



# Press Release

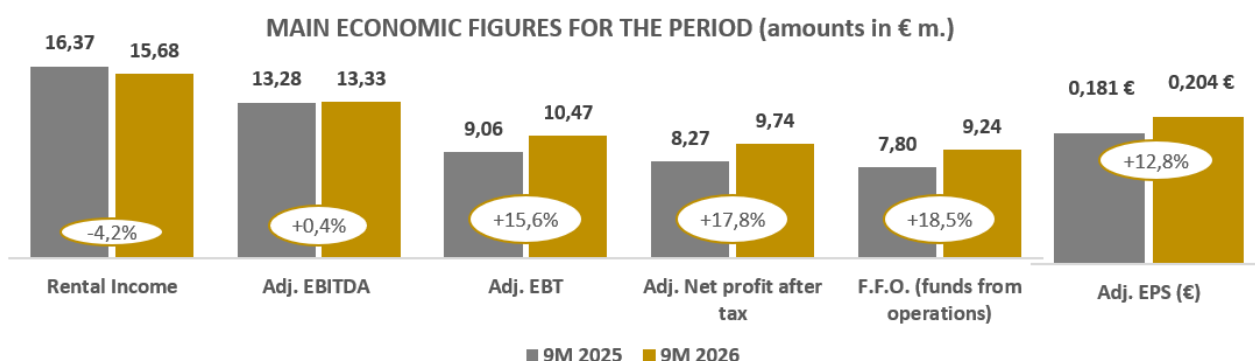
## Financial Results 9 Months 2026

Athens, 20 October 2026

### Adj. Net profit increased by 18% for the nine-month period ended 30<sup>th</sup> September 2026

BriQ Properties R.E.I.C. (the “Company” or the “Group”) announces its financial results for the period 01.01.2026 - 30.09.2026 compared to the figures for the same period last year (01.01.2025-30.09.2025):

- **Rental income decreased at 4,2% to € 15,7M compared to € 16,4M**, due to the reduction in the number of investment properties following the sale of eight (8) properties during 2025.
- Direct real estate-related expenses, including the ENFIA property tax, as well as the Company’s other operating expenses, decreased by 24% and totaled €2,4M, compared to €3,1M.
- As a result of consistent cost management, **Adjusted<sup>1</sup> earnings before interest, tax, depreciation and amortization (Adjusted EBITDA) amounted to €13,3M**, showing a marginal increase of 0,4%.
- **The Company’s operating profit margin (Adjusted EBITDA / Rental Revenue) stood at 85,0%**, with a corresponding **cost-to-revenue ratio of 15,0%**.
- **Adjusted<sup>1</sup> net income after taxes grew by 17,8% to €9,7M** from €8,3M due to lower borrowing costs, as debt obligations totaled €106,7M compared to €122,5M as of September 30, 2025, following the 2025 capital recycling program.
- **Adjusted<sup>1</sup> net earnings per share (Adj. EPS) increased by 12,8% to €0,204 per share**, compared with €0,181 per share.
- **Funds From Operations (F.F.O.) rose by 18,5% to €9,2M**, compared to €7,8M, while F.F.O. per share rose by 14,1% to €0,194 per share, compared to €0,170 per share.



<sup>1</sup> Adjusted figures exclude gains from the fair value adjustment of investment property of €6,7 mn (9M 2025: €2,3 mn), gains from the sale of investment property (9M 2025: €1,3 mn), non-recurring property sale expenses and merger-related expenses (9M 2025: €244 k), gains from the valuation of financial instruments (Interest Rate Swaps – IRS) amounting to €2,9 mn (9M 2025: 0), and include 75% of the annual ENFIA liability corresponding to the relevant nine-month period.

Regarding the Group's balance sheet as at 30.09.2026 compared to 31.12.2025, the following key figures are presented:

- Total **equity attributable to the Company's shareholders (N.A.V.)** as of 30 September 2026 **increased by 6,6% to €185,2M**, compared to €173,7M as of 31 December 2025, while **N.A.V. per share increased by 4,3% to €3,88**, compared to €3,72.
- Total **borrowings remained at low levels, at €106,7M**, compared to €101,9M as of 31 December 2025, corresponding to an **L.T.V. (Loans / Investment property) of 36,0%** and a Net L.T.V. ((Loans – Cash) / Investment property) of 33,1%, compared to 36,2% and 34,6% respectively as of 31 December 2025.
- The Company is protected against interest rate volatility, as **97,5% of the Company's borrowings as at 30.09.2026 carry a fixed, favourable interest rate**, as a result of Interest Rate Swap (IRS) agreements entered into between October 2025 and February 2026 for a total amount of €100M, and loan agreements of €4,0M disbursed under the RRF. The Company has entered into a total of five (5) bond loans amounting to €21,5M under the RRF, relating to investment plans totaling €29,2M, with 50% of each investment plan financed at a highly favourable fixed interest rate of 0,35%.

### Selected consolidated income statement items and ratios – 9M 2026

(amounts in € M)

| Results for the period                                                                               | 30.09.2026   | 30.09.2025   | Δ%           |
|------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|
| Rental Income                                                                                        | 15,68        | 16,37        | -4,2%        |
| Adjusted <sup>1</sup> earnings before interest, tax, depreciation and amortization (Adjusted EBITDA) | 13,33        | 13,28        | 0,4%         |
| <b>Adjusted<sup>1</sup> EBITDA Margin</b>                                                            | <b>85,0%</b> | <b>81,1%</b> |              |
| <b>Adjusted<sup>1</sup> Cost Ratio</b>                                                               | <b>15,0%</b> | <b>18,9%</b> |              |
| Adjusted <sup>1</sup> Profit before tax (Adjusted EBT)                                               | 10,47        | 9,06         | 15,6%        |
| Adjusted <sup>1</sup> Net profit                                                                     | 9,74         | 8,27         | 17,8%        |
| <b>Adjusted<sup>1</sup> Net profit Margin</b>                                                        | <b>62,1%</b> | <b>50,5%</b> |              |
| Adjusted <sup>1</sup> Net Earnings/share (EPS) (€) <sup>2</sup>                                      | 0,204        | 0,181        | 12,8%        |
| Funds From Operations (F.F.O.)                                                                       | 9,24         | 7,80         | 18,5%        |
| <b>F.F.O / share (€)<sup>2</sup></b>                                                                 | <b>0,194</b> | <b>0,170</b> | <b>14,1%</b> |

<sup>1</sup> Adjusted figures exclude gains from the fair value adjustment of investment property of €6,7 mn (9M 2025: €2,3 mn), gains from the sale of investment property (9M 2025: €1,3 mn), non-recurring property sale expenses and merger-related expenses (9M 2025: €244 k), gains from the valuation of financial instruments (Interest Rate Swaps – IRS) amounting to €2,9 mn (9M2025: 0), and include 75% of the annual ENFIA liability corresponding to the relevant nine-month period

<sup>2</sup> Calculated based on the weighted average number of ordinary shares outstanding during the period, excluding treasury shares.



## Selected consolidated statement of financial position items and ratios as at 30 September 2026

(amounts in € M)

| Key balance sheet items and ratios                                | 30.09.2026 | 31.12.2025 | Δ%     |
|-------------------------------------------------------------------|------------|------------|--------|
| Cash and cash equivalents                                         | 8,6        | 4,3        | 100,0% |
| Borrowings                                                        | 106,7      | 101,9      | 4,7%   |
| Borrowings / Total value of properties (L.T.V.)                   | 36,0%      | 36,2%      |        |
| Borrowings less cash / Total value of properties (Net L.T.V.)     | 33,1%      | 34,6%      |        |
| Total equity attributable to the Company's shareholders (N.A.V.)  | 185,2      | 173,7      | 6,6%   |
| Net Asset Value per share (N.A.V./share) (€/share) <sup>(2)</sup> | 3,88       | 3,72       | 4,3%   |

### Outlook for 2026

The Company's Management, taking into account the results for the first nine months, estimates that rental revenue for fiscal year 2026 will amount to €21M and that net distributable profits will be higher than in 2025, offering the potential for an increased dividend to shareholders.

**Note:** This flash note is based on unaudited financial data for the period ended September 30, 2026, and is provided solely for general informational purposes. The data, estimates, and forward-looking statements are based on management's current assumptions and expectations, which may change due to external factors or market developments.

