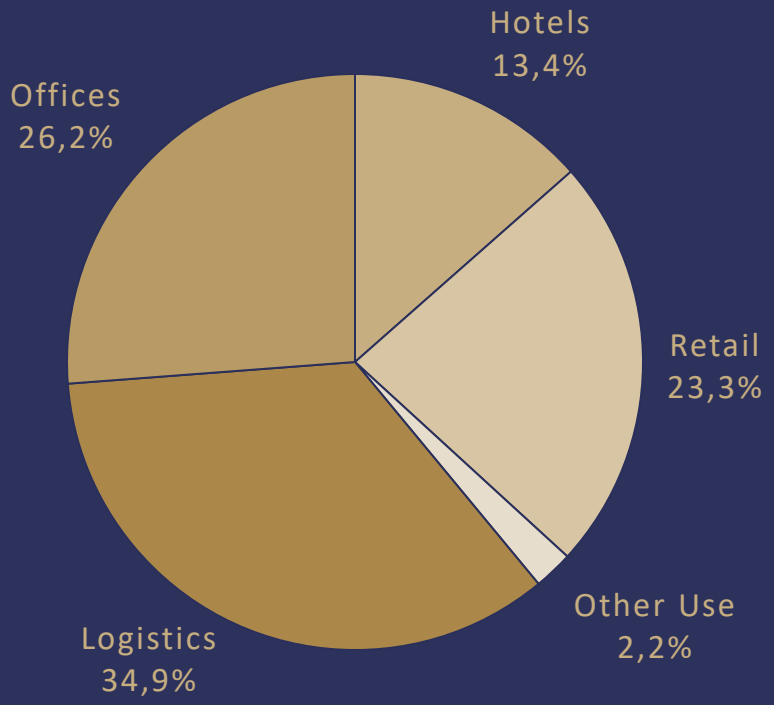
- Entered into **IRS of €100M** at **2,268%**, prior to Iran conflict
- Signed **RRF bond loans** of €21,5 M
- **97,5%** of total debt is **fixed interest**
- Weighted Average Cost of Debt (WACD) at favorable level of **3,4%**
- **Net Debt / EBITDA** at conservative level of **5,4 times**



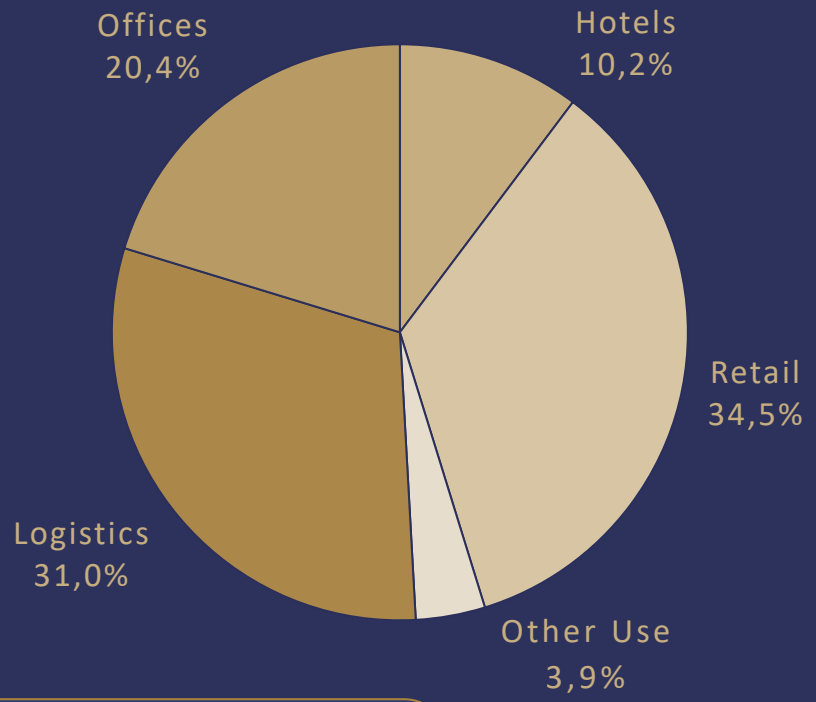
02.

PROPERTY PORTFOLIO

GAV
€ 297M (30.09.2026)



Annualized Revenues
€ 21,3M (30.09.2026)



7,7%

GROSS YIELD
(Annualized Rental Income / GAV of income producing properties at 30.09.2026)

9,9%

YIELD ON COST
(Annualized Rental Income / Investment Cost of income producing properties as at 30.09.2026)

BriQ PROPERTIES

72%

OF ANNUALIZED REVENUES FROM TOP 5 TENANTS

ALPHA BANK	27,6%
Quest GROUP	17,4%
SARMED logistics made perfect	12,8%
hotelBrain Group	7,8%
ΣΚΛΑΒΕΝΙΤΗΣ	6,3%

99,3%
Occupancy rate

99,1%
of annualized income is CPI connected

5,5 YRS
WAULT (Weighted Average Unexpired Lease Term)

Source: Management information as at 30.09.2026 (unaudited)

BriQ PROPERTIES

PIPELINE INVESTMENTS

Remaining committed capex: €11 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:
€ 3,89 M
Remaining Cost:
€ 3,50 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 started 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

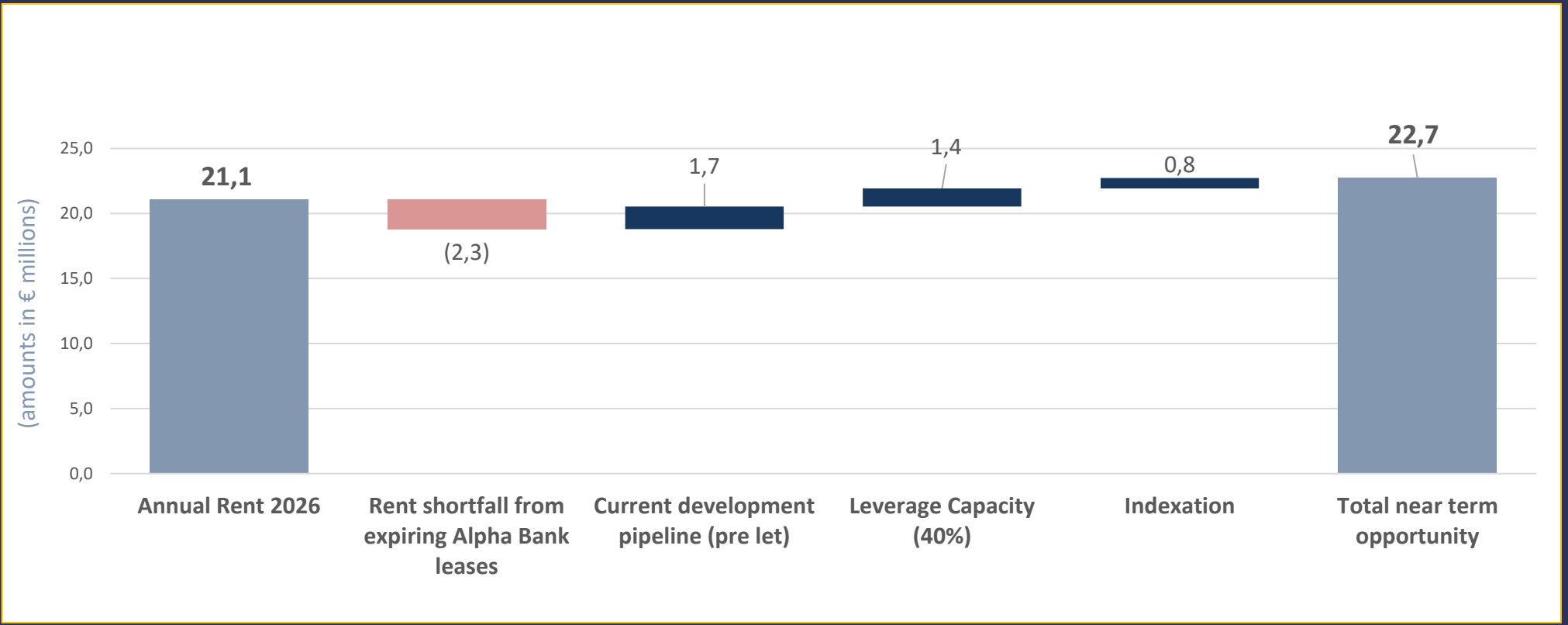


AENORA OFFICES

Location: 42 Poseidonos Ave. Phase:
Completed
Area (sq.m.):
2.479
Total Investment:
€ 7,08 M

Greece 2.0 NATIONAL RECOVERY AND RESILIENCE PLAN
Funded by the European Union NextGenerationEU
BriQ PROPERTIES

PASSING RENT GROWTH POTENTIAL



Notes:
(1) Assuming current leases indexation of total 4,5%.
(2) Leverage capacity up to 40% LTV plus available cash (8M as 30.09.2026) corresponds to new investments up to € 20 M with 7,0% Yield.
(3) Management estimates based on actual results as at 30.09.2026. They are forward-looking, not guidance, and subject to risks and assumptions; actual results may differ materially.

BriQ PROPERTIES



03. FINANCIAL RESULTS

CONSISTENT GROWTH

ACROSS FINANCIAL PERFORMANCE METRICS

Notes:

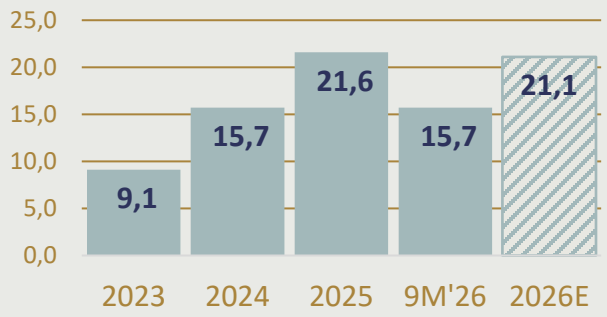
(1) Adjusted numbers do not include profits from revaluations, profits from assets sales and one-off expenses

(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.

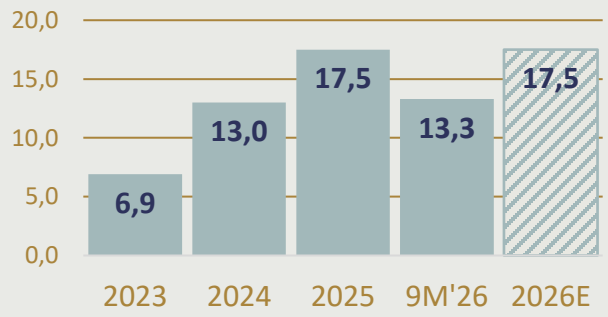
(3) 2026E figures are management estimates based on actual results to 30.09.2026. They are forward-looking, not guidance, and subject to risks and assumptions; actual results may differ materially.

(amounts in € millions)

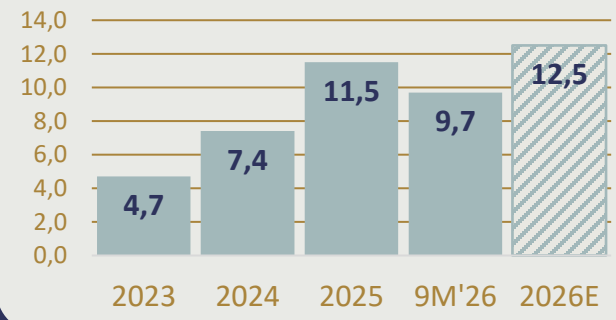
REVENUE ↑32% CAGR



EBITDA (adj)[1] ↑36% CAGR

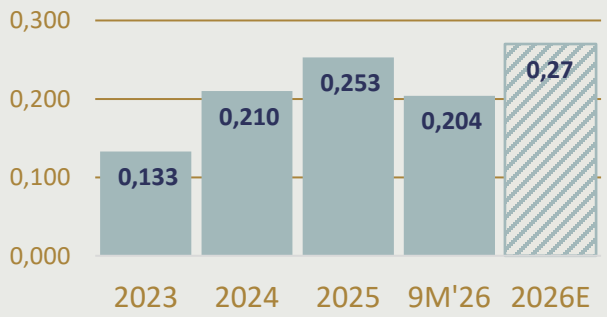


NET PROFIT (adj)[1] ↑39% CAGR

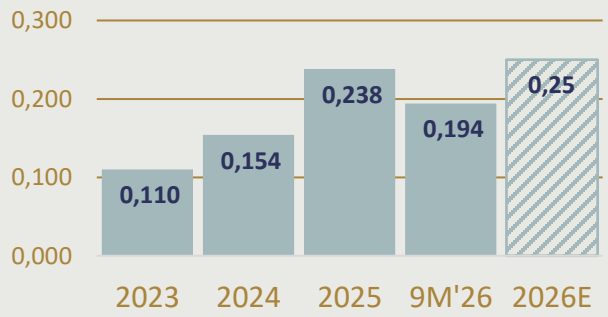


(amounts in € / share)

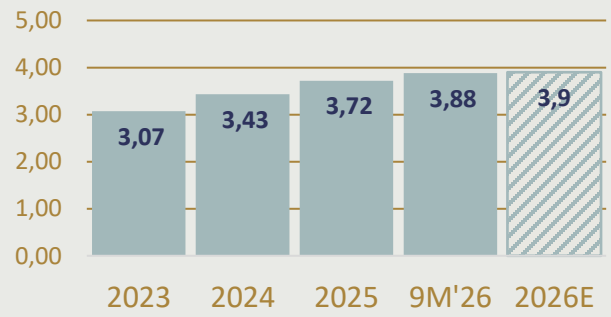
EARNINGS (adj)[1] PER SHARE[2] ↑27% CAGR



F.F.O PER SHARE[2] ↑31% CAGR



NAV PER SHARE[2] ↑8% CAGR



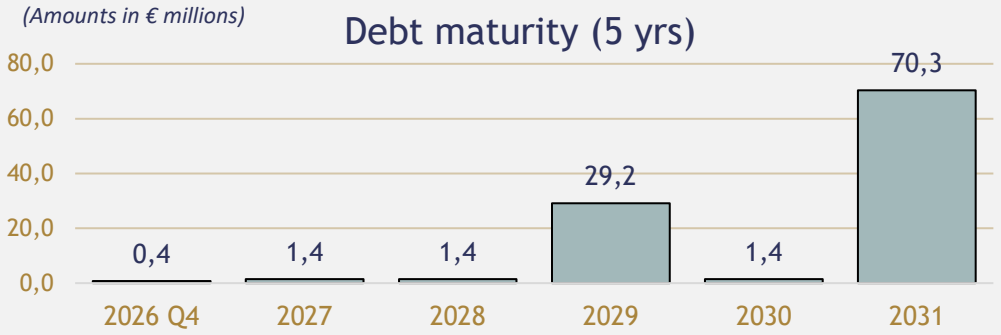
DEBT STRUCTURE AND HEDGING

STRONG CAPITAL STRUCTURE BASED ON PRUDENT LEVERAGE POLICY

DEBT PROFILE - Long maturities

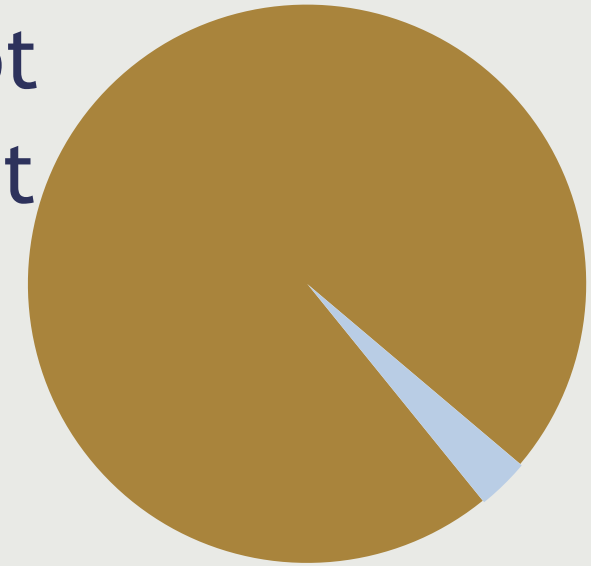
(Amounts in € millions)	30.09.2026	31.12.2025
Debt	106,7	101,9
Cash & Equivalents	8,6	4,3
Gross Asset Value (GAV)	296,8	281,9
LTV (Debt / GAV)	36,0%	36,2%
Net LTV ((Debt-Cash) / GAV)	**33,1%**	34,6%
Net Debt / EBITDA adj.[1] (x)	**5,4x**	**5,8x**
Weighted AVG cost of Debt (WACD)	3,4%	3,8%

(Amounts in € millions)



97,5% of debt fixed interest

- € 100M IRS at 2,268% and € 4M of RRF Debt at 0,35%
- Total interest cost (incl. spread) of **3,4%**

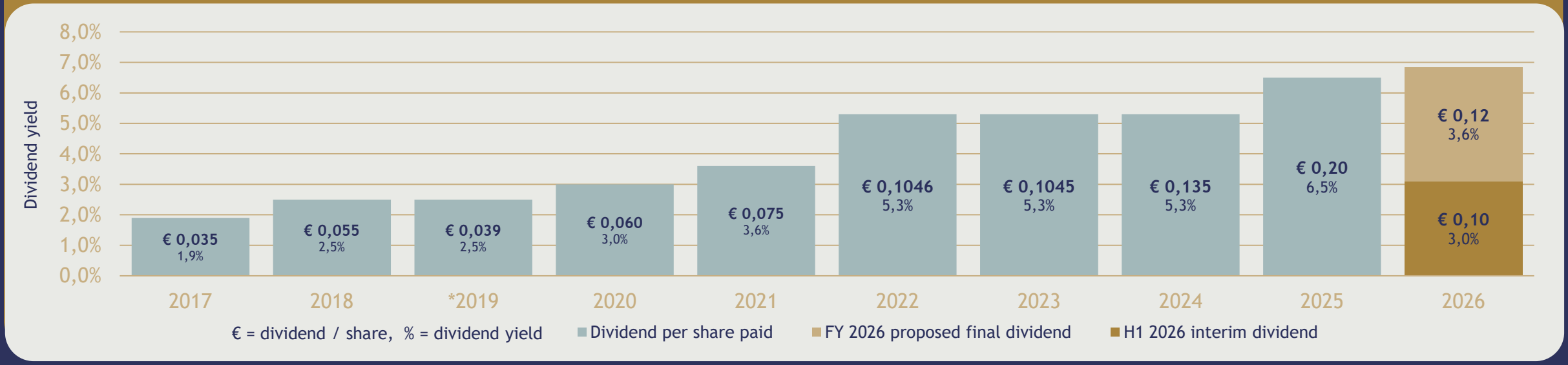


- **Available financing lines of € 27 M, of which € 15 M through RRF**
- **40% LTV with full deployment of available financing lines**

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: Published Financial Information

INCREASING DIVIDEND PER SHARE POLICY

↑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**

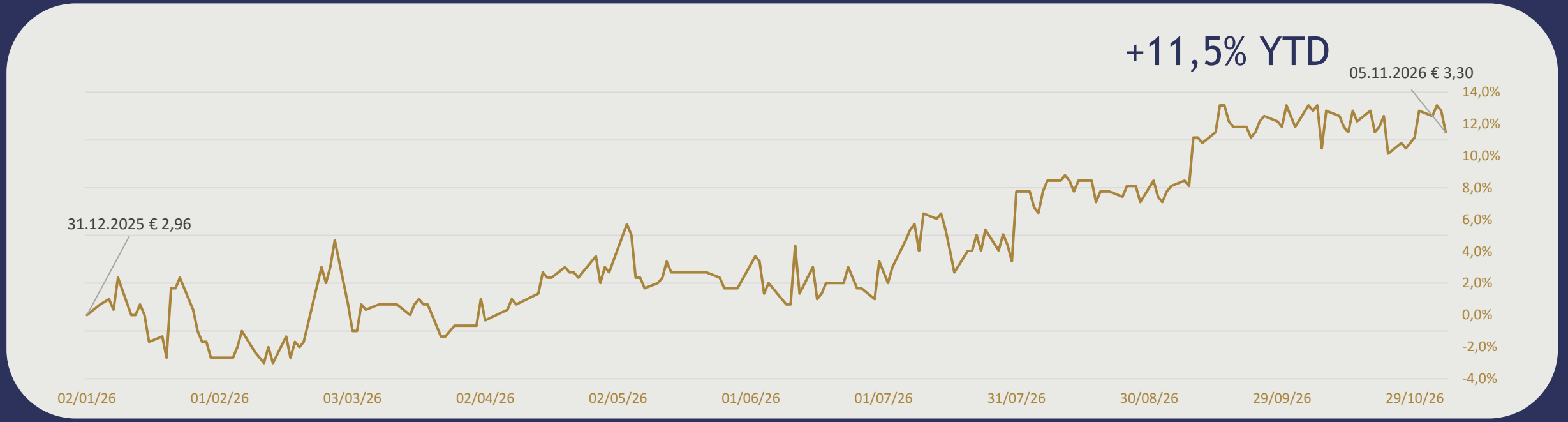
  Assuming the same dividend for the H2 2026 as H2 2025 (€ 0,12 / share)

  +10% vs FY 2025 (€ 0,20 / share)

  6,7% Dividend Yield calculated on current share price € 3,30

BriQ PROPERTIES

SHARE PERFORMANCE OUTPERFORMING EUROPEAN INDICES



11,5%

Share price increase (01.01 - 05.11.2026)

+38,3% increase in 2025

18,9%

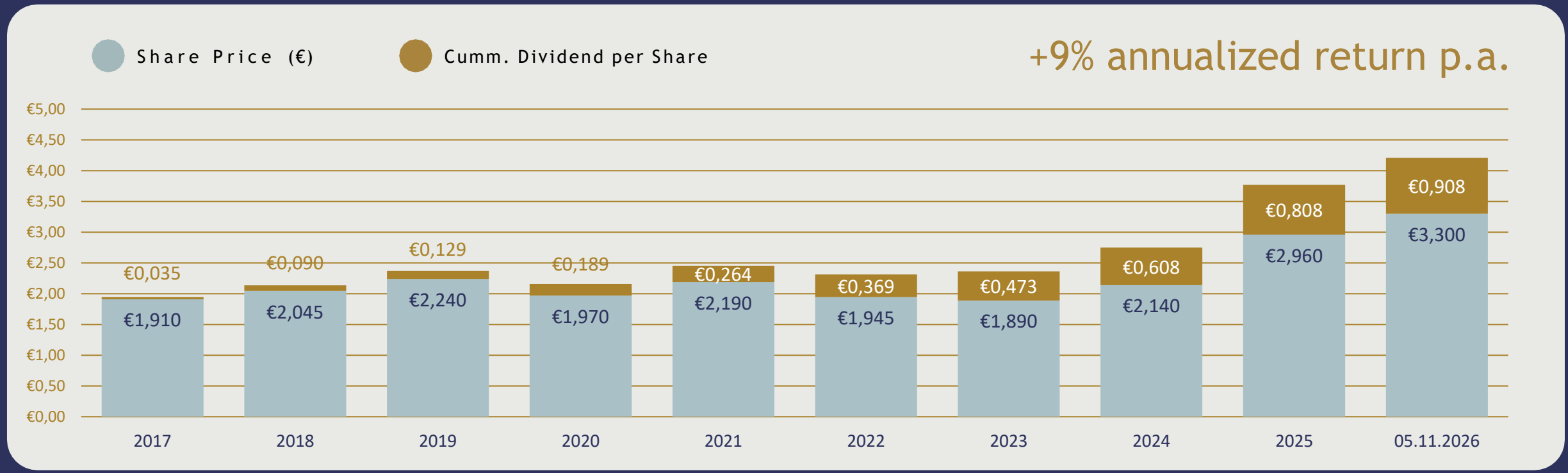
2026 YTD Return (including H2 2025 and H1 2026 Interim Dividend)

EPRA Total Return* indices (YTD 2026)

Global Real Estate 7,3%
Europe Real Estate -5,5%
Developed Europe -10,7%

**including share performance and dividends paid*
Source: EPRA Monthly Market Revue and Development Benchmark September 2026

TOTAL SHAREHOLDER RETURN(TSR)-10 YEARS



€ 1,39
Increase share price since 2017

€ 0,908
Cumm. dividend / share since listing

120%
TSR since listing(4)

Notes:
1) *For 2017 price corresponds to the closing share price at 31.07.2017.*
2) *Dividend amount corresponds to the year the profits accrued*
3) *9M 2026 includes € 0,10 / share, interim dividend to be distributed in Nov. 2026*
4) *Calculated as €2,30 / €1,91 (Share price Increase plus cum. Dividend / share price 2017)*

BriQ PROPERTIES

18% INCREASE IN NET PROFIT DESPITE THE SALE OF 8 PROPERTIES IN 2025

- Rental Income amounted to € 15,7 M from € 16,4 M in 9M 2025, after the sale of 8 properties in 2025
- Direct property expenses (incl. ENFIA) and other operating expenses fell 24% to € 2,4 M from € 3,1 M
- EBITDA (adj.[1]) stable at € 13,3 M from € 13,3 M
- 85% EBITDA (adj.[1]) margin on higher efficiency (**15% cost ratio)**
- **18% increase in Net Profit** (adj.[1]), to € 9,74 M from €8,27 M
- 13% increase in EPS (adj.[1]), to € 0,204 from € 0,181
- F.F.O. up 18% to € 9,24 M from € 7,80 M
- F.F.O. / share up 14% to € 0,194 from € 0,170

BriQ Properties (Group)	9M 2026	9M 2025	Δ (%)
Rental Income	**15,68**	**16,37**	*-4,2%*
Direct property-related expenses	(1,18)	(1,70)	*30,6%*
Adj. Gross Profit	**14,50**	**14,67**	*-1,2%*
Adj. Gross Profit margin	*92%*	*90%*	
Non-property-related expenses	(1,17)	(1,39)	*15,8%*
Adj. EBITDA	**13,33**	**13,28**	*0,4%*
Adj. EBITDA margin	*85%*	*81%*	
Net Financial expenses & depreciation	(2,86)	(4,22)	*32,2%*
Adj. EBT	**10,47**	**9,06**	*15,6%*
Adj. EBT margin	*67%*	*55%*	
REIC Tax	(0,73)	(0,79)	*7,6%*
Adj. Net profit after tax	**9,74**	**8,27**	*17,8%*
Adj. Net profit margin	*62%*	*51%*	
Adj. EPS (€)	**0,204**	**0,181**	*12,8%*
F.F.O. (funds from operations)	**9,24**	**7,80**	*18,5%*
F.F.O. per Share	**0,194**	**0,170**	*14,1%*

Notes:
(1) Adjusted numbers do not include profits from revaluations (9M 2026: € 6,7M vs 9M 2025: € 2,3M.), profits from revaluation of IRS derivative (9M 2026: € 2,9M vs 9M 2025: 0), profits from asset sales (9M 2025: € 1,3M) and one-off expenses (9M 2025: € 144K) and are adjusted to 3/4 of the annual ENFIA expense
Source: Published Financial Information

BriQ PROPERTIES

ESG POLICY

Investments in rooftop photovoltaics

Buildings	Capacity (kWp)	Consumption (MWh)	Production (MWh)
7 executed	1.487	8.168	2.053
6 pipeline	846	1.819	1.295
13 total	**2.333**	**9.987**	**3.348**

34%
Clean energy self-generation

547
Households supplied [1] (executed)

345
Households supplied [1] (pipeline)





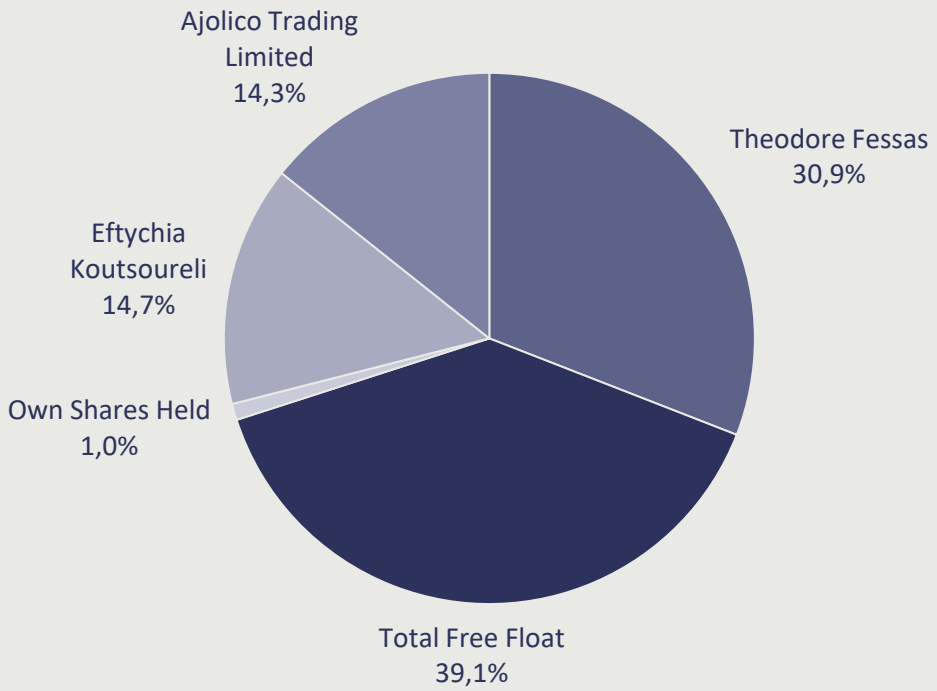


(1) Using as reference 3,75 MWh/year consumption of an average house in Greece

BriQ PROPERTIES

SHAREHOLDING STRUCTURE

SHAREHOLDING STRUCTURE AS AT 30.09.2026



Ticker	ΜΠΡΙΚ (ATHEX)
ISIN	GRS517003000
Shares outstanding	48.175.778
Share Price (05.11.2026)	3,30 €
Market Capitalization (05.11.2026)	€ 159 M
Statistics	
Average volume of transactions YTD 2026 (no. of shares)	23.113
Average value of transactions YTD 2026 (€)	72.589 €
Turnover ratio 2026 (% / yrs)	0,05% / 5,7 yrs

FREE FLOAT 39,1%

Private Investors	18,7%
Mutual Funds	13,5%
Social Security Funds	3,4%
Insurance Companies	1,7%
Other Institutional	1,8%

BriQ PROPERTIES

THANK YOU

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