

## **Press Release**

### **Increase in revenue by 46% for the first semester of 2021**

BriQ Properties R.E.I.C. (the "Company" and the "Group") announces that according to the consolidated financial statements for first semester of 2021, the rental income of the Group amounted to € 2.574k compared to € 1.766k for the respective last year period, recording an increase of 46%. This increase was achieved despite the decrease in revenues by € 951k in the first semester of 2021 due to the measures imposed due to COVID-19, while the corresponding decrease in the first half of 2020 was significantly lower (€ 374k). The increase of revenues by 46% was mainly driven by the incorporation of revenue from new investments in logistics in the previous twelve-month period.

The significant shift of the Company's portfolio in the logistics sector is proved by the fact that the value of the portfolio on 30.06.2021 was distributed by 47% in logistics, 30% offices, 17% hotels and 6% other uses while on 30.06.2020 the distribution was 44% offices, 27% hotels, 14% logistics and 15% other uses.

The Group achieved an increase in its financial performance metrics compared to the respective last year period, in particular:

- On June 30<sup>st</sup>, 2021, Group's portfolio consisted of 28 properties with total value of € 114.244 thousand compared to properties with total value of € 106.001 thousand on 31.12.2010 and properties with total value of € 71.665 on 30.06.2020.
- During the first semester of 2021, the Company proceeded to new investments totaling € 6.151 thousand, of which € 2.146 thousand related to the purchase of an office building in Piraeus, € 1.054 thousand related to the acquisition of land in its area Aspropyrgos and € 2.950 thousand related to construction of a warehouse and distribution in Aspropyrgos, Attica.
- Adjusted<sup>(1)(2)</sup> EBITDA (Earnings before interest, taxes, depreciation & amortization) increased by 44,3% to € 1.661 thousand compared to € 1.152 for the respective last year period.
- Adjusted<sup>(1)(2)</sup> EBT (Earnings before taxes) increased by 62% to € 1.310 thousand compared to € 809 for the respective last year period.
- Adjusted<sup>(1)</sup> Net Earnings after taxes increased by 64,2% to € 1.253 thousand compared to € 763 for the respective last year period.

Cash and cash equivalents on June 30, 2021, amounted to € 3.358 thousand compared to € 2.067 thousand on December 31, 2020.

As of June 30, 2021, the Group's loan obligations amounted to € 26.232 thousand compared to € 18.313 thousand as of December 31, 2020.

The Company on June 30, 2021 held a total of 358.618 own shares valued at 753 thousand with an acquisition value of € 624 thousand. The own shares held correspond to 1,00% of the Company's share capital.

The main financial data and key ratios are included in the following tables:

P&L (amounts in € 000's)	01.01-30.06.2021	01.01-30.06.2020	%
Rental Income	2.574	1.766	45,7%
EBITDA (Earnings before interest, taxes, depreciation & amortization)	3.421	1.462	134,0%
Adjust. EBITDA (excl. revaluation profit and non-recurring expenses) <sup>(1)(2)</sup>	1.661	1.152	44,2%
EBT (Earnings before taxes)	3.070	1.119	174%
Adjusted EBT (Earnings before taxes) <sup>(1)</sup>	1.310	809	62,0%
Net profit after tax	3.013	1.073	181%
Adjusted Net profit after tax <sup>(1)</sup>	1.253	763	64,3%

*(1) Excluding profit from fair value revaluations on investment properties*

*(2) Includes property tax (ENFIA) adjustments as results of first semester include the 100% of the annual ENFIA provision.*

Key Ratios	30.06.2021	31.12.2020
Loan-to-Value (Debt / Properties)	23,0%	17,2%
Net Loan-to-Value ((Debt-Cash)/Properties)	20,0%	15,3%
Total equity corresponding to shareholders of the Company (NAV)	84.282	84.016
Net Asset Value per share (N.A.V. / share)	€ 2,38	€ 2,37

The Management of the Company will present the Financial Results for the semester that ended on June 30th, 2021, through telephone conference, on Monday, September 24, 2021, at 14:00 Greek time.

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*The interim condensed consolidated financial statements for the first semester ended on June 30 2021 will be posted on the website of the Athens Stock Exchange ([www.helex.gr](http://www.helex.gr)) and on Company's corporate website ([www.briqproperties.gr](http://www.briqproperties.gr)) on Monday September 27<sup>st</sup>, 2021.*