H1 2026

FINANCIAL RESULTS

IR Presentation | 11 September 2026

BriQ PROPERTIES

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BOOK OF CONTENT

01. KEY HIGHLIGHTS

BRIQ AT A GLANCE

/ Listed on Athens Stock Exchange (Euronext) since 2017

/ Focus on Logistics, Offices and Hotels

/ Participating in ATHEX ESG Index

/ Member of EPRA (European Public Real Estate Association)

€ 296M	GAV	€ 3,87	NAV / Share
€ 10,7M	Revenues H1 2026	35,8%	LTV
€ 0,131	F.F.O. H1 2026 Per Share	7,7%	Gross Yield [1]
19,3%	F.F.O. Growth Per Share vs H1 2025	6,5%	Dividend Yield, net (FY 2025)

(1) Annualized rental income / GAV excluding under-development and self-occupied assets.
Source: Audited information as at 30.06.2026 and management estimates

KEY HIGHLIGHTS H1 2026

25% Earnings Growth

- **25% increase in Net Profit** (adj.), to €6,8 M
- **19,3% increase F.F.O. per share**, to €0,131 from € 0,109
- **25% increase in interim dividend** of **€0,10/share** vs €0,08/share in H1 2025
- **Increased platform efficiency** with **EPRA Cost Ratio of 15,0%** vs. 18,4% in 2025 and 24,7% pre-merger

Accretive Investments

- Completion of **AENORA Offices**
- Started development of **3rd logistics building** in Aspropyrgos (ΚΑΔ3)
- Development of **light industrial facility in Acharnes**
- Development of **MMW Paros new hotel**

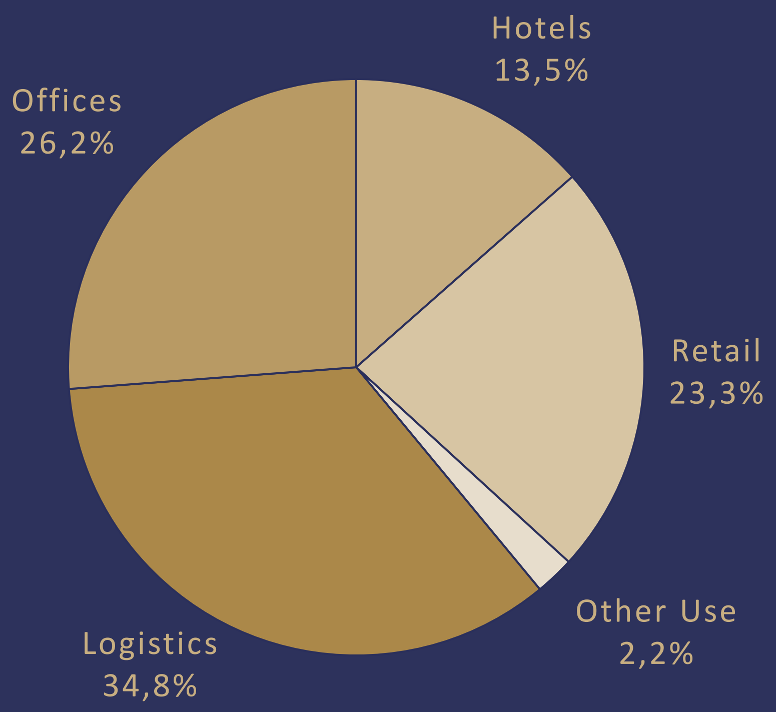
Reduced Cost of Capital

- Entered into **IRS of €100M** at **3,5%** total interest cost (incl. spread)
- Signed **5 RRF bond loans** of €21,5 M
- **97%** of total debt exposure at **fixed interest cost**
- Weighted Average Cost of Debt (WACD) reduced to **3,38%** from **4,09%** in H1 2025
- **Net Debt / EBITDA** at conservative level of **5,6 times**

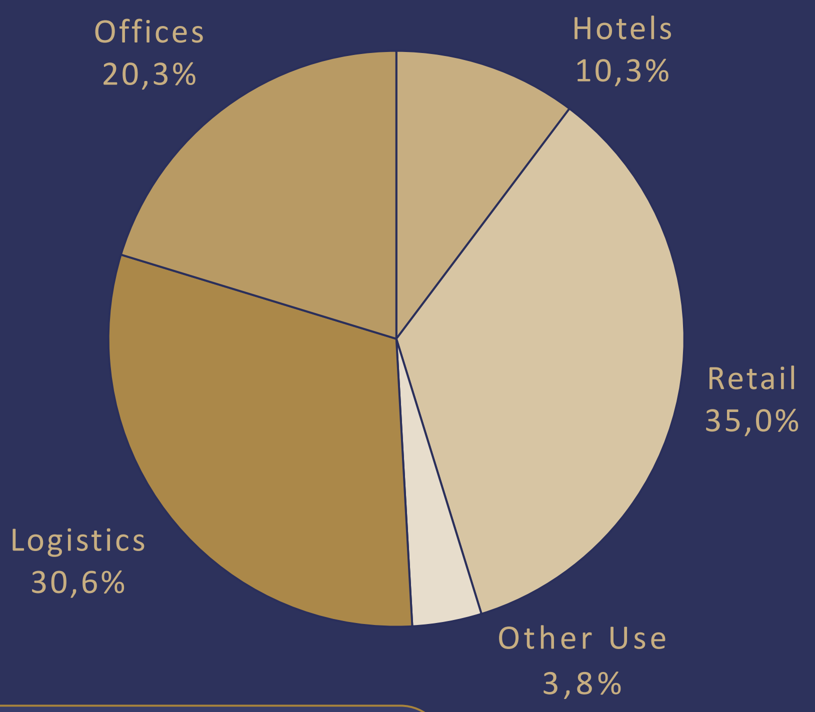
02.

PROPERTY PORTFOLIO

GAV € 296M
(30.06.2026)



Annualized Revenues € 21,3M (30.06.2026)



7,7%

GROSS YIELD

(Annualized Rental Income / GAV of the income producing properties as of 30.06.2026)

9,9%

YIELD ON COST

(Annualized Rental Income / Investment Cost of the income producing properties as of 30.06.2026)

BriQ PROPERTIES

STRONG CLIENT BASE

LOGISTICS

ΦΑΡΜΑΣΕΡΒ
Lilly
LEROY MERLIN
Quest GROUP
IRON MOUNTAIN®
SARMED logistics made perfect

OFFICES

J.P.Morgan
HEMPEL
TMF GROUP
Hines
Quest GROUP
gsk
FrieslandCampina

RETAIL

ΣΚΛΑΒΕΝΙΤΗΣ
ALPHA BANK
Γρηγόρης
Βασιλόπουλος ...και του πουλιού το γάλα!
JD
H&M

HOTELS

hotelBrain™ | Group
THE MODERNIST

72%

OF ANNUALIZED REVENUES FROM TOP 5 TENANTS

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

98,2%
Occupancy rate

99,1%
of annualized income is CPI connected

5,6 YRS
WAULT (Weighted Average Unexpired Lease Term)

Source: Audited Financial Statements as at 30.06.2026 and management information

PIPELINE INVESTMENTS

Remaining committed capex: €12 M

Non-committed investments: €83 M

Logistics Building

Location: Aspropyrgos
Phase:
Pre-cast construction (80%)
Area (sq.m.):
7.829
Total Investment:
€ 7,39 M
Paid until today:
€ 3,73 M
Remaining Cost:
€ 3,66 M
Est. Completion:
Q3 2027

Light Industrial Building

Location:
Acharnes
Phase:
Permitting
Area (sq.m.):
4.600
Total Investment:
€ 7,05 M
Paid until today:
€ 3,6 M
Remaining Cost:
€ 3,45 M
Est. Completion:
Q1 2028

MMW PAROS new hotel

Location:
Naoussa, Paros
Phase:
Construction starts Oct. '26
Area (sq.m.):
1.574
Total Investment:
€ 6,39 M
Paid until today:
€ 2,0 M
Remaining Cost:
€ 4,39 M
Est. Completion:
Q2 2028

AENORA OFFICES

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

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

BriQ PROPERTIES

03.

FINANCIAL RESULTS H1 2026

CONSOLIDATED FS RESULTS H1 2026 BY IFRS, INCLUDING:

- € 6,7 M gain vs. € 2,3 M from fair value adjustments on investment property
- € 80K gain from sale of properties in 2025
- 100% of the Annual Property Tax Expense (ENFIA) € 836K vs € 992K
- € 558 K gain in H1 2026 from fair value adjustment of the Interest Rate Swap (IRS) derivative

BriQ Properties (Group)	H1 2026	H1 2025	Δ (%)
Rental Income	**10,7**	**10,9**	*-2%*
Revaluation profit	**6,7**	**2,3**	*189%*
Profit from sale of properties	-	0,1	n/a
ENFIA & Direct property relating expenses	(1,3)	(1,6)	*16%*
Gross Profit	**16,1**	**11,8**	*37%*
Non property related expenses	(0,8)	(1,2)	*24%*
EBITDA	**15,3**	**10,6**	*44%*
IRS Derivative revaluation profit	0,6	-	*n/a*
Net Financial expenses & depreciation	(1,8)	(3,0)	*40%*
EBT	**14,0**	**7,5**	*86%*
REIC Tax	(0,5)	(0,5)	*16%*
Net profit after tax	**13,6**	**7,0**	*94%*

25% INCREASE IN NET PROFIT DESPITE THE SALE OF 8 PROPERTIES IN 2025

- Rental Income maintained at € 10,7 M from € 10,9 m in H1 2025, despite sale of 8 properties in 2025
- EBITDA (adj.[1]) € 9,1 M from € 9,0 M
- 85% EBITDA (adj.[1]) margin after increasing efficiency (**15% Cost Ratio)**
- **25% increase in Net Profit** (adj.[1]), to € 6,8 M
- 19% increase EPS (adj.[1]), to €0,145 from € 0,122
- F.F.O. up 25% to € 6,1 M from € 4,9 M
- F.F.O. / share up 19% to € 0,131 from € 0,109

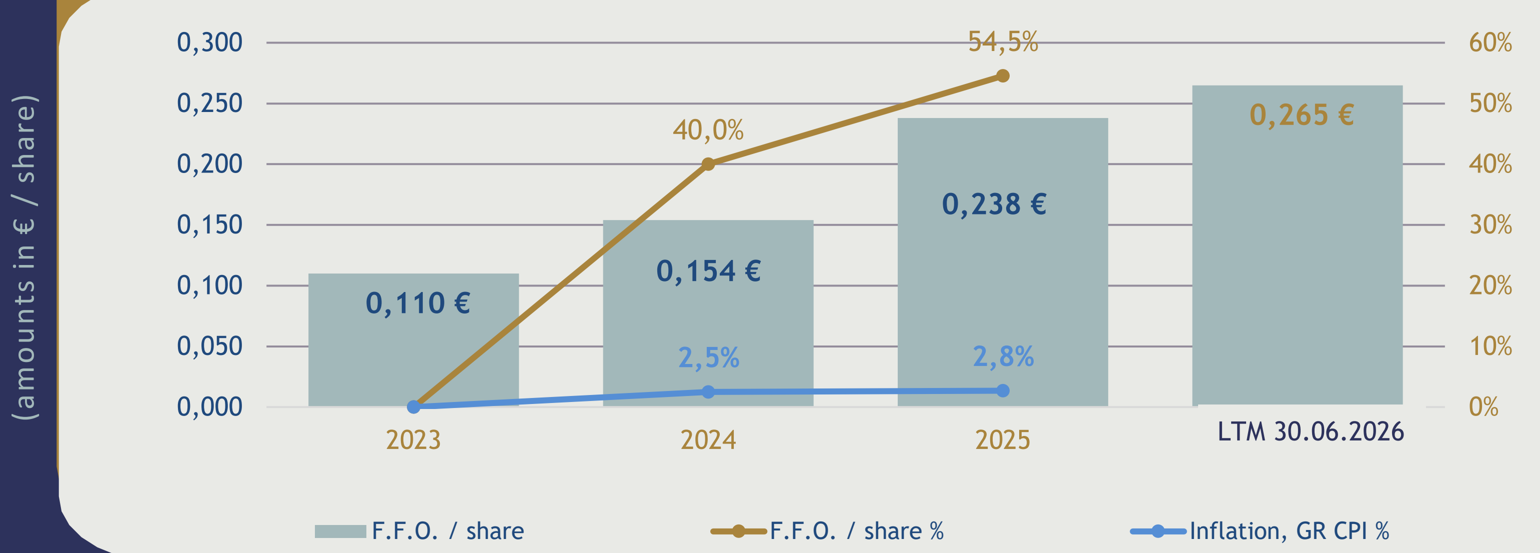
BriQ Properties (Group)	H1 2026	H1 2025	Δ (%)
Rental Income	10,7	10,9	-2%
Revaluation profit	6,7	2,3	
Direct property relating expenses	(0,8)	(0,9)	7%
Adj. Gross Profit	9,9	10,0	-2%
Adj. Gross Profit margin	*93%*	*92%*	
Non property related expenses	(0,8)	(1,0)	22%
Adj. EBITDA	9,1	9,0	1%
Adj. EBITDA margin	*85%*	*83%*	
Net Financial expenses & depreciation	(1,8)	(3,0)	40%
Adj. EBT	7,3	6,0	21%
Adj. EBT margin	*68%*	*55%*	
REIC Tax	(0,5)	(0,5)	16%
Adj. Net profit after tax	6,8	5,5	25%
Adj. Net profit margin	*64%*	*50%*	
Adj. EPS (€)	0,145	0,122	19%
F.F.O. (funds from operations)	6,1	4,9	25%
F.F.O. per Share	0,131	0,109	19%

Notes:
(1) Adjusted numbers do not include profits from revaluations (H1 2026: € 6,7M vs H1 2025: € 2,3M.), profits from revaluation of IRS derivative (H1 2026: € 558K vs H1 2025: 0), profits from assets sales (H1 2025: € 80K) and one-off expenses (H1 2025: € 256K) and are adjusted to the 50% of the annual ENFIA expense
Source: Audited information as at 30.06.2026

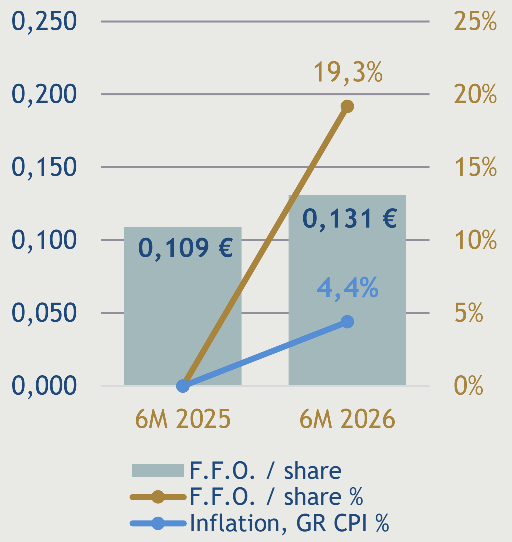
BriQ PROPERTIES

STRONG F.F.O. GROWTH OUTPACING INFLATION

F.F.O. / SHARE



F.F.O. /SHARE 6M 2026 vs 6M 2025



+47% CAGR of FFO/share over the last years (2023-2025) significantly outpacing inflation

+19% 6M growth of FFO/share, significantly outpacing inflation of the same period

Notes:
(1) F.F.O per share is calculated on the weighted average number of shares of each year, excluding treasury shares.

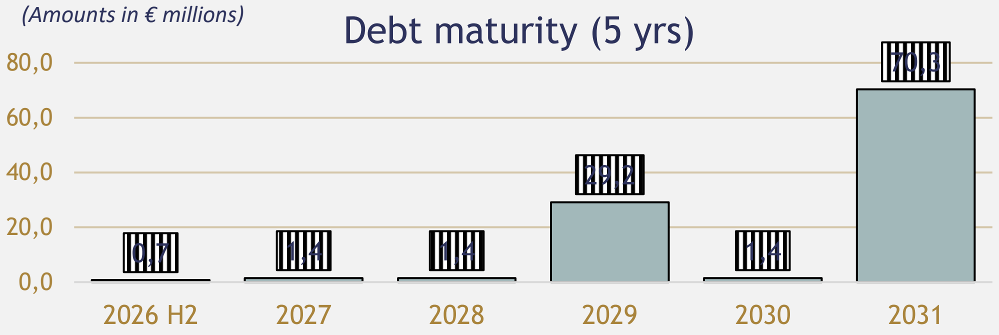
Source: Audited information as at 30.06.2026, Hellenic Statistical Authority (ELSTAT), Consumer Price Index (CPI) — average of monthly year-on-year inflation rates for the reference period.

DEBT REDUCTION AND HEDGING

STRONG CAPITAL STRUCTURE BASED ON PRUDENT LEVERAGE POLICY

DEBT PROFILE - Long maturities

(Amounts in € millions)	30.06.2026	31.12.2025
Debt	106,0	101,9
Cash & Equinalents	4,4	4,3
Gross Asset Value (GAV)	295,8	281,9
LTV (Debt / GAV)	35,8%	36,2%
Net LTV ((Debt-Cash) / GAV)	34,4%	34,6%
Net Debt / EBITDA adj.[1] (x)	5,6x	5,8x
Weighted AVG cost of Debt (WACD)	3,38%	3,8%

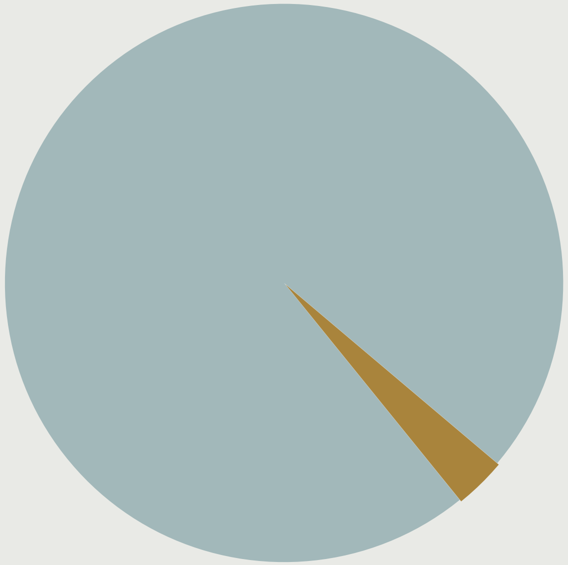


DEBT

€106 M

(30.06.2026)

- 97% fixed interest rate (€ 100M IRS @2,268% & € 3M of RRF Debt @0,35%)
- 3% floating interest rate

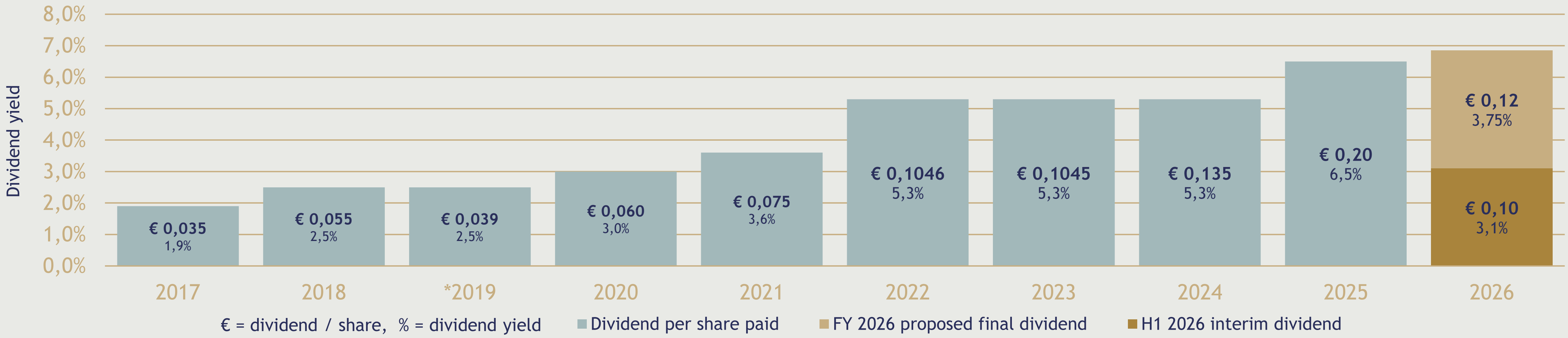


Notes:
(1) Adjusted numbers do not include profits from revaluations, profits from assets sales and other one-off expenses. Adj. EBITDA for FY 2026 is calculated as H1 2026 x 2
Source: Audited information as at 30.06.2026 and management information

INCREASING DIVIDEND PER SHARE

AND H1 2026 INTERIM DIVIDEND

↑22,7% CAGR in dividend per share distributed (2017 – 2026 est.)



Note: Dividend Yield is calculated on Dividend Record Date, for future distributions is calculated on current price per share

- **€ 0,10 Dividend per share for H1 2026 interim dividend**

  +25% per share vs H1 2025 interim dividend of € 0,08 / share

  € 0,10 / share, representing 87% of profits to be distributed

  Dividend will be distributed on 26.11.2026 through the Dividend Reinvestment Program (Scrip Dividend)

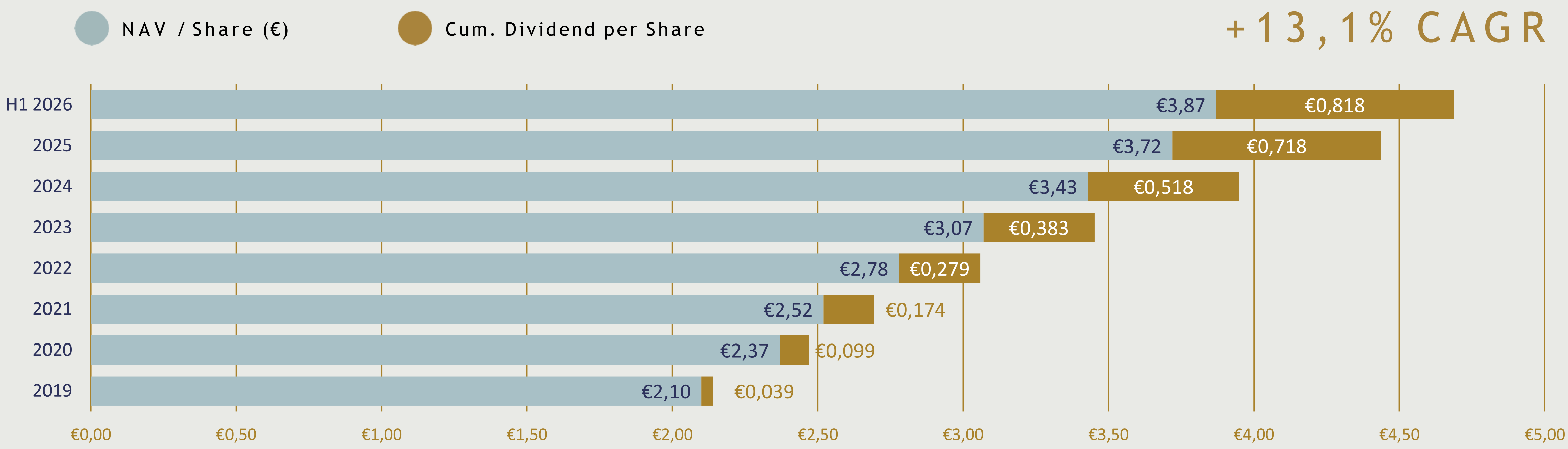
- **Estimated dividend of € 0,22 / share for FY 2026**

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

  +10% vs FY 2025 (€ 0,20 / share)

  6,85% Dividend Yield calculated on current share price € 3,21

INCREASING SHAREHOLDER VALUE



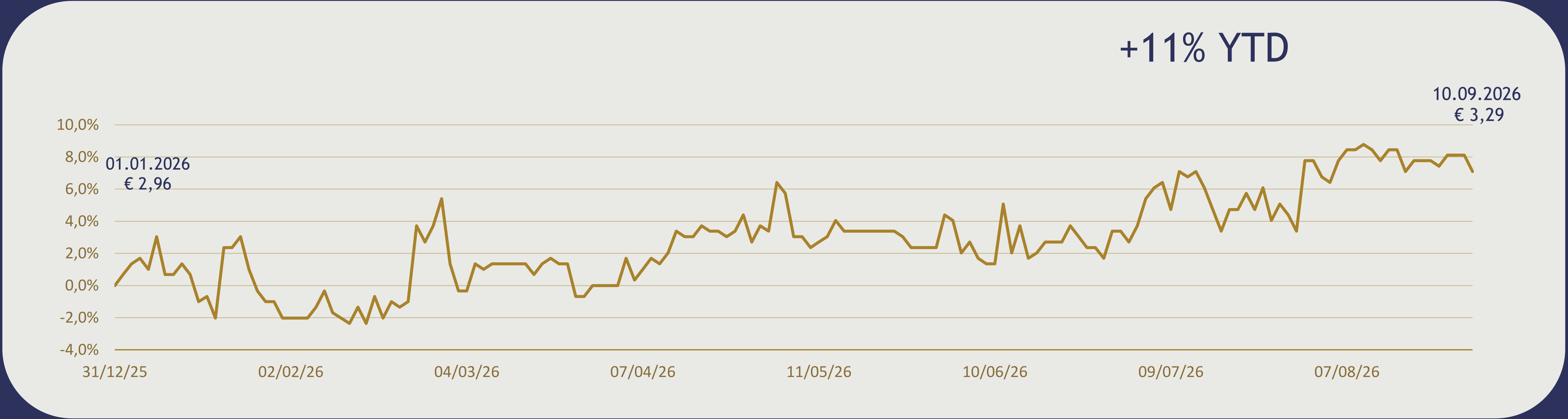
€ 1,77
Increase in NAV/share since 2019 SC

€ 0,818
Comm. Dividend / Share since 2019 SCI

123%
Value creation since 2019 SCI [3]

Notes:
1) *Dividend amount corresponds to the year the profits accrued*
2) *H1 2026 includes € 0,10 / share, interim dividend to be distributed in Q4 2026*
3) *Equal to €2,588 / €2,10 (NAV Increase plus cum. Dividend / share price at 2019 SCI)*
4) *91,8% Value creation on share price (Share Price Increase plus cum. Dividend / share price at 2019 sci)*

OUTSTANDING SHARE PERFORMANCE



11%

Share price increase (01.01 - 10.09.2026)

+38,3% increase in 2025

18,6%

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

04. APPENDICES

CONSOLIDATED INCOME STATEMENT

	Group		Company	
STATEMENT OF COMPREHENSIVE INCOME (Amounts in € 000's)	**From 01.01.2026 to 30.06.2026**	**From 01.01.2025 to 30.06.2025**	**From 01.01.2026 to 30.06.2026**	**From 01.01.2025 to 30.06.2025**
Rental Income	**10.677**	**10.905**	**9.129**	**9.406**
Net gain from fair value adjustments on investment property	6.747	2.335	5.803	1.876
Net gain from disposal of investment property	-	80	-	80
Direct property related expenses	(272)	(355)	(239)	(321)
Property Tax (ENFIA)	(1.050)	(1.214)	(836)	(992)
Employee expenses	(419)	(452)	(419)	(452)
Dividends	-	-	685	470
Other operating expenses	(419)	(651)	(394)	(633)
Depreciation	(42)	(44)	(35)	(37)
Other income / (expenses)	38	(60)	38	(61)
Operating Profit	**15.260**	**10.544**	**13.732**	**9.336**
EBITDA	**15.302**	**10.587**	**13.767**	**9.373**
Adj. EBITDA	**9.080**	**9.036**	**8.382**	**7.913**
Net change in fair value of financial instruments at fair value through profit or loss	558	-	558	-
Interest Income	43	48	42	47
Finance costs	(1.818)	(3.044)	(1.818)	(3.044)
EBT	**14.043**	**7.548**	**12.514**	**6.339**
Adj. EBT	**7.263**	**5.995**	**6.571**	**4.879**
Corporate tax expense	(461)	(546)	(387)	(462)
Net Profit After Tax	**13.582**	**7.002**	**12.127**	**5.877**
Adj. Net Profit After Tax	6.802	5.449	**6.184**	**4.417**

** Source: Published, audited financial statements*

BriQ PROPERTIES

CONSOLIDATED BALANCE SHEET

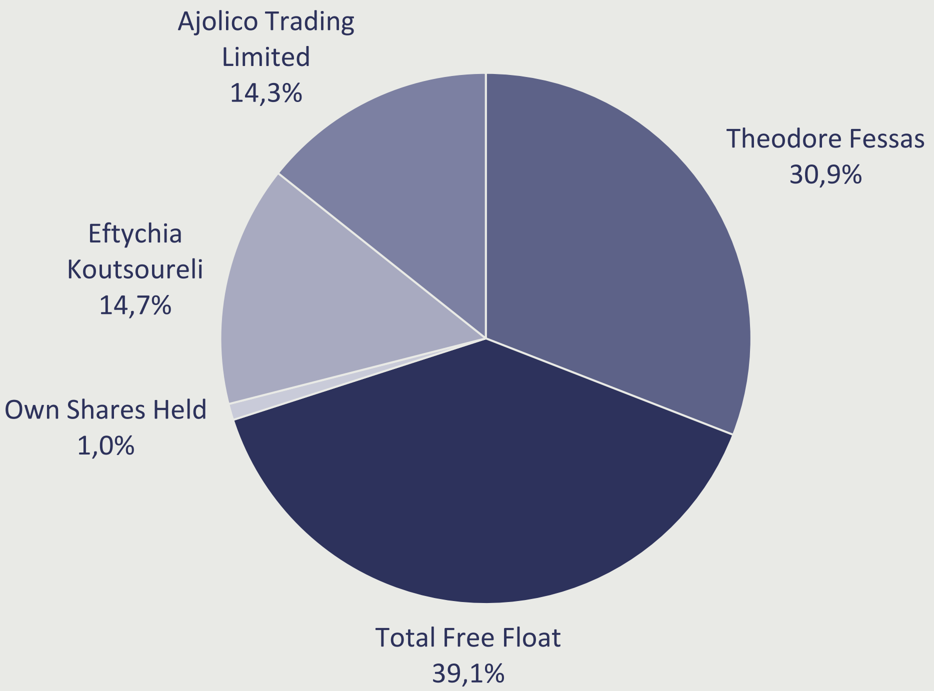
STATEMENT OF FINANCIAL POSITION (Amounts in € 000's)	Group		Company	
	30.06.2026	31.12.2025	30.06.2026	31.12.2025
Investment Property	291.902	277.917	244.339	231.298
Investments in Subsidiaries	-	-	30.828	30.855
Property and equipment	1.386	1.411	1.294	1.312
Intangible assets	6	7	6	7
Trade and other receivables	1.674	1.162	1.156	590
Total Non-current assets	**294.968**	**280.497**	**277.623**	**264.062**
Trade and other receivables	3.383	1.551	2.879	1.117
Derivative financial instruments	-	-	-	-
Cash and cash equivalents	4.351	4.262	3.238	3.669
Held for sale investment properties	2.250	2.340	2.250	2.340
Total Current assets	**9.984**	**8.153**	**8.367**	**7.126**
Total assets	**304.952**	**288.650**	**285.990**	**271.188**
Share capital	101.169	99.015	101.169	99.015
Own shares	(963)	(993)	(963)	(993)
Reserves	6.200	5.241	5.572	4.614
Retained earnings	78.109	70.468	67.926	61.399
Equity attributable to equity holders of the parent 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**
Borrowings	103.879	100.463	103.879	100.463
Retirement benefit obligations	23	22	23	22
Trade and other payables	3.692	2.980	3.691	2.979
Total Non-current liabilities	**107.594**	**103.465**	**107.593**	**103.464**
Trade and other payables	3.122	2.343	2.898	2.273
Current tax liabilities	461	463	387	389
Lease liabilities	21	22	21	22
Borrowings	1.387	1.005	1.387	1.005
Total Current liabilities	**4.991**	**3.833**	**4.693**	**3.689**
Total liabilities	**112.585**	**107.298**	**112.286**	**107.153**
Total shareholders' equity and liabilities	**304.952**	**288.650**	**285.990**	**271.188**

** Source: Published, audited financial statements*

BriQ PROPERTIES

SHAREHOLDING STRUCTURE

SHAREHOLDING STRUCTURE AS 30.06.2026



Ticker	ΜΠΡΙΚ (ATHEX)
ISIN	GRS517003000
Shares outstanding	48.175.778
Share Price (31.08.2026)	3,21 €
Market Capitalization (31.08.2026)	€ 155 M
Statistics	
Average volume of transactions YTD 2026 (no. of shares)	24.714
Average value of transactions YTD 2026 (€)	74.871 €
Turnover ratio* 2026 (% / yrs)	0,05% / 5,3 yrs

FREE FLOAT 39,1%

Private Investors	18,7%
Mutual Funds	13,6%
Social Security Funds	3,4%
Insurance Companies	1,7%
Other Institutionals	1,8%

THANK YOU

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