

Maroussi, 27.09.2022

H1 2022 Financial Results

- **Significant increase in Group's EBITDA: earnings of €5.5mn in H1 2022 vs losses of €2.1mn in H1 2021**
- **Increase of the fair value of the Group's investment properties: €84.0mn as of 30.6.2022 vs €50.3mn as of 31.12.2021**

Summary Financial Results - Group		
Amounts in € mn		
	H1 2022	H1 2021
Revenue	€4.1	€2.6
Gross profit	€1.2	€0.7
EBITDA	€5.5	€(2.1)
Profit for the period	€(0.2)	€(4.8)

Summary Statement of Financial Position - Group		
Amounts in € mn		
	30.06.2022	30.06.2021
Investment property	€84.0	€50.3
Investment in joint ventures	€35.2	€37.5
Net Debt	€74.8	€39.7

As of June 30, 2022, the total portfolio developed and managed by the Group (through the Company, subsidiaries and joint ventures) consisted of 18 investment projects in various stages of completion, in urban areas throughout Greece, with uses of offices, residential and hotel complexes, luxury homes as well as and mixed uses. The total estimated gross development value (GDV) upon completion as of June 30, 2022, amounted to c. €666.2mn, based on appraisals performed by independent certified valuers (31.12.2021: 15 investment projects with a GDV €497.6 mn).

The fair value of the Group's investment properties amounted on June 30, 2022, to €84.0mn vs €50.3mn as of December 31, 2021, and the fair value of the investments in joint ventures amounted on June 30, 2022, to €35.2mn vs €37.5mn as of December 31, 2021.

As of June 30, 2022, net borrowings of the Group amounted to €74.8mn (31.12.2021: €39.7mn).

KPIs (on a Group level)	30.06.2022	31.12.2021
Return on Equity (ROE)	26%	15%
Net Asset Value (NAV)	€40.1mn	€39.0mn
Net Debt / Total Assets	52%	34%

The Extraordinary General Meeting of the Company's shareholders dated March 22, 2022, resolved on the following: (a) the listing of the Company's common shares on the main market of the Athens Stock Exchange, in accordance with the applicable legislation and (b) the increase of the share capital of the Company by the issuance of 6,538,100 new common nominal shares with voting rights and nominal value of €0.05 per share. On July 06, 2022, the Company's shares started trading on the regulated market of the Athens Stock Exchange, following the successful public offering that was completed on July 1, 2022. The final price of the Company's common shares was set at €15.00 per share. The total funds raised, after the deduction of issuance costs, amounted to c. €92.5mn. On July 04, 2022, the Company paid the total amount of €50.6 million for the repayment of the bond loan and the redemption of the preferred shares, in accordance with the specific provisions in the prospectus dated 23.06.2022, significantly improving the capital structure of the Company and the Group.

With regard to the COVID-19 pandemic, the energy crisis and the recent geopolitical developments, Management closely monitors and evaluates the effect that these developments could have on the financial position, results and performance of the Company and the Group, in order to take the necessary measures and adjust its business plans (if required) with the aim of ensuring business continuity and limiting any negative impacts. For more information, please refer to the interim financial report for the 6-month period ended June 30, 2022, which is posted on the Company's website: <https://dimand.gr/>.

A few words about DIMAND

DIMAND SA is one of the leading real estate development companies in Greece. Since its inception in 2005, it has incorporated the philosophy of sustainability into the core of its business, creating a new market in Real Estate which has now become a global model. Its business activity focuses on the implementation of modern bioclimatic office buildings, large-scale urban renovations, complex mixed-use projects, as well as private sports facilities. The shares of DIMAND are listed on the Athens Stock Exchange (ATHEX).