

FLASH NOTE: FIRST QUARTER 2025 RESULTS

Net profit increase by 60%

BriQ Properties REIC (the "Company" or the "Group") announces its key financial figures for the first quarter of 2025.

As of March 31, 2025, the Company's real estate portfolio included 55 properties with a total value of € 282 million, based on valuations as of 31.12.2024, compared to € 285 million. on 31.12.2024. The change results from the following two transactions:

1. On March 13, 2025, the Company sold two horizontal properties with a total area of 1,406 sq.m., specifically the 12th and 13th floors of Building A of the Athens Tower located at 2-4 Mesogeion Avenue in Athens, for a total price of €4.2 million.
2. On March 18, 2025, the Company completed the acquisition of a plot of land with an area of 1,500.38 sq.m. located within the settlement of Naoussa Paros in the "AGIOS GEORGIOS" area, adjacent to the Company's property where the "Mr & Mrs White Paros" hotel operates. The purchase price for the plot was €1.25 million. The Company intends to expand its hotel on the new plot, increasing its capacity.

The value of the property portfolio is broken down into 32% logistics, 28% office and mixed-use buildings (offices with ground-floor shops), 26% shops, 12% hotels, and 2% special uses.

Following the completion of the merger with the absorption of Intercontinental International REIC ("ICI"), the Company showed significant growth in all its figures for the first quarter of 2025 compared to the same period last year, specifically:

- ✓ **Rental income increased by 53% to €5.4 million.** compared to € 3.5 million
- ✓ **Earnings before interest, taxes, depreciation and amortization (EBITDA) increased by 49% to € 4.5 million** compared to € 3.0 million.
- ✓ **Profit before tax (EBT) increased by 53% to €3.2 million** compared to € 2.1 million.
- ✓ **Net profit increased by 60% to €3.0 million** compared to € 1.8 million.
- ✓ **Net earnings per share increased by 27% to €0.066/share,** versus €0.052/share.
- ✓ **Capital from operating activities (F.F.O.) increased by 64% to € 2.8 million** compared to € 1.7 million.
- ✓ **The net asset value per share (NAV/share) corresponding to the Company's shareholders increased to €3.49** compared to €3.43 on 31.12.2024.
- ✓ **The Company's debt decreased to €126.0 million from €128.6 million** and Net LTV decreased to 41.5% from 42.6% on 31.12.2024 respectively.

MAIN ECONOMIC FIGURES FOR THE PERIOD

The main financial figures and key indicators, on a consolidated basis, for the period considered are presented in the following tables:

(amounts in million €)

Period Results ⁽¹⁾	01.01. - 31.03.25	01.01. - 31.03.24	Δ(%)
Rental income	5,4	3,5	53%
Gross profit	5,1	3,3	54%
Earnings before interest, taxes, depreciation and amortization (EBITDA)	4,5	3,0	49%
Earnings before tax (EBT)	3,2	2,1	53%
Net profit after taxes	3,0	1,8	60%
Net earnings per share (EPS) (€/share) ⁽²⁾	€ 0,066	€ 0,052	27%
Funds from operating activities (F.F.O.)	2,8	1,7	64%

(amounts in million €)

Balance sheet fundamentals and indicators	31.03.25	31.12.24	Δ(%)
Cash and cash equivalents	8,8	7,3	
Loan Obligations	126,0	128,6	
Loan Obligations / Property Value (L.T.V.)	44,7%	45,2%	
Loan Liabilities minus cash / Property Value (Net L.T.V.)	41,5%	42,6%	
Net Asset Value attributable to the Company's shareholders (N.A.V.)	154,8	152,5	1,5%
Net Asset Value per Share (N.A.V./share) (€ / share) ⁽²⁾	3,49	3,43	1,7%

(1) 25% of the annual ENFIA obligation is included

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

OUTLOOK FOR 2025

Following the completion of the merger with the absorption of ICI, and taking into account the results of the first quarter, the Company estimates that rental income for the fiscal year 2025 will amount to € 21 million, which, in combination with active and systematic cost management, is estimated to offer even better profit margins and dividend yields for shareholders.

The priority of the Company's Management for 2025 remains the optimization of the portfolio through new purchases in the strategic real estate sectors, energy upgrade of the existing portfolio as well as through sales of real estate that do not fall under the Company's investment policy.