



# Press Release

## H1 2025 Results

## Increase in profitability post-merger

Athens, 07 August 2025

BriQ Properties R.E.I.C. (the “Company” or the “Group”) announces its key figures for the first half of the 2025 financial year (01.01.2025 – 30.06.2025).

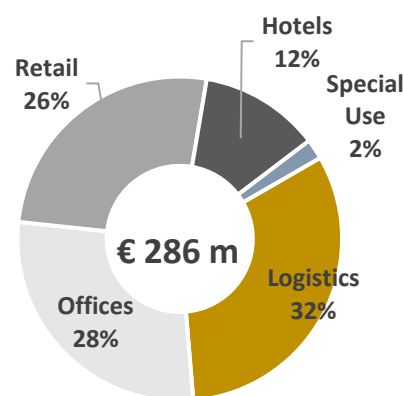
As of 30 June 2025, the Company’s property portfolio included 55 properties with a total value of € 286 million, based on the valuations as of 30.06.2025, compared to € 285 million on 31.12.2024. This change is analysed as follows:

1. On 13 March 2025, the Company proceeded with the sale of two office units, with a total area of 1.406 sq.m., located on the 12th and 13th floors of Building A of the Athens Tower, at 2-4 Mesogeion Avenue in Athens, for a total consideration of € 4,2 million. The total profit from the purchase of the property that took place in January 2024 up to its sale amounts to €1,4 million
2. On 18 March 2025, the Company completed the acquisition of a 1.500 sq.m. land plot in Naousa, Paros, adjacent to Company’s where the “Mr & Mrs White Paros” hotel, for a consideration of € 1,25 million. The Company plans to expand the hotel and increase its capacity.
3. Increase of € 1,5 million due to capital expenditures (Capex) for renovations and development of existing properties.
4. Increase of € 2,3 million from the revaluation of the existing portfolio, based on valuations by independent valuers.

Following the completion of the merger by absorption of Intercontinental International R.E.I.C. (“ICI”), the Company recorded a significant increase across all figures for the first half of 2025, compared to the corresponding period of the previous year, specifically:

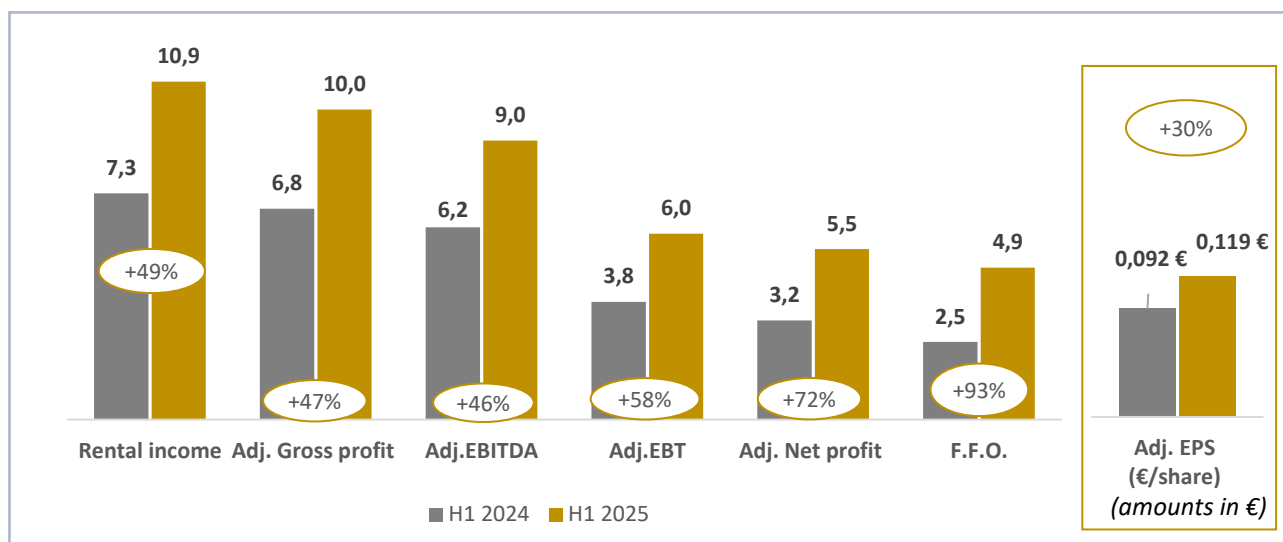
- Rental income increased by 49%, amounting to € 10,9 million, vs to € 7,3 million.
- Adjusted<sup>(1)</sup> earnings before interest, taxes, and depreciation (Adj. EBITDA) increased by 45%, amounting to € 9,0 million, vs to € 6,2 million.
- Adjusted<sup>(1)</sup> earnings before tax (Adj. EBT) increased by 58%, reaching € 6,0 million, vs to € 3,8 million.

GAV (Gross Asset Value) by sector  
(as at 30.06.2025)



- Net profit after tax (under IFRS) amounted to € 7,0 million, compared to € 10,2 million, which included € 2,3 million from property revaluation gains for the first half of 2025, versus € 7,0 million in the corresponding prior-year period.
- Adjusted<sup>(1)</sup> net profit after tax increased by 72%, reaching € 5,5 million, vs to € 3,2 million.
- Adjusted<sup>(1)</sup> net earnings per share increased by 30%, amounting to € 0,1186 per share, vs to € 0,0915 per share.
- Funds from operations (F.F.O.) increased by 93%, reaching € 4,90 million, vs to € 2,54 million.

#### MAIN ECONOMIC FIGURES FOR THE PERIOD (amounts in million €)



Regarding the Group's balance sheet figures as of 30.06.2025 compared to 31.12.2024, the following key figures are presented:

- Cash and cash equivalents amounted to € 7,1 million (31.12.2024: € 7,3 million).
- Total debt decreased to € 124,6 million (31.12.2024: € 128,7 million), corresponding to an LTV of 43,6% and Net LTV of 41,1%.
- Total equity (NAV) attributable to the Company's shareholders as of 30 June 2025 increased by 2,9%, reaching € 156,9 million compared to € 152,5 million as of 31 December 2024, following dividend distribution of €6,0 million paid on 29.05.2025.
- Net Asset Value per share (NAV/share) remained at € 3,42 (31.12.2024: € 3,43), following dividend distribution of € 0,135 per share paid and increase in number of shares from scrip dividend.

#### SHARE OVERVIEW (Ticker: "ΜΠΡΙΚ")



1. Excludes gains from (i) property revaluations, (ii) property sales, (iii) valuation of financial instruments, non-recurring disposal expenses, and (iv) non-recurring merger-related expenses with Intercontinental International REIC. Includes adjustment of ENFIA (Greek property tax) to 50% of the annual amount.

## SELECTED DATA OF THE CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE 6-MONTH PERIOD 2025 (1.1 - 30.6.2025)

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

(amounts in € millions)

	30.06.2025	30.06.2024	D (%)
Rental Income	10,9	7,3	49%
Adjusted <sup>(1)</sup> Gross profit	10,0	6,8	47%
Adjusted <sup>(1)</sup> EBITDA	9,0	6,2	46%
Adjusted <sup>(1)</sup> EBT (Earnings before taxes)	6,0	3,8	58%
Adjusted <sup>(1)</sup> Net profit after tax	5,5	3,2	72%
Net profit after tax	7,0	10,2	-31%
F.F.O. Funds from Operations	4,9	2,5	93%
Adjusted <sup>(1)</sup> EPS (€ per share)	0,119	0,092	30%

## SELECTED DATA OF THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION AND INDICATORS FOR THE 6-MONTH PERIOD 2025 (1.1 - 30.6.2025)

(amounts in € millions)

	30.06.2025	31.12.2024
Cash	7,1	7,3
Debt Obligations	124,6	128,7
Loan-to-Value (Debt / Properties)	43,6%	45,2%
Net Loan-to-Value ((Debt-Cash)/Properties)	41,1%	42,6%
Net Asset Value corresponding to shareholders of the Company (N.A.V.)	156,9	152,5
Net Asset Value per share (N.A.V. / share)	3,42	3,43

- (1) Excludes gains from (i) property revaluations, (ii) property sales, (iii) valuation of financial instruments, non-recurring disposal expenses, and (iv) non-recurring merger-related expenses with Intercontinental International REIC. Includes adjustment of ENFIA (Greek property tax) to 50% of the annual amount.

