

Press Release

Athens, 28th March 2022

BriQ Properties's profits doubled in 2021

BriQ Properties AEEAP (the "Group") informs that according to the consolidated financial statements for the year 2021, rental income amounted to € 6.064 thousand compared to € 3.681 thousand last year, marking a significant increase of 65%. This increase is due to the integration of revenues from new investments, mainly in the logistics sector. The Group's rental income for the year 2021 includes a reduction of € 877 thousand due to the measures for Covid-19, compared to a corresponding reduction of € 954 thousand in the year 2020.

The value of the real estate portfolio on 31.12.2021 is distributed by category of real estate as follows: 49% in logistics, 29% in offices, 17% in hotels and 5% in other properties.

During the year 2021, the Group recorded an increase in all its financial figures.

- On December 31st, 2021, Group's portfolio consisted of 27 properties, with total value of € 122.017 thousand compared to 28 properties with total value of € 106.186 thousand on 31.12.2020, (15% increase in value).
- The Group implemented investments of € 12.328 thousand, which included € 7.381 thousand investments in the logistics sector, € 3.234 thousand in the office sector and € 1.455 thousand in the hotel sector.
- Profits from the revaluation on fair value of investments in property amounted to € 4.431 thousand, compared to € 416 thousand in the year 2021. From € 4.431 thousand, an amount of € 2.611 thousand concerns the logistics sector.
- Adjusted⁽¹⁾⁽²⁾ EBITDA (Earnings before interest, taxes, depreciation & amortization) increased by 87% to € 4.209 thousand for the year 2021 compared to € 2.249 for the year 2020.
- Adjusted⁽¹⁾ EBT (Earnings before taxes) increased by 129% to € 3.993 thousand for the year 2021 compared to € 1.742 for the year 2020.
- Adjusted⁽¹⁾ Net Earnings after taxes increased by 134% to € 3.865 thousand for the year 2021 compared to € 1.654 for the year 2020.
- The Total equity corresponding to shareholders of the Company (NAV) on December 31, 2021, amounted to € 89.259 thousand, i.e. € 2,52 per share, compared to € 2,37 per share on 31.12.2020 showing an increase of 6,3%.

Cash and cash equivalents on December 31, 2021, amounted to € 4.277 thousand compared to € 2.067 thousand on December 31, 2020.

As of December 31, 2021, the Group's loan obligations amounted to € 30.153 thousand compared to € 18.313 thousand as of December 31, 2020.

The Group's Net Debt as at 31 December 2021 amounted to € 25.876 thousand and the Net L.T.V (Loan Liabilities minus cash to Real Estate Investments) at 21,4% against € 16.246 thousand and 15,3% respectively as at 31 December 2020.

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

(2) Excluding profits of € 75 thousand from the sale of investment property (one-off)

The Company on December 31, 2021 held a total of 343.618 own shares valued at 722 thousand with an acquisition value of € 598 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)	2021	2020	%
Rental Income	6.064	3.681	64,7%
EBITDA (Earnings before interest, taxes, depreciation & amortization)	8.715	2.665	227,0%
Adjust. EBITDA (excl. revaluation profit and non-recurring expenses) ⁽¹⁾⁽²⁾	4.209	2.249	87,1%
EBT (Earnings before taxes)	8.424	2.158	290,4%
Adjusted EBT (Earnings before taxes) ⁽¹⁾	3.993	1.742	129,2%
Net profit after tax	8.296	2.070	300,8%
Adjusted Net profit after tax ⁽¹⁾	3.865	1.654	133,7%

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

(2) Excluding profits of € 75 thousand from the sale of investment property (one-off)

Key Ratios	2021	2020
Loan-to-Value (Debt / Properties)	25,0%	17,3%
Net Loan-to-Value ((Debt-Cash)/Properties)	21,4%	15,3%
Total equity corresponding to shareholders of the Company (N.A.V.) (€ k.)	89.259	84.016
Net Asset Value per share (N.A.V. / share)	€ 2,52	€ 2,37
FFOs (Funds from Operations) (€ k.)	4.209	2.249

Following the approval of the Financial Results, the Board of Directors of the Company decided to propose to the Ordinary General Meeting of shareholders, which will convene on April 19, 2022, the distribution of a dividend of € 0,075 per share (net) from the profits of the year 2021 and previous years.

The Management of the Company will present the Financial Results of 2021, through telephone conference, on Tuesday, March 29, 2022, at 15:00 Greek time, through:

A. Live Video Webcast, by following the link: [Webcast Link](#)

B. Telephone, calling the following numbers:

- call number Greece: + 30 213 009 6000 or + 30 210 94 60800
- call number United Kingdom: + 44 (0) 203 059 5872
- call number USA: +1 516 447 5632

We recommend logging in 5 to 10 minutes before the start of the presentation.

In case you need more information, please contact Mr. Andrikakis Emmanuel, Investor Relations Manager, at (+30) 211 999 1631 or Chorus Call Hellas SA, Teleconferencing service provider at (+30) 210 94 27 300.

The annual Corporate and Consolidated Financial Information for the year ended December 31, 2021 will be published on the website of the Athens Stock Exchange (www.helix.gr) and on the corporate website (www.brigproperties.gr) on Tuesday, March 29, 2022.