



Press Release

9M 2025 Financial Results

Increase of 57% in Earnings per Share

Athens, 30 October 2025

BriQ Properties REIC (the "Company" or the "Group") announces its key figures for the nine-month period ended 30.09.2025 (01.01.2025 – 30.09.2025).

A. Real estate portfolio

On September 30, 2025, the Company's real estate portfolio included **54 properties with a fair value of € 283 million**, compared to 57 properties with a fair value of € 285 million on 31.12.2024. During the first nine months of 2025, the Company sold three (3) properties, two office floors in Athens Tower at Mesogeion Avenue 2-4 and an office building at Haritos 3 in Kolonaki. The above sales generated total capital gains in relation to the acquisition value of the said properties of € 4,0 million, of which € 1,3 million. are recorded in the fiscal year 2025.

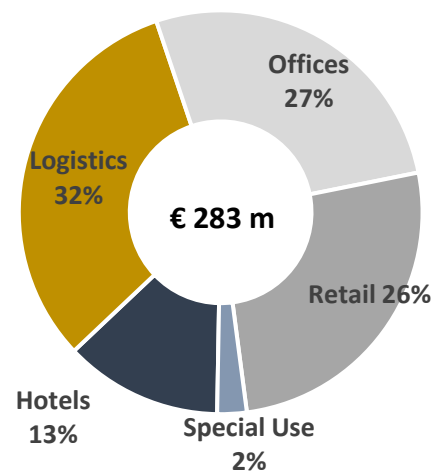
The real estate sales are made in the context of the restructuring of the Company's portfolio, generating capital gains to shareholders, while at the same time the Company invests in sectors that offer high returns mainly through new real estate acquisitions and developments.

B. Key financial figures

Due to the merger by absorption of Intercontinental International REIC ("ICI"), the Company recorded a significant increase in all its figures during the first nine months of 2025, compared to the corresponding period of the previous year, more specifically:

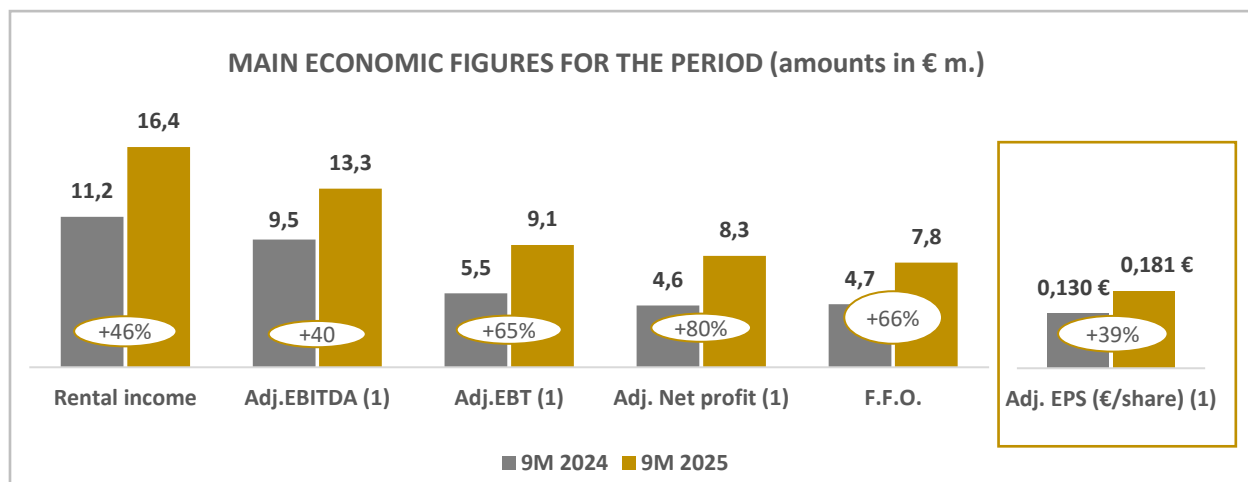
1. **Rental income increased by 46% to € 16,4 m.**, compared to € 11,2 m.
2. Earnings before interest, taxes, depreciation and amortization (EBITDA) excluding earnings from the revaluation of real estate increased by 53% and amounted to € 14,4 m., compared to € 9,4 m., while adjusted¹ earnings before interest, taxes, depreciation and amortization (**Adj. EBITDA**) **increased by 40% and amounted to € 13,3 m.**, compared to € 9,5 m.
1. Earnings before taxes (EBT), excluding earnings from the revaluation of real estate increased by 88% to € 10,2 m, compared to € 5,4 m, while **adjusted¹ earnings before taxes (Adj. EBT) increased by 65% and amounted to € 9,1 m**, compared to € 5,5 m.

Real Estate Portfolio Value
30.09.2025



¹ It does not include profits from real estate revaluation and profits from the sale of real estate and extraordinary – non-organic expenses.

2. Net profit after tax excluding gains from the revaluation of real estate increased by 104% and amounted to € 9,4 m, compared to € 4,6 m, while **adjusted¹ net profit after tax increased by 80% and amounted to € 8,3 m** compared to € 4,6 m.
1. **Net earnings per share excluding earnings from the revaluation of real estate increased by 57% to € 0,204/share**, compared to € 0,130/share, while **adjusted¹ net earnings per share increased by 39% to € 0,181/share**, compared to € 0,130/share.
2. **Funds from operating activities (F.F.O.) increased by 66% and amounted to € 7,8 m**, compared to € 4,7 m.



Regarding the Group's balance sheet data as of 30.09.2025 compared to 31.12.2024, the following key figures are presented:

1. Cash amounted to € 6,9 m. (31.12.2024: € 7.3 m)
2. Loan Balance decreased to € 122,5 m. (31.12.2024: €128,7 m) corresponding to LTV 43,1% and Net LTV 40,7%.
3. The total equity (NAV) corresponding to shareholders of the Company on September 30, 2025, increased by 5,9% and amounted to € 161,5 m. (31.12.2024: € 152,5 m) after the distribution of a dividend of € 6,0 m. paid on 29.05.2025.
4. Net asset value per share (NAV/share) amounted to €3,51 (31.12.2024: €3,43), taking into account the dividend distribution of € 0,135 / share paid on 29.05.2025 as well as the increase in the number of shares from the scrip dividend.



¹ It does not include profits from real estate revaluation and profits from the sale of real estate and extraordinary – non-organic expenses.

**SELECTED DATA OF THE CONSOLIDATED STATEMENT OF RESULTS FOR THE NINE MONTHS ENDED
30.09.2025**

(amounts in millions €)

	30.09.2025	30.09.2024	Δ%
Rental income	16,4	11,2	46%
Adjusted ¹ Gross Profit	14,7	10,3	43%
Adjusted ¹ earnings before interest, taxes, depreciation and amortization (adj. EBITDA)	13,3	9,5	40%
Adjusted ¹ earnings before tax (adj. EBT)	9,1	5,5	65%
Adjusted ¹ net profit	8,3	4,6	80%
Funds from operating activities (F.F.O.)	7,8	4,7	66%
Adjusted ¹ earnings/ share (EPS) (€)	0,181	0,130	39%

SELECTED CONSOLIDATED FINANCIAL POSITION DATA AND INDICES AS AT 30 SEPTEMBER 2025

(amounts in millions €)

	30.09.2025	31.12.2024
Cash	6,9	7,3
Loan Obligations	122,5	128,7
Loan Obligations / Total Property Value (L.T.V.)	43,1%	45,2%
Loan Obligations minus Cash / Total Property Value (Net L.T.V.)	40,7%	42,6%
Total equity attributable to the Company's shareholders (N.A.V.)	161,5	152,5
Net Asset Value (N.A.V./share) (€ / share)	3,51	3,43

C. Outlook for 2025

The Company's Management, taking into account the results of the nine-month period, estimates that the rental income for the fiscal year 2025 will amount to € 21 – 22 m. and better profit margins and dividend yields are expected for shareholders.

The priority of the Company's Management for the remaining of the fiscal year 2025 is the optimization of the portfolio through sales of non-strategic properties and new investments, mainly through the acquisition and development of real estate in areas that can generate high returns and goodwill prospects.

Disclaimer: This flash note is based on unaudited financial data for the period ended September 30, 2025 and is provided for general information purposes only. Data, estimates and forward-looking statements are based on current assumptions and expectations of the Management, which may change due to external factors or market developments.

¹ It does not include profits from real estate revaluation and profits from the sale of real estate and extraordinary – non-organic expenses.

