



## ANNOUNCEMENT

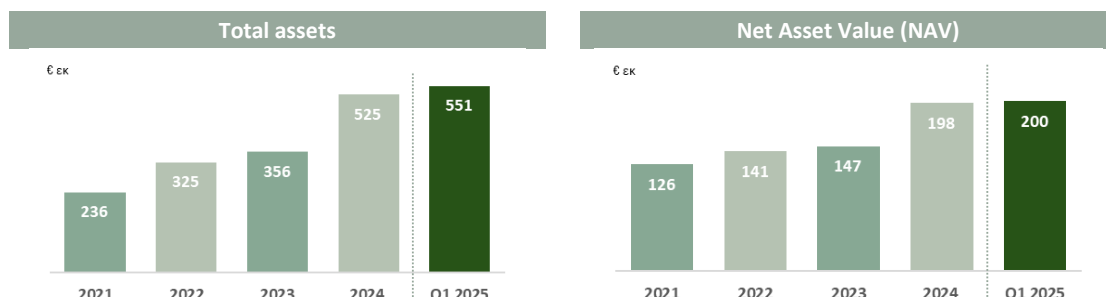
Key Financial Figures for Q1 2025

## ANNOUNCEMENT KEY FINANCIAL FIGURES FOR Q1 2025

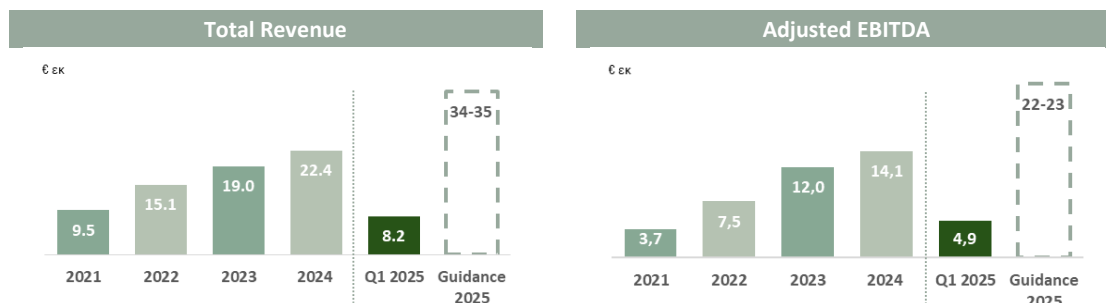
**79% REVENUE GROWTH, MORE THAN DOUBLING OF OPERATING PROFIT & FOURFOLD INCREASE IN PRE-TAX EARNINGS**

**Athens, Greece – May 23, 2025** – PREMIA Properties ("PREMIA" or the "Company") announces its key financial results for the period from January 1 to March 31, 2025.

- **68 properties and 494 thousand sq.m. under management by the Group with the total value of investments reaching €526.5 mn**, marking a 6% increase compared to year-end 2024. The portfolio remains well-diversified across asset types and tenant base, with **strong performance indicators**: a **gross yield of 7.2%** on income-producing assets and a **weighted average unexpired lease term (WAULT) of 9.7 years** as of March 31, 2025.
- **The Company continued the execution of its investment program during the first quarter of 2025.** Acquisitions included the Semeli winery along with its vineyards, an office property in Thessaloniki leased to the Hellenic Cadastre S.A., and two additional commercial assets: an office in Thessaloniki (currently under renovation) and a commercial property in Athens leased to Spanos S.A. Additionally, as part of its strategic expansion into the student housing sector, PREMIA acquired a property in Larissa planned for conversion.
- **The Group maintains a healthy financial structure**, with Total Equity standing at €201 mn, Net Debt at €308 mn, and Total Assets amounting to €551 mn.



- **Revenue increased by 79% and Adjusted EBITDA grew by 109% on a consolidated basis compared to the same period in 2024.** Pre-tax profit surged by 271% year-over-year, primarily driven by the substantial improvement in operating profitability.



## SELECTED FIGURES FROM THE CONSOLIDATED STATEMENT OF TOTAL INCOME FOR Q1 2025 (1.1 – 31.3.2025)

(Figures in € million)	1.1 – 31.3.2025	1.1- 31.3.2024
<b>Total revenue</b>	<b>8.2</b>	<b>4.6</b>
EBITDA	5.7	2.6
Fair value adjustment of investment properties	0,8	0,3
<b>Adjusted EBITDA<sup>1</sup></b>	<b>4.9</b>	<b>2.3</b>
Profit before tax*	2.9	0.8

\* For comparability purposes, Q1 2024 figures have been adjusted to reflect ENFIA property tax expense, which is recognized on a one-off basis during the period in which it is assessed. For the first quarter of 2025, ENFIA amounted to €1.1 mn and has been charged to the results of the period, whereas in the corresponding period of 2024, ENFIA amounting to €0.9 mn had not yet been assessed and therefore was not reflected in the reported results.

<sup>1</sup> EBITDA excluding fair value adjustment of investment properties

## SELECTED FIGURES FROM THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 31.3.2025

(Figures in € million)	31.3.2025	31.12.2024
Investment property and properties held for sale	461.3	430.9
Advances related to the acquisition and development of investment property	2.4	4.2
Financial assets at amortized cost (long & short-term)	34.5	35.1
Participations in joint ventures	28.3	27.6
<b>Total investment</b>	<b>526.5</b>	<b>497.8</b>
Total Debt (long-term & short-term debt obligations and lease obligations of investment properties)	323.2	310.3
Total cash and cash equivalents <sup>1</sup>	14.7	21.9
<b>Net Debt<sup>2</sup></b>	<b>308.5</b>	<b>288.4</b>
<b>Total Equity</b>	<b>200.5</b>	<b>198.1</b>

<sup>1</sup> Cash and cash equivalents plus blocked deposits.

<sup>2</sup> Total Debt minus cash and cash equivalents minus blocked deposits.

## SELECTED KPIs for Q1 2025\*

(Group Consolidated Figures)	31.3.2025	31.3.2024
<b>Adjusted EBITDA <sup>1</sup></b>		
Adjusted EBITDA	€ 4.9 mn.	€ 2.3 mn.
<b>Funds from operations (FFO) <sup>1</sup></b>		
Funds from operations (FFO)	€ 1.3mn.	€ 0.2 mn.
<b>Capital structure</b>		
Net Loan-to-Value (Net LTV)	58.6%	52.1%
<b>Net Asset Value (NAV)</b>		
Net Asset Value (NAV)	€ 200.2	€ 148.5
Number of shares	95.1 mn.	85.9 mn.
NAV / Share	2.11 €/share	1.73 €/share

\* The relevant definitions are provided in the 2024 Annual Financial Report.

<sup>1</sup> For comparability purposes, Q1 2024 figures have been adjusted to reflect ENFIA property tax expense, which is recognized on a one-off basis during the period in which it is assessed. For the first quarter of 2025, ENFIA amounted to €1.1 mn and has been charged to the results of the period, whereas in the corresponding period of 2024, ENFIA amounting to €0.9 mn had not yet been assessed and therefore was not reflected in the reported results.

## OUTLOOK FOR 2025

The prospects for the Greek economy remain steadily positive despite the challenges posed by the volatile international macroeconomic environment, which continues to be influenced by geopolitical uncertainties arising from the ongoing conflicts in Ukraine and the Middle East, as well as potential repercussions from the new political landscape in the United States.

A significant development is the cumulative 175 basis points reduction in the European Central Bank's benchmark interest rate, with expectations of further cuts. This trend positively impacts the Euribor trajectory leading to reduced Group's borrowing costs and tax obligations.

**Within this evolving context, the Group's management maintains its primary focus on the consistent and effective execution of its business plan.** The completion of significant investments during 2024, along with new investments made in Q1 2025 or currently underway, are expected to substantially enhance the Group's financial performance. **The outlook for consolidated revenues remains unchanged, projected between €34 million and €35 million, with Adjusted EBITDA forecasted to range between €22 million and €23 million in 2025.**

Management aims to continue PREMIA's growth trajectory by intensively focusing on two key pillars: first, identifying an appropriate investment pipeline aligned with the Group's strategy and required returns; and second, securing the necessary resources to finance the growth plan. **In line with this, the recent decision to increase the Company's share capital by up to €40 million supports continued development and strengthens its financial position.**

In any case, the Company systematically monitors and assesses macroeconomic and financial data and conditions and will implement necessary strategic adjustments as may be required.