BriQ Properties R.E.I.C.

INTERIM FINANCIAL REPORT

for the period from 1 January 2026 to 30 June 2026

BriQ Properties R.E.I.C.

G.E.MI. Reg. No. 140330201000

3 Mitropoleos Str., Athens

September 2026

Contents

(amounts in thousands of Euro, unless otherwise stated)

Statements of the Members of the Board of Directors in accordance with article 5, par. 2 of Law 3556/2007

The members of the Board of Directors, Messrs. Theodoros Fessas, Chairman, Anna Apostolidou, Chief Executive Officer, and Apostolos Georgantzis, Executive Member of the Board of Directors, in their above-mentioned capacity, declare that, to the best of their knowledge:

- The attached Interim Condensed Separate and Consolidated Financial Information for the six-month period ended 30 June 2026 of BriQ Properties R.E.I.C. ("the Company" and "the Group"), which was prepared in accordance with IAS 34 "Interim Financial Reporting", presents fairly the assets and liabilities, the Equity and the results of the six-month period of the Company as well as of the companies included in the consolidation (Group).
- They also declare, to the best of their knowledge, that the Interim Report of the Board of Directors presents fairly the information required under paragraph 6 of article 5 of Law 3556/2007.

Athens, 7 September 2026

The Chairman of the BoD	The Chief Executive Officer	The Executive Member of the BoD
Theodoros Fessas	Anna Apostolidou	Apostolos Georgantzis
ID Card No. A01029252	ID Card No. A00107455	ID Card No. A01088969

Management Report of the Company's Board of Directors

"BriQ Properties Real Estate Investment Company" for the period from 1 January to 30 June 2026

Dear Shareholders,

Pursuant to the provisions of article 5 of Law 3556/2007 and the relevant implementing provisions of the Hellenic Capital Market Commission, we submit to you the Report of the Board of Directors of "BriQ Properties R.E.I.C." (Company) and its subsidiaries (together the Group) for the period from 1 January 2026 to 30 June 2026. The purpose of the Report is to provide substantive information enabling the reader to form a comprehensive opinion on the development of the operations of the Company and the Group during the period under review.

In accordance with the provisions of the legislation, this Report includes the following parts:

- A review of operations for the period from 1 January 2026 to 30 June 2026
- Significant events during the period under review
- Description of the main risks and uncertainties for the second half of financial year 2026
- Significant related party transactions

These consolidated Financial Statements include, in addition to the Company, the subsidiaries over which the Company exercises control, directly or indirectly.

These consolidated and separate Financial Statements were prepared in accordance with the provisions of International Accounting Standard (IAS) 34 - "Interim Financial Reporting", have been approved by the Board of Directors of the Company on 7 September 2026, and are posted, together with the auditor's review report and the interim report of the Board of Directors, on the website www.briqproperties.gr.

During this period, the Company's activities were in compliance with the applicable legislation and its objects, as defined by its Articles of Association.

The Board of Directors, having undertaken a review of the operations of the Company and the Group, of the items of the Statement of Financial Position and of the results for the period under review, informs you of the following:

REVIEW OF OPERATIONS FOR THE PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026

[1]In the first half of 2026, the Group recorded improved adjusted profit, with almost unchanged revenue and significantly lower expenses. Rental income remained at the same level as in the corresponding prior-year period, at € 10,7 mn versus € 10,9 mn, even though the number of investment properties decreased following the sale of a total of eight properties in 2025.

Similarly, adjusted earnings before interest, tax, depreciation and amortization (adjusted EBITDA) remained at the same level as last year, at € 9,1 mn versus € 9,0 mn. Adjusted net profit increased significantly by 25% to € 6,8 mn versus € 5,5 mn, due to the 41% decrease in net finance expenses to € 1,8 mn versus € 3,0 mn. This decrease is attributable to the combination of lower borrowing interest rates (weighted average cost of borrowing for the first half: 3,38% in 2026 versus 4,09% in 2025) and the 15% reduction in the Company's borrowings to € 106,0 mn from € 124,6 mn as at 30.06.2026 and 30.06.2025 respectively.

In the first quarter of 2026, real GDP increased by 2,0% year-on-year (+0,2% quarter-on-quarter), compared with 2,3% in the previous quarter, with the main contribution coming from investment and net exports, while according to the estimates of the

[1] *Adjusted figures do not include gains from the fair value adjustment of investment property amounting to € 6.7 mn (H1 2025: € 2.3 mn), gains from the sale of investment property (H1 2025: € 80 thousand), non-recurring property sale expenses and merger-related expenses (H1 2025: € 256 thousand), gains from the valuation of financial instruments (Interest Rate Swaps - IRS) amounting to € 558 thousand (H1 2025: € 0 thousand), and include 50% of the annual ENFIA liability corresponding to the six-month period.*

(amounts in thousands of Euro, unless otherwise stated)

Bank of Greece ("Note on the Greek Economy", June 2026), the growth rate for 2026 as a whole is estimated at 1,9%. Inflation remained elevated, averaging 3,8% in the first half mainly due to energy prices, easing in June 2026 to 3,9% from 4,9% in May 2026.

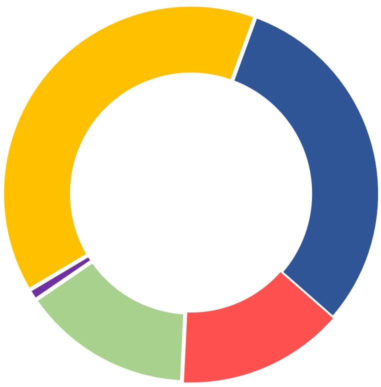
On the monetary front, in June 2026 the European Central Bank proceeded with an increase in its key interest rates by 25 basis points, with the deposit facility rate set at 2,25% and the main refinancing rate at 2,40% as of 17.06.2026. Among the positive developments of the first half of 2026 is the new round of upgrades of Greek sovereign creditworthiness by international rating agencies, with the country's credit rating now approaching the "A" grade.

With regard to the real estate market, in the first half of 2026 the upward trend in prices continued for prime offices and logistics, while hotel prices also moved upward. According to market analysts' data, warehouse take-up stood at approximately 90.000 sq.m., prime rents remained at 6 euro/sq.m./month, while yields declined to 6,8%, indicating continued yield compression due to a shortage of supply. According to the Bank of Greece's Commercial Property Survey (H2 2025), investment interest remained strong, with emphasis on warehouses/industrial spaces and hotels, while offices and retail units retained shares of 17% and 9% respectively in the investment portfolio.

Shareholder Structure of BriQ Properties R.E.I.C.

Since 31.07.2017, the Company's shares have been trading on the Main Market of Euronext Athens. Free float corresponds to 39,1% of the Company's share capital, while 18,7% of the shareholder structure corresponds to private shareholders.

The Company's shareholder structure as at 30.06.2026 was as follows:



SHAREHOLDERS	%
Theodoros Fessas (directly and indirectly)	30,9%
Eftychia Koutsoureli	14,7%
Ajolico Trading Limited	14,3%
Treasury Shares	1,0%
Total Free Float	39,1%
Mutual Funds	13,6%
Social Security Funds	3,4%
Insurance companies	1,7%
Other institutional investors	1,8%
Individuals	18,7%
Total	**100,0%**

Share Price Performance – Return to Shareholders

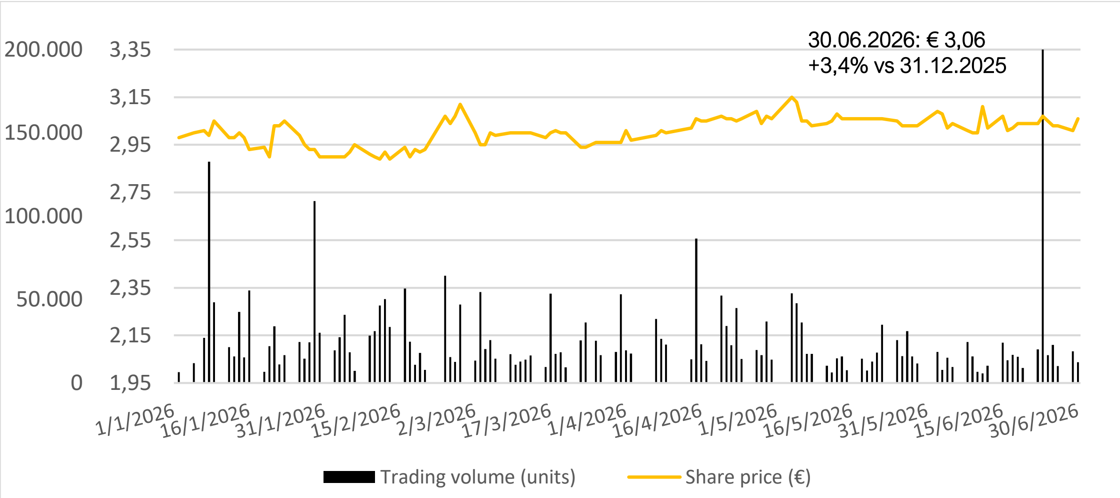
The Company's share price recorded an increase of 3,4% during 2026, demonstrating shareholders' confidence in the Company's strategy and its steadily upward trajectory.

The closing share price as at 30.06.2026 stood at € 3,06 (vs. 31.12.2025: € 2,96), while NAV/share (Total equity attributable to shareholders of the Company / share) as at 30.06.2026 was € 3,87 (vs 31.12.2025: € 3,72).

On 28 April 2026, the Annual General Meeting of the Company's shareholders resolved to distribute a dividend of a net amount of €0,20 (net) per share, i.e. a total amount of € 9,3 mn, offering a net dividend yield of 6,5% based on the closing share price ("BRIQ") on 27.04.2026 (Record Date). Given the distribution of an interim dividend of € 3,7 mn, i.e. € 0,08 per share (net), out of the profits of the first half of financial year 2025 on 27.11.2025, the remaining dividend to be distributed amounted to € 0,120 (net) and was paid to shareholders on 28.05.2026. The above distributions were carried out through the four-year Dividend Reinvestment Program (2025-2028) (the "Program" or "Scrip Dividend") as approved by the General Meeting of 29.04.2025. Of the total dividend for financial year 2025, 57% of the share capital exercised the right to reinvest the dividend in shares of the Company (see note 20).

The total return on the share for the first half of 2026, including the increase in the share price and the dividend distributed during the first half of 2026, amounted to 7,9%.

Share price chart for the first half of 2026

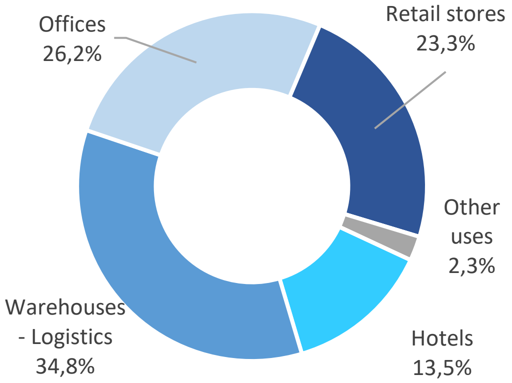


Investment property

As at 30 June 2026, the Group's portfolio comprised 52 properties with a total area of 211.652 sq.m. and a total value of € 296 mn, of which two (2) belong to the subsidiaries.

The value of the Group's property portfolio as at 30.06.2026 was allocated 34,8% to warehouse and distribution center (logistics) properties, 26,2% to office properties, 23,3% to retail units, 13,5% to hotels, and 2,3% to other uses.

Property portfolio by use



52
Properties

€ 296 m
Total value of properties

211.652 sq.m.
Total area of properties

According to the Statement of Investments as at 30.06.2026, the fair value of the Group's properties, including investment property, owner-occupied property and property held for sale, as valued by the independent valuers of the companies "Athinaiki Oikonomiki E.P.E.", "Savills Hellas I.K.E." and "Cushman & Wakefield Proprius", amounted to € 295,8 mn compared with a value of € 281,9 mn as at 31.12.2025, i.e. an increase of € 13,9 mn or 4,9%.

This increase results from the sum of the following amounts:

- An increase of € 7,2 mn relating to investments for the acquisition of properties and capital expenditure for the renovation and development of properties, and,
- An increase of € 6,7 mn relating to the fair value adjustment of the existing portfolio (see below "Gains from the fair value adjustment of investment property"),

According to the Interim Condensed Separate and Consolidated Statement of Financial Position as at 30.06.2026, Investment Property (excluding owner-occupied property and property held for sale) as at 30 June 2026 amounted to € 291,9 mn compared with a value of € 277,9 mn as at 31 December 2025, i.e. an increase of 5,0%.

The fair value valuations of the Group's properties were carried out in accordance with the income capitalization method or discounted cash flow (DCF) method, and the comparable data method or comparative method (see Note 6).

Revenue

The Group's Rental Income for the six-month period ended 30 June 2026 remained at the same level as last year, at € 10,7 mn versus € 10,9 mn for the corresponding prior-year period, despite the decrease in the number of investment properties following the sale of eight (8) properties carried out during financial year 2025, as the impact thereof was offset by the annual rent adjustments and amendments to existing leases.

The Group's significant tenants as at 30.06.2026, based on the percentage of annualized rental income, were Alpha Bank A.E. (retail sector) with 28%, the Group's subsidiaries and affiliated companies of Quest Holdings S.A. (office and logistics sectors) with 17%, and Sarmed Logistics S.A. (logistics sector) with 13%. As at 30.06.2026, the overall occupancy rate (total leased area divided by total leasable area, excluding plots of land, properties under development and owner-occupied properties) was 98,2% (31.12.2025: 99,4%). The decrease in the occupancy rate is due to the new office building at the intersection of Leoforos Poseidonos 42 and Aigeos street, in the Municipality of Kallithea, with a total area of 2.393,40 sq.m., the construction of which was completed in June 2026 and which is expected to be leased by the end of 2026.

Gains from the fair value adjustment of investment property

The Group's gains from the fair value adjustment of investment property for the first half of 2026 amounted to € 6,7 mn versus € 2,3 mn for the corresponding prior-year period. The € 6,7 mn increase in the value of properties corresponds to a 2,4% increase in the value of properties as at 30.06.2026 and is mainly attributable to the leasing of KAD3 and the increase in the market rent in Aspropyrgos (€ 1,6 mn), the completion of construction of the LEED-Gold certified office building at Poseidonos 42 in Kallithea (€ 0,9 mn), and the conversion of the office building at Gounari 3 in Piraeus into a 4-star hotel at the tenant's expense (€ 0,8 mn).

Operating Expenses

Direct Expenses relating to Investment Property (see Note 14) for the six-month period ended 30 June 2026 amounted to € 272 thousand versus € 355 thousand for the corresponding prior-year period, i.e. a decrease of 23%. Direct expenses relating to property mainly comprise property insurance expenses of € 103 thousand (30.06.2025: € 117 thousand), property valuation expenses of € 39 thousand (30.06.2025: € 44 thousand), as well as common charges and other expenses for vacant spaces of € 80 thousand (30.06.2025: € 74 thousand). The first half of 2025 additionally includes a non-recurring expense of € 101 thousand relating to compensation paid to a tenant for the early termination of a lease on a property sold in July 2025.

The Uniform Real Estate Property Tax – ENFIA (see Note 15) for the six-month period relates to the annual Uniform Real Estate Property Tax liability. The annual liability, based on the properties owned by the Group as at 01.01.2026, for 2026 amounts to € 1.050 thousand versus € 1.214 thousand for 2025. The decrease for 2026 is due to the sale of eight properties carried out by the Company in 2025.

Other Operating Expenses (see Note 16) amounted to € 419 thousand versus € 651 thousand in the prior-year period, i.e. a decrease of 36%, as the first half of 2025 includes non-recurring expenses of € 155 thousand related to the merger of the Company with Intercontinental International R.E.I.C. (ICI).

Finance Income / Expenses

Net finance expenses amounted to € 1,8 mn, compared with € 3,0 mn for the corresponding prior-year period (see Note 17). This decrease is attributable to the combination of lower borrowing interest rates (weighted average cost of borrowing for the first half: 3,38% in 2026 versus 4,09% in 2025) and the 15% reduction in the Company's borrowings to € 106,0 mn from € 124,6 mn as at 30.06.2026 and 30.06.2025 respectively. In addition, through the Interest Rate Swap agreements (IRS) it has entered into, with a total notional value of € 100 mn, the Company remains protected against interest rate volatility for 96% of its borrowings.

Operating Profit - Profit before Tax

The Group's operating profit for the first half of 2026 amounted to € 15,3 mn compared to € 10,5 mn in the corresponding period last year. Adjusted operating profit amounted to € 9,0 mn, representing a marginal increase of 0,5% compared to the corresponding period last year. Adjusted net profit does not include the gain from the fair value adjustment of investment property of € 6,7 mn (H1 2025: € 2,3 mn), gain from the sale of investment property of € 0 mn (H1 2025: € 80 thousand), non-recurring property sale expenses and merger-related expenses of € 0 thousand (H1 2025: € 256 thousand), and includes 50% of the annual ENFIA (Uniform Real Estate Property Tax) liability corresponding to the six-month period.

Profit before tax amounted to € 14,0 mn compared to € 7,5 mn in the corresponding period last year.

Adjusted profit before tax amounted to € 7,3 mn compared to € 6,0 mn in the previous period, representing an increase of 21%. Adjusted profit before tax does not include the gain from the fair value adjustment of investment property of € 6,7 mn (H1 2025: € 2,3 mn), gain from the sale of investment property of € 0 mn (H1 2025: € 80 thousand), gain from the fair value measurement of financial instruments (Interest Rate Swaps – IRS) of € 558 thousand (H1 2025: 0 thousand), non-recurring property sale expenses and merger-related expenses of € 0 thousand (H1 2025: € 256 thousand), and includes 50% of the annual ENFIA liability corresponding to the six-month period.

Taxes

The Group's taxes for the six-month period ended 30 June 2026 amounted to € 461 thousand compared to € 546 thousand in the corresponding period last year, representing a decrease of 16%, due to the decrease in the tax rate to 0,158% on the average of investments plus available funds, compared to 0,189% in the corresponding period last year, and the sale of investment property carried out in 2025 (Note 19).

Net Profit

The Group's net profit for the first half of 2026 amounted to € 13,6 mn compared to profit of € 7,0 mn in the corresponding period last year.

Adjusted net profit amounts to € 6,8 mn compared to € 5,5 mn in the corresponding period last year, representing an increase of 25%. Adjusted net profit does not include the gain from the fair value adjustment of investment property of € 6,7 mn (H1 2025: € 2,3 mn), gain from the sale of investment property of € 0 mn (H1 2025: € 80 thousand), gain from the fair value measurement of financial instruments (Interest Rate Swaps – IRS) of € 558 thousand (H1 2025: 0 thousand), non-recurring property sale expenses and merger-related expenses of € 0 thousand (H1 2025: € 256 thousand), and includes 50% of the annual ENFIA liability corresponding to the six-month period.

Net Profit per Share (EPS)

Net profit attributable to shareholders divided by the weighted average number of ordinary shares outstanding during the period, excluding treasury shares, amounts to € 0,283 / share compared to € 0,151 / share in H1 2025 (Note 21).

Adjusted net profit per share amounts to € 0,145 / share compared to € 0,122 / share in H1 2025, representing an increase of 19%. Adjusted net profit per share does not include the gain from the fair value adjustment of investment property of € 6,7 mn (H1 2025: € 2,3 mn), gain from the sale of investment property of € 0 mn (H1 2025: € 80 thousand), gain from the fair value measurement of financial instruments (Interest Rate Swaps – IRS) of € 558 thousand (H1 2025: 0 thousand), non-recurring property sale expenses and merger-related expenses of € 0 thousand (H1 2025: € 256 thousand), and includes 50% of the annual ENFIA liability corresponding to the six-month period, divided by the weighted average number of ordinary shares outstanding during the period, excluding treasury shares

(amounts in thousands of Euro, unless otherwise stated)

Statement of Financial Position Items

Total equity (N.A.V.) of the Group attributable to the Company's shareholders for the six-month period ended 30 June 2026 amounts to € 184,5 mn, up from € 173,7 mn as at 31 December 2025, corresponding to an increase of 6,2%.

Total equity (NAV) per share as at 30.06.2026 amounted to € 3,87 compared to € 3,72 as at 31 December 2025, corresponding to an increase of 4,0%, taking into account the dividend distribution of € 0,120 per share made on 28.05.2026 (Note 20) and the issuance of new shares under the Company's dividend reinvestment plan.

The Group's cash and cash equivalents as at 30 June 2026 amount to € 4,4 mn compared to € 4,3 mn as at 31 December 2025.

As at 30 June 2026, the Group's borrowings amounted to € 106,0 mn compared to € 101,9 mn as at 31 December 2025.

The Group's L.T.V. ratio (Loans / Investment property) as at 30 June 2026 stood at 35,8% and the Net L.T.V. ((Loans – Cash and cash equivalents)/Investment property) stood at 34,4%, while as at 31 December 2025 they stood at 36,2% and 34,6% respectively.

Key Ratios

(amounts in € thousand)

	30.06.2026		31.12.2025	
Liquidity Ratio				
Current assets (incl. Held for sale)	9.984	2,00x	8.153	2,13x
Short-term liabilities	4.991		3.833	
Leverage Ratios				
Loans and lease liabilities	106.063	34,8%	102.006	35,3%
Total Assets	304.952		288.649	
Loans and lease liabilities	106.063		102.006	
Less: Cash and cash equivalents	(4.351)	33,8%	(4.262)	34,4%
Total Assets	304.952		288.649	
Less: Cash and cash equivalents	(4.351)		(4.262)	
L.T.V. (Loan to value)				
Borrowings	105.990	35,8%	101.921	36,2%
Investment Property (1)	295.830		281.891	
Net L.T.V. (Net Loan to value)				
Borrowings	105.990		101.921	
Less: Cash and cash equivalents	(4.351)	34,4%	(4.262)	34,6%
Investment Property (1)	295.830		281.891	
Net Position				
Total equity attributable to the Company's shareholders	184.515	3,87	173.731	3,72 €
Number of shares at period end (in thousand)	47.700		46.652	

1) *Investment property includes the fair value of the Group's entire property portfolio, as determined by independent valuers, and includes:*

(amounts in thousands of Euro, unless otherwise stated)

	30.06.2026	31.12.2025
Investment property	291.902	277.917
Owner-occupied property	1.678	1.634
Assets held for sale	2.250	2.340
Total	**295.830**	**281.891**

Alternative Performance Measures (APMs)

The Group uses Alternative Performance Measures (APMs) for a better assessment of its financial performance, which are widely used in the sector in which the Group operates. The measures "Earnings before Interest, Tax and total Depreciation and Amortization (EBITDA)" and "Adjusted Earnings before Interest, Tax and total Depreciation and Amortization (Adjusted EBITDA)", as well as the Funds from Operations (F.F.O.) ratio, are presented and analyzed below. The above measures should be considered in conjunction with the financial results prepared in accordance with IFRS and should under no circumstances be regarded as a substitute for them.

Adjusted Earnings before Interest, Tax and Depreciation and Amortization ("adj. EBITDA") for the six-month period ended 30 June 2026 amounted to € 9,1 mn compared to € 9,0 mn in the corresponding period last year, representing a marginal increase of 0,5%, as shown in the table below:

	01.01.2026-30.06.2026	01.01.2025-30.06.2025	Change %
Profit before tax	**14.043**	**7.548**	86,0%
Plus: Depreciation and amortization of right-of-use, tangible and intangible fixed assets	42	44	
Plus: Net finance (income)/expenses (Note 17)	1.775	2.996	
Earnings before tax, interest and total depreciation and amortization (EBITDA)	**15.860**	**10.588**	49,8%
Less: Net gain from the fair value adjustment of investment property	(6.747)	(2.335)	
Less: Gain from the fair value measurement of financial instruments through profit or loss	(558)	-	
Plus: 50% of the annual ENFIA provision(1)	525	607	
Less: Gain from sale of investment property	-	(80)	
Plus: Non-organic, non-recurring items(2)	-	256	
Adjusted Earnings before Interest, Tax and Depreciation and Amortization (Adjusted EBITDA)	**9.080**	**9.036**	0,5%

1 The line item "Uniform Real Estate Property Tax (E.N.F.I.A.)" for the period from 01.01 to 30.06 refers to 100% of the total annual liability for payment of the uniform real estate property tax, calculated on the basis of the objective value of the properties held by the Company as at 1 January of each respective year, which amounts to € 1.050 thousand for 2026 compared to € 1.214 thousand for 2025. In the adjusted results, an adjustment is made so that it corresponds to the amount of ENFIA attributable to the six-month period under review.

2 Includes non-recurring expenses and advisors' fees (€ 40 thousand) relating to the merger with ICI, write-offs of customer balances and impairment provisions relating to the properties acquired as a result of the merger (€115 thousand), and compensation paid to a lessee (€ 101 thousand) for early termination of a lease due to the sale of a property.

Funds from Operations (F.F.O) attributable to the Company's shareholders (excluding non-controlling interests) amounted to € 6,1 mn (30.06.2025: € 4,9 mn), representing an increase of 24,9%, as analyzed below:

Funds from Operations (F.F.O.)

(amounts in € thousand)	01.01.2026-30.06.2026	01.01.2025-30.06.2025	Change %

Profit for the period attributable to the Company's shareholders	**13.243**	**6.763**	**95,8%**
Less: Gain from the fair value adjustment of investment property	(6.747)	(2.335)	
Less: Gain from the fair value measurement of financial instruments through profit or loss	(558)	-	
Less: Gain from sale of investment property	-	(80)	
Plus: Depreciation and amortization of tangible and intangible assets	42	44	
Plus: Non-organic, non-recurring expenses(1)	-	256	
Plus / (Less): Finance expense / (income) due to modification of terms of a financial liability	-	223	
Less: Capitalization of bond loan interest relating to financing of a property under development	-	(10)	
Plus / (Less): Net loss / (Gain) from impairment of non-financial assets	-	-	
Plus: Profit attributable to non-controlling interests in respect of the above adjustments	139	37	
Funds from Operations attributable to the Company's shareholders (F.F.O.)	**6.119**	**4.897**	**24,9%**

1 Includes non-recurring expenses and advisors' fees (€ 40 thousand) relating to the merger with ICI, write-offs of customer balances and impairment provisions relating to the properties acquired as a result of the merger (€115 thousand), and compensation paid to a lessee (€ 101 thousand) for early termination of a lease due to the sale of a property.

SIGNIFICANT EVENTS DURING THE PERIOD UNDER REVIEW

A. Investments

During the first half of 2026, the Group made investments totaling € 7,2 mn. Specifically:

1. On 27.01.2026, the Company proceeded with the acquisition of a plot of land in Metamorfosi with an area of 10.555,26 sq.m. for a price of € 3.500 thousand, not including acquisition costs of € 93 thousand.
2. On 20.02.2026, the Company proceeded with the acquisition of 2 adjoining plots of land with an area of 261,43 sq.m., for a price of € 155 thousand, not including acquisition costs of € 4 thousand, which are adjacent to the Company's supermarket store in Ierapetra, Crete.
3. The Company carried out works for the construction of a new office building with LEED Gold certification specifications at 42 Poseidonos Street, Kallithea, Attica, under financing of € 1.816 thousand from the Recovery and Resilience Facility. Construction was completed in June 2026.
4. The Company carried out works for the construction of a new modern warehousing and distribution building (KAD3) with fire protection specifications of category Z3 and a total area of 7.828,81 sq.m., under financing of € 1.120 thousand from the Recovery and Resilience Facility, the construction of which is estimated to be completed within 2027.
5. Other investments of € 0,5 mn in the Company's existing portfolio

B. Repositioning of a property

On 30 April 2026, the mixed-use building (offices with a ground-floor store), with an area of 2.427,91 sq.m., located at 3 D. Gounari Street in Piraeus, was delivered for use to the lessee, THE MODERNIST Single-Member I.K.E., in order to be converted into a 4-star hotel with 45 rooms. The investment for the hotel's conversion will be undertaken entirely by the lessee and it is estimated that it will be ready in the summer of 2027. The lease has a term of 20 years.

B. Other Corporate Events

1. Dividend Distribution

On 28 April 2026, the Annual General Meeting of the Company's shareholders resolved to distribute a net dividend of €0,20 per share, i.e. a total amount of € 9,3 mn, offering a net dividend yield of 6,5% based on the closing price of the share ("BRIQ") on 27.04.2026 (record date). Given the distribution of an interim dividend of € 3,7 mn, i.e. € 0,08 per share (net), from the profits of the first half of 2025, the remaining dividend to be distributed amounted to € 0,120 and was paid to shareholders on 28.05.2026. The distribution was carried out in accordance with the Dividend Reinvestment Plan, under which 1.025.951 new ordinary, registered voting shares were issued.

2. Recovery and Resilience Facility (RRF).

During the first half of 2026, the Company proceeded with the signing of 4 bond loans totaling € 16,7 mn, which fall under the Recovery and Resilience Facility (RRF). In addition, the Company had signed, on 31.05.2023, one more bond loan of € 4,8 mn which was included in the RRF, resulting in a total of 5 bond loans totaling € 22,5 mn under the RRF. These loans relate to investment plans totaling € 29,2 mn, and 50% of each investment plan is financed at a fixed interest rate of 0,35%.

The 4 bond loans signed under the RRF during the first half of 2026 are as follows:

2,1. On 02.04.2026, the Company signed a Common Bond Loan Issuance Program of up to € 3.362 thousand for the financing of an investment plan for the renovation of 16 of its properties, under the Recovery and Resilience Facility (RRF).

2.2. On 14.05.2026, the Company signed a Common Bond Loan Issuance Program of up to € 6.218 thousand for the financing of an investment plan for the construction of a new modern warehousing and distribution building (KAD3) in Aspropyrgos, with fire protection specifications of category Z3 and a total area of 7.828,81 sq.m., under the Recovery and Resilience Facility (RRF).

2,3. On 28.05.2026, the Company signed a Common Bond Loan Issuance Program of up to € 3.932 thousand for the financing of an investment plan for the construction of a standalone modern industrial building in Metamorfosi with an area of approximately 4.180 sq.m., under the Recovery and Resilience Facility (RRF).

2,4. On 29.05.2026, the Company signed a Common Bond Loan Issuance Program of up to € 3.147 thousand for the financing of an investment plan for the construction of a hotel unit in Naousa, Paros, with a capacity of up to 100 beds, under the Recovery and Resilience Facility (RRF).

SUBSEQUENT EVENTS

No further significant events have occurred after the balance sheet date that affect these financial statements.

COMPANY OUTLOOK FOR THE SECOND HALF OF 2026

The Company's priority for 2026 remains the development of the properties in Aspropyrgos, Paros and Metamorfosi, which are expected to be completed within 2027-2028. In addition, the Company continues the energy upgrade of its property portfolio and remains committed to the prudent management of cash and cash equivalents and borrowed funds, with the aim of maintaining a strong financial position and an attractive dividend yield for shareholders.

The Company, taking into account the financing agreements it has entered into through the Recovery and Resilience Facility, as well as the interest rate swap contracts (IRS – Interest Rate Swaps) which cover 96% of its borrowings as at 30.06.2026, does not expect a significant increase in its finance expenses due to interest rate risk.

Management estimates that results will continue the upward trend recorded in the first half, resulting in net distributable profits being higher compared to the corresponding period of 2025. In this context, the total dividend distribution is expected to be increased, in line with the Company's established policy of a high dividend yield.

SIGNIFICANT RISKS

A) Market risk

i) Currency risk

The Group operates in Greece, its transactions are conducted in Euro (€) and it is therefore not exposed to foreign currency risks.

ii) Changes in the Value of Properties

The Group is exposed to risk from changes in the value of properties, which has an impact on its income statement and statement of financial position. To mitigate this risk, the Group has entered into long-term lease agreements with reliable lessees and has increased the diversification of its property portfolio across more property categories. In the current period, the Group recorded gains from the fair value adjustment of investment property.

iii) Inflation Risk

The Group's exposure to inflation risk is limited, as the majority of lease agreements provide for annual rent adjustments linked to the Consumer Price Index.

In addition, most lease agreements provide that in the event of negative inflation there is no negative impact on rents. The Group's rental income is not subject to fluctuations, except for certain fluctuations with a positive impact on the income of individual leases where, in addition to the monthly (base) rent, there is also a percentage on turnover in excess of a threshold, which is calculated at the beginning of each year based on the turnover of the preceding calendar year.

The Group is nevertheless exposed to increases in construction costs, as there are projects currently under development. The Group has already entered into construction contracts for some of its developments and has incorporated the increased construction cost into its business models, while other developments are still at the design study stage, as a result of which the Company is exposed to potential increases in construction costs. To mitigate this risk, the Company's strategy is to limit investments in under-development properties as a percentage of the total portfolio well below the 40% level required by the new Law 5193/2025

iv) Cash flow risk and fair value risk due to changes in interest rates

Interest rate risk refers to the existing or future risk to the earnings and capital of the Group and the Company, arising from adverse fluctuations in interest rates that affect the Company's assets and liabilities. The Group's exposure to risk from fluctuations in interest rates, mainly from bank loans with a floating interest rate based on Euribor (see Note 11), exposes the Group to cash flow risk due to possible changes in interest rates.

To hedge interest rate risk, in the 3rd quarter of 2025 the Company entered into Interest Rate Swap agreements with a total notional amount of €80,0 million. In addition, in January and February 2026 it entered into IRS agreements for a further amount of €20,0 million. With these new agreements, the total notional amount of interest rate swap agreements amounts to €100,0 million, with the result that 96% of the Company's borrowings as at 30.06.2026 bear a fixed interest rate or are hedged through IRS. At the same time, the Group maintains a conservative capital structure, with a Net Loan to Value (Net LTV) ratio of 34,4% as at 30.06.2026, at the low end of the market, a fact that strengthens its financial profile and its ability to finance its investment plans with controlled risk.

B) Credit Risk

The Group's credit risk is associated with receivables from rents arising from operating lease contracts and cash and cash equivalents. Credit risk management is carried out centrally, at Group level. Credit risk relates to instances of default by counterparties in fulfilling their contractual obligations once these become due. Receivables are considered to be in default based on the length of time they remain uncollected, while also assessing the customer's creditworthiness, financial position, transactional behavior and other parameters. In monitoring customers' credit risk, customers are grouped according to their credit characteristics, the ageing characteristics of their receivables, and any prior collection problems they have exhibited.

To secure its receivables, the Group requires the payment of a security deposit for leases or letters of guarantee. The Group uses a table to calculate the expected credit losses over the entire life of its receivables. This table is based on past experience but is adjusted so as to reflect forecasts of customers' future financial position as well as of the economic environment (e.g. inflation and interest rate fluctuations). The Group has not historically incurred any significant loss from the initial recognition of receivables, and no significant losses are expected, as property lease agreements are entered into with customers/lessees who have sufficient creditworthiness and liquidity.

Part of the Group's exposure to credit risk also arises from related party transactions, as part of the Group's property portfolio is leased to companies of the Quest Group.

As at 30.06.2026, the Group's largest lessee is Alpha Bank S.A.. The percentage of annualized rental income derived from Alpha Bank S.A. amounts to 28%, 17% is derived from subsidiaries and affiliated companies of the Quest Holdings S.A. Group and 13% is derived from Sarmed Logistics S.A. (lessee of the property of the subsidiary BriQ Warehouses S.A.).

C) Liquidity Risk

The existing or future risk to earnings and capital arises from the Group's inability to liquidate/collect overdue receivables without incurring significant losses. The Group secures the required liquidity in a timely manner so as to meet its obligations on time, through the regular monitoring of liquidity needs and of rent collections from lessees, and through prudent cash management. The liquidity of the Group and the Company is monitored by Management at regular intervals, while the Company has secured open financing lines for its future operating needs.

D) External factors

The Group invests within Greek territory and may be affected by factors such as economic instability, political turmoil, tourism, increases in raw material prices, and tax changes.

The outlook of the real estate market is affected by the broader economic environment and the attraction of investments; however, in periods of uncertainty and economic instability, real estate investments are considered more attractive, as they provide increased security compared to other investments and have demonstrated greater resilience.

With regard to the economic outlook for the coming months, the main macroeconomic risks and uncertainties are as follows:

(a) domestic political developments (elections within 2027) and internationally,

(b) a prolongation of the duration and/or worsening of the current wave of inflationary pressures, with effects on economic growth, companies' production costs and companies' asset quality,

(c) the continuing geopolitical tensions internationally, such as the conflict in Ukraine and the Iran-USA-Israel war, and the broader conflicts in the Middle East, continue to create uncertainties in the macroeconomic environment, affecting global supply chains, energy costs and investor expectations.

The Company systematically monitors developments and their possible effects on the Greek economy, on demand for commercial real estate and on the cost of constructing new projects. At the same time, the Company applies a conservative investment policy and maintains a strong capital structure, an element that strengthens its resilience to potential market turmoil that could arise from international geopolitical instability.

However, the macroeconomic risks that could adversely affect the Greek economy and, consequently, the financial figures of the Company and the Group, are beyond the Group's control, and Management is not in a position to reliably predict any effects thereof.

Management constantly assesses the situation and the possible effects of current developments, in order to ensure that all necessary and possible measures and actions are taken in a timely manner to minimize any effects on the Group's activities.

E) Environmental factors

The Company recognizes the risks arising from climate change and from environmental disasters, as well as its obligations towards the environment in accordance with current environmental legislation, as well as the need for balanced economic development in harmony with it.

However, the macroeconomic risks that could adversely affect the Greek economy and, consequently, the financial figures of the Company and the Group, are beyond the Group's control, and Management is not in a position to reliably predict any effects thereof.

Management constantly assesses the situation and the possible effects of current developments, in order to ensure that all necessary and possible measures and actions are taken in a timely manner to minimize any effects on the Group's activities.

BRANCHES

The Company has no branches.

RELATED PARTY TRANSACTIONS

The Company is a related party to the group of companies of Quest Holdings S.A. due to the existence of common principal shareholders. In addition, the lessee Sarmed Logistics S.A. is considered a related party, as its main shareholder, Ioannis Sarantitis, son of Charalambos, is also a minority shareholder (20%) of BriQ Warehouses S.A. The Company maintains a related party policy in accordance with its Rules of Operation as well as in accordance with the applicable legislation.

Significant related party transactions, as defined by IAS 24, are described in detail in Note 24 of the Consolidated Financial Statements for the period ended 30.06.2026.

RESEARCH AND DEVELOPMENT

The Company does not carry out research and development activities, other than the necessary research and studies for the utilization of existing properties or for investment in new ones, within the framework of its exclusive business purpose in the real estate sector.

ENVIRONMENTAL MATTERS

The Company, recognizing that sustainable development is a key factor in creating long-term value, incorporates environmental, social and corporate governance (ESG) matters into its strategy and operations, taking into account the expectations of shareholders, investors, customers, employees, suppliers and society.

In this context, the Company's environmental strategy focuses on:

- the continuous improvement of the energy efficiency of the property portfolio,
- the reduction of the carbon footprint of its operations,
- the promotion of the use of renewable energy sources, through the development and installation of photovoltaic stations on selected properties in its portfolio,
- the development of "green" investments and certified properties,
- the selection of partners and suppliers that apply responsible environmental practices,
- as well as the cultivation of environmental awareness and the enhancement of its employees' awareness of environmental protection issues.

Due to the nature of its activity as a real estate investment company, the Company does not generate significant quantities of waste, nor does it carry out production activity with material direct environmental impacts.

Its direct environmental footprint arises mainly from the consumption of electricity for the operation of its head offices. As part of its commitment to reducing its carbon footprint, since 2024 the Company has been using electricity derived 100% from Renewable Energy Sources (RES) for the operation of its head offices, as certified through the Green Certificate it receives from its electricity supplier. A significant part of the indirect emissions relates to the operation of the property portfolio that it leases to third parties. For this reason, the Company systematically monitors the energy consumption of its properties, collects relevant data from its lessees and evaluates the potential for further improving their energy efficiency.

At the same time, it implements energy upgrade actions, such as the installation of rooftop photovoltaic systems, the use of LED lighting technology, the utilization of Building Management Systems (BMS), the use of smart sensors, and the upgrading of electromechanical installations.

As part of its strategy for the energy transition and the enhancement of the environmental performance of its portfolio, the Company is carrying out the development of renewable energy generation projects through the installation of photovoltaic stations on selected properties, aiming to improve their energy efficiency, gradually reduce the carbon footprint and create long-term value for shareholders and other stakeholders.

As part of the circular economy, recycling programs, the reduction of paper consumption and the elimination of single-use plastics are being implemented at the Company's head offices, while information and awareness-raising activities are carried out for employees on environmental protection issues.

As part of its strategy to improve the environmental performance of its portfolio, the Company continues to make use of the results of the energy and carbon footprint recorded through the Gap Analysis, which was carried out in cooperation with Envirometrics S.A., in order to prioritize energy upgrade investments and to make use of available financing instruments, as it has already done with the bond loans in which the Recovery and Resilience Facility (RRF) also participates.

Sustainable Development Policy

The Company applies a Sustainable Development Policy, which forms part of its corporate governance framework and sets out its key principles, commitments and objectives on ESG matters. The purpose of the Policy is the systematic management of environmental, social and corporate governance matters, the enhancement of transparency and the creation of long-term value for all stakeholders.

The Sustainable Development Policy is available on the Company's website.

Sustainable Development Report

In October 2025, BriQ Properties published the Annual Sustainable Development Report for financial year 2024, which was externally verified by TÜV HELLAS (TÜV NORD) S.A.

Following the integration of the Athens Exchange into the Euronext Group and the abolition of the Athens Exchange's ESG Reporting Guide, the Company is preparing the Sustainable Development Report for financial year 2025 in accordance with the voluntary standard VSME (Voluntary Sustainability Reporting Standard for SMEs), while also taking into account the best practices of the real estate investment industry and the guidelines of EPRA.

The Company continues to invest systematically in improving the quality of the non-financial information it discloses, enhancing transparency towards shareholders and the investment community and supporting its long-term sustainable development.

For the Board of Directors

Athens, 7 September 2026

The undersigned

The Chairman	The Chief Executive Officer
Theodoros Fessas	Anna Apostolidou
ID Card No. A01029252	ID Card No. A00107455

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Building a better working world

Review Report of the Independent Certified Auditor - Accountant

To the Board of Directors of the Company "BriQ Properties R.E.I.C."

Review Report on Interim Financial Information

Introduction

We have reviewed the accompanying condensed separate and consolidated statement of financial position of the Company BriQ Properties R.E.I.C. as at 30 June 2026 and the related condensed separate and consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the six-month period then ended, as well as the selected explanatory notes, which comprise the interim condensed financial information, forming an integral part of the six-month financial report under Law 3556/2007.

Management is responsible for the preparation and presentation of this interim condensed financial information in accordance with International Financial Reporting Standards, as adopted by the European Union and applied to Interim Financial Reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing as incorporated into Greek Law, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial information has not been prepared, in all material respects, in accordance with IAS 34.

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Report on Other Legal and Regulatory Requirements

Our review has not identified any material inconsistency or misstatement in the statements made by the members of the Board of Directors and in the information contained in the Interim Management Report of the Board of Directors, as provided for in articles 5 and 5a of Law 3556/2007, in relation to the interim condensed separate and consolidated financial information.

Athens, 07 September 2026

Certified Public Accountant

Vasileios Tzifas
SOEL Reg. No. 30011
ERNST & YOUNG (HELLAS) S.A.
CERTIFIED AUDITORS ACCOUNTANTS S.A.
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BriQ Properties R.E.I.C.

Interim Condensed Separate and Consolidated Financial Information

for the period from 01 January 2026 to 30 June 2026

In accordance with International Financial Reporting Standards

(amounts in thousands of Euro, unless otherwise stated)

Interim Condensed Separate and Consolidated Statement of Financial Position

	Note	Group		Company	
		30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
ASSETS					
Non-current assets					
Investment property	6	291.902	277.917	244.339	231.298
Investments in Subsidiaries	7	-	-	30.828	30.855
Property, plant and equipment		1.386	1.411	1.294	1.312
Derivatives	18	837	91	837	91
Right-of-use assets		72	83	72	83
Intangible assets		6	7	6	7
Other long-term receivables	8	765	988	247	416
		294.968	**280.497**	**277.623**	**264.062**
Current assets					
Trade and other receivables	8	3.383	1.551	2.879	1.117
Cash and cash equivalents	9	4.351	4.262	3.238	3.669
		7.734	**5.813**	**6.117**	**4.786**
Assets held for sale	6	2.250	2.340	2.250	2.340
Total assets		**304.952**	**288.650**	**285.990**	**271.188**
EQUITY AND LIABILITIES					
Share capital	10	101.169	99.015	101.169	99.015
Treasury shares	10	(963)	(993)	(963)	(993)
Reserves	10	6.200	5.241	5.572	4.614
Retained earnings		78.109	70.468	67.926	61.399
Total equity attributable to owners of the 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**
LIABILITIES					
Long-term liabilities					
Borrowings	11	103.879	100.463	103.879	100.463
Derivatives	18	317	130	317	130
Employee retirement benefit obligations		23	22	23	22
Grants	11	724	454	724	454
Lease liability		52	63	52	63
Trade and other payables	12	2.599	2.333	2.598	2.332
		107.594	**103.465**	**107.593**	**103.464**
Short-term liabilities					
Trade and other payables	12	3.122	2.343	2.898	2.273
Grants		153	105	153	105
Current income tax liabilities		461	463	387	389
Lease liability		21	22	21	22
Borrowings	11	1.234	900	1.234	900
		4.991	**3.833**	**4.693**	**3.689**
Total liabilities		**112.585**	**107.298**	**112.286**	**107.153**
Total equity and liabilities		**304.952**	**288.650**	**285.990**	**271.188**

The notes on pages 26 to 54 form an integral part of this Interim Condensed Separate and Consolidated Financial Information

(amounts in thousands of Euro, unless otherwise stated)

Interim Condensed Separate and Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Note	Group		Company	
		From 1 January to 30.06.2026	From 1 January to 30.06.2025	From 1 January to 30.06.2026	From 1 January to 30.06.2025
Income from rentals	13	10.677	10.905	9.129	9.406
		10.677	**10.905**	**9.129**	**9.406**
Net gain from the fair value adjustment of investment property	6	6.747	2.335	5.803	1.876
Gain from sale of investment property	6	-	80	-	80
Direct expenses relating to investment property	14	(272)	(355)	(239)	(321)
Uniform Real Estate Property Tax (ENFIA)	15	(1.050)	(1.214)	(836)	(992)
Employee fees and expenses		(419)	(452)	(419)	(452)
Other operating expenses	16	(419)	(651)	(394)	(633)
Depreciation of property, plant and equipment, amortization of intangible assets and rights		(42)	(44)	(35)	(37)
Dividend income	20	-	-	685	470
Other income/(expenses)		38	(60)	38	(61)
Operating Profit		**15.260**	**10.544**	**13.732**	**9.336**
Gains from valuation of financial instruments at fair value through profit or loss	18	558	-	558	-
Finance income	17	43	48	42	47
Finance expenses	17	(1.818)	(3.044)	(1.818)	(3.044)
Profit before tax		**14.043**	**7.548**	**12.514**	**6.339**
Taxes	19	(461)	(546)	(387)	(462)
Net profit for the period		**13.582**	**7.002**	**12.127**	**5.877**
Attributable to:					
Shareholders of the Company		13.243	6.763	12.127	5.877
Non-controlling interests		339	239	-	-
		13.582	**7.002**	**12.127**	**5.877**
Earnings per share attributable to shareholders (expressed in € per share)					
Basic and adjusted	21	0,2825	0,1511	0,2587	0,1313

The notes on pages 26 to 54 form an integral part of this Interim Condensed Separate and Consolidated Financial Information

(amounts in thousands of Euro, unless otherwise stated)

Consolidated Statement of Changes in Equity

	Note	Share capital	Treasury shares	Reserves	Retained earnings	Non-controlling interests	Total Equity
Balance at 1 January 2025		**94.260**	**(703)**	**3.225**	**55.685**	**7.237**	**159.704**
Net profit/(loss) for the year		-	-	-	6.763	239	7.002
Total comprehensive income for the year		**-**	**-**	**-**	**6.763**	**239**	**7.002**
Transactions with shareholders							
Share Capital Increase	10	3.194	-	683	-	-	**3.877**
Share capital increase expenses		-	-	(12)	-	-	**(12)**
(Purchase) / disposal of treasury shares	10	-	(162)	-	-	-	**(162)**
2024 dividend approved by the shareholders		-	-	-	(5.998)	-	**(5.998)**
2024 dividend from a subsidiary of the Group		-	-	-	-	(116)	**(116)**
Statutory reserve		-	-	82	(82)	-	**-**
Total transactions with shareholders for the year		**3.194**	**(162)**	**753**	**(6.080)**	**(116)**	**(2.412)**
Balance at 30 June 2025		**97.454**	**(865)**	**3.979**	**56.367**	**7.359**	**164.295**
Changes until 31 December 2025		1.561	(128)	1.262	14.101	262	**17.057**
Balance at 31 December 2025		**99.015**	**(993)**	**5.241**	**70.468**	**7.621**	**181.352**
Balance at 1 January 2026		**99.015**	**(993)**	**5.241**	**70.468**	**7.621**	**181.352**
Net profit/(loss) for the period		-	-	-	13.243	339	13.582
Total comprehensive income for the period		**-**	**-**	**-**	**13.243**	**339**	**13.582**
Transactions with shareholders							
(Purchase) / disposal of treasury shares	10	-	30	-	-	-	30
Share Capital Increase	10	2.154	-	975	-	-	3.128
Share capital increase expenses		-	-	(17)	-	-	(17)
2025 dividend approved by the shareholders	20	-	-	-	(5.600)	-	(5.600)
2025 dividend from a subsidiary of the Group approved by the shareholders		-	-	-	-	(108)	(108)
Statutory reserve		-	-	2	(2)	-	-
Total transactions with shareholders for the period		**2.154**	**30**	**959**	**(5.602)**	**(108)**	**(2.567)**
Balance at 30 June 2026		**101.169**	**(963)**	**6.200**	**78.109**	**7.852**	**192.367**

(amounts in thousands of Euro, unless otherwise stated)

Separate Statement of Changes in Equity

	Note	Share capital	Treasury shares	Reserves	Retained earnings	Total Equity
Balance at 1 January 2025		**94.260**	**(703)**	**2.610**	**48.939**	**145.106**
Net profit/(loss) for the year		-	-	-	5.877	5.877
Total comprehensive income for the year		**-**	**-**	**-**	**5.877**	**5.877**
Transactions with shareholders						
Share Capital Increase		3.194	-	683	-	**3.877**
Share capital increase expenses		-	-	(12)	-	**(12)**
(Purchase) / disposal of treasury shares		-	(162)	-	-	**(290)**
2024 dividend approved by the shareholders		-	-	-	(5.998)	**(5.998)**
Statutory reserve		-	-	82	(82)	**-**
Total transactions with shareholders for the year		3.194	(162)	753	(6.080)	(2.294)
Balance at 30 June 2025		**97.454**	**(865)**	**3.364**	**48.735**	**148.689**
Changes until 31 December 2025		1.561	(128)	1.250	12.665	**15.346**
Balance at 31 December 2025		**99.015**	**(993)**	**4.614**	**61.400**	**164.035**
Balance at 1 January 2026		**99.015**	**(993)**	**4.614**	**61.400**	**164.035**
Net profit/(loss) for the period		-	-	-	12.127	12.127
Total comprehensive income for the period		**-**	**-**	**-**	**12.127**	**12.127**
Transactions with shareholders						
(Purchase) / disposal of treasury shares		-	30	-	-	30
Share Capital Increase	10	2.154	-	975	-	3.129
Share capital increase expenses		-	-	(17)	-	(17)
2025 dividend approved by the shareholders	20	-	-	-	(5.600)	(5.600)
Total transactions with shareholders for the period		**2.154**	**30**	**958**	**(5.600)**	**(2.459)**
Balance at 30 June 2026		**101.169**	**(963)**	**5.572**	**67.926**	**173.704**

The notes on pages 26 to 54 form an integral part of this Interim Condensed Separate and Consolidated Financial Information

(amounts in thousands of Euro, unless otherwise stated)

Consolidated Statement of Cash Flows

		Group	
	Note	From 1 January to 30.06.2026	From 1 January to 30.06.2025
Cash flows from operating activities			
Net profit before tax		14.043	7.548
Adjustments for:			
Depreciation and amortization		42	44
(Increase)/decrease in the fair value of investment property	6	(6.747)	(2.335)
(Gains)/losses from the sale of investment property		-	(80)
Provisions		(466)	59
Provision for staff retirement indemnities - expense/(income)		2	2
(Gains)/Losses from valuation of financial instruments at fair value	18	(558)	-
Finance (income)/expenses - net		1.775	2.996
Changes in working capital			
(Increase)/Decrease in receivables		(1.543)	741
Increase/(Decrease) in liabilities		2.048	(744)
Interest paid		(1.806)	(3.425)
Income tax paid		(463)	(714)
Net cash flows from operating activities		**6.327**	**4.092**
Cash flows from investing activities			
Purchases of property, plant, equipment and intangible assets		(7)	(18)
Purchases of investment property	6	(3.752)	(1.282)
Subsequent capital expenditure on investment property	6	(378)	(824)
Advances and expenses related to properties under construction	6	(3.018)	(565)
Proceeds from sale of investment property, property, plant, equipment and intangible assets		-	4.230
Net cash flows from/(used in) investing activities		**(7.155)**	**1.541**
Cash flows from financing activities			
Share capital increase expenses		(17)	(12)
(Purchase) / disposal of treasury shares		30	(162)
Loan repayments	11	(1.862)	(6.675)
Proceeds from current account borrowing	11	1.500	2.700
Proceeds from issuance of bond loan	11	3.851	500
Repayment of lease liabilities principal		(8)	-
Dividends distributed by subsidiaries of the Group to non-controlling shareholders		(108)	(117)
Dividends paid	20	(2.469)	(2.111)
Net cash flows from/(used in) financing activities		**917**	**(5.877)**
Net increase/(decrease) in cash and cash equivalents		**89**	**(244)**
Cash and cash equivalents at the beginning of the period		4.262	7.346
Cash and cash equivalents at the end of the period	9	**4.351**	**7.102**

The notes on pages 26 to 54 form an integral part of this Interim Condensed Separate and Consolidated Financial Information

Separate Statement of Cash Flows

(amounts in thousands of Euro, unless otherwise stated)

	Note	From 1 January to 30.06.2026	From 1 January to 30.06.2025
Cash flows from operating activities			
Net profit before tax		12.514	6.339
Adjustments for:			
Depreciation and amortization		35	37
(Increase)/decrease in the fair value of investment property	6	(5.803)	(1.876)
Provisions		(466)	59
(Gains)/losses from the sale of investment property		-	(80)
Provision for staff retirement indemnities - expense/(income) for the year		2	2
(Gains)/Losses from valuation of financial instruments at fair value	18	(558)	-
Dividend income		(685)	(469)
Finance (income)/expenses - net		1.776	2.997
Changes in working capital			
(Increase)/Decrease in receivables		(1.529)	693
Increase/(Decrease) in liabilities		1.895	(892)
Interest paid		(1.807)	(3.427)
Income tax paid		(389)	(606)
Net cash flows from operating activities		**4.985**	**2.777**
Cash flows from investing activities			
Return/(Contribution) from decrease/(increase) in share capital of subsidiaries		27	-
Purchases of property, plant, equipment and intangible assets		(3)	(18)
Purchases of investment property	6	(3.752)	(1.283)
Advances and expenses related to properties under construction	6	(3.018)	(565)
Subsequent capital expenditure on investment property	6	(378)	(714)
Proceeds from sale of investment property, property, plant, equipment and intangible assets		-	4.230
Dividends received		685	469
Net cash flows from investing activities		**(6.439)**	**2.121**
Cash flows from financing activities			
Share capital increase expenses		(17)	(12)
(Purchase) / disposal of treasury shares		30	(162)
Loan repayments	11	(1.862)	(6.675)
Proceeds from current account borrowing	11	1.500	2.700
Proceeds from issuance of bond loans	11	3.851	500
Repayment of lease liabilities principal		(11)	-
Dividends paid	20	(2.469)	(2.111)
Net cash flows from financing activities		**1.022**	**(5.760)**
Net increase/(decrease) in cash and cash equivalents		**(431)**	**(862)**
Cash and cash equivalents at the beginning of the year		3.669	6.654
Cash and cash equivalents at the end of the year	9	**3.238**	**5.792**

The notes on pages 26 to 54 form an integral part of this Interim Condensed Separate and Consolidated Financial Information

Notes to the Financial Statements

1. General information

1.1 General Information about the Company

These Separate and Consolidated Interim Condensed Financial Statements for the period from 1 January 2026 to 30 June 2026 comprise the separate Interim Condensed financial statements of "BriQ Properties Real Estate Investment Company" (the "Company") and the consolidated Interim Condensed financial statements of the Company and its subsidiaries "BriQ Hospitality S.A.", "BriQ Warehouses S.A." and "BriQ Corfu Investments S.A." ("Subsidiaries" together with the Company the "Group"). The Company was incorporated on 21 October 2016 under the name "BriQ Properties Real Estate Investment Company", with the distinctive title "BriQ Properties R.E.I.C.", with General Commercial Registry (G.E.MI.) number 140330201000 and Tax Registration Number 997521479, in accordance with the provisions of Law 4548/2018, Law 5193/2025 and Law 4209/2013, as amended and in force.

The Company is a Real Estate Investment Company (R.E.I.C.), and has obtained an operating license from the Hellenic Capital Market Commission under number 757/31.05.2016. Its operation is governed by the provisions of Law 5193/2025, Law 4209/2013 and Law 4548/2018, as well as by regulatory decisions and circulars of the Hellenic Capital Market Commission and the Ministry of Finance.

The purpose of the Company is the acquisition and management of real estate property and the making of investments as provided for in article 46 of Law 5193/2025 on Real Estate Investment Companies, as in force from time to time, exclusively in Greece.

In addition, since its incorporation the Company has been supervised and monitored by the Hellenic Capital Market Commission with regard to its obligations as a R.E.I.C., as well as with regard to compliance with capital market legislation and corporate governance rules, and, further, it is supervised by the competent Region of Attica as a société anonyme and by Euronext Athens as a listed Company.

Since 31.07.2017 the Company's shares have been trading on the Main Market of Euronext Athens (ticker "BRIQ").

The Board of Directors was elected by the Company's Annual General Meeting held on 29 April 2025 and was constituted as a body at its meeting on the same day. The eight-member Board of Directors elected by the Annual General Meeting of Shareholders of 29 April 2025, which also appointed its independent non-executive members in accordance with article 87 paragraph 5 of Law 4548/2018 and article 3 of Law 3016/2002, was constituted as a body on the same day, has a four-year term, i.e. until 29 April 2029, and comprises the following members:

1. Theodoros Fessas, son of Dimitrios, Chairman - Non-Executive Member.
2. Eleni Linardou, daughter of Dimitrios, Vice Chairperson – Independent Non-Executive Member.
3. Anna Apostolidou, daughter of Georgios, Chief Executive Officer – Executive Member.
4. Apostolos Georgantzis, son of Miltiadis, Executive Member.
5. Eftychia Koutsoureli, daughter of Sofoklis, Non-Executive Member.
6. Panagiotis - Aristeidis Chalikias, son of Michail, Non-Executive Member.
7. Marios Lasanianos, son of Konstantinos, Independent Non-Executive Member
8. Stefanos Karaiskakis, son of Dimitrios, Independent Non-Executive Member

The registered office of the Group and the Company is located in the Municipality of Athens, Attica Prefecture, at 3 Mitropoleos Street, 10557, in company-owned premises. The Company's website is: www.briqproperties.gr.

As at 30.06.2026 the Company employed 9 employees (30.06.2025: 9).

These Separate and Consolidated Interim Condensed Financial Statements were approved by the Board of Directors at its meeting on 07.09.2026.

2. Basis of preparation of the interim condensed consolidated Financial Statements

The interim condensed financial statements of the Group and the Company for the six-month period ended 30 June 2026 have been prepared in accordance with the provisions of International Accounting Standard (IAS) 34 - "Interim Financial Reporting" and present the financial position, results and cash flows of the Group and the Company on a going concern basis.

This Interim Condensed Separate and Consolidated Financial Information for the six-month period from 1 January 2026 to 30 June 2026 includes the financial data of the Company and its subsidiaries "BriQ Hospitality S.A.", "BriQ Warehouses S.A." and "BriQ Corfu Investments S.A.".

2,1 Framework for the preparation of the Interim Condensed Financial Information

The accounting policies used in the preparation and presentation of the interim condensed financial statements of the Group and the Company are consistent with the accounting policies used in the preparation of the Company's annual financial statements for the year ended 31 December 2025, with the exception of the adoption of the new and amended standards presented below and of the consolidation principles.

The interim condensed financial statements of the Group and the Company do not include all the information and notes required in the annual consolidated financial statements and should be read in conjunction with the Group's audited annual financial statements as at 31 December 2025, which are available on the Company's website: www.briqproperties.gr.

Amounts are presented rounded to thousands of Euro (unless otherwise stated) for ease of presentation.

Going concern

The interim condensed financial statements of the Group and the Company have been prepared in accordance with the provisions of International Accounting Standard (IAS) 34 – "Interim Financial Reporting" and present the financial position, results, Statement of Changes in Equity and cash flows of the Group on a going concern basis.

In the first half of 2026 the Greek economy continued to demonstrate resilience, despite intense geopolitical turmoil and the new energy crisis caused by the escalation of the conflict in the Middle East. The country's creditworthiness remains close to the A grade, thanks to the successive upgrades of 2025; however, the international rating agencies (Moody's, DBRS, Scope, S&P, Fitch) adopted a wait-and-see stance in their first assessments for 2026, keeping their ratings unchanged (BBB/BBB-), pending developments in the geopolitical crisis. According to estimates by the Bank of Greece (Monetary Policy Report, June 2026), growth of the Greek economy is expected to reach 1,9% for 2026, with the primary surplus expected to stand at around 3,2% of GDP, supporting the further deceleration of public debt to 136,8% of GDP.

Unlike the previous year, during which the European Central Bank (ECB) proceeded with successive interest rate cuts, in the first half of 2026 the ECB's key interest rates remained unchanged at 2% (deposit facility rate) until June, when, amid persistent inflation caused by the energy crisis, the ECB proceeded with its first interest rate increase since 2023, raising this rate to 2,25%. This development slightly increases the Company's borrowing cost compared to the previous year, offsetting the favorable effect that the decrease in interest rates had in the prior year, both on borrowing cost and on the tax rate applicable to R.E.I.C.s. The Company responsibly monitors the heightened geopolitical uncertainty, the inflationary pressures in the economy and the tightening of monetary policy, continuously reassesses the situation and its possible effects, and, to the extent possible, ensures that all necessary and available measures are taken in a timely manner to minimize any impact on the Group's activities.

In this context, (a) the Group has no exposure to Russian or Ukrainian assets, or assets in the Middle East, and continuously monitors developments in the macroeconomic and geopolitical environment, as well as the trend of the key indicators used to assess the quality of real estate investments; (b) the Group's exposure to inflationary pressures is relatively limited, since rents under all leases are adjusted based on inflation, and, through the Interest Rate Swap agreements entered into by the Company, it has been protected against future increases in the interest rates of its loans. Management estimates that the interest rate swap agreements contribute to stabilizing finance expenses and to improving the predictability of the Group's cash flows.

Taking into account the Group's results, the long-term lease agreements entered into by the Group, the diversification and creditworthiness of its tenants, the quality of the Group's property portfolio and the adequate liquidity it holds, Management assesses that the Company and the Group have sufficient resources to continue their business activity without interruption in the foreseeable future.

Accordingly, the Group continues to apply the "going concern principle" in the preparation of the financial statements for the period ended 30 June 2026.

2.2 New standards, amendments to standards and interpretations

New standards, amendments to standards and interpretations: Certain new standards, amendments to standards and interpretations have been issued, which are mandatory for accounting periods beginning on 1 January 2026 or thereafter. The Group's assessment of the impact from the application of these new standards, amendments and interpretations is presented below.

Standards and Interpretations mandatory for the current financial year

IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - Classification and Measurement of Financial Instruments (Amendments).

The amendments are effective for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted, either of all the amendments simultaneously or only of the amendments relating to the classification of financial assets subject to a related disclosure requirement. The amendments clarify that a financial liability is derecognised on the "settlement date", i.e. when the relevant liability is fulfilled, cancelled, expires or otherwise qualifies for derecognition. They also introduce an accounting policy choice for the derecognition of liabilities settled through electronic payment systems, prior to the settlement date, provided specific conditions are met. In addition, the amendments clarify how to assess the characteristics (environmental, social and governance (ESG) or similar characteristics) of the contractual cash flows of financial assets. Finally, they clarify the treatment of financial assets with no recourse and contractually linked instruments and require additional disclosures under IFRS 7 for financial assets and liabilities with references to contingent events (including ESG events) and equity instruments classified at fair value through other comprehensive income. The Group's Management has recorded all instruments affected, namely bank loans and Interest Rate Swaps, and estimates that their application will improve the presentation of financial risk management.

IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - Contracts for Nature-dependent Electricity (Amendments).

In December 2024, the IASB issued targeted amendments to better reflect Contracts for Nature-dependent Electricity, which amended IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures, and which will be effective for annual reporting periods beginning on or after 1 January 2026, with earlier application permitted. The Group's Management has assessed that these amendments are not expected to have a material impact.

Annual Improvements to International Financial Reporting Standards (IFRS) - Volume 11.

In July 2024, the IASB issued the Annual Improvements to International Financial Reporting Standards - Volume 11, which are effective for annual reporting periods beginning on or after 1 January 2026, with earlier application permitted. The Group's Management estimates that the standard will not have a significant impact on the Group's accounting policies.

<u>Standards and Interpretations mandatory for subsequent periods</u>

IFRS 18 Presentation and Disclosure in Financial Statements.

IFRS 18 introduces new presentation requirements for the statement of profit or loss. It requires an entity to classify all income and expenses in the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations. These categories are supplemented by requirements to present specified totals and subtotals, such as "operating profit or loss", "profit or loss before financing and income taxes" and "profit or loss". It also requires disclosure of management-defined performance measures and includes new requirements for the grouping and further analysis of financial information based on the identified "roles" of the primary financial statements and the notes. In addition, there are consequential amendments to other accounting standards. IFRS 18 is effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. Retrospective application is required for both annual and interim financial statements. In future reporting periods, Management will analyse the requirements of this new standard and assess its impact.

IFRS 19 - Subsidiaries without Public Accountability - Disclosures (including amendments)

IFRS 19 permits subsidiaries that are not public interest entities to apply IFRS with reduced disclosure requirements, provided that their parent (either ultimate or intermediate) issues consolidated financial statements for public use that comply with IFRS. Such subsidiaries must apply the recognition, measurement and presentation requirements of the other IFRSs. Unless otherwise specified, subsidiaries electing to apply IFRS 19 will not need to apply the disclosure requirements of the other IFRSs. The amendments issued in August 2025 reduce the disclosure requirements of new IFRSs, which had originally been included in full when IFRS 19 was first issued. IFRS 19 (including the amendments) is effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The standard has not yet been adopted by the European Union. The Group's Management estimates that the standard will have no impact on the Group/Company, as they do not fall within its scope of application.

IAS 21 The Effects of Changes in Foreign Exchange Rates: Translation to a Hyperinflationary Presentation Currency (Amendments).

In November 2025, the IASB issued amendments regarding the Presentation of Transactions in Hyperinflationary Economies, which amend IAS 21 "The Effects of Changes in Foreign Exchange Rates", and which are effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The Group's Management has assessed that these amendments will not have a material impact on the Group's accounting policies.

IFRS 20 Regulatory Assets and Regulatory Liabilities.

On 27 May 2026, the Board issued IFRS 20 "Regulatory Assets and Regulatory Liabilities". IFRS 20 sets out the requirements for the recognition, measurement, presentation and disclosure of regulatory assets, regulatory liabilities, regulatory income and regulatory expenses. IFRS 20, together with the consequential amendments to other accounting standards, applies to annual reporting periods beginning on or after 1 January 2029 and is applied retrospectively in accordance with IAS 8. However, if full retrospective application is not practicable, an entity may apply the modified retrospective approach, using certain transitional reliefs in relation to the requirements of IAS 8. Early application is permitted and must be disclosed. The Group's Management estimates that the standard will not have a significant impact on the Group's accounting policies, as it does not fall within its scope of application.

Amendments to the Fair Value Option for Investments in Associates and Joint Ventures in IAS 28.

In June 2026, the IASB issued the "Amendments to the Fair Value Option for Investments in Associates and Joint Ventures". The amendments clarify which entities may apply the fair value measurement option provided for in IAS 28 "Investments in Associates and Joint Ventures". The amendments apply when an entity first applies IFRS 18. The Group's Management has assessed that these amendments will not have a material impact on the Group's accounting policies.

IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures - Amendment: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture.

In December 2015, the IASB indefinitely postponed the effective date of this amendment, pending the outcome of its research project on the equity method of accounting.

3. Financial risk management

3,1. Financial risk factors

The Group is exposed to financial risks, such as market risks (changes in interest rates, market prices), credit risk and liquidity risk. The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise their potential adverse effect on the Company's financial performance.

Management applies a comprehensive risk management framework, aimed at the continuous monitoring of the Group's operations, so that areas of risk are identified in a timely manner, assessed and categorised, and subsequently managed through appropriate actions.

At the organisational structure level, the Risk Management Department, in cooperation with the executive members of Management, as well as the Company's supervisory units, is entrusted with risk management, while the internal audit function assesses the adequacy and effectiveness of the risk management system.

In addition to the above, the Company's Board of Directors is required to regularly review the main risks faced by the Group, as well as the effectiveness of the internal control system in managing such risks.

(a) Market risk

(i) Geopolitical developments risk

The ongoing geopolitical tensions worldwide, such as the conflict in Ukraine and in the Middle East, continue to create uncertainties in the macroeconomic environment, affecting global supply chains, energy costs and investor expectations. The Group operates exclusively within Greek territory, which limits its direct exposure to these risks. The Company systematically monitors developments and their potential impact on the Greek economy, on demand for commercial properties and on the construction cost of new projects. At the same time, the Company applies a conservative investment policy and maintains a strong capital structure, a factor that enhances its resilience to potential market disruptions that could arise from international geopolitical instability.

(ii) Foreign exchange risk

The Group operates in Greece, all of its transactions are conducted in Euro and, consequently, it is not exposed to foreign currency risks.

(iii) Price risk

The Group is not exposed to risk relating to financial instruments, as it does not hold equity securities.

The Group is exposed to risk from changes in the value of properties and rents. To reduce price risk not related to financial instruments, such as real estate market price risk, the Group seeks to enter into long-term operating lease agreements providing for annual rent adjustments linked to the Consumer Price Index, while in the event of negative inflation there is no negative impact on rents. The Group's rental income is not subject to fluctuations, except for certain positive fluctuations in individual leases where a percentage of turnover applies in addition to the monthly rent, calculated at the beginning of each year in respect of the preceding calendar year.

In addition, the Company is governed by the institutional framework applicable to REICs (A.E.E.A.P.), pursuant to which (Law 5193/2025):
a) periodic valuation of its properties by an independent valuer is required,
b) valuation of the value of properties by an independent valuer is required prior to acquisition or prior to sale,
c) capital expenditure (capex) for the development of real estate assets must not, in aggregate, exceed forty per cent (40%) of the total investments of the REIC's group in real estate, as reflected in the latest published Interim statement of investments and as determined following the completion of development works.
d) the value of each property included in the REIC's investments, directly or indirectly, at the time of its acquisition by the REIC, must not exceed one third (1/3) of the total investments of the REIC's group.
This regime contributes significantly to the avoidance and/or timely management of the relevant risks.

(iv) Cash flow risk and fair value risk due to changes in interest rates

Interest rate risk refers to the existing or future risk to the earnings and capital of the Group and the Company, arising from adverse fluctuations in interest rates affecting the Company's assets and liabilities. The Group's exposure to risk from interest rate fluctuations, mainly from bank loans bearing floating interest rates based on Euribor (see Note 15), exposes the Group to cash flow risk due to potential changes in interest rates.

To hedge interest rate risk, in the 3rd quarter of 2025 the Company entered into Interest Rate Swap agreements with a total notional amount of €80,0 million. In addition, in January and February 2026 it entered into further IRS agreements for an additional amount of €20,0 million. With these new agreements, the total notional amount of the interest rate swap agreements amounts to €100,0 million, as a result of which 96% of the Company's borrowings as at 30.06.2026 bear a fixed interest rate or are hedged through IRS.

As a result, the risk from potential changes in interest rates is largely limited. In addition, the Group maintains a conservative capital structure, with a Net Loan to Value (Net LTV) ratio of 34,4% as at 30.06.2026, at the low end of the market, a fact that enhances its financial profile and its ability to finance investment plans with controlled risk.

(b) Credit risk

The Group's credit risk is associated with receivables from rents arising from operating lease agreements and cash and cash equivalents. Credit risk management is carried out centrally, at Group level. Credit risk relates to cases where counterparties default on fulfilling their contractual obligations once these become due. Receivables are considered to be in default based on the length of time they remain uncollected (more than 90 days), while the customer's creditworthiness, financial position, transactional behaviour and other parameters are also assessed. In monitoring customers' credit risk, customers are grouped according to their credit characteristics, the ageing characteristics of their receivables and any previous collection problems they have exhibited. To secure its receivables, the Group requires a security deposit for the leases or letters of guarantee. The Group uses a matrix to calculate the expected credit losses over the entire lifetime of its receivables. This matrix is based on past experience but is adjusted in a manner that reflects forecasts of the future financial position of customers as well as of the economic environment (e.g. inflation and interest rate fluctuations).

The Group has not historically incurred any significant loss from the initial recognition of receivables and no significant losses are expected, as property lease agreements are entered into with customers - lessees who possess sufficient creditworthiness and liquidity.

A portion of the Group's exposure to credit risk also arises from related party transactions, as part of the Group's property portfolio is leased to companies of the Quest Group. As at the date of publication of this financial information, the Group's largest tenant is Alpha Bank A.E.. The percentage of annualized rental income deriving from Alpha Bank A.E. amounts to 28%, 17% derives from subsidiaries and affiliated companies of the Quest Holdings S.A. Group and 13% derives from the company Sarmed Logistics S.A. (tenant of the property of the subsidiary BriQ Warehouses A.E.).

(c) Liquidity risk

(amounts in thousands of Euro, unless otherwise stated)

The current or future risk to earnings and capital arises from the Group's inability to liquidate/collect overdue receivables without incurring significant losses. The Group secures the required liquidity in a timely manner so as to meet its obligations when due, through regular monitoring of liquidity needs and collections of amounts owed by tenants, and through prudent management of cash and cash equivalents.

3,2 Capital management

With regard to capital management, the Group's objective is to safeguard its ability to continue as a going concern in order to generate profits for shareholders and benefits for other stakeholders, and to maintain an optimal capital structure so as to reduce the cost of capital.
The maintenance or adjustment of the capital structure may be achieved through adjusting the amount of dividends paid to shareholders, issuing new shares, or selling assets to reduce borrowings.
The Group monitors capital risk on the basis of the leverage ratio. This ratio is calculated as the ratio of total borrowings to total assets (debt ratio) and as the ratio of net borrowings to total assets (net debt ratio). Net borrowings are calculated as total borrowings (long-term and short-term) plus lease liabilities, less cash and cash equivalents.
The legal framework governing REICs in Greece permits them to enter into loans and receive credit in amounts which, in total, do not exceed 75% of their assets, for the acquisition and development of real estate.

The leverage ratios on total assets as at 30.06.2026 are presented below in comparison with 31.12.2025.

	Group	**Company**	**Group**	**Company**
	30.06.2026	**30.06.2026**	**31.12.2025**	**31.12.2025**
Loans and lease liabilities	106.063	106.062	102.007	102.007
Total assets	304.952	285.990	288.650	271.188
Cash and cash equivalents	4.351	3.238	4.262	3.669
Debt Ratio	**34,78%**	**37,09%**	**35,3%**	**37,6%**
Net Debt Ratio	**33,84%**	**36,37%**	**34,4%**	**36,8%**

3.3 Determination of fair values

The Company and the Group provide the necessary disclosures regarding fair value measurement through a three-level hierarchy.

- Financial instruments traded in active markets, the fair value of which is determined based on published market prices prevailing at the reporting date for identical assets and liabilities ("Level 1").
- Financial instruments not traded in active markets, the fair value of which is determined using valuation techniques and assumptions based, either directly or indirectly, on market data as at the reporting date ("Level 2").
- Financial instruments not traded in active markets, the fair value of which is determined using valuation techniques and assumptions that are not primarily based on market data ("Level 3").

The Company and the Group hold investment property (Note 6) measured at fair value. As at 30 June 2026, the Company and the Group also held derivative financial instruments (Note 18). As at 30 June 2026, the carrying amount of trade and other receivables, cash and cash equivalents, borrowings, and trade and other payables approximated their fair value.
During the period, there were no transfers between Levels 1 and 2, nor transfers into or out of Level 3, for the measurement of the fair value of investment property.

4. Significant accounting estimates and management judgments

The preparation of the interim condensed financial statements in accordance with IFRS requires the use of certain significant accounting estimates and assumptions, as well as management judgment, regarding the process of applying the Group's and the Company's accounting policies. Significant assumptions made by Management in applying the Company's accounting methods are highlighted where deemed necessary. The estimates and judgments made by Management are described in detail in the financial statements of the Group and the Company as at 31 December 2025, and are continuously evaluated and based on historical experience and other factors, including expectations of future events that are considered reasonable under the circumstances.

(amounts in thousands of Euro, unless otherwise stated)

5. Segment information

The operating segments of the Group and the Company are presented in accordance with the investment activity segments referred to in internal reports used for decision-making and monitoring of financial results by the Company's management bodies, in accordance with its Articles of Association and its Internal Operation Regulation.

The operating segments relate to types of investment property and include income from assets belonging to different property types.

As at 30.06.2026, all of the Group's properties were located in Greece. In addition, the types of the Group's investment property are classified into offices and mixed-use buildings (offices with ground-floor retail units), warehouses and distribution centers (logistics), hotels, retail stores and special-use properties.

The Group's management bodies monitor the operating results of the segments separately for the purpose of resource allocation and performance evaluation. Segment performance is evaluated on the basis of Gains/(losses) related to investment property, as presented below. The Company applies the same principles for measuring segment operating results as those used in the financial statements. The analysis of investment property by operating segment is presented in Note 6.

The allocation of the Group's results for the six-month period ended 30.06.2026 by operating segment is as follows:

	Offices & Mixed Use	**Warehouses**	**Hotels**	**Retail stores**	**Special Use**	**Total**
SALES						
Rental income	2.386	3.276	983	3.623	408	10.677
Total	**2.386**	**3.276**	**983**	**3.623**	**408**	**10.677**
RESULTS						
Net gain/(loss) from the fair value adjustment of investment property	2.498	2.773	1.043	512	(79)	6.747
Direct expenses relating to investment property	(114)	(81)	(36)	(36)	(5)	(272)
Uniform Real Estate Property Tax (ENFIA)	(303)	(307)	(106)	(296)	(38)	(1.050)
Gains/(losses) related to investment property	**4.468**	**5.661**	**1.884**	**3.803**	**286**	**16.102**
Reconciliation of net profit/(loss) for the period:						
Gains/(losses) directly related to investment property						16.102
Other income/(expenses)						(842)
Derivative financial instruments						558
Financial income/(expenses) - net						(1.775)
Taxes						(461)
Net profit/(loss) for the period						**13.582**

(amounts in thousands of Euro, unless otherwise stated)

The allocation of the Group's results for the six-month period ended 30.06.2025 by operating segment is as follows:

	Offices & Mixed Use	Warehouses	Hotels	Retail stores	Special Use	Total
SALES						
Rental income	2.594	3.145	909	3.863	394	10.905
Total	**2.594**	**3.145**	**909**	**3.863**	**394**	**10.905**
RESULTS						
Net gain/(loss) from the fair value adjustment of investment property	1.058	816	1.121	(670)	10	2.335
Direct expenses relating to investment property	(225)	(51)	(31)	(46)	(2)	(355)
Uniform Real Estate Property Tax (ENFIA)	(423)	(317)	(104)	(331)	(39)	(1.214)
Gains/(losses) related to investment property	**3.004**	**3.593**	**1.895**	**2.816**	**363**	**11.671**
Reconciliation of net profit/(loss) for the period:						
Gains/(losses) directly related to investment property						11.671
Other income/expenses						(1.127)
Financial income/(expenses) - net						(2.996)
Taxes						(546)
Net profit/(loss) for the period						**7.002**

6. Investment property

The change in investment property by operating segment at Group level is as follows:

(amounts in thousands of Euro, unless otherwise stated)

Period	Group					
	Offices & Mixed Use	Warehouses	Hotels	Retail stores	Special Use	Total
Fair value hierarchy	**3**	**3**	**3**	**3**	**3**	
Fair value at the beginning of the period, 1 January 2025	**76.160**	**89.163**	**32.890**	**72.537**	**6.650**	**277.400**
Direct acquisition of investment property	-	1.720	1.283	-	-	**3.003**
Subsequent capital expenditure relating to investment property	3.088	171	665	79	-	**4.003**
Transfer from/to property, plant and equipment	29	-	-	-	-	**29**
Transfer to assets held for sale	-	-	-	(1.297)	-	**(1.297)**
Sale of investment property	(10.684)	-	-	(5.554)	-	**(16.238)**
Net gain/(loss) from the fair value adjustment of investment property	2.581	4.302	3.802	242	90	**11.017**
Fair value at the end of the period, 31 December 2025	**71.174**	**95.356**	**38.640**	**66.007**	**6.740**	**277.917**
Fair value at the beginning of the period, 1 January 2026	**71.174**	**95.356**	**38.640**	**66.007**	**6.740**	**277.917**
Direct acquisition of investment property	-	3.593	-	159	-	**3.752**
Subsequent capital expenditure relating to investment property	2.068	1.151	157	20	-	**3.396**
Transfer to assets held for sale	-	-	-	90	-	**90**
Net gain/(loss) from the fair value adjustment of investment property	2.498	2.773	1.043	512	(79)	**6.747**
Fair value at the end of the period, 30 June 2026	**75.739**	**102.873**	**39.840**	**66.789**	**6.661**	**291.902**

The change in investment property by operating segment of the Company is as follows:

Period	Company					
	Offices & Mixed Use	Warehouses	Hotels	Retail stores	Special Use	Total
Fair value hierarchy	**3**	**3**	**3**	**3**	**3**	

(amounts in thousands of Euro, unless otherwise stated)

Fair value at the beginning of the period, 1 January 2025	**76.160**	**53.592**	**24.451**	**72.537**	**6.650**	**233.390**
Direct acquisition of investment property	-	1.720	1.283	-	-	**3.003**
Subsequent capital expenditure relating to investment property	3.088	106	620	79	-	**3.893**
Transfer from/to property, plant and equipment	29	-	-	-	-	**29**
Transfer to assets held for sale	-	-	-	(1.297)	-	**(1.297)**
Sale of investment property	(10.684)	-	-	(5.554)	-	**(16.238)**
Net gain/(loss) from the fair value adjustment of investment property	2.581	2.338	3.267	242	90	**8.518**
Fair value at the end of the period, 31 December 2025	**71.174**	**57.756**	**29.621**	**66.007**	**6.740**	**231.298**
Fair value at the beginning of the period, 1 January 2026	**71.174**	**57.756**	**29.621**	**66.007**	**6.740**	**231.298**
Direct acquisition of investment property	-	3.593	-	159	-	**3.752**
Subsequent capital expenditure relating to investment property	2.068	1.151	157	20	-	**3.396**
Transfer to assets held for sale	-	-	-	90	-	**90**
Net gain/(loss) from the fair value adjustment of investment property	2.498	2.079	793	512	(79)	**5.803**
Fair value at the end of the period, 30 June 2026	**75.739**	**64.579**	**30.571**	**66.789**	**6.661**	**244.339**

During the first half of 2026, the Group made investments totaling € 7,2 mn. Specifically:

1. On 27.01.2026, the Company proceeded with the acquisition of a plot of land in Metamorfosi with an area of 10.555,26 sq.m. for a price of € 3.500 thousand, not including acquisition costs of € 93 thousand.
2. On 20.02.2026, the Company proceeded with the acquisition of 2 adjoining plots of land with an area of 261,43 sq.m., for a price of € 155 thousand, not including acquisition costs of € 4 thousand, which are adjacent to the Company's supermarket store in Ierapetra, Crete.
3. The Company carried out works for the construction of a new office building with LEED Gold certification specifications at 42 Poseidonos Street, Kallithea, Attica, financed under the Recovery and Resilience Facility in the amount of € 1.816 thousand. Construction was completed in June 2026.
4. The Company carried out works for the construction of a new modern warehouse and distribution building (KAD3) with Z3 fire protection category specifications and a total area of 7.828,81 sq.m., financed under the Recovery and Resilience Facility in the amount of € 1.120 thousand, the construction of which is expected to be completed within 2027.
5. Other investments of € 0,5 mn in the Company's existing portfolio

Property Valuation Method

(amounts in thousands of Euro, unless otherwise stated)

In accordance with current legislation governing REICs, the values of investment property are appraised by independent valuers, whose reports are mandatorily prepared twice a year, on 30 June and 31 December. Each report is based on two methods in accordance with the International Valuation Standards. For the valuation of the Group's portfolio as at 30.06.2026, the following were applied: (a) the comparable data method or comparative method, and (b) the income capitalization method or the discounted cash flow (DCF) method.

All of the Group's properties are located in Greece. The following table sets out information regarding the valuation methods applied to investment property, by operating segment category, as at 30.06.2026:

Use	Fair value	Valuation method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Offices & mixed use (1)	75.739	80% -100% discounted cash flow (DCF) method & 20% - 0% comparative method	384	7,75%-11,0%	5,75%-8,50%
Warehouses (2)	102.873	80%-10% discounted cash flow (DCF) method & 20%-90% comparative method	627	9,10%-9,90% 6,35%-6,40% (2)	7,00%-8,00% 4,25%-4,50% (2)
Hotels (3)	39.840	80% -90% discounted cash flow (DCF) method & 20% -10% comparative method and 100% residual method	n/a	9,50% -9,65% 6,50%(3)	6,75%-7,65%
Retail stores (4)	66.789	80% discounted cash flow (DCF) method & 20% comparative method	362	8,05%-10,65%	5,75%-8,65%
Special Use	6.661	80% discounted cash flow (DCF) method & 20% comparative method	40	9,50%-9,85%	7,50%-7,75%
	291.902				

Notes:

(1) Offices & mixed use includes the properties at 3 D. Gounari Street in Piraeus and 12 P. Konstanta & G. Lychnou Streets in Corfu, which during the first half of 2026 were used as offices. Conversion works into hotels are being carried out on these properties, and for their valuation the discounted cash flow (DCF) method was applied with a 100% weighting, as this method is considered the most appropriate.
(2) Warehouses includes the properties at 117 Kifisou Avenue & 123 Kifisou Avenue, which operate as parking areas serving the Company's adjacent properties.
(3) Hotels also includes two plots of land which operate as a parking area serving the Company's adjacent hotel in Naousa, Paros.
(4) Retail stores does not include the Company's properties held for sale with an appraised value of € 990.000 located at 2-4 Achilleos Street, Plateia Karaiskaki, and Dekeleias Avenue 104 in Nea Filadelfeia with an appraised value of € 1.260.000, for which preliminary sale agreements have been signed.

The investment property referred to above in footnote (4) is presented as "Assets held for sale" in the Interim Condensed Separate and Consolidated Statement of Financial Position as at 30 June 2026.

The following table sets out information regarding the valuation methods applied to the Company's investment property classified as "Assets held for sale", by operating segment category, as at 30.06.2026:

Use	Fair value	Valuation method	Monthly market rent	Discount rate (%)	Capitalization rate (%)

Retail stores	2.250	80% discounted cash flow (DCF) method & 20% comparative method	12	9,25%-10,0%	7,25%-8,0%
	2.250				

The following table sets out information regarding the valuation methods applied to investment property, by operating segment category, as at 31.12.2025:

Use	Fair value	Valuation method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Offices & mixed use	71.173	80% discounted cash flow (DCF) method & 20% comparative method	394	7,75%-11,0%	5,75%-8,50%
Warehouses (1)	95.356	80%-10% discounted cash flow (DCF) method & 20%-90% comparative method	569	9,03%-9,78% 6,28% (1)	7,15%-8,25% 4,25%-4,50% (1)
Hotels (2)	38.640	80% -90% discounted cash flow (DCF) method & 20% - 10% comparative method and 100% residual method	n/a	9,50% -10,00% 6,50%(2)	7,0%-8,0%
Retail stores (3)	66.008	80% discounted cash flow (DCF) method & 20% comparative method	356	8,15%-10,50%	5,75%-9,550%
Special Use	6.740	80% discounted cash flow (DCF) method & 20% comparative method	38	9,50%-9,75%	7,50%-7,75%
	277.917				

(1) Warehouses includes the plots of land at 117 Kifisou Avenue & 123 Kifisou Avenue, which operate as parking areas serving the Company's adjacent properties.

(2) Hotels includes a plot of land which operates as a parking area serving the Company's adjacent hotel in Naousa, Paros.

(3) Retail stores does not include the horizontal properties held for sale with an appraised value of € 1.030.000 located at 2-4 Achilleos Street, Plateia Karaiskaki, and 104 Dekeleias Avenue in Nea Filadelfeia with an appraised value of € 1.310.000, for which preliminary sale agreements have been signed. The investment property referred to above in footnote (3) is presented as "Assets held for sale" in the Interim Condensed Separate and Consolidated Statement of Financial Position as at 30 June 2026.

The following table sets out information regarding the valuation methods applied to the Company's investment property classified as "Assets held for sale", by operating segment category, as at 31.12.2025:

Use	Fair value	Valuation method	Monthly market rent	Discount rate (%)	Capitalization rate (%)
Retail stores	2.340	80% discounted cash flow (DCF) method & 20% comparative method	13	9,25 - 10,0%	7,25% - 8,0%
	2.340				

(amounts in thousands of Euro, unless otherwise stated)

The fair value measurement of non-financial assets was determined taking into account the Company's ability to achieve their highest and best use, by assessing the use of each asset that is physically possible, legally permissible and financially feasible. This assessment is based on the physical characteristics, the permitted uses, and the opportunity cost of the investments made.

The Group's gains from the fair value adjustment of investment property for the first half of 2026 amounted to € 6,7 million, compared to € 2,3 million for the corresponding prior-year period. The € 6,7 million increase in the value of the properties corresponds to a 2,4% increase on the value of the properties as at 30.06.2026 and is mainly attributable to the leasing of KAD3 and the increase in the market rent in Aspropyrgos (€ 1,6 million), the completion of the construction, with LEED Gold certification specifications, of the office building at 42 Poseidonos Street in Kallithea (€ 0,9 million), and the conversion of the office building at 3 Gounari Street in Piraeus into a 4-star hotel at the tenant's cost (€ 0,8 million).

If, as at 30 June 2026, the discount rate used in the discounted cash flow analysis had differed by +/-5% from Management's estimates, the carrying amount of investment property would have been, according to estimates, € 6.158 thousand lower or € 6.678 thousand higher.

If, as at 30 June 2026, the capitalization rate used in the discounted cash flow analysis had differed by +/-5% from Management's estimates, the carrying amount of investment property would have been, according to estimates, € 5.181 thousand lower or € 5.691 thousand higher.

If, as at 30 June 2026, the monthly market rent used in the discounted cash flow analysis had differed by +/-5% from Management's estimates, the carrying amount of investment property would have been, according to estimates, € 7.418 thousand higher or € 6.484 thousand lower.

If, as at 30 June 2026, the average daily rate (ADR) used in the valuation of the hotels had differed by +/-5% from Management's estimates, the carrying amount of investment property would have been, according to estimates, € 970 thousand higher or € 1.360 thousand lower.

If, as at 30 June 2026, the construction period of the investment properties under development in Aspropyrgos (KAD 3), in I. Nika, and in Gounari 3 were extended by six months, the fair value of investment property would have been € 452 thousand lower.

7. Investments in Subsidiaries

The subsidiaries consolidated within the Group are "BriQ Hospitality S.A.", "BriQ Warehouses A.E." and "BriQ Corfu Investments S.A.", all seated in Greece. The subsidiaries are fully consolidated (full consolidation).
The Company holds 100% of the shares of "BriQ Hospitality S.A." and "BriQ Corfu Investments S.A.", and 80% of the shares of "BriQ Warehouses A.E.".

	30.06.2026	**31.12.2025**
BriQ Hospitality S.A.	7.722	7.722
BriQ Corfu Investments S.A.	25	-
BriQ Warehouses A.E.	23.081	23.133
	30.828	**30.855**

On 21.05.2026, the subsidiary "BriQ Corfu Investments S.A." was established with a share capital of € 25 thousand.

On 20.05.2026 the subsidiary «BriQ Warehouses A.E.» paid an amount of € 66 thousand as a result of an out-of-court settlement relating to a lawsuit against the previous owner. This amount, at a rate of 80%, i.e. € 52 thousand, relating to the cost borne by the Company as an 80% shareholder of the subsidiary, was reimbursed to the Company by the previous owner and 20% shareholder of BriQ Warehouses, in accordance with the Shareholders' Agreement dated 14.12.2020.

8. Trade and other receivables

The analysis of trade and other receivables is as follows:

	Group		**Company**	
	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Trade receivables	2.291	725	2.157	596
Less: Impairment provisions	(263)	(329)	(263)	(329)

(amounts in thousands of Euro, unless otherwise stated)

Final trade receivables	**2.028**	**396**	**1.894**	**267**
Receivables from related parties (Note 24)	625	346	347	78
Prepaid expenses and advances	336	338	313	337
Receivables from the Greek State	1	162	-	161
Other receivables and guarantees	1.158	1.296	573	689
Total trade and other receivables	**4.148**	**2.538**	**3.126**	**1.532**
Long-term	765	987	247	415
Short-term	3.383	1.551	2.879	1.117
Total	**4.148**	**2.538**	**3.126**	**1.532**

The Company's other receivables and guarantees as at 30 June 2026 include an amount of € 259 thousand relating to lease incentives under a lease agreement, compared to € 274 thousand as at 31.12.2025. The accounting treatment of these incentives, in accordance with the accounting standard IFRS 16, provides for their amortisation in instalments over the term of each lease. The carrying amounts of the above receivables represent their fair value.

The increase in trade receivables is due to the fact that the settlement of receivables amounting to € 1.680 thousand took place in early July.

The Group has not historically suffered a significant loss from the initial recognition of receivables, and no significant losses are expected, as property lease agreements are entered into with customers-lessees who have sufficient creditworthiness and liquidity.

A relevant ageing analysis of the receivables of the Company and the Group is included below:

	Group				
30.06.2026	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	**Total**
Trade and other receivables	3.337	278	31	764	4.411
Provisions for doubtful receivables	-	-	-	(263)	(263)
Total	**3.337**	**278**	**31**	**501**	**4.148**

	Group				
31.12.2025	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	**Total**
Trade and other receivables	1.424	161	295	987	2.867
Provisions for doubtful receivables	-	-	**(36)**	(293)	(329)
Total	**1.424**	**161**	**259**	**694**	**2.538**

	Company				
30.06.2026	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	**Total**
Trade and other receivables	2.833	278	31	247	3.389
Provisions for doubtful receivables	-	-	-	(263)	(263)
Total	**2.833**	**278**	**31**	**(16)**	**3.126**

(amounts in thousands of Euro, unless otherwise stated)

	Company				
31.12.2025	**Up to 1 month**	**From 1 month to 3 months**	**From 3 months to 12 months**	**Over 12 months**	**Total**
Trade and other receivables	990	161	295	415	1.861
Provisions for doubtful receivables	-	-	**(36)**	(293)	(329)
Total	**990**	**161**	**259**	**122**	**1.532**

9. Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Cash on hand	-	1	-	1
Short-term bank deposits	4.351	4.261	3.238	3.668
Total	**4.351**	**4.262**	**3.238**	**3.669**

Short-term bank deposits consist of sight deposits in Greece. All cash and cash equivalents relate to deposits in Euro.

10. Share capital and purchase of treasury shares

Share Capital is analysed as follows:

	Number of shares	**Share Capital**
Balance at 1 January 2025	**44.885.774**	**94.260**
Increase in share capital	2.264.053	4.755
Balance at 31 December 2025	**47.149.827**	**99.015**
Balance at 1 January 2026	**47.149.827**	**99.015**
Increase in share capital	1.025.951	2.154
Balance at 30 June 2026	**48.175.778**	**101.169**

On 23.05.2025 the Board of Directors certified the partial coverage of the Share Capital increase, in accordance with the provisions of article 20 of Law 4548/2018, in the amount of € 3.194 thousand, through the issuance of 1.521.037 common, registered voting shares of nominal value €2,10 each and at an offering price of €2,55, from the reinvestment of the dividend from the profits of fiscal year 2024, within the framework of the four-year dividend reinvestment programme (2025 – 2028) (the «Scrip Dividend Program» or the «Program») of a total amount of up to €30 million, as approved by the Annual General Meeting of 29.04.2025 (Note 20 «Dividends»). The difference of € 683 thousand between the nominal value of the new shares and their offering price was credited to the «Share premium» account. On 29.05.2025 trading of the New Shares commenced on the Main Market of Euronext Athens.

On 21.11.2025 the Board of Directors certified the partial coverage of the Share Capital increase, in accordance with the provisions of article 20 of Law 4548/2018, in the amount of € 1.560 thousand, through the issuance of 743.016 common, registered voting shares of nominal value €2,10 each and at an offering price of €2,82, from the reinvestment of the interim dividend from the profits of fiscal year 2025, within the framework of the dividend reinvestment Program. The difference of € 542 thousand between the nominal value of the new shares and their offering price was credited to the «Share premium» account. On 27.11.2025 trading of the New Shares commenced on the Main Market of Euronext Athens.

On 22.05.2026 the Board of Directors certified the partial coverage of the Share Capital increase, in accordance with the provisions of article 20 of Law 4548/2018, in the amount of € 2.154 thousand, through the issuance of 1.025.951 common, registered voting shares of nominal value €2,10 each and at an offering price of €3,05, from the reinvestment of the dividend from the profits of fiscal year 2025, within the framework of the dividend reinvestment Program. The difference of € 975 thousand between the nominal value of the new shares and their offering price was credited to the «Share premium» account. On 28.05.2026 trading of the New Shares commenced on the Main Market of Euronext Athens.

(amounts in thousands of Euro, unless otherwise stated)

Consequently, the Company's share capital as at 30.06.2026 amounts to € 101.169 thousand, divided into 48.175.778 common registered voting shares of nominal value €2,10 each.

As at 30.06.2026 the Company held a total of 476.140 (31.12.2025: 498.017) treasury shares with a total valuation of € 1.457 thousand (31.12.2025: € 1.474 thousand) and an acquisition cost of € 963 thousand (31.12.2025: € 993 thousand). The treasury shares held as at 30.06.2026 corresponded to 0,99% (31.12.2025: 1,06%) of the Company's share capital.

11. Borrowings

	Group		Company	
	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Bonds payable	105.113	101.363	105.113	101.363
Grant	877	558	877	558
Total borrowings	**105.990**	**101.921**	**105.990**	**101.921**

	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Long-term borrowings				
Bonds payable	103.879	100.463	103.879	100.463
Grant	723	453	724	453
Total long-term borrowings	**104.603**	**100.916**	**104.603**	**100.916**
Short-term borrowings				
Bonds payable	1.234	900	1.234	900
Grant	153	105	153	105
Total short-term borrowings	**1.387**	**1.005**	**1.387**	**1.005**
Total borrowings	**105.990**	**101.921**	**105.990**	**101.921**

The maturity of borrowings is as follows:

	Group		Company	
	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Up to 1 year	1.387	1.005	1.387	1.005
From 1 to 5 years	102.299	30.775	102.299	30.775

(amounts in thousands of Euro, unless otherwise stated)

Over 5 years	2.304	70.141	2.304	70.141
	105.990	**101.921**	**105.990**	**101.921**

The analysis of borrowings by financing agreement is as follows:

		Group		Company	
	Maturity	**30.06.2026**	**31.12.2025**	**30.06.2026**	**31.12.2025**
Eurobank Bond Loan 23.04.2021 of up to € 40,0 million	31.12.2029	27.724	25.724	27.724	25.724
Alpha Bank Bond Loan 31.05.2023 of up to € 4,8 million RRF	12.1.2036	3.854	2.441	3.854	2.441
Amount relating to the grant for the Alpha Bank Bond Loan 31.05.2023 of up to € 4,8 million RRF	12.1.2036	876	559	876	559
Alpha Bank Bond Loan 27.06.2025 of up to €96 million	30.09.2031	74.979	74.672	74.979	74.672
Unamortised balance of capitalised gains from amendments to loan agreements and unamortised balance of capitalised loan costs	-	(1.444)	(1.594)	(1.444)	(1.594)
Accrued loan interest	-	-	119	-	119
Total borrowings		**105.990**	**101.921**	**105.990**	**101.921**
Less: Short-term portion		(1.387)	(1.005)	(1.387)	(1.005)
Long-term portion		**104.603**	**100.916**	**104.603**	**100.916**

Borrowings are measured and presented in accordance with the amortised cost method.

On 27 June 2025 the Company proceeded to consolidate individual bond loans originally issued on 22.08.2024, 30.01.2024 and 05.03.2021 with Alpha Bank A.E., under a single bond loan agreement of up to € 96.269 thousand. On 16.10.2025, the Company proceeded to amend the terms of this loan with Alpha Bank in order to reduce the interest rate margin. The Company assessed these amendments and concluded that neither of them results in derecognition, with the related modification loss amounting to €46 thousand and being included under «Finance costs».

Following the completion of the merger by absorption of ICI, which was completed on 23.12.2024, the Company succeeded, as universal successor, to the rights and obligations of ICI as Issuer under the Common Bond Loan Program dated 23.04.2021 of an original maximum amount of up to € 40 million, which had been issued by ICI with Eurobank A.E.. After the expiry of the financing availability period, the maximum amount was restricted, through a new amendment, to the actual amount drawn down, prior to the absorption of ICI by the Company through the merger. On 07.05.2025 this bond loan was amended to extend its maturity to 31.12.2029 and to again increase the maximum available financing amount to up to € 40 million. This amendment was assessed by the Company as substantially significant based on its qualitative characteristics and resulted in derecognition and the recognition of a new loan liability. On 17.12.2025, the Company proceeded to amend the terms of this loan with Eurobank in order to reduce the interest rate margin. The Company assessed this amendment and concluded that it does not result in derecognition. On the same date, new bonds amounting to € 13.304 thousand were also issued, the proceeds of which were used for the full repayment of the consolidation, referred to in the preceding paragraph, of the Eurobank Bond Loan dated 09.11.2023, which was repaid on the same day. In addition, on 30.12.2025 an amount of € 2.500 thousand was repaid and on 26.01.2026 a loan of € 2.000 thousand was drawn down, as a result of which, as at 30.06.2026, the outstanding balance of the bonds amounted to € 27.724 thousand.

On 31.05.2023 the Company signed a Common Bond Loan Program of up to € 4.800 thousand to finance an investment project for the construction of a new office building with LEED Gold certification specifications at 42 Poseidonos Street in Kallithea, Attica, within the framework of the Recovery and Resilience Facility (RRF). 50% of the investment project will be financed at a fixed interest rate of 0,35% through the Recovery and Resilience Facility. On 15.01.2024, the Company issued bonds amounting to € 1.000 thousand, and on 25.11.2025 and 17.12.2025 the Company issued bonds totalling € 2.000 thousand. On 21.01.2026 and 18.02.2026 the remaining amount of € 1.851 thousand was drawn down.

(amounts in thousands of Euro, unless otherwise stated)

On 02.04.2026 the Company signed a Common Bond Loan Program of up to € 3.362 thousand to finance an investment project for the renovation of 16 of its properties, within the framework of the Recovery and Resilience Facility (RRF). 50% of the investment project will be financed at a fixed interest rate of 0,35% through the Recovery and Resilience Facility.

On 14.05.2026 the Company signed a Common Bond Loan Program of up to € 6.218 thousand to finance an investment project for the construction of a new modern warehouse and distribution building (CAD3) in Aspropyrgos, with Fire Safety Category Z3 specifications and a total area of 7.828,81 sq.m., within the framework of the Recovery and Resilience Facility (RRF). 50% of the investment project will be financed at a fixed interest rate of 0,35% through the Recovery and Resilience Facility.

On 28.05.2026 the Company signed a Common Bond Loan Program of up to € 3.932 thousand to finance an investment project for the construction of a stand-alone modern industrial building in Metamorfosi with an area of approximately 4.180 sq.m., within the framework of the Recovery and Resilience Facility (RRF). 50% of the investment project will be financed at a fixed interest rate of 0,35% through the Recovery and Resilience Facility.

On 29.05.2026 the Company signed a Common Bond Loan Program of up to € 3.147 thousand to finance an investment project for the construction of a hotel unit in Naousa, Paros, with a capacity of up to 100 beds, within the framework of the Recovery and Resilience Facility (RRF). € 1,3 million of the investment project's loan will be financed at a fixed interest rate of 0,35% through the Recovery and Resilience Facility.

The liabilities arising from the above bond loans are secured by security interests over the investment properties (see Note 23). The total fair value of the properties pledged as security amounts to € 244,5 million. In addition, in accordance with the terms of the bond loan agreements, the Company is required to comply with specific financial ratios. Throughout the term of its existing borrowings, and also as at 30 June 2026, the Company has met its obligations to comply with these ratios. The main ratios relate to:

A. «Issuer LTV Ratio». The ratio is defined as the ratio of the Issuer's total bank borrowings to the value of all investments of the Issuer and its Subsidiaries, as such value is to be measured at fair value by independent valuers

B. «Property LTV Ratio». The ratio is defined as the ratio of the total outstanding principal of the Loan to the market value of the Properties, as such value is to be measured at fair value by independent valuers

C. «Debt Service Cover Ratio» or «DSCR». The ratio is defined as the ratio of Available Cash Flows to the Issuer's Debt Service Obligations for the same period.

The Company has proceeded to measure future financial ratios in accordance with the terms of the loan agreements for the next 12 months. The Group has no indication that it will face any difficulty in complying with the financial ratios as at 31 December 2026 and 30 June 2027.

The average effective interest rate of the Group's borrowings amounts to 3,38% for the first half of 2026, compared to 3,80% for 2025.

Hedging of interest rate risk - Interest Rate Swap agreements

Contractual repricing dates are limited to a period of up to 6 months. The Group is exposed to fluctuations in prevailing market interest rates, which affect its financial position and cash flows. To hedge interest rate risk, in the 3rd quarter of 2025 the Company entered into Interest Rate Swap agreements with a total notional amount of € 80,0 million. In addition, in January and February 2026 it entered into IRS agreements for an additional amount of € 20,0 million. With these new agreements, the total notional amount of the interest rate swap agreements amounts to €100,0 million, as a result of which 96% of the Company's borrowings as at 30.06.2026 bear a fixed interest rate or are hedged through IRS.

12. Trade and other payables

The analysis of trade and other payables is as follows:

	Group		Company	
	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Trade payables	1.015	511	1.002	511

(amounts in thousands of Euro, unless otherwise stated)

Amounts due to related parties (Note 24)	16	11	16	11
Accrued expenses	160	655	149	637
Social security organisations and other contributions	796	525	739	473
Advances from customers	227	185	227	185
Uniform Real Estate Property Tax (ENFIA)	702	-	559	-
Deferred income	524	549	524	549
Other liabilities	233	148	232	148
Rent guarantees received	2.048	2.092	2.048	2.092
Total	**5.721**	**4.676**	**5.496**	**4.606**

Analysis of liabilities:	**Group**		**Company**	
	30.06.2026	**31.12.2025**	**30.06.2026**	**31.12.2025**
Long-term	2.599	2.333	2.598	2.332
Short-term	3.121	2.343	2.898	2.274
Total	**5.720**	**4.676**	**5.496**	**4.606**

The item «Other liabilities» as at 30.06.2026 includes an amount of € 137 thousand (31.12.2025: € 54 thousand) relating to an amount withheld as a 10% performance guarantee from the total contract amount for renovations of investment properties. Advances from customers as at 30.06.2026 include an amount of € 120 thousand (31.12.2025: € 120 thousand) relating to an advance for the sale of the property at 104 Dekeleias Avenue (Note 6).

13. Income from leasing of investment property

	Group		**Company**	
	01.01.2026	**01.01.2025**	**01.01.2026**	**01.01.2025**
	30.06.2026	**30.06.2025**	**30.06.2026**	**30.06.2025**
Rental income from investment property	10.597	10.858	9.051	9.362
Other income	80	46	78	44
Total	**10.677**	**10.905**	**9.129**	**9.406**

The Group leases its properties under long-term operating lease agreements. Since the Group's properties are located in Greece, annual rent adjustments are linked to the Greek CPI, while in most leases there is no negative impact on the Group's income in the event of deflation.

The Group's rental income is not subject to seasonal fluctuations, except for certain individual leases where a percentage of turnover is provided for in addition to the monthly rent, which is calculated at the beginning of each year and relates to the previous calendar year. Other income includes an amount of € 68 thousand relating to income from the re-invoicing of common expenses as well as income from the sale of energy from the photovoltaic station installed on the roof of one of the buildings of the subsidiary «BriQ Warehouses A.E.» (30.06.2025: € 46 thousand)

The future total minimum (non-cancellable) rents receivable under operating lease agreements, not including future adjustments, are as follows:

	Group	
	30.06.2026	**30.06.2025**
1st year	20.490	21.633
2nd year	18.373	20.740
3rd year	13.866	16.281
4th year	13.316	14.295
5th year	12.960	13.547

(amounts in thousands of Euro, unless otherwise stated)

Over 5 years	46.412	54.272
Total	**125.418**	**140.767**

14. Direct expenses related to investment property

Direct expenses related to investment property are analysed as follows:

	Group		Company	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Valuation expenses	(39)	(44)	(37)	(41)
Legal and notarial expenses,	(11)	(2)	(11)	(2)
Insurance expenses	(103)	(117)	(72)	(87)
Expenses for common charges and other utilities for vacant premises	(80)	(74)	(80)	(74)
Repair and maintenance expenses	(13)	(12)	(13)	(11)
Brokerage expenses	-	-	-	-
Other expenses	(26)	(106)	(26)	(106)
Total	**(272)**	**(355)**	**(239)**	**(321)**

Common charges and other expenses for vacant spaces include an amount of € 52 thousand which relates to common charges cost that is re-invoiced to tenants (see Note 13 "Other Income"). For the first half of 2025, other expenses additionally include a non-recurring expense of € 101 thousand relating to compensation paid to a tenant for early termination of a lease due to the sale of the property.

The direct operating expenses incurred on leased and non-leased properties were as follows:

	Group		Company	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Leased properties	(257)	(355)	(224)	(321)
Non-leased properties	(15)	-	(15)	-
Total	**(272)**	**(355)**	**(239)**	**(321)**

15. Uniform Real Estate Property Tax (ENFIA)

	Group		Company	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Uniform Real Estate Property Tax (ENFIA)	(1.050)	(1.214)	(836)	(992)
Total	**(1.050)**	**(1.214)**	**(836)**	**(992)**

It is noted that this item relates to 100% of the total annual liability for payment of the Uniform Real Estate Property Tax (ENFIA) for the years 2026 and 2025, respectively. The decrease for 2026 is due to the property sales carried out by the Company in 2025, as ENFIA is calculated based on the properties held by the liable party as at 1 January of each year.

16. Other operating expenses

	Group		Company	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Board of Directors' members' fees	(49)	(54)	(49)	(54)

(amounts in thousands of Euro, unless otherwise stated)

Third-party fees	(102)	(124)	(102)	(124)
Administrative support expenses	(135)	(148)	(120)	(133)
Common charges and other expenses (owner-occupied)	(14)	(13)	(14)	(12)
Other expenses	(119)	(312)	(109)	(310)
Total	**(419)**	**(651)**	**(394)**	**(633)**

The Group's administrative support expenses of € 135 thousand include € 30 thousand (01.01-30.06.2025: € 26 thousand) relating to operating/administrative support service expenses from related companies (see Note 24).

The decrease in Other Expenses for the first half of 2025 compared to 2026 is due to non-recurring expenses of € 116 thousand relating to write-offs of customer balances and impairment provisions on properties acquired through the merger with ICI. In addition, Other Expenses include an amount of € 32 thousand (01.01-30.06.2025: € 194 thousand) from the pro-rata VAT deduction calculation and adjustment of investment properties.

17. Finance income/(expenses) – net

Finance income is analyzed as follows:

	Group		**Company**	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Interest income from banks	1	11	1	10
Other	42	37	41	37
Total	**43**	**48**	**42**	**47**

Finance expenses are analyzed as follows:

	Group		**Company**	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Interest expense on bond loans	(1.576)	(2.812)	(1.576)	(2.812)
Expenses on current account (mutual credit) borrowing	(1)	(5)	(1)	(5)
Operating leases	(2)	(1)	(2)	(1)
Finance expenses	(239)	(226)	(239)	(226)
Total	**(1.818)**	**(3.044)**	**(1.818)**	**(3.044)**

Loan interest expenses for the first half of 2026 are lower compared to the first half of 2025 due to the combination of lower borrowing interest rates (weighted average cost of borrowing for the first half: 3,38% in 2026 versus 4,09% in 2025) and the reduction of the Company's borrowings to € 106,0 million from € 124,6 million as at 30.06.2026 and 30.06.2025, respectively. In addition, through the Interest Rate Swaps (IRS) it has entered into, of a total notional value of € 100,0 million, the Company remains protected against interest rate volatility for a significant percentage (96%) of its borrowings as at 30.06.2026.

18. Derivative Financial Instruments

To hedge interest rate risk, in the 3rd quarter of 2025 the Company entered into Interest Rate Swap agreements with a total notional amount of €80,0 million. In addition, in January and February 2026 it entered into further IRS agreements for an additional amount of €20,0 million. With these new agreements, the total notional amount of the interest rate swap agreements amounts to €100,0 million, as a result of which 96% of the Company's borrowings as at 30.06.2026 bear a fixed interest rate or are hedged through IRS.

(amounts in thousands of Euro, unless otherwise stated)

For the period ended 30.06.2026, the Company recognized a gain of € 558 thousand in profit or loss in accordance with the fair value measurement as at 30.06.2026 of the above Interest Rate Swap contracts of a total notional amount of € 100,0 million.

			Group		Company	
	Total notional amount	Fair value hierarchy	**01.01.2026 - 30.06.2026**	**01.01.2025 - 30.06.2025**	**01.01.2026 - 30.06.2026**	**01.01.2025 - 30.06.2025**
Gains/(Losses) from the fair value measurement of financial instruments through profit or loss	€ 100 mn.	3	558	-	558	-
Total			**558**	**-**	**558**	**-**

19. Taxes

	Group		Company	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
REIC Tax	(461)	(546)	(387)	(462)
Total	**(461)**	**(546)**	**(387)**	**(462)**

The Group's taxes for the first half of 2026 decreased compared to the corresponding period last year, due to the decrease in the tax rate to 0,158% for the first half of 2026 (from 0,189% for the first half of 2025) and the sale of investment properties carried out in 2025, as part of the restructuring of the Company's portfolio.

Real Estate Investment Companies (REICs), pursuant to article 58 par. 3 of Law 5193/2025 as in force, are not subject to income tax but are taxed at a tax rate equal to 10% of the European Central Bank's prevailing intervention rate (Reference Rate) increased by 1 percentage point (10,0% * (ECB Reference Rate + 1,0%)), applied to the average of their half-yearly investments plus available funds at current prices. Accordingly, the corporate tax for the first half of 2026 amounted to a weighted rate of 0,158% on the average of investments plus available funds, compared to 0,189% for the corresponding period last year. In the event of a change in the Reference Rate, the resulting new tax calculation basis applies from the first day of the month following the change.

Current tax liabilities include short-term liabilities to the tax authorities in accordance with the provisions of article 58 par. 3 of Law 5193/2025, as in force.

20. Dividends per share

On 28 April 2026, the Company's Annual General Meeting of shareholders resolved the distribution of a net dividend of €0,20 per share, i.e. a total amount of € 9,3 million, offering a net dividend yield of 6,5% based on the closing price of the share ("MPRIK") on 27.04.2026. Given the distribution of an interim dividend of € 3,7 million, i.e. € 0,08 per share (net), from the profits of the first half of 2025, the remaining dividend to be distributed amounted to € 0,120 and was paid to shareholders on 28.05.2026. In the corresponding period last year, and pursuant to the resolution of the Company's Annual General Meeting of shareholders dated 29.04.2025, a net dividend of €0,1350 per share, i.e. a total amount of € 6,0 million, was paid on 29.05.2025, offering a net dividend yield of 5,3% based on the closing price of the share ("MPRIK") on 29.04.2025.

The subsidiary "BriQ Warehouses S.A." resolved, by decision of its Annual General Meeting of shareholders dated 15.05.2026, the distribution of a dividend of € 2.097 thousand, i.e. € 0,34960 per share (net), from the profits of fiscal year 2025 to its shareholders. Given the distribution of an interim dividend of € 0,260 per share (net) implemented following the decision of the Board of Directors of BriQ Warehouses S.A. dated 06.10.2025 (total amount of interim dividend € 1.560 thousand), the remaining dividend to be distributed of € 537 thousand or € 0,08960 per share (net) was paid to the shareholders of BriQ Warehouses on 20.05.2026, and 80% thereof, i.e. € 430 thousand, was attributed to the Company.

Dividend Reinvestment Plan

The Company's Annual General Meeting of Shareholders of 29 April 2025 approved the establishment of a four-year dividend reinvestment plan (2025 – 2028) (the "Dividend Reinvestment Plan") and authorized the Company's Board of Directors to determine the specific terms of the Dividend Reinvestment Plan on an annual basis, in execution and implementation of its general terms, as approved by the Annual General Meeting of Shareholders.

Reinvestment of the 2024 fiscal year Dividend

Following the relevant authorization from the above Annual General Meeting, the Board of Directors resolved on 29.04.2025 to increase the share capital by up to a total amount of € 6,0 million through reinvestment of the dividend from the profits of fiscal year 2024.

Each eligible shareholder had the option to reinvest in new shares the amount of the dividend allocated to them, in whole or in part, up to an amount of € 0,1350 per share held on the record date for entitlement to the fiscal year 2024 dividend (i.e. 08.05.2025) (the "Reinvestment Amount"). The offer price of the new shares was calculated as the average of the Company's Volume Weighted Average Price (VWAP) of the share over the five (5) business days preceding the Election Period, i.e. from 30.04.2025 to 07.05.2025, reduced by 2% (the "Discount Rate"), rounded up to the nearest second decimal digit, and was set at € 2,55 per New Share (the "Offer Price").

64,7% of the total share capital, including the main shareholders, responded positively to the Dividend Reinvestment Plan for fiscal year 2024, confirming investors' confidence in the Company. Consequently, out of the total dividend from the fiscal year 2024 profits of € 6,0 million, an amount of € 2,1 million was distributed to shareholders, while an amount of € 3,9 million was reinvested in the Company for the purpose of repaying existing borrowings.

By decision of the Board of Directors dated 23.05.2025, the partial payment of the above increase was certified, in the amount of € 3.194 thousand, corresponding to 1.521.037 ordinary registered voting shares of a nominal value of €2,10 each. Trading of the new shares on the Main Market of Euronext Athens commenced on 29.05.2025.

In accordance with the relevant decision of the Company's Board of Directors, the use of the Proceeds Raised, net of the expenses of the Share Capital Increase, was completed by (a) the repayment on 16.06.2025 of an amount of € 2.200 thousand of the Company's current account (mutual credit) borrowing with the National Bank of Greece S.A., and (b) the partial repayment on 30.07.2025 of an amount of € 1.665 thousand of the Common Bond Loan Issuance Programme dated 27.06.2025 entered into by the Company with Alpha Bank S.A., of an amount of up to € 96.269 thousand.

Reinvestment of the fiscal year 2025 interim Dividend

Pursuant to the authorization granted to the Company's Board of Directors by the Annual General Meeting of Shareholders, in execution and implementation of the Dividend Reinvestment Plan, by its decision of 24 September 2025, it resolved to increase the Company's share capital by up to € 2,7 million through the issuance of up to 1.289.818 new ordinary, dematerialized, registered voting shares, of a nominal value of €2,10, with the possibility of partial coverage in accordance with article 28 par. 2 of Law 4548/2018, through the reinvestment of part of the interim dividend of fiscal year 2025, of a total amount of € 3,7 million, by the dividend recipients who choose to reinvest the above amount in a whole number of New Shares, instead of cash.

Each eligible Shareholder could reinvest in New Shares, in whole or in part, up to an amount of € 0,080 per share held on the record date for entitlement to the fiscal year 2025 interim dividend (i.e. 06.11.2025) (the "Reinvestment Amount"). The offer price of the New Shares was equal to the average of the Company's Volume Weighted Average Price (VWAP) of the share over the five (5) business days (i.e. 31.10.2025 to 06.11.2025) preceding the Election Period, i.e. from 07.11.2025 to 20.11.2025, reduced by 2% (the "Discount Rate"), rounded up to the nearest second decimal digit, and was set at € 2,82 per New Share (the "Offer Price").

57,2% of the total share capital, including the main shareholders, responded positively to the Dividend Reinvestment Plan from the profits of the first half of 2025, confirming investors' confidence in the Company. Consequently, out of the total announced dividend of € 3,6 million from the fiscal year 2025 profits, an amount of € 1,57 million was distributed in cash to the recipients, while 743.036 new shares were issued for the remaining dividend amount of € 1.560 thousand (the "Proceeds Raised").

By decision of the Board of Directors dated 21.11.2025, the partial payment of the above increase was certified, in the amount of € 1.560 thousand, corresponding to 743.036 ordinary registered voting shares of a nominal value of €2,10 each. Trading of the new shares on the Main Market of Euronext Athens commenced on 27.11.2025. In accordance with the decision of the Company's Board of Directors, the use of the Proceeds Raised, net of the expenses of the Share Capital Increase, was completed by the partial repayment on 22.12.2025 of an amount of € 1.700 thousand of the Common Bond Loan Issuance Programme dated 27.06.2025 entered into by the Company with Alpha Bank S.A., of an amount of up to € 96.269 thousand.

(amounts in thousands of Euro, unless otherwise stated)

Reinvestment of the remaining fiscal year 2025 Dividend

The Annual General Meeting of Shareholders of 28.04.2026 resolved the distribution of a net dividend of €0,20 per share, or a total amount of € 9,3 million. Given the distribution of an interim net dividend of € 0,08 per share on 27.11.2025, following the decision of the Company's Board of Directors dated 24.09.2025, the remaining dividend to be distributed amounts to € 0,12 per share (net) or a total amount of € 5,6 million, as calculated excluding the treasury shares held by the Company on the record date.

The offer price of the New Shares was calculated as the average of the Company's Volume Weighted Average Price (VWAP) of the share over the five (5) business days preceding the Election Period, i.e. from 30.04.2026 to 07.05.2026, reduced by 2% (the "Discount Rate"), rounded up to the nearest second decimal digit, and was set at € 3,05 per share (the "Offer Price").

Following the expiry of the Election Period (08.05.2026 to 21.05.2026), 56% of the total share capital, including the Company's main shareholders, responded positively to the Dividend Reinvestment Plan. On 22.05.2026, the Board of Directors certified the partial coverage of the Share Capital Increase, pursuant to the provisions of article 20 of Law 4548/2018, in the amount of € 2.154 thousand, through the issuance of 1.025.951 ordinary registered voting shares of a nominal value of €2,10 each and at an offer price of €3,05, from the reinvestment of the dividend from fiscal year 2025 profits, under the Dividend Reinvestment Plan. Following the above, out of the total dividend of € 5,6 million representing the remaining fiscal year 2025 profits, € 2,5 million was distributed to the recipients, while the remaining € 3,1 million was used for the Company's Share Capital Increase for the purpose of financing investments and repaying part of the Company's existing borrowings. Of the total fiscal year 2025 dividend, 57% of the share capital exercised the right to reinvest the dividend in Company shares.

Trading of the new shares on the Main Market of Euronext Athens commenced on 28.05.2026.

21. Earnings per share

Basic and adjusted

Basic and diluted earnings per share are calculated by dividing the profit attributable to the Company's shareholders by the weighted average number of ordinary shares outstanding during the period.

	Group		**Company**	
	01.01.2026 30.06.2026	**01.01.2025 30.06.2025**	**01.01.2026 30.06.2026**	**01.01.2025 30.06.2025**
Profit after tax	13.582	7.002	12.127	5.877
Profit attributable to shareholders	13.243	6.763	12.127	5.877
Profit attributable to non-controlling interests	339	239	-	-
Weighted average number of shares	47.372.116	45.210.592	47.372.116	45.210.592
Treasury shares	496.075	453.330	496.075	453.330
Weighted average number of shares outstanding	46.876.041	44.757.262	46.876.041	44.757.262
Basic and diluted earnings per share (€ per share)	0,283	0,151	0,259	0,131

22. Commitments

Capital commitments

On 12.01.2026, the Company entered into a construction contract, of a total amount of € 4,8 million, for the construction of a new modern warehouse and distribution building (KAD3) with Z3 fire-protection specification category, of a total area of 7.828,81 sq.m., financed under the Recovery and Resilience Facility, while construction is estimated to be completed within Q3 2027.

Commitments under finance leases

The Company has not entered into any finance lease agreements.

Litigation and disputes

A third-party lawsuit is pending against the Company, which was served on the Company on 21.1.2022, whereby it is requested that the land registry (cadastral) records be corrected in relation to the property owned by the Company in Aspropyrgos with KAEK (Cadastral Registration Number) 050258050171/0/0. The correction concerns two parts with an area of 58,61 sq.m. and 1.090,42 sq.m. out of the total 102.813,17 sq.m. owned by the Company in Aspropyrgos. The Company has contested this lawsuit, seeking its rejection on both legal and substantive grounds, while the formal hearing of the lawsuit has been scheduled for 27/10/2026. In parallel, the Company has filed a lawsuit against the sellers of the said properties, according to which they are obliged to pay the Company an amount corresponding to the acquisition price of the disputed parts as compensation for the reduction of the Company's assets and in accordance with the provisions on unjust enrichment. Consequently, the Company considers
that it is not required to make any provision for a future obligation.

23. Existing encumbrances (liens)

On the properties with serial no.: 1, 3, 4, 7, 9, 10, 13, 14, 15, 16, 18, 19, 20, 21, 22, 28, 30, 31, 34, 35, 37, 40, 42, 45, 46, 48, as presented in the Company's statement of investments as at 30.06.2026, and on the property of the subsidiary BriQ Hospitality M.A.E., pre-notations of mortgages amounting to € 115.522 thousand have been registered in favor of Alpha Bank A.E.

On the properties with serial no.: 2, 5, 11, 12, 17, 23, 25, 26, 27, 29, 36, 38, 41, 43, 44, 47, as presented in the Company's statement of investments as at 30.06.2026, pre-notations of mortgages and mortgages of a total amount of € 52.000 thousand have been registered in favor of Eurobank A.E.

On the property located at Poseidonos Avenue 42 in Kallithea (serial no.: 8 in the Statement of Investments as at 30.06.2026), a pre-notation of mortgage amounting to € 5,9 million has been registered in favor of Alpha Bank A.E.

On the property located at Nikolaou Zekakou 18 in Maroussi (serial no.: 6 in the Statement of Investments as at 30.06.2026), a pre-notation of mortgage amounting to € 8,1 million has been registered in favor of Eurobank A.E.

On the property located at I. Nika and Neromylou Street, Acharnai (serial no.: 24 in the Statement of Investments as at 30.06.2026), a pre-notation of mortgage amounting to € 5,1 million has been registered in favor of Eurobank A.E.

On the property at Vas. Sofias Avenue 64, Athens (serial no.: 33 in the Statement of Investments as at 30.06.2026), a pre-notation of mortgage amounting to € 4,4 million has been registered in favor of Eurobank A.E.

On the plots of land at Ag. Georgios Naousis, Paros (serial no.: 39 in the Statement of Investments as at 30.06.2026), a pre-notation of mortgage amounting to € 4,1 million has been registered in favor of Eurobank A.E.

24. Related party transactions

Because, at the end of the current period, the main shareholders of the Company, who maintain a significant direct or indirect participation within the meaning of articles 9 to 11 of Law 3556/2007, are also the main shareholders of the Quest Holdings S.A. Group and participate directly in the management and control of the Company and the Group, there is administrative dependence as well as the exercise of decisive influence on the Company. Based on these facts, a related party relationship exists between the Company and the aforementioned Group.

At the end of the current period, Quest Holdings S.A. holds participations in subsidiary companies which also constitute related parties of the Company (https://www.quest.gr/el/the-group).

In addition, the lessee Sarmed Logistics S.A. is considered a related party, as its main shareholder, Ioannis Sarantitis of Charalambos, is also a minority shareholder of BriQ Warehouses S.A.

(amounts in thousands of Euro, unless otherwise stated)

Transactions with related parties are as follows:

	Group		Company	
	01.01.2026-30.06.2026	**01.01.2025-30.06.2025**	**01.01.2026-30.06.2026**	**01.01.2025-30.06.2025**
i) Income from Rentals of investment property				
Subsidiaries	-	-	11	10
Quest Holdings S.A.	25	24	25	24
Other related parties of the Quest Group	1.820	1.771	1.820	1.771
Sarmed Logistics S.A.	1.345	1.295	-	-
	3.190	**3.090**	**1.856**	**1.805**
ii) Purchases of fixed assets				
Other related parties of the Quest Group	11	110	11	110
	11	**110**	**11**	**110**
iii) Expenses relating to the provision of services Receipt of operational / administrative support services				
Quest Holdings S.A.	1	1	1	1
Other related parties of the Quest Group	29	25	28	24
	30	**26**	**29**	**25**
iv) Benefits to Management				
Fees and benefits of members of the Board of Directors and its committees	49	49	49	49
Fees and benefits of senior executives	186	366	186	366
	235	**415**	**235**	**415**
	01.01.2026-30.06.2026	**01.01.2025-31.12.2025**	**01.01.2026-30.06.2026**	**01.01.2025-31.12.2025**
v) Year-end balances arising from rentals - purchases of goods / receipt of services				
Receivables from related parties:				
Quest Holdings S.A.	7	1	7	1
Other related parties of the Quest Group	340	77	340	77
Sarmed Logistics S.A.	278	-	-	-
	625	**78**	**347**	**78**
Liabilities to related parties:				
Other related parties of the Quest Group	16	11	16	11
	16	**11**	**16**	**11**
Long-term guarantees:				
Quest Holdings S.A.	8	8	8	8
Other related parties of the Quest Group	770	744	770	744
	778	**752**	**778**	**752**

The Company's service expenses as at 30.06.2026, of a total amount of € 30 thousand (01.01-30.06.2025: € 25 thousand), relate to services provided by related parties of the Quest Group for payroll management and IT and computerization services.

(amounts in thousands of Euro, unless otherwise stated)

25. Events after the Balance Sheet date

No further significant events have occurred after the balance sheet date that affect these financial statements.

This Interim Condensed Separate and Consolidated Financial Information for the six-month period ended 30 June 2026 was approved by the Company's Board of Directors on 07 September 2026 and is signed as follows:

THE CHAIRMAN OF THE BOARD OF DIRECTORS	THE CHIEF EXECUTIVE OFFICER	THE HEAD OF ACCOUNTING	FINANCIAL SERVICES DIRECTOR
Theodoros D. Fessas	Anna G. Apostolidou	Konstantinos I. Tsiagkras	Emmanouil A. Andrikakis
ID Card No. A01029252	ID Card No. A00107455	ID Card No. A00314314	ID Card No. A03748463
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