

**PRESS RELEASE**

Athens, November 30<sup>th</sup>, 2021

**PRODEA INVESTMENTS**

**Profit from continuing operations of €121.8mn in Q3 2021**

PRODEA Investments announced that the Group's profit from continuing operations for the 9-month period ended September 30, 2021, amounted to €121.8mn vs €41.2mn in Q3 2020.

The Group's net gain from fair value adjustment of investment property amounted to €57.4mn (vs net loss of €8.6mn in Q3 2020) reflecting the positive trend of the commercial real estate sector in Greece.

Earnings before interest, taxes, depreciation, amortization, fair value adjustment of property and non-recurring items (adjusted EBITDA) amounted to €75.3mn in Q3 2021 vs €77.2mn in Q3 2020 and Funds from Operations (FFO) amounted to €46.6mn in Q3 2021 vs €54.3mn in Q3 2020.

The Group's revenue in Q3 2021 amounted to €98.5mn vs €102.1mn in Q3 2020. Regarding the effects of the coronavirus pandemic (COVID-19) for Q3 2021, the Group's rental income was not materially affected due to the small exposure of the Group's real estate portfolio to companies/tenants whose activity was affected by the pandemic. More specifically, the reduction in rental income for Q3 2021 amounted to €2.1 million for the Group and €1.3 million for the Company. The energy crisis has not affected the operation and results of the Group and the Company for Q3 2021. Management is monitoring and assessing the situation.

The Group's NAV as of September 30, 2021 amounted to €1,381.4mn or €5.41 per share vs €1,367.9mn or €5.35 per share, respectively as of December 31, 2020.

*The interim financial report for the nine-month period ended September 30, 2021 is available at the Company's website: <https://prodea.gr>.*