

PRESS RELEASE

Intercontinental International R.E.I.C. presents an increase on Fund From Operations (FFO) by 10,82% in the 1st Semester of 2022.

Intercontinental International R.E.I.C. (the "Entity") announces an increase, in relation to the corresponding semester of 2021, in Funds From Operations (FFO) by **10,82%** mainly as a result of the purchase of two properties in 2021, the completion of the merger of the two subsidiaries as well as the significant rental adjustments due to inflation. The value of the entity's investment portfolio amounts to € 111.2 mill, aiming to a further significant increase by the end of 2023.

On 30.06.2022 the Entity owned a total of 34 properties - mainly shops and offices - with a total surface of 52,936 sq.m.

The main economic figures during the first semester, compared to the first semester of the last year, are as follows:

1. The total income based on lease agreements amounted to € 4.37mill versus € 3.69mill in the corresponding period last year (increase of 18.53%), including the contractually agreed annual adjustments.
2. The fair value losses amounted to € 0.49 mill compared to fair value losses of € 0.13 mill in the corresponding period last year, including additions and improvements of € 0.28 mill in 2022.
3. Operating profit amounted to € 2.58 mill versus € 2.64 mill of the corresponding period last year.
4. Profits before taxes amounted to € 2.10 mill versus € 2.11 mill of the corresponding period last year.
5. Net profit after taxes amounted to € 2.04 mill compared to € 2.06 mill in the corresponding period last year.
6. The investment tax amounted to € 58 k versus € 48 k due to the purchase of two properties of total value € 20.73 mill in 2021.

Ratios

- Loan to Value Ratio (LTV): **35,18%** (6M2021: 39,30%)
- Adjusted EBITDA: **€3.128.865** (6M 2021: €2.819.013)
- Funds from Operations (FFO): **€3.070.600** (6M 2021: €2.770.714)
- Liquidity Ratio **1,26** (6M 2021: 1,18).
- Net Asset Value per share (NAV p.s.): **€7,34** (6M 2021: €7,20)
- Earnings per Share (EPS): **€0,19** (6M 2021: €0,20)

The interim financial statement for the period ended 30.06.2022 is listed on the entity's website www.ici-reic.com