COMPANY PRESENTATION

BriQ PROPERTIES

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Committed to Excellence

A **solid** present

A **stronger** future

COMMITTED

TO EXCELLENCE

Committed to Excellence | Company milestones

- **Oct 2016**: Company Establishment GAV € 24 m
- **Jul 2017**: Listed on Athens Stock Exchange
- **2018**: Expanded in Tourism RE sector
- **Dec 2019**: SCI of € 50 m through public offering
- **2020**: Expanded in Logistics RE by acquiring 80% of largest logistics 3PL facility in Attica SARMED Warehouses S.A.
- **2021**: Started development of a 44.500 sqm Logistics Center in Aspropyrgos
- **Feb 2023**: Agreement for the Merger by absorption of Intercontinental International REIC (ICI) with € 78 m NAV
- **Feb 2024**: Completion of the first phase of the Merger with the acquisition of 17 properties. GAV post acquisition: € 212 m
- **Dec 2024**: Completion of the Merger with ICI GAV post acquisition: €285 m

€ 283 m
GAV

€ 22 m
GRI [1]

€ 0,22 per share
2025 F.F.O. guidance

40,9%
Net LTV

99,6%
Occupancy Ratio (area)

18,9%
EPRA Cost Ratio

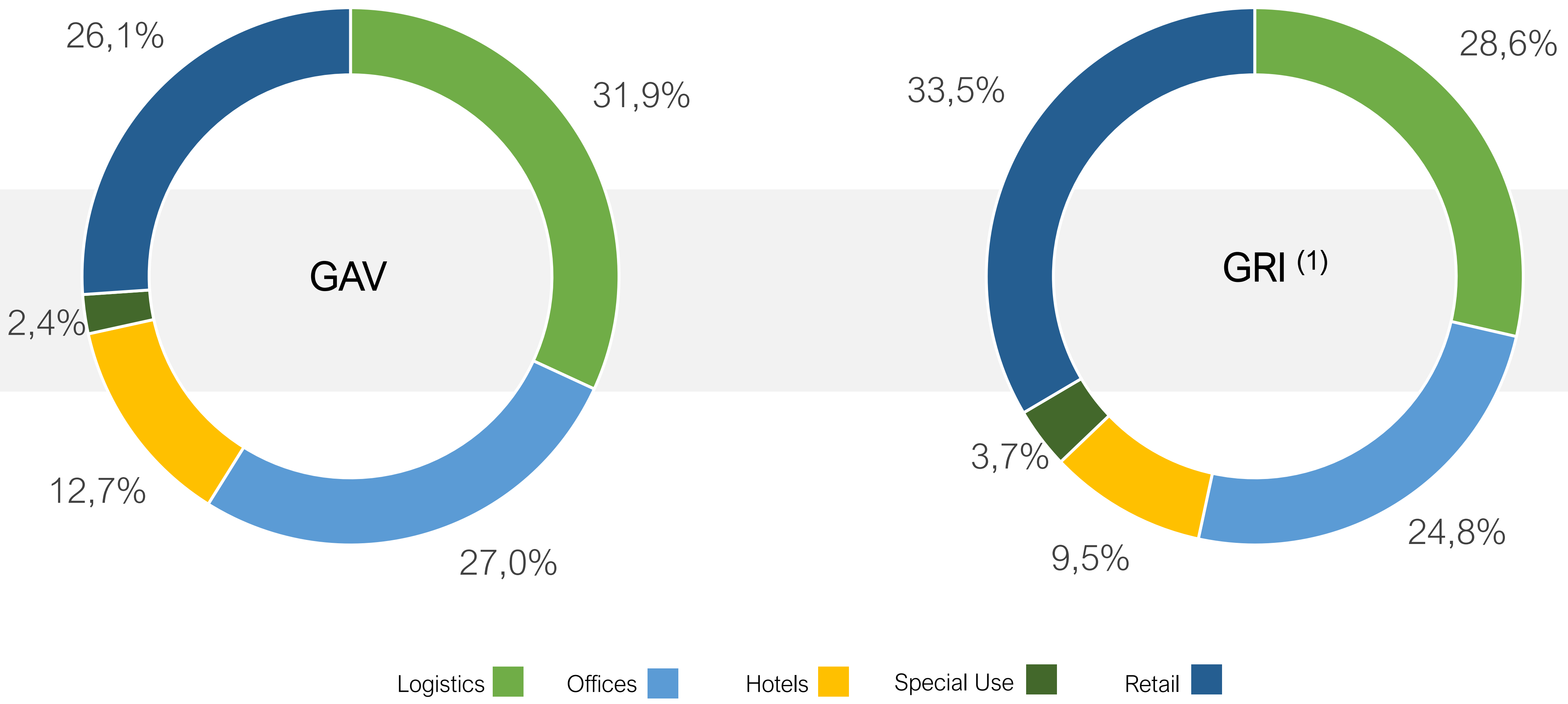
€ 3,51
NAV /share

Listed on Athens Stock Exchange since 2017

Focus on Logistics, Offices and Hotels

Participating in ATHEX ESG Index

[1] Passing gross rental income, annualized as at 30.09.2025



(1) Passing gross rental income, annualized as at 30.09.2025

DISCIPLINED INVESTMENT FRAMEWORK FOCUSED ON ASSETS WITH STRONG FUNDAMENTALS AND LONG-TERM VALUE

Our Investment Focus

- High-quality commercial properties in offices, logistics, hotels and retail
- Core locations, primarily Attica, with selective exposure to Thessaloniki and mature tourist destinations
- Assets with strong fundamentals, upgrade potential and long-term leasing visibility
- Targeted capex for repositioning and to enhance energy efficiency and ESG performance

Drivers of Long-term Value

- Active asset management to strengthen occupancy and rental performance
- Stable and resilient cash flows from reliable long-term tenants
- Prudent capital structure with LTV maintained at 40%-45%
- Selective disposals and capital recycling into higher-return opportunities

A SOLID

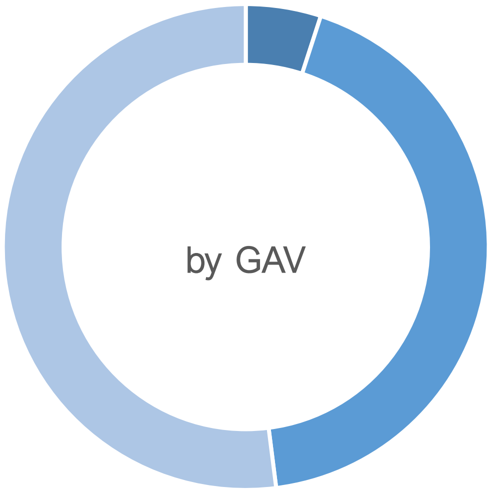
PRESENT

A solid present | Offices

PRIME SPACES OFFERING A WIDE RANGE OF SOLUTIONS TO CLIENTS

sqm	Athens CBD	North Attica	South Attica	TOTAL
In operation	677	14.051	25.590	40.318
Under development			2.393	2.393

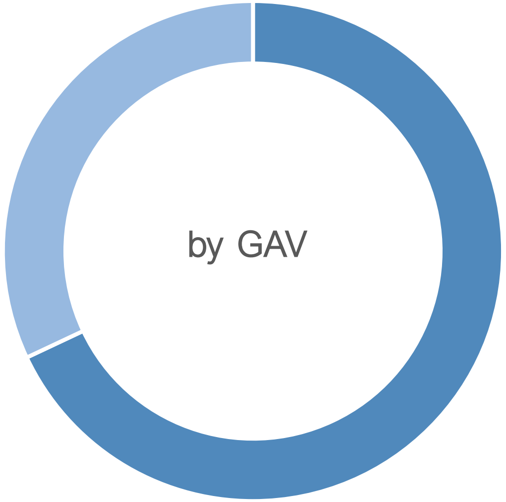
By location



- Prime + CBD: 5%
- North Attica: 43%
- South Attica: 52%

100% Attica

By type of tenancy



- Single-tenant: 68%
- Multi-tenant: 32%

Notes: As of 30.09.2025

A solid present | Selective Offices

18, Nikolaou Zekakou Str., Marousi — FrieslandCampina

266, Kifisias Avenue, Chalandri — J.P.Morgan gsk

3 Mitropoleos Str., Athens — Hines BriQ PROPERTIES

42, Posidonos Av., Kallithea

1, Alamanas & Delphon, Marousi — TMF GROUP

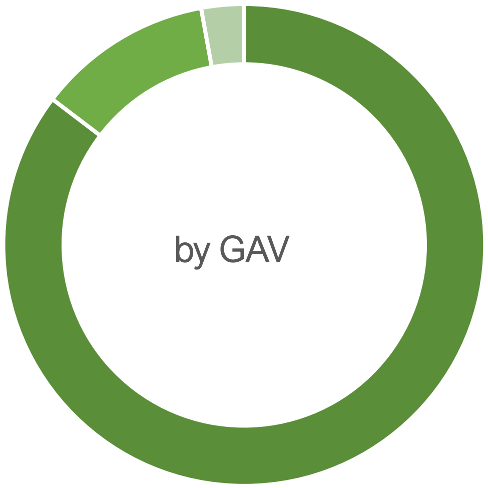
19-23, 25 & 27 Al. Pantou Str., Kallithea — Quest GROUP

A solid present | Logistics

STRONG FOOTPRINT IN THE MAIN LOGISTICS HUBS

sqm	West Attica	North Attica	South Attica-Piraeus	TOTAL
In operation	101.749	3.989	14.077	119.815
Under development	7.829	4.180	-	12.009
Non-Committed	5.108	19.908	-	25.016

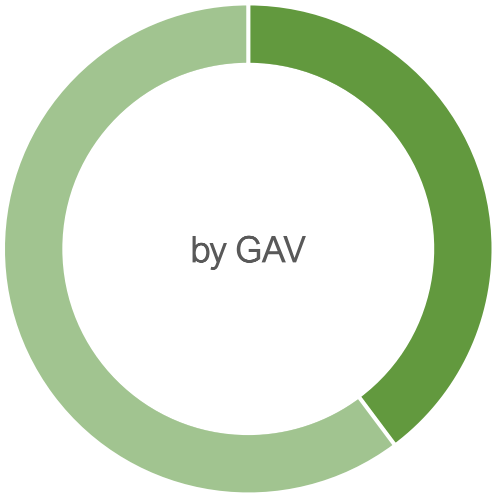
By reach



- West Attica: 85%
- South Attica-Piraeus: 12%
- North Attica: 3%

100% Attica

By tenant type



- 3PL mono-tenant: 40%
- End user: 60%

Notes: As of 30.09.2025

A solid present | BriQ Logistics Park (Aspropyrgos)

52.321 sqm Stock [(1)]

€ 3,3 m GRI [(1)]

€ 37,8 m Capex

Top tier tenants

[(1)] Including building under development (KAD 3)

A solid present | Logistics

Imeros Topos, Aspropyrgos — IRON MOUNTAIN® — Quest GROUP

Tripio Lithari, Mandra — SARMED logistics made perfect

125-127, 123, Kifissou Av., Rentis — LEROY MERLIN

119, Kifissou Av., Rentis — Quest GROUP

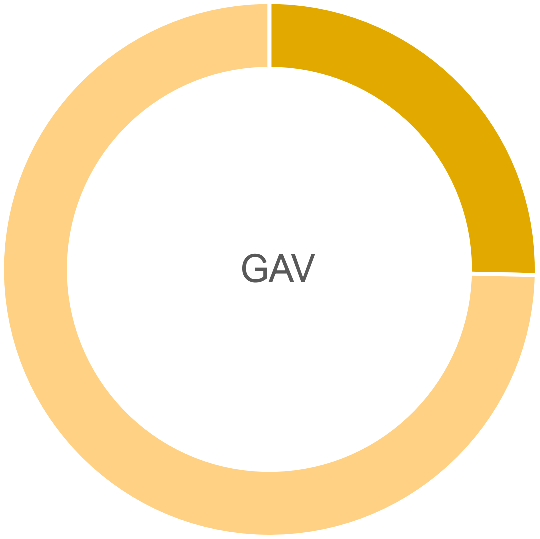
65 Loutrou Str., Acharnes — ΦΑΡΜΑΣΕΡΒ Lilly

A solid present | Hotels

DESTINATION-DRIVEN HOSPITALITY ASSETS WITH STRONG OPERATIONAL FUNDAMENTALS

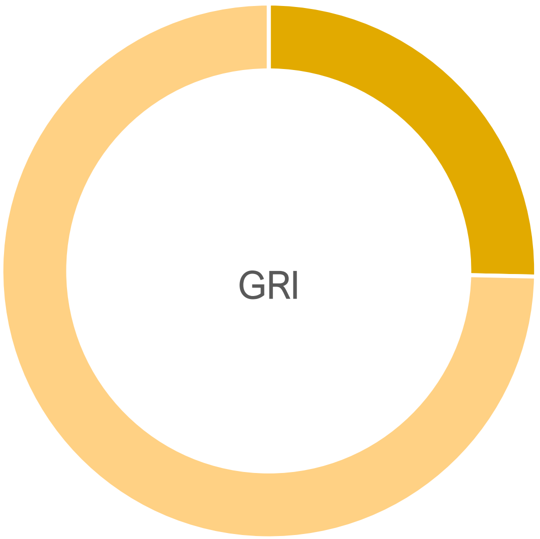
# Rooms / sqm	Attica	Greek Islands	Total
In operation	38 / 1.360	243 / 12.435	281 / 14.065
Conversions & under development	45 / 2.428	85 / 3.754	130 / 6.182
Under negotiation		260 / 16.600	260 / 16.600

By location



Attica: 25%
Greek Islands: 75%

By location



Attica: 25%
Greek Islands: 75%

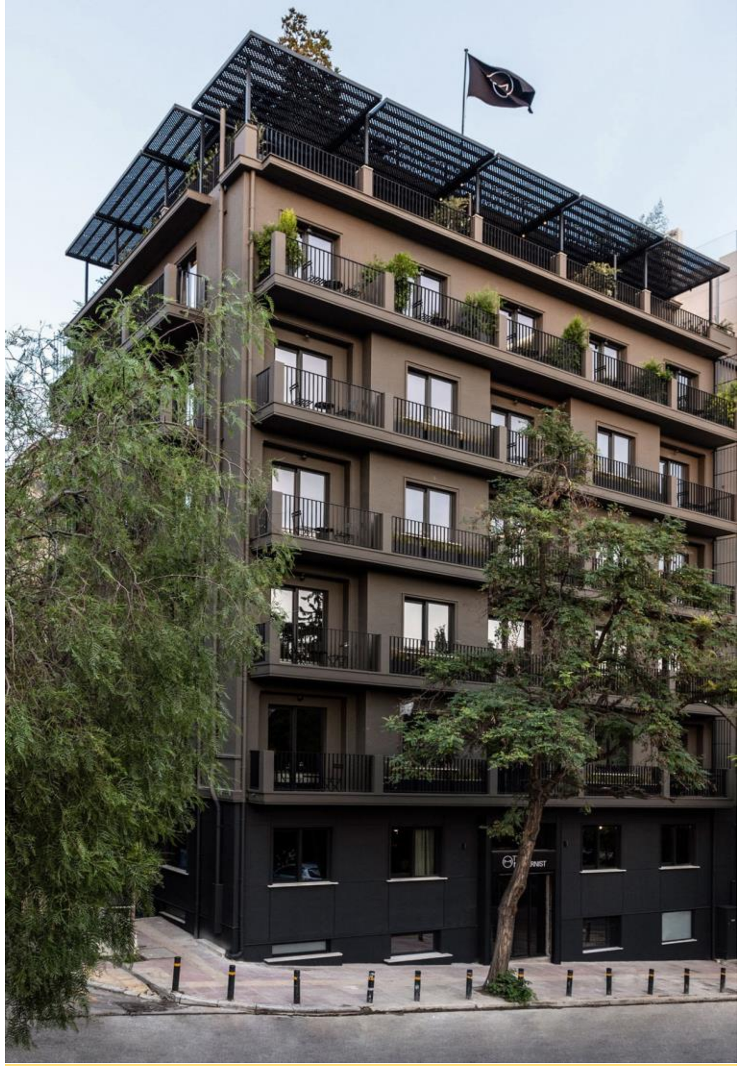
Notes: As of 30.09.2025

A solid present | Hotels

BriQ PROPERTIES

Mr & Mrs White Tinos — hotelBrain | Group

Radisson Resort Plaza Skiathos — hotelBrain | Group



The Modernist Athens — THE MODERNIST

Mr & Mrs White Paros — hotelBrain | Group

Mr & Mrs White Corfu — hotelBrain | Group

BriQ PROPERTIES

Offices

J.P.Morgan
gsk
FrieslandCampina nourishing by nature
TMF GROUP
Hines
Quest GROUP
HEMPEL Trust is earned

Logistics

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

Retail

ALPHA BANK
H&M
JD
ΣΚΛΑΒΕΝΙΤΗΣ
ΑΒ Βασιλόπουλος
Γρηγόρης

Hotels

hotelBrain™ | Group
THE MODERNIST

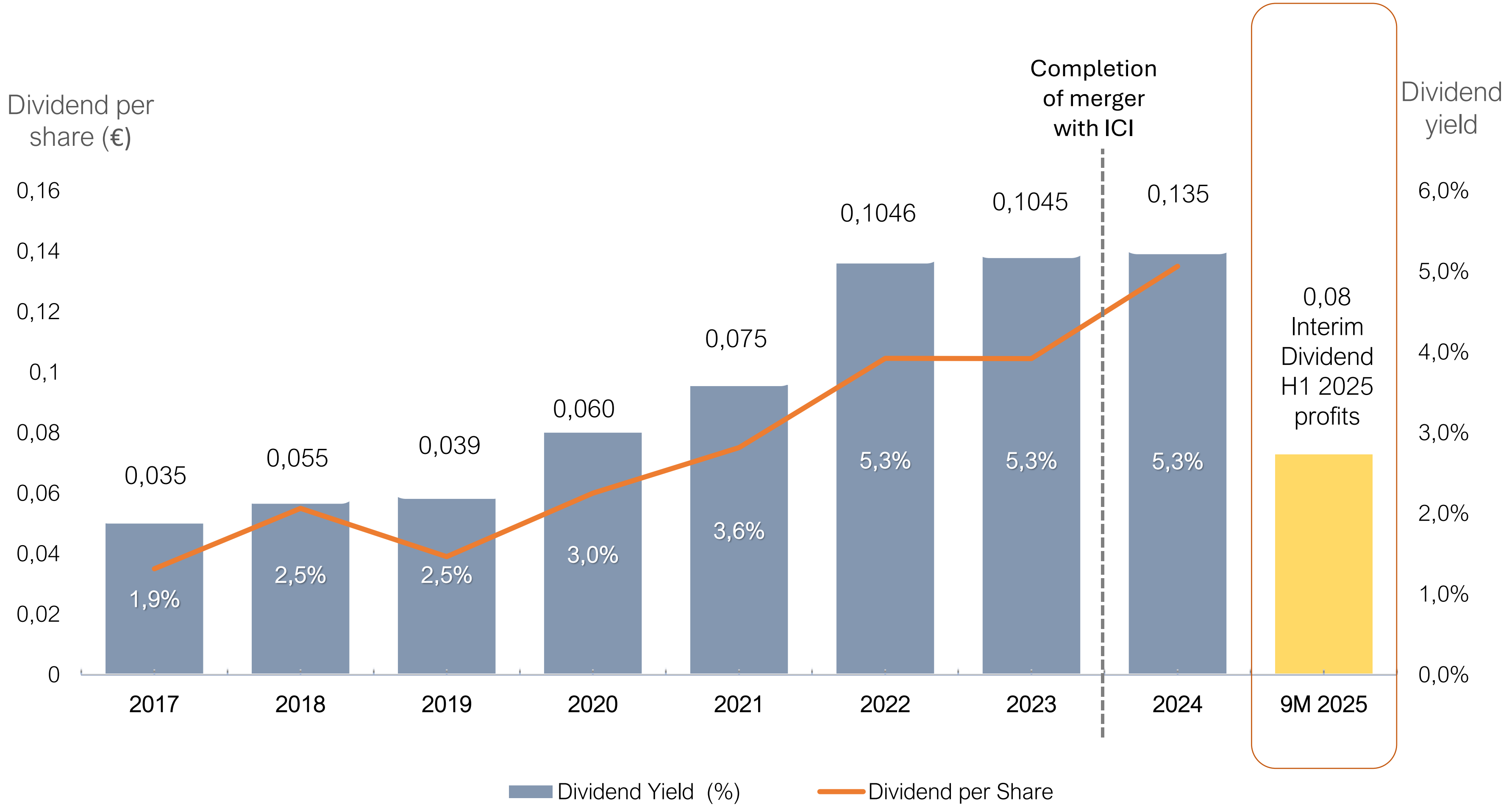
A solid present | Dividend policy

COMMITTED TO DELIVERING HIGH DIVIDEND YIELD TO SHAREHOLDERS

5,3%
min. dividend yield (net)
for the past 3 years

€ 24,3 m
of dividends distributed since listing

€ 0,08 / share
interim dividend from H1 2025 profits

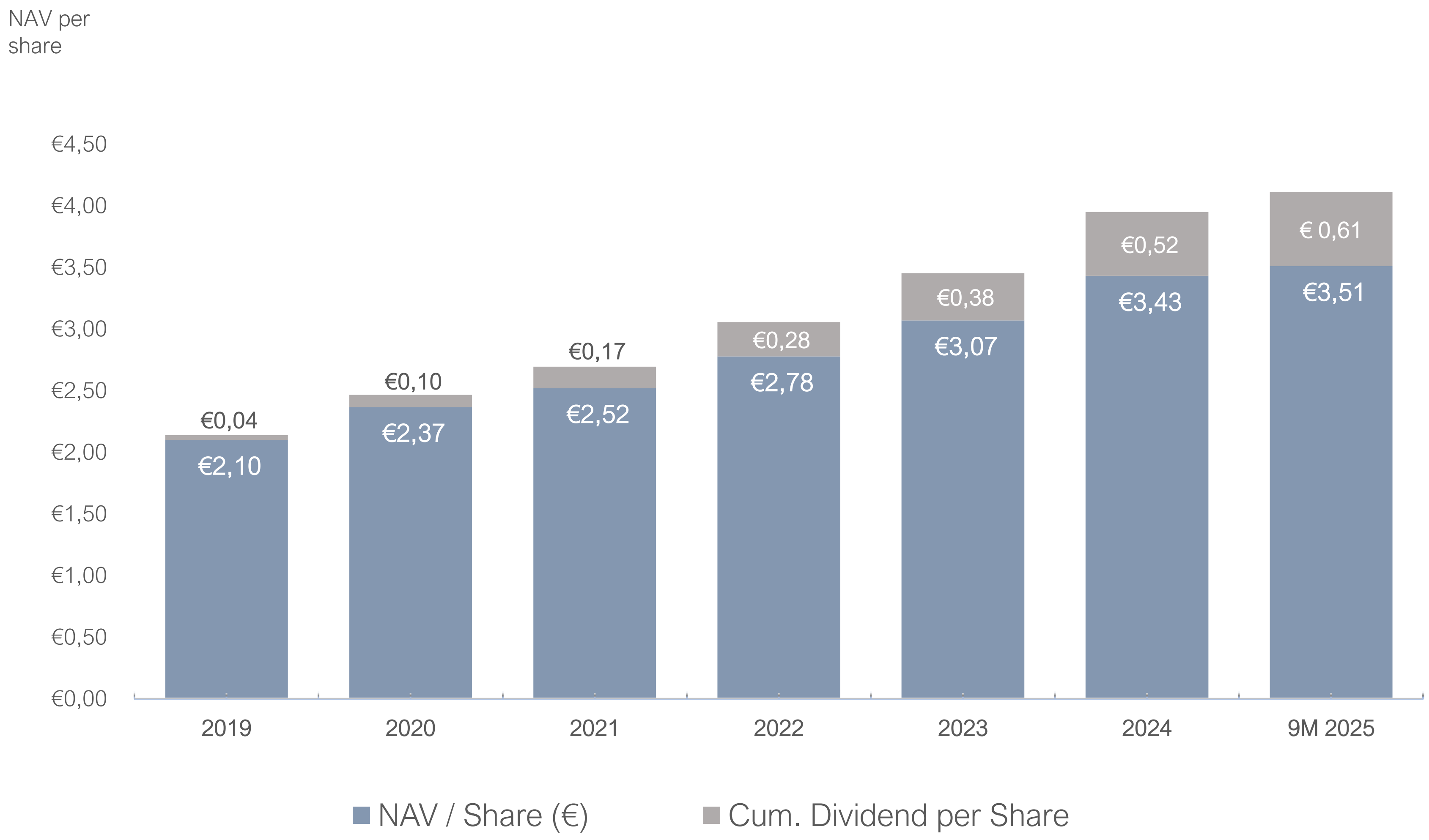


A solid present | Shareholders' return

€ 1,41 / share
increase in NAV/Share since SCI

96%
of value creation since SCI

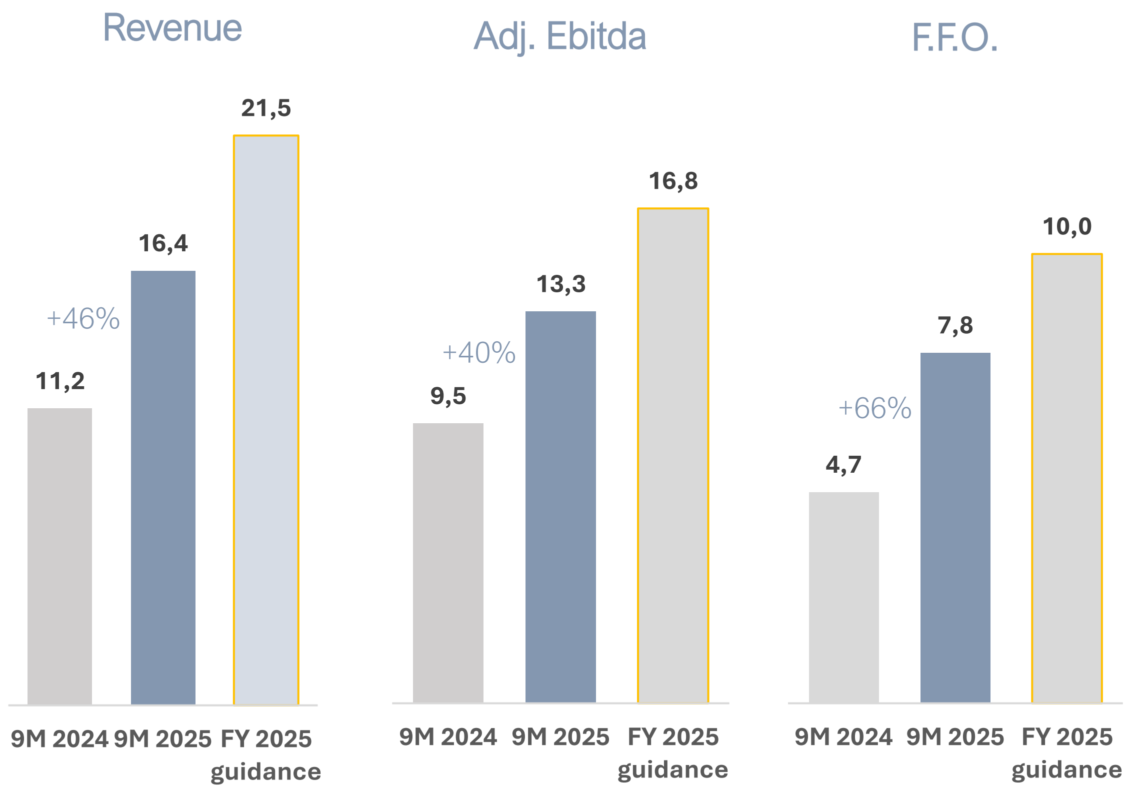
11,8%
CAGR since SCI



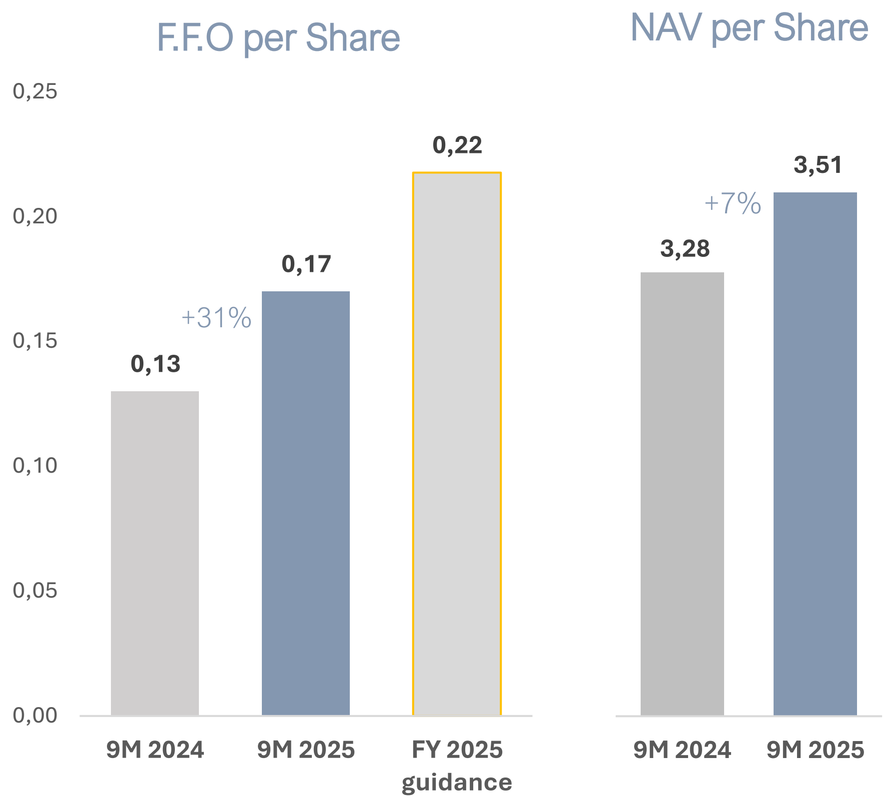
A solid present | 9M Financial Results and FY 2025 guidance

SUSTAINABLE GROWTH IN ALL FINANCIAL METRICS

(amounts in € millions)



(amounts in €)

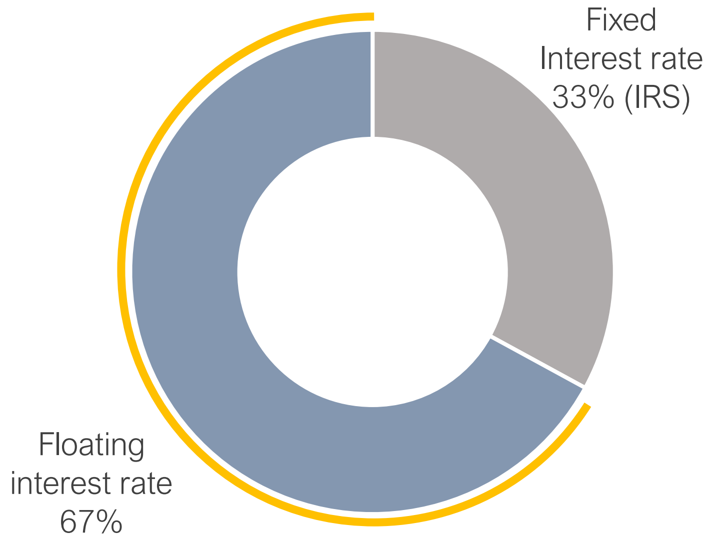


* *Adj. EBITDA does not include profits from revaluations, profits from assets sales and one-off costs*

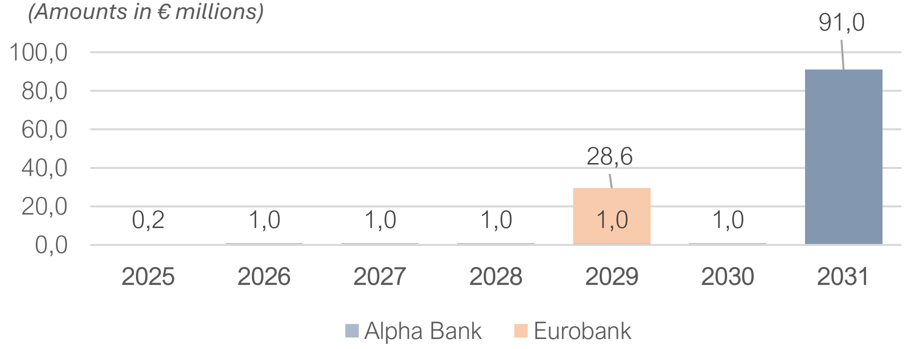
STRONG CAPITAL STRUCTURE BASED ON PRUDENT LEVERAGE POLICY

Amount in millions

	30.09.2025	31.12.2024
Gross Asset Value	282,5	284,8
Cash & equivalents	6,9	7,3
Debt	122,5	128,6
LTV (Debt / GAV)	43,4%	45,2%
Net LTV ((Debt–Cash) / GAV)	40,9%	42,6%
Weighted Average cost of Debt (WACD)	3,3%	5,2%



Debt Profile – Long maturities



AN EXCITING

FUTURE

An exciting future | Non-core divestments

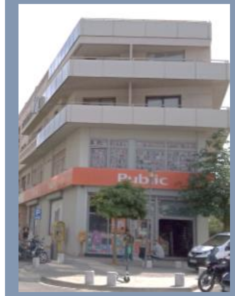
DIVESTMENTS AT PREMIUM VALUATIONS, CREATING VALUE AND STREAMLINING PORTFOLIO

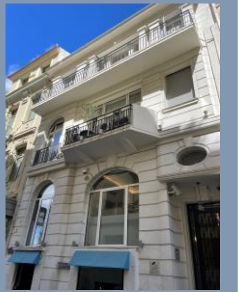
Asset	Class	Acquisition Date	Acquisiton Cost (€ 000´s)	Divestement Date	Sale Price (€ 000´s)	Capital Gains* (€ 000´s)	Capital Return (%)	Holding Period (yrs)
67 Aiolou Str, Athens	Office	12/11/2019	6.561	23/10/2025	9.500	2.939	44,8%	5,9
3 Charitos and 6 Spefsippou Str, Athens (Kolonaki)	Office	31/1/2024	2.868	30/7/2025	4.400	1.532	53,4%	1,5
2-4 Mesogion Ave. (12th floor), Athens	Office	18/11/2016	760	13/3/2025	2.085	1.325	174,4%	8,3
2-4 Mesogion Ave. (13th floor), Athens	Office	4/11/2016	928	13/3/2025	2.145	1.217	131,1%	8,4
25 Martiou & Eth. Dodekanisiou, Rhodes Island	Retail	29/10/2019	793	23/10/2023	1.000	207	26,1%	4,0
8 Giamboudaki Str., Rethymno, Crete	Retail	7/2/2020	1.155	11/8/2023	1.350	195	16,9%	3,5
283 Kifissias Ave., Kifissia	Retail	28/11/2017	768	30/11/2021	1.023	255	33,3%	4,0
Total			13.832		21.503	7.671	64,6%**	

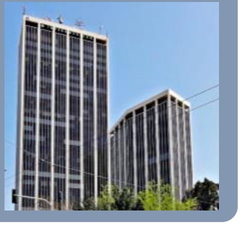
7 Total Divestments

€ 7,7 m Capital Gains

65 % Capital Return**







*Not including rental income
**Weighted average per sale price

ACCRETIVE ACQUISITION PIPELINE

Committed
€ 22 m

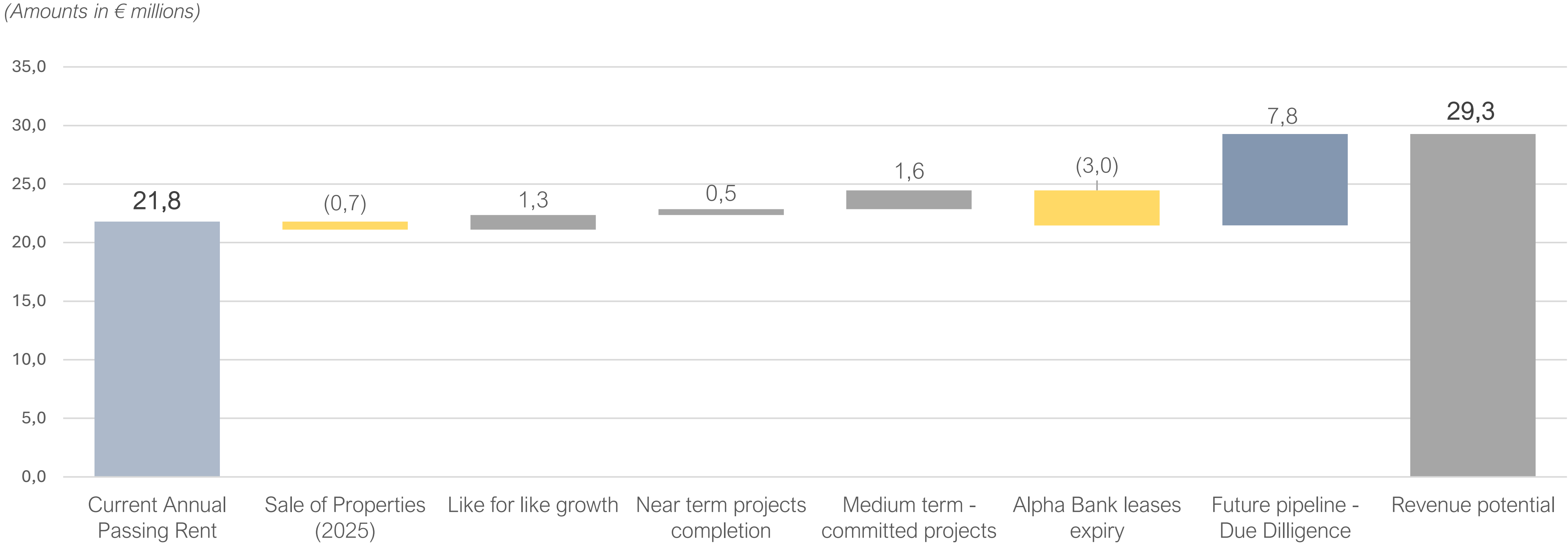
Non-committed
€ 101 m

Total
€ 123 m

Use	Amount of Investment (€ mil.)	2026	2027	2028	Status
Hotels	6,6	1,4	2,6	2,6	Committed
Hotels	72,8	9,2	21,2	42,4	Non-committed
Logistics	11,6	8,9	2,7	0,0	Committed
Logistics/Industrial	21,8	9,1	10,0	2,7	Non-committed
Poseidonos 42	3,6	3,6	0,0	0,0	Committed
Office	6,7	6,7	0,0	0,0	Non-committed
Total committed	21,8	13,9	5,3	2,6	
Total non-committed	101,3	25,0	31,2	45,1	

Committed to Excellence | Rental Growth Potential

ANNUAL PASSING RENT GROWTH POTENTIAL



Projects

7
executed

6
pipeline

Capacity (kWp)

1.490
executed

520
pipeline

 # household (1)
we can supply

596
executed

208
pipeline

Self generation
of clean energy
for up to ***28%***
of the assets'
consumption

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

Appendix

9M Financial Results | Key figures

Significant increase of 80% in Adjusted Net Profit for the 9M 2025

Amounts in € millions

	30.09.2025	30.09.2024	Δ y-o-y
Rental Income	16,4	11,2	46%
Revaluations	2,3	7,0	
Profits from property sales	1,3	-	
Total operating expenses	3,1	1,7	
Adjusted Ebitda	13,3	9,5	40%
Adjusted Ebitda margin	*81%*	*85%*	
Adj. Earnings Before Taxes	9,1	5,5	65%
Adj. Earnings Before Taxes margin	*55%*	*49%*	
Adjusted Net Profit	**8,3**	**4,6**	**80%**
Adj. Net Profit margin	*51%*	*41%*	
F.F.O.	7,8	4,7	66%

** Adj. numbers do not include profits from revaluations, profits from assets sales and one-off costs*