



Press Release

FINANCIAL RESULTS 2025

38% increase in revenue and proposal for a higher dividend

Athens, 30 March 2026

BriQ Properties REIC (the “Company” or the “Group”), following the approval by the Board of Directors on 30 March 2026 of the Annual Financial Report for the financial year 2025 and the Statement of Investments as of 31 December 2025, announces its key financial results as follows:

I. Property Portfolio

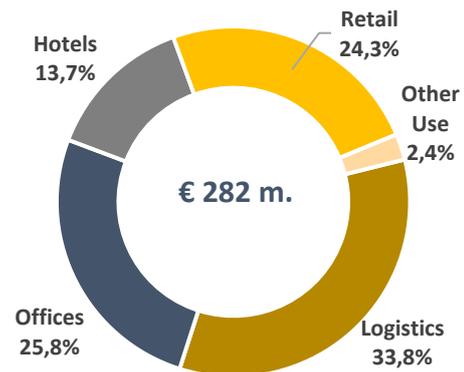
As of 31 December 2025, the Company’s property portfolio comprised **51 properties with a fair value of € 282 million**, compared to 57 properties with a value of € 285 million as of 31 December 2024.

During 2025, the Company **invested € 7 million** in the acquisition of new properties, property developments and upgrades of its portfolio.

At the same time, the Company proceeded with the **sale of eight (8) properties, recording total profits of € 7,7 million**. Profits from sale of properties recognized in 2025 amounted to € 3,6 million, while the remaining € 4,1 million had been recognized in prior periods. The sales were carried out in the context of the Company’s capital recycling strategy, generating capital gains for shareholders, while the Company continues to invest in sectors offering higher returns, primarily through new property developments.

In addition, the Group recorded gains from the revaluation of investment property at fair value for 2025 amounting to € 11,0 million, compared to € 10,5 million in 2024.

Portfolio Value 31.12.2025



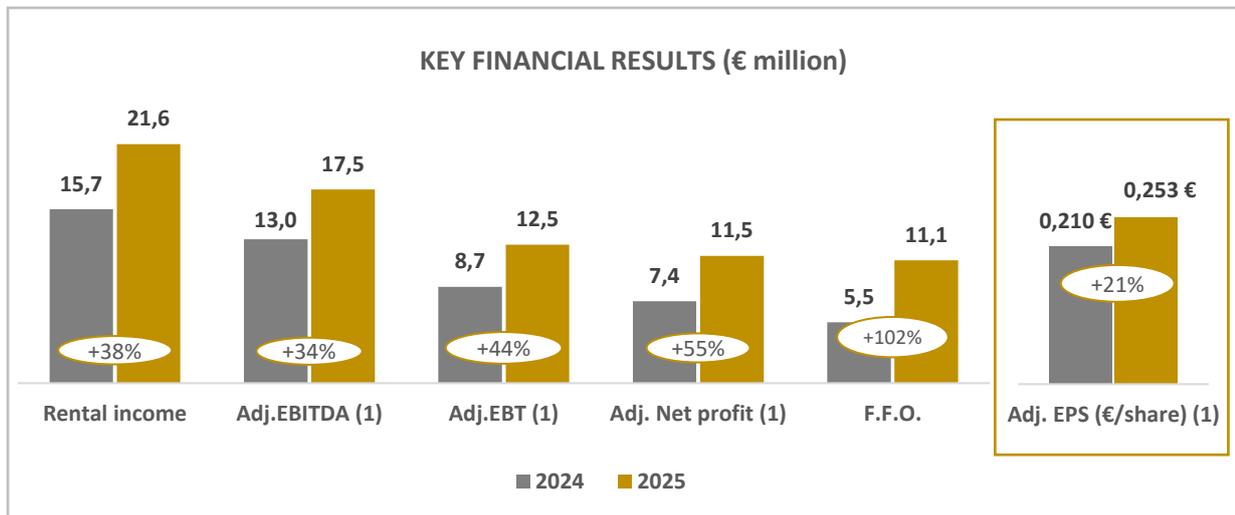
II. Financial Results 2025

The Company recorded a significant increase in revenue and profitability during 2025, as follows:

- **Rental income increased by 38% to € 21,6 million**, compared to € 15,7 million in 2024.
- **Adjusted¹ Earnings Before Interest, Taxes, Depreciation and Amortisation (Adjusted EBITDA) increased by 34% to € 17,5 million**, compared to € 13,0 million in 2024.
- **Adjusted¹ profit before tax increased by 44% to € 12,5 million**, compared to € 8,7 million in the previous year.

¹ Excludes gains from the revaluation of investment property (2025: € 11,0 million vs. 2024: € 10,5 million), gains from property disposals (2025: € 3,6 million vs. 2024: € 0), extraordinary / non-recurring expenses (2025: € 40 thousand vs. 2024: € 63 thousand), and gain from the fair value measurement of ICI’s assets amounting to € 11,4 million in 2024.

- **Adjusted¹ net profit increased by 55% to € 11,5 million**, compared to € 7,4 million in the previous year.
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- **Funds from Operations (FFO) increased by 102% to € 11,1 million**, compared to € 5,5 million in 2024.



The Group's balance sheet as of 31 December 2025, compared to 31 December 2024, is summarized by the following key figures:

- **Total equity (NAV)** attributable to the Company's shareholders as of 31 December 2025 increased by 14% to € 173,7 million, from € 152,5 million as of 31 December 2024.
- **Net Asset Value (NAV)** per share increased by 9% to € 3,72 as of 31 December 2025, compared to € 3,43 as at 31 December 2024.
- **The Group's cash and cash equivalents as of 31 December 2025 amounted to € 4,3 million**, compared to € 7,3 million as of 31 December 2024.
- **Total borrowings decreased to € 101,9 million**, compared to € 128,7 million as at 31 December 2024, corresponding to an **LTV ratio (Loans / Investment Property) of 36,2%** and a **Net LTV ratio ((Loans – Cash and Cash Equivalents) / Investment Property) of 34,6%**, significantly reduced compared to 31 December 2024, when the respective ratios stood at 45,2% and 42,6%.
- **97% of the Company's borrowings** currently bear a fixed interest rate, through interest rate swap (IRS) agreements entered into during the period October 2025 – February 2026, amounting to € 100 million, as well as through loan facilities under the Recovery and Resilience Facility (RRF).

In addition, the total shareholder return for 2025, including a 38,3% increase in the share price and dividends distributed during 2025, amounted to 48,4%.

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III. CONSOLIDATED STATEMENT OF PROFIT OR LOSS – 2025

(amounts in € million)

| | 31.12.2025 | 31.12.2024 | D |
|--|------------|------------|------|
| Rental income | 21,6 | 15,7 | 38% |
| Adjusted ¹ EBITDA | 17,5 | 13,0 | 34% |
| Adjusted ¹ EBT | 12,5 | 8,7 | 44% |
| Adjusted ¹ net profit | 11,5 | 7,4 | 55% |
| Adjusted ¹ earnings per share (EPS) (€) | 0,253 | 0,210 | 21% |
| Funds from Operations (FFO) | 11,1 | 5,5 | 102% |

IV. KEY FIGURES & RATIOS FROM THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(amounts in € million)

| | 31.12.2025 | 31.12.2024 | D |
|---|------------|------------|------|
| Cash and cash equivalents | 4,3 | 7,3 | -41% |
| Total borrowings | 101,9 | 128,7 | -21% |
| Loan-to-Value (LTV) ratio | 36,2% | 45,2% | |
| Net Loan-to-Value (Net LTV) ratio | 34,6% | 42,6% | |
| Total equity attributable to the Company's shareholders (NAV) | 173,7 | 152,5 | 14% |
| Net Asset Value (NAV) per share (€ / share) | 3,72 | 3,43 | 9% |

V. PROPOSED DIVIDEND DISTRIBUTION FROM 2025 RESULTS

Following the approval of the financial results for the year 2025, the Company's Board of Directors has resolved to propose to the Annual General Meeting of shareholders, to be held on Tuesday, 28 April 2026, the distribution of a total dividend from the 2025 profits of € **0,20 per share (net)**, corresponding to a total amount of € 9,3 million, increased by 48% per share compared to the dividend of the previous year (€ 0,135 per share). The proposed dividend corresponds to a **dividend yield of 6,8%**, based on the latest closing share price (30th March 2026: € 2,96).

Following the distribution of an interim dividend of € 0,080 per share (net), pursuant to the resolution of the Company's Board of Directors dated 24 September 2025, the remaining dividend to be distributed amounts to € **0,120 per share (net)**.

The dividend distribution will be implemented through the four-year dividend reinvestment program (2025–2028), as approved by the Annual General Meeting of 29 April 2025, providing beneficiaries with the option, should they so wish, to reinvest all or part of their dividend entitlement in new shares of the Company.

¹ Excludes gains from the revaluation of investment property (2025: € 11,0 million vs. 2024: € 10,5 million), gains from property disposals (2025: € 3,6 million vs. 2024: € 0), extraordinary / non-recurring expenses (2025: € 40 thousand vs. 2024: € 63 thousand), and gain from the fair value measurement of ICI's assets amounting to € 11,4 million in 2024.

VI. OUTLOOK FOR 2026

The Company's strategic priority remains the implementation of its development program, with a focus on projects in Aspropyrgos, Paros and Metamorfofi, which are expected to be completed during the period 2027–2028, as well as on the completion of the construction and leasing of the office property at 42 Poseidonos Avenue in Kallithea within 2026.

At the same time, the Company selectively evaluates new developments and investment opportunities, aiming to further strengthen its portfolio with high-quality properties capable of delivering attractive returns.

In addition, the Company continues to implement energy upgrade initiatives across its portfolio and remains committed to prudent growth, while effectively managing costs and borrowings, with the objective of maintaining a strong financial position and maximising dividend yield for its shareholders.

Within the context of the capital recycling strategy of the Company, the management's initial estimates indicate that revenue and operating profitability in 2026 is expected to remain at the same levels as in 2025.

VII. PUBLICATION & PRESENTATION OF FINANCIAL RESULTS 2025

The annual separate and consolidated financial information for the year ended 31 December 2025, as well as the Statement of Investments as at 31 December 2025, will be published on the website of the Athens Exchange (www.helex.gr) and on the Company's website (www.briqproperties.gr) on Monday, 30 March 2026, after the close of trading of the Athens Exchange.

The Management of BriQ Properties REIC will host a conference call and live webcast on **Tuesday, 31 March 2026, at 15:00 (Greece time)**, via:

A. Live Webcast – online participation via the following link: [Webcast Link](#)

B. Teleconference participation – by dialling one of the following numbers:

Greece: + 30 211 180 2000 ή + 30 210 94 60 800

UK: + 44 (0) 800 368 1063

USA: + 1 516 447 5632

