

**Ex-dividend entitlement disclosure
dividend reinvestment and dividend payment**

Athens, 30.04.2025

"BriQ Properties Real Estate Investment Company" (the "Company") announces to its shareholders (the "Shareholders") that the Annual General Meeting of Shareholders of 29.04.2025 resolved to distribute a dividend of a **net amount of €0.135 per share**, for a total amount of €6.0 million, offering a net dividend yield of 5.3% based on the last closing price of the share ("BRICK") on 29.04.2025.

The dividend to be distributed has been increased by the dividend corresponding to the same shares held by the Company and not entitled to a dividend. It is noted that the amount is net, as there is no 5% withholding tax on the amount of the dividend from the distribution of profits of the S.A., pursuant to article 58 of Law 5193/2025 as in force.

Furthermore, the Annual General Meeting of the Company's Shareholders on April 29, 2025 approved the establishment of a four-year dividend reinvestment program (2025 – 2028) ("Dividend Reinvestment Program") and authorized the Company's Board of Directors to proceed with the determination of the specific terms of the Dividend Reinvestment Program on an annual basis, in execution and implementation of its general terms, as approved by the Annual General Meeting of Shareholders.

By establishing this program, the Company provides the Shareholders with the option to choose whether they wish to receive the total profits due to them in cash or to reinvest this amount in the Company or to combine the above two ways of obtaining the corresponding profits, i.e. to receive a portion of their profits in cash and to reinvest the remaining amount; by taking shares of the Company, with the aim of reinvesting part of the Company's profitability in its activities. The relevant option is optional for the Shareholders by providing flexibility, while at the same time allowing the Company to utilize its cash reserves for the implementation of long-term investment programs that will add value to the Company and contribute to its growth and the maintenance of its high-yield dividend policy.

Pursuant to the authorization granted to it by the Annual General Meeting of Shareholders, the Board of Directors of the Company, in execution and implementation of the Dividend Reinvestment Program, with its decision of April 29, 2025, decided to increase the Company's share capital up to an amount of 6,000,000 euros (the "Share Capital Increase"), with the issuance of up to 2,857,143 new common shares, intangible, registered voting shares, with a nominal value of 2.10 euros each (the "New Shares"), with the possibility of partial coverage in accordance with article 28 par. 2 of Law 4548/2018, through the reinvestment of part of the dividend of the financial year 2024, of a total amount of € 6,000,000 by the beneficiaries of the dividend who will choose to reinvest the above amount in an integer number of New Shares, instead of cash.

More specifically, the Board of Directors on 29.04.2025 decided as follows:

1. The Company, in accordance with the decision of the Annual Ordinary General Meeting of its Shareholders dated 29.04.2025, has decided to **distribute a dividend from profits for the financial year 2024** and from profits of past years **in the amount of € 0.1350 per share** or a total amount of € 6,000,000, providing the Shareholders with the option to choose whether they wish to receive the total dividend due to them in cash or to reinvest this amount in the Company or to combine the above two ways and receive a portion in

cash and reinvest the remaining amount by taking shares of the Company.

2. Each Beneficiary Shareholder will be able to reinvest in New Shares, in whole or in part, up to an amount of € 0.1350 per share held on the date of determination of the beneficiaries of the dividend for the fiscal year 2024 (i.e. 08.05.2025) (the "**Reinvestment Amount**"). It is noted that the Reinvestment Amount is net, as there is no withholding tax on the amount of the dividend from the distribution of profits of the S.A., pursuant to Article 58 of Law 5193/2025 as in force.
3. The right to choose, i.e. the right of the Shareholders to choose how to receive the Reinvestment Amount either in cash and/or in the form of a reinvestment of all or part of the Reinvestment Amount in New Shares (the "**Option Right**"), will be exercised within a period of fourteen (14) days, which will commence on the first business day after the date of determination of the beneficiaries of the dividend for the financial year 2024; i.e. from 09.05.2025 to 22.05.2025 (the "**Selection Period**").
4. **The beneficiaries of the Option** are the beneficiaries of the dividend for the financial year 2024, i.e. the Company's Shareholders who will be registered in the records of the Dematerialized Securities System on **Thursday, 08.05.2025 (record date)**, while from Wednesday, 07.05.2025 the Company's shares will be traded without the right to receive the dividend (cut-off date).
5. **The Option** will be exercised throughout the Selection Period, during working days and hours, through the Participants of the investors' securities accounts (A.E.P.E.Y. or Bank Custodian). The cancellation/modification of the option during the Selection Period is subject to the special agreement between the Shareholder and the Participant, through which the Option is exercised. The option cannot be revoked or changed after the end of the Option Selection Period. Shareholders who do not submit their option during the Selection Period will receive the full amount of the Reinvestment Amount in cash.
6. The offer price of the New Shares will be equal to the average of the Company's **Volume Weighted Average Price (VWAP)** for the five (5) working days preceding the Selection Period, i.e. from 30.04.2025 to 07.05.2025, reduced by 2% ("**Discount Rate**"), rounded to the next largest second decimal place (the "**Sale Price**").
7. The number of New Shares that the beneficiary Shareholder will be able to receive will result from the division between the total Reinvestment Amount that each Shareholder will declare that they wish to reinvest through the Share Capital Increase and the Disposal Price, rounded to the next smallest integer number, in case of decimal places. Any balance from the Reinvestment Amount, due to the rounding, will be paid in cash on the day of payment of the dividend.
8. Fractions of a share will not be issued and consequently the reinvestment of the Reinvestment Amount will be made in an amount leading to an integer number of shares and the remaining amount of each Shareholder's Reinvestment Amount, leading to a fraction of a share, will be paid to the Shareholder in cash on the dividend payment date.
9. The amount corresponding to the New Shares to be issued at the Offer Price will be paid by netting, in accordance with article 20 par. 4 of Law 4548/2018, with the Reinvestment Amount of the Shareholders, who are beneficiaries and will choose to reinvest the Reinvestment Amount, or part thereof.
10. In case of partial coverage of the Share Capital Increase, the unsold New Shares will not be allocated to third parties, nor to other Shareholders of the Company, but the share capital of the Company will be increased up to the amount of coverage, in accordance with article 28 par. 2 of Law 4548/2018 and the Board of Directors of the Company will respectively adjust article 5 of the Company's Articles of Association, specifying the amount of share



capital that will result from the partial coverage of the Share Capital Increase.

11. All funds raised from the Company's Share Capital Increase under the Program will be used to repay part of the Company's existing borrowing.
12. The New Shares will be common, registered voting shares, with a nominal value of two Euros and ten cents (€2.10) each, and will be entitled to participate in any subsequent dividend payment, in accordance with the applicable legislation and the Company's Articles of Association, provided that the New Shares have been credited to the accounts of the beneficiaries identified through the Dematerialized Securities System (DSS) managed by the company "Hellenic Central Securities Depository S.A.", on the cut-off date of the relevant right to withdraw. The total value of these New Shares will be credited to the account "Difference from the issuance of shares at par".
13. New Shares are not subject to trading fees
14. The New Shares are expected to be admitted to trading on the same date as the dividend payment date for the financial year 2024, which will take place on **Thursday, 29.05.2025**.

The payment of the dividend will be made by the paying Bank, "National Bank of Greece S.A." through the Participants of the securities accounts in the DSS as follows:

1. Through the Participants of the beneficiaries in the DSS (Banks and Brokerage Companies), in accordance with the provisions of the Rules of Operation of the Hellenic Chamber of Commerce and Industry. and its relevant decisions.
2. Especially in cases of dividend payment to heirs of deceased beneficiaries whose securities are held in the Special Account of their Share in the DSS, under the management of ATHEXCSD, the dividend payment process will be carried out after the completion of the legalization of the heirs, through the network of the National Bank of Greece S.A.

Dividends that will not be collected within 5 years, i.e. until 31.12.2030, are time-barred in favor of the Greek State.

For more information, the Shareholders are kindly requested to contact the Shareholder Service Department, responsible Mr. Emmanouil Andrikakis, tel. 211 999 4832, email: ir@briqproperties.gr

