



H1 2025 RESULTS PRESENTATION

Results Conference Call / Live Webcast
18 September 2025

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This document contains certain forward-looking statements pertaining to the Company and its Group. All projections are rounded figures, except for historical information. Forward-looking statements are based on current expectations, estimates, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. You can identify these forward-looking statements by the use of words such as "outlook," "believe," "think," "expect," "potential," "fair", "continue," "may," "should," "seek," "approximately," "predict," "forecast", "project", "intend," "will," "plan," "estimate," "anticipate," the negative version of these words, other comparable words or other statements that do not relate strictly to historical or factual matters, but any such words are not the exclusive means of identifying these statements.

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Group Results Highlights

H1 2025 Financial Performance at a glance

Group Consolidated

Revenue
€311m

EBITDA
€237m

After Assets
Valuation & Other
adjustments

Net Result
€128m

After Taxes &
Minorities

NAV
€1.6bn

€9.22/share

Malls, Marinas & Other

Malls Retail¹
EBITDA
€45m

New Record
+4% vs. H1 2024

Marinas
EBITDA
€10m

New Record
+2% vs. H1 2024

Malls¹
NAV
€1.2bn

Other²
NAV
€0.1bn

The Ellinikon

EBITDA
€53m

After Assets
Valuation

Cash
Proceeds³
€1.3bn

cumulative from
project start

NAV
€0.4bn

CAPEX⁴
€744m

cumulative from
project start

Note: all amounts are rounded figures

1. Details on LAMDA MALLS Group EBITDA (slide #16) and NAV (slide #13)

2. Land plots, Flisvos Marina, Offices and other assets. Excludes HoldCo Debt/Cash, Minorities and other adjustments. Details on NAV (slide #13)

3. Cash proceeds from (i) signed contracts (SPAs) (excl. intragroup) and (ii) pre-agreement deposits. Aggregate cash proceeds from project start and until 30.06.2025

4. Buildings & Infrastructure CAPEX from project start and until 30.06.2025

Group

Consolidated EBITDA after valuations of **€237m**

Consolidated Net Profit of **€128m**

NAV per share increase to **€9.22**

Malls

Record **Retail EBITDA** before valuations at **€45m**, or **4% increase** y-o-y

Significant valuation gains for both all assets **+15% y-o-y**

Marinas

Record **EBITDA** of **10m**, or **2% increase** y-o-y

Ellinikon

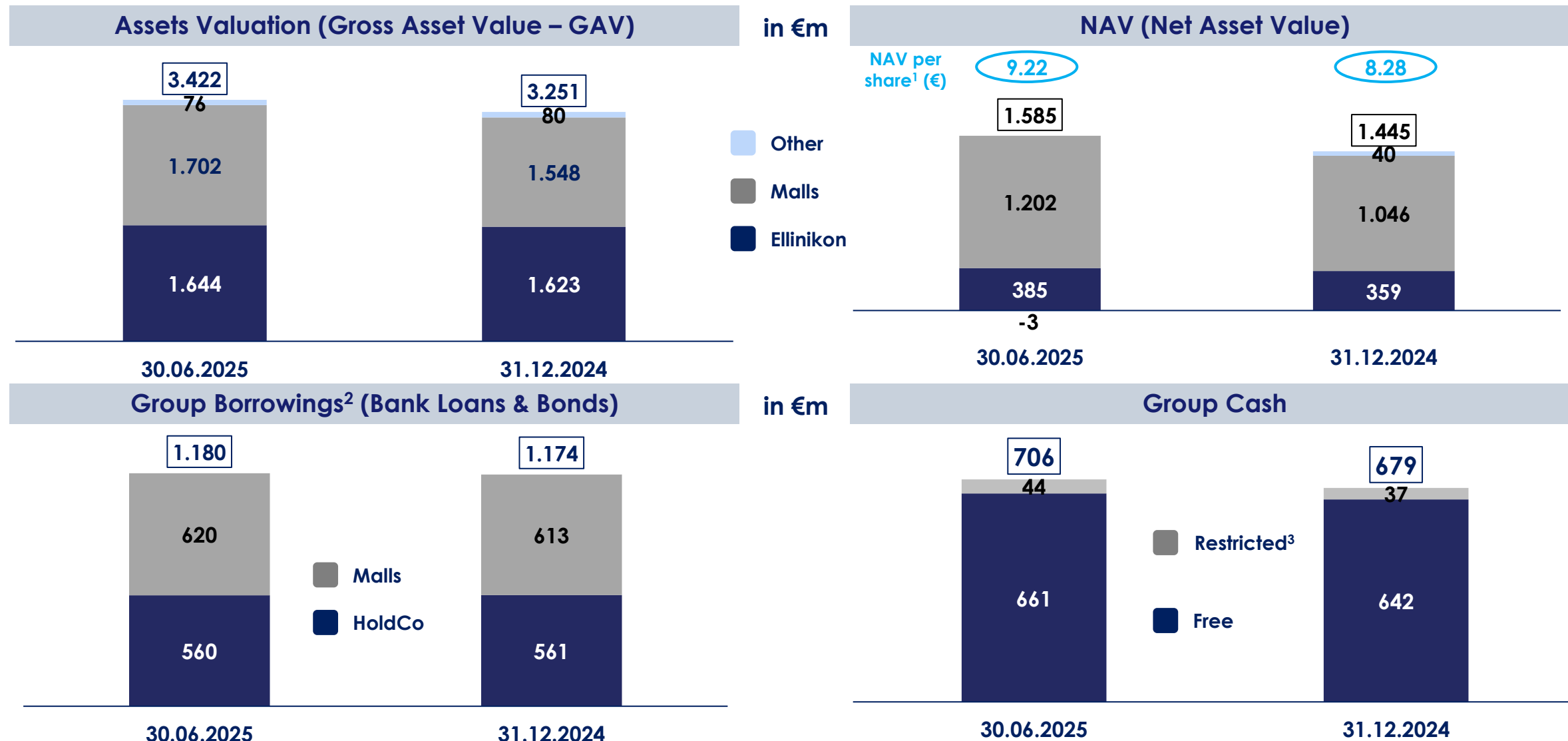
€450 million Strategic Partnership with ION Group for R&D and Innovation Campus

€1.3bn total Cash Proceeds from property sales until 30 June 2025

Residential projects undertaken by CBU are ahead of schedule

Group Balance Sheet Snapshot

30.06.2025 vs 31.12.2024



1. NAV per share adjusted for own shares: 4.93m shares as of 30.06.2025 vs. 2.18m shares as of 31.12.2024

2. Outstanding loan balance plus (+) accrued interest minus (-) capitalized loan expenses

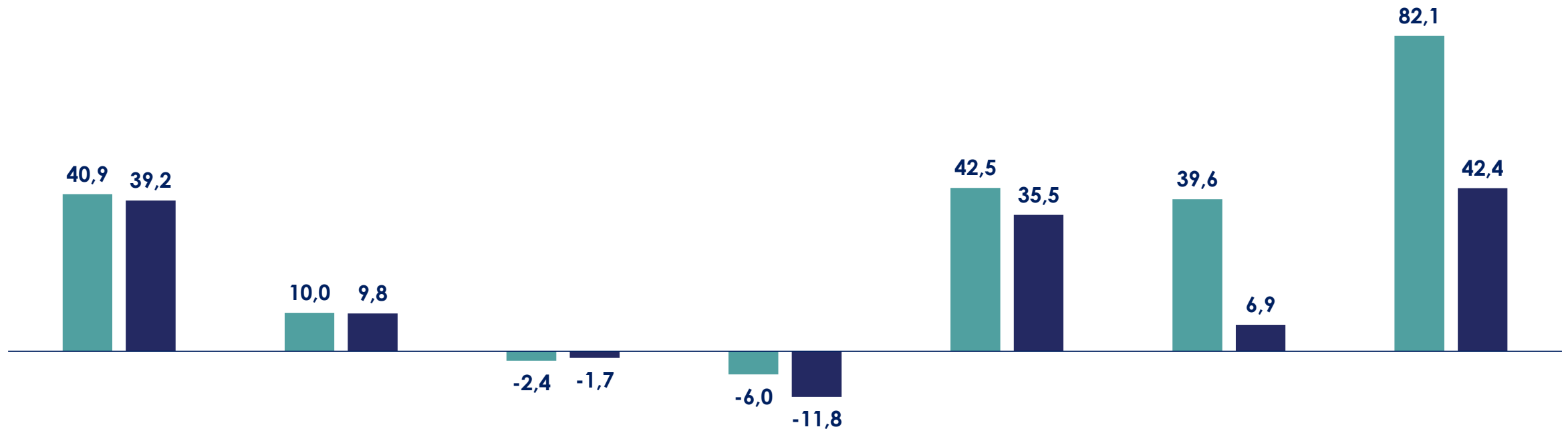
3. As of 30.06.2025: (i) €12m next coupon payment (ATHEX Bonds), (ii) €19m HRADF-related debt security for HELLINIKON shares deferred consideration, (iii) €5m Malls' debt service next payment, (iv) €8m RRF LG security for Marina Ag. Kosmas

Group EBITDA Before Assets Valuation

H1 2025 vs H1 2024

in €m

■ H1-25 ■ H1-24



► MALLS

◀ MARINAS

OTHER BUSINESS UNITS

◀ OVERHEADS

EBITDA
(before valuations &
Ellinikon)

► ELLINIKON

EBITDA
(before valuations)

LAMDA MALLS GROUP
Detailed analysis slide #16

MARINAS
Detailed analysis slide #20

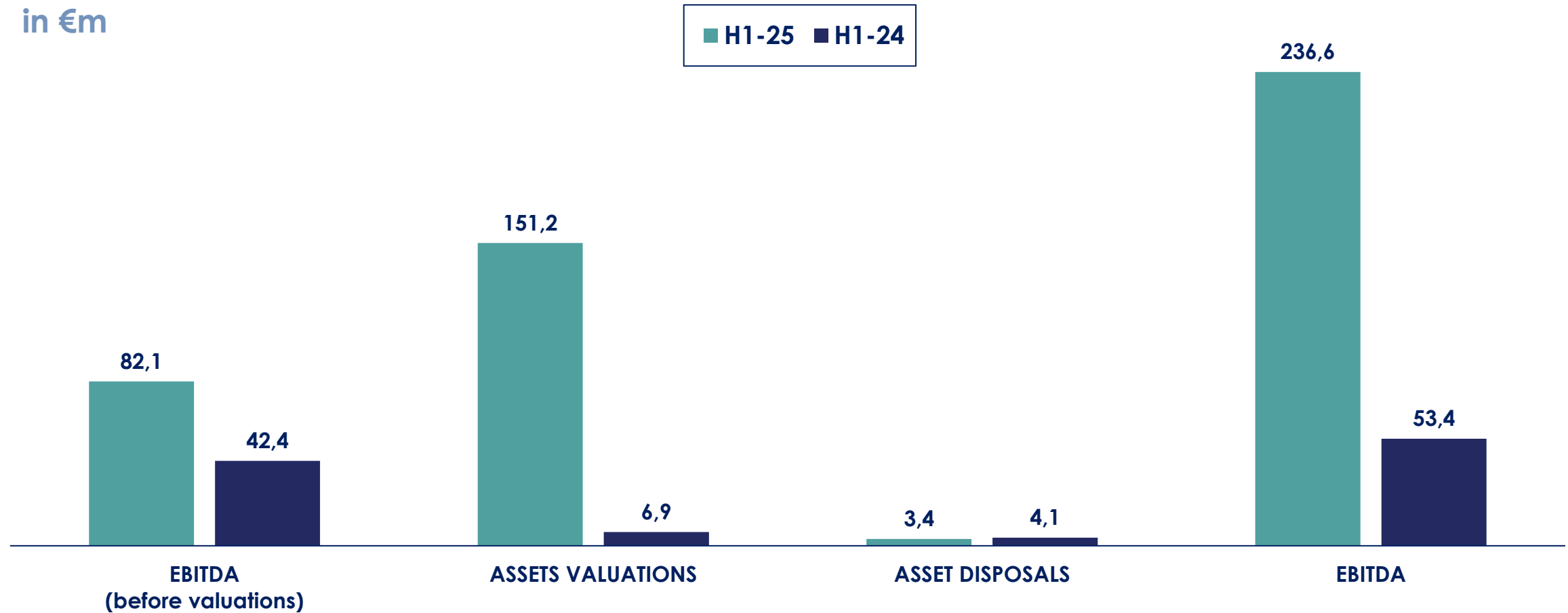
OTHER BUSINESS UNITS
Non-core other investments

ELLINIKON
Detailed analysis slide #25

Group EBITDA After Assets Valuation

H1 2025 vs H1 2024

in €m



LAMDA MALLS GROUP, ELLINIKON, OTHER ASSETS

Latest independent valuation as of 30.06.2025

Lamda Malls Group & Other : **H1-25 €137.6** vs. H1-24 €6.7

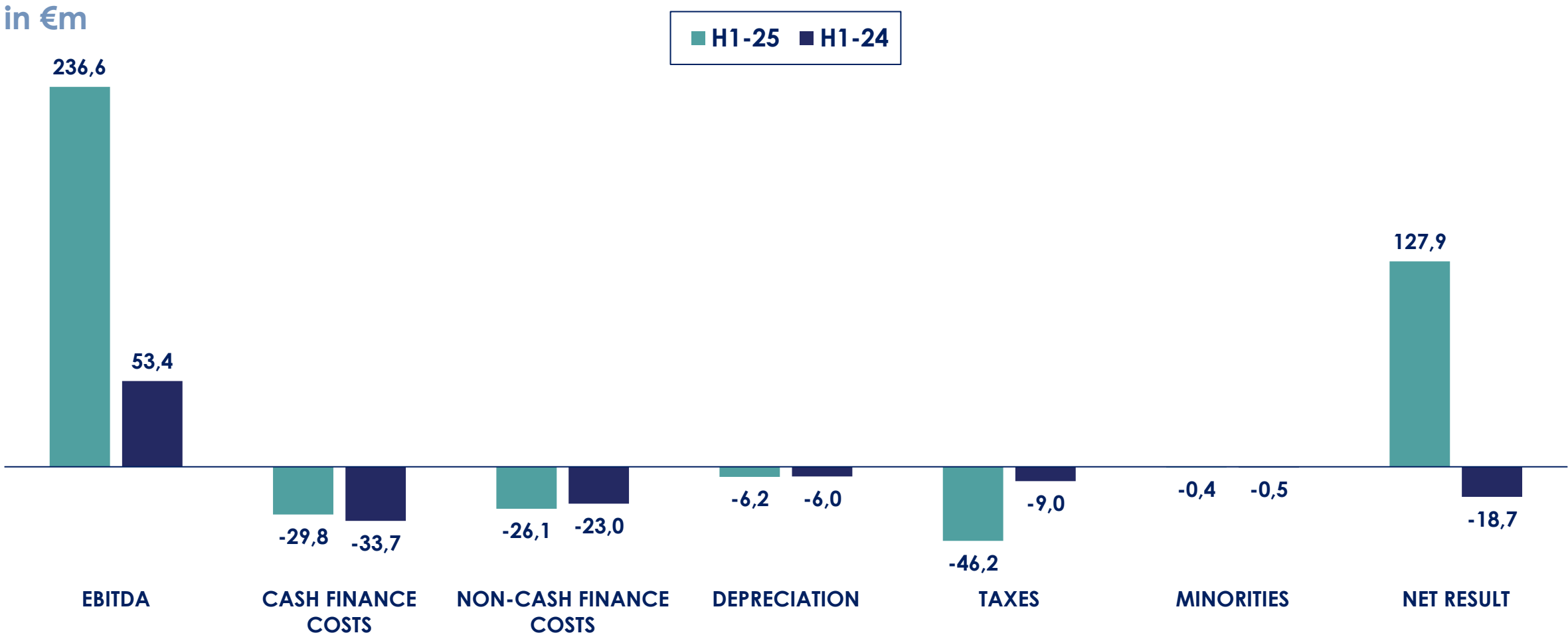
Ellinikon: **H1-25 €14m** vs. H1-24 €0.2m

ASSET DISPOSALS

H1-25: Athens Metropolitan Expo (11.7% stake €3.2m)

Group Profitability evolution

H1 2025 vs H1 2024



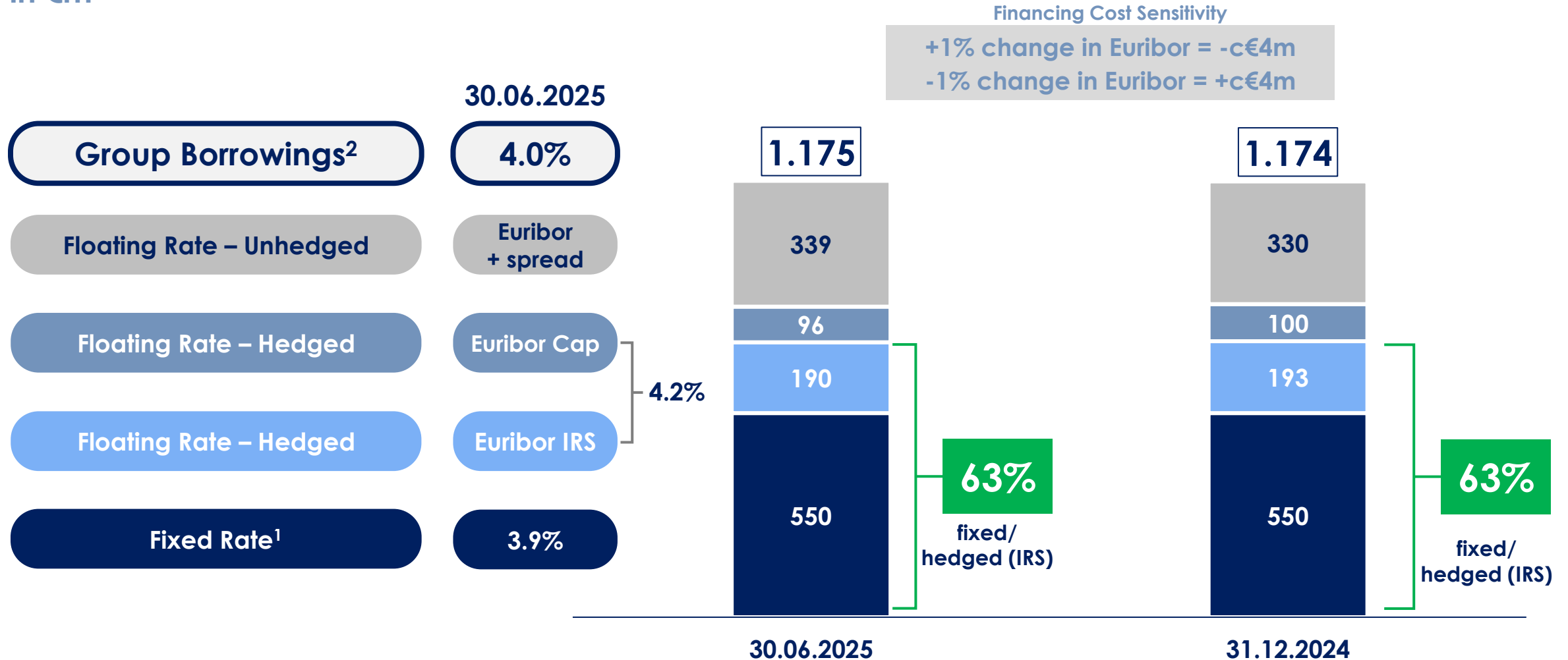
TAXES

The increase in asset valuations led to improved deferred tax income, contributing to a lower overall tax burden.

Group Borrowings & Interest Rate Sensitivity

63% of Group Borrowings are fixed/hedged (IRS)

in €m



1. ATHEX-listed Corporate Bond Loans (CBL): (i) €320m, 2027 maturity (issued in July 2020), 3.4% coupon, and (ii) Green Bond €230m, 2029 maturity (issued in July 2022), 4.7% coupon

2. Group Borrowings shown on Balance Sheet as of 30.06.2025 = Outstanding loan balance (€1,175m) plus accrued interest (+€10m) minus capitalized loan expenses (-€11m)

NAV Pillars

Company NAV above €1.5bn and MALLS NAV above €1.2bn mark



	Development Assets		Investment Assets		Other	
	The Ellinikon ¹	LAMDA MALLS Group ²		Other Properties ³	Parent Company Net Debt, Minority, Other ⁴	TOTAL 30.06.2025
		Ellinikon Malls	Operating Malls			
NAV (€m)	385	409	794	65	(68)	= 1,585
NAV per share ⁵ (€)	2.24	2.38	4.62	0.38	(0.40)	= 9.22

Note: all amounts are rounded figures

1. Assets (GAV) €1,644m and Liabilities (net of cash) €1,258m (including €289m LAMDA Bonds allocated to Ellinikon).

2. Assets (GAV) €1,702m and Liabilities (net of cash) -€500m. GAV derived from 3rd party independent valuer (Savills and Cushman & Wakefield) as of 30.06.2025

3. Other Properties: Flisvos Marina, Land plots and Other income-generating assets

4. Parent Company Debt -€262m (€551m less €289m LAMDA Bonds allocated to Ellinikon) & Cash +€172m, Other Group Cash +€30m, Minorities -€15m (Flisvos Marina), Other +€8m

5. NAV per share as of 30.06.2025 adjusted for 4.93m own shares (2.79% of total)

The Ellinikon “Hidden” Value

The Residential Land Plot Example

Land Plots for sale

assumed price per GFA sqm

€ 2,250/sqm

Cost of Land & Infra

€ 800/sqm

Implied “hidden” value

€ 1,450/sqm

Available GFA sqm
for Residential Developments

~900K sqm

Implied “hidden” value
(per GFA sqm)

€ 1,450/sqm

Implied “hidden” value

~ € 1.3bn

NAV per share¹ (30.06.2025)

€ 9.22/share

+

Implied “hidden” value
from unsold residential plots

€ 7.5/share



=

Implied NAV per share

€ 16.7/share

Excluding the contribution of the ION strategic
transaction

1. Shares outstanding excluding own shares (4.93m shares or 2.79% of total as of 30.06.2025)

2

Highlights for Malls, Marinas & The Ellinikon

4 MALLS

Another record-breaking performance

Tenants Sales



↑ 3% y-o-y

- New Record of **€389m** (H1 basis)

Footfall



↑ 3% y-o-y

- 11.9m visitors in H1

Net Base Rents



↑ 6% y-o-y

- New Record of **€48.8m** for H1
- 70% of growth from Inflation Indexation
- 30% of growth from Renewals/Re-lettings

Retail EBITDA



↑ 4% y-o-y

- New Record of **€45.5m** for H1
- Rental Income: +6% / Parking Revenue: +9%

ELLINIKON MALLS

Commercial Leasing

HoT with Tenants
(% of GLA)

- The Ellinikon Mall: **64%**
- Riviera Galleria: **78%**

Riviera Galleria

Project Financing

- Feb-2025: signed **€185m syndicated bank loan** (incl. €39m VAT)

LAMDA MALLS Group Key Financials

EBITDA		
(in €m)	H1-25	H1-24
The Malls Athens	16.9	16.0
Golden Hall	11.8	11.7
Med. Cosmos	11.8	10.8
Designer Outlet Athens	4.9	5.2
Retail EBITDA	45.5	43.6
Ellinikon Malls	(4.6)	(3.7)
Malls Property Management ¹ & HoldCo	0.1	(0.6)
LAMDA MALLS Group (before assets valuation & other adjustments)	40.9	39.2
Assets Revaluation Gain/(Loss)	137.6	6.7
LAMDA MALLS Group (after assets valuation & other adjustments)	178.5	45.9

Net Debt / (Cash)		
(in €m)	30.06.2025	31.12.2024
4 Operating Malls	468	488
Ellinikon Malls	(21)	(65)
Malls Property Management ¹ & HoldCo	53	41
LAMDA MALLS Group	500	464
Net LTV²	29%	30%

1. Property Management Companies MMS and MCPM

2. Net LTV = Net Debt / GAV

Operating Malls Tenants' Sales

Reaching new record high levels, despite a seasonally weak quarter

in €m

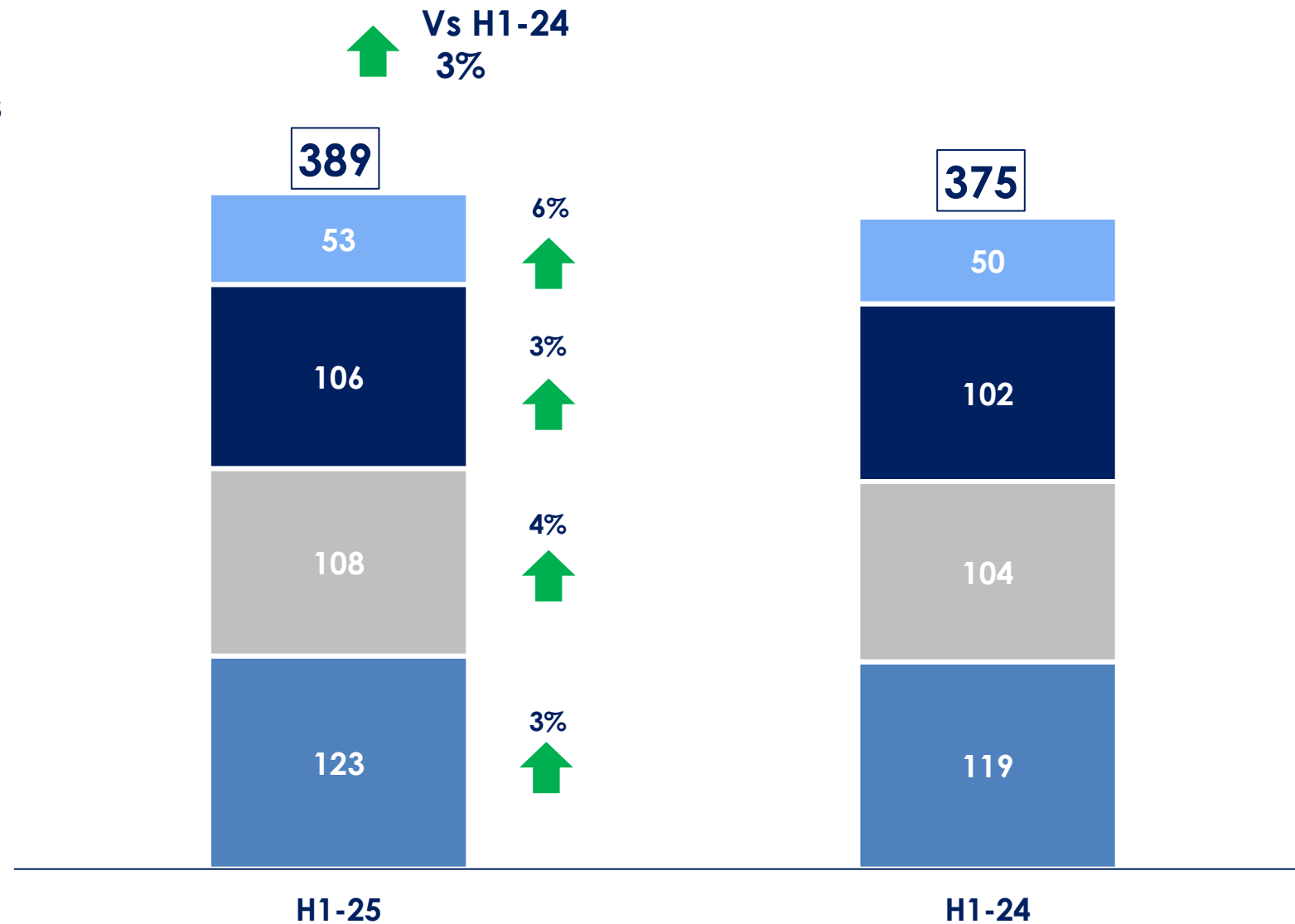
□ Operating Malls

■ Designer Outlet

■ Med. Cosmos

■ Golden Hall

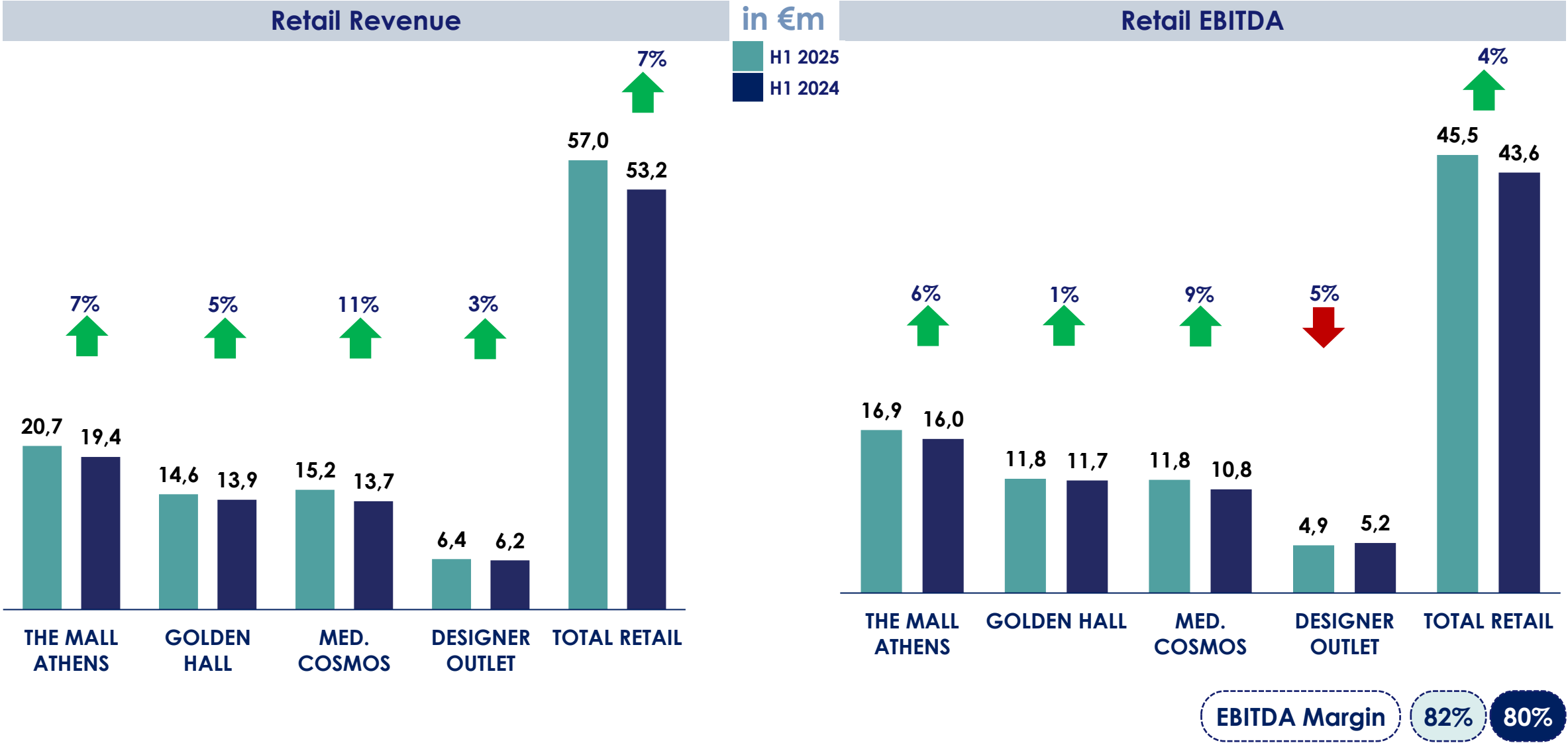
■ The Mall Athens



Note: all amounts are rounded figures

Operating Malls

Sustained solid growth in H1 2025 across all assets



LAMDA MALLS Group

Assets Valuation (GAV) – Maintaining solid growth trends

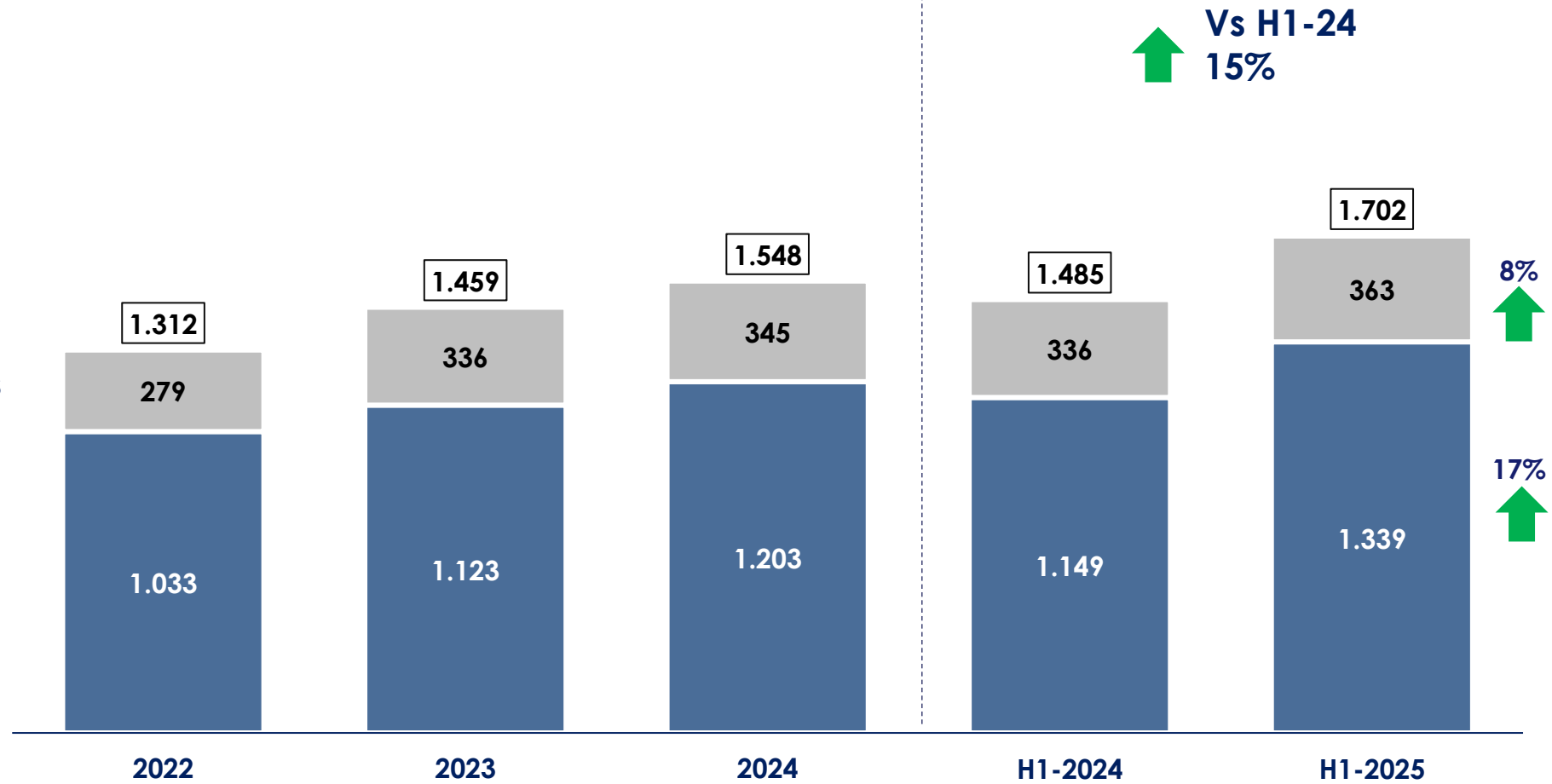


in €m

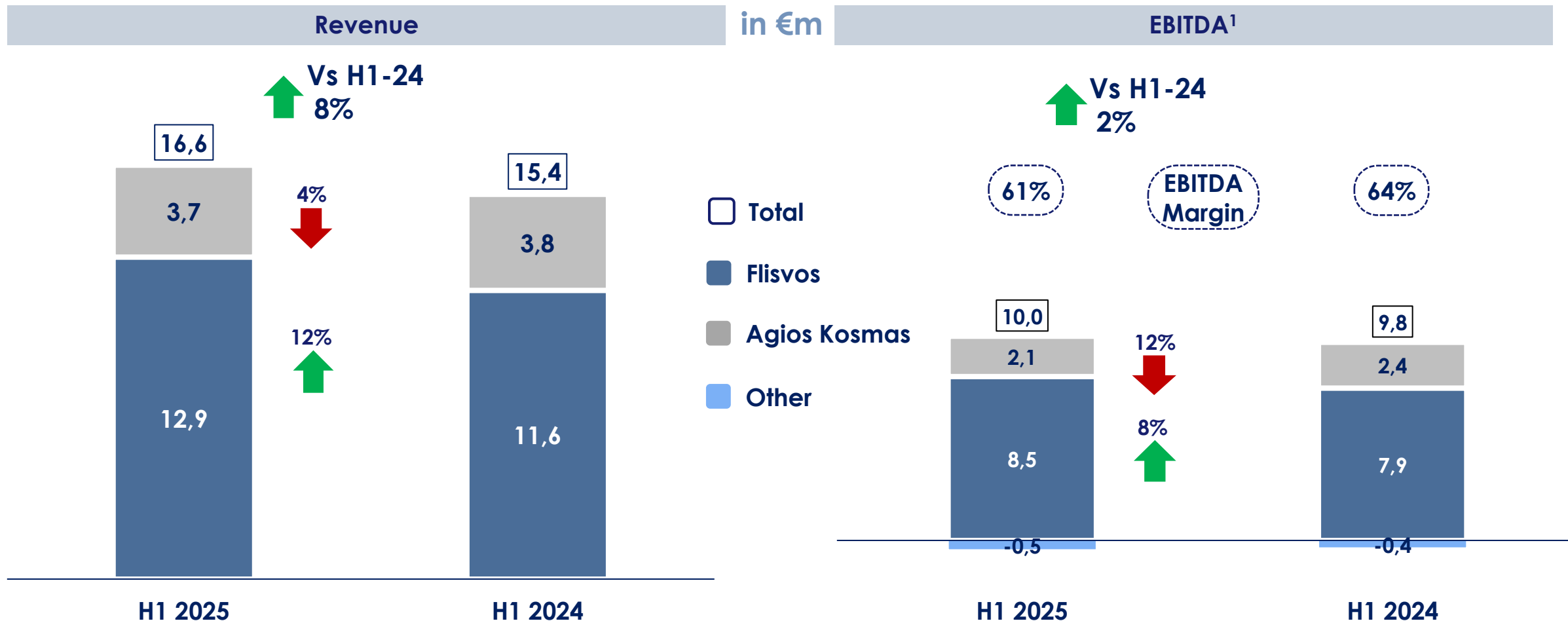
□ Group

■ Ellinikon Malls

■ Operating Malls



Note: all amounts are rounded figures



Key performance drivers in H1 2025:

- + Flisvos yacht berthing fees: contracts adjusted for inflation
- + Both Marinas registered higher revenues from yacht transits
- Agios Kosmas: gradual decline in number of available berths, due to the commencement of renovation works

1. EBITDA including IFRS 16 (Flisvos land lease payments are transferred from OPEX to financial expenses, hence are added back to Operating EBITDA)
2. Corfu Mega Yacht Marina and HoldCos (LAMDA Marinas Investments and LAMDA Flisvos Holding)

Ellinikon

Liquidity at healthy levels

Cash Collections to date¹
€1.31bn

- Residential: **€0.91bn**
- Land Plot Sales/Leases: **€0.4bn** (excluding Ellinikon Malls intragroup sale of €0.24bn)

Strong Absorption Rate of Residential units

- Coastal Front: **Sold out**
- Little Athens: **93% sold or reserved** (522 of the 559 units launched to date)

Total Cash balance
€0.4bn

- **€402m** of **deferred revenue** not yet recognized as P&L Revenue (as of 30.06.2025)

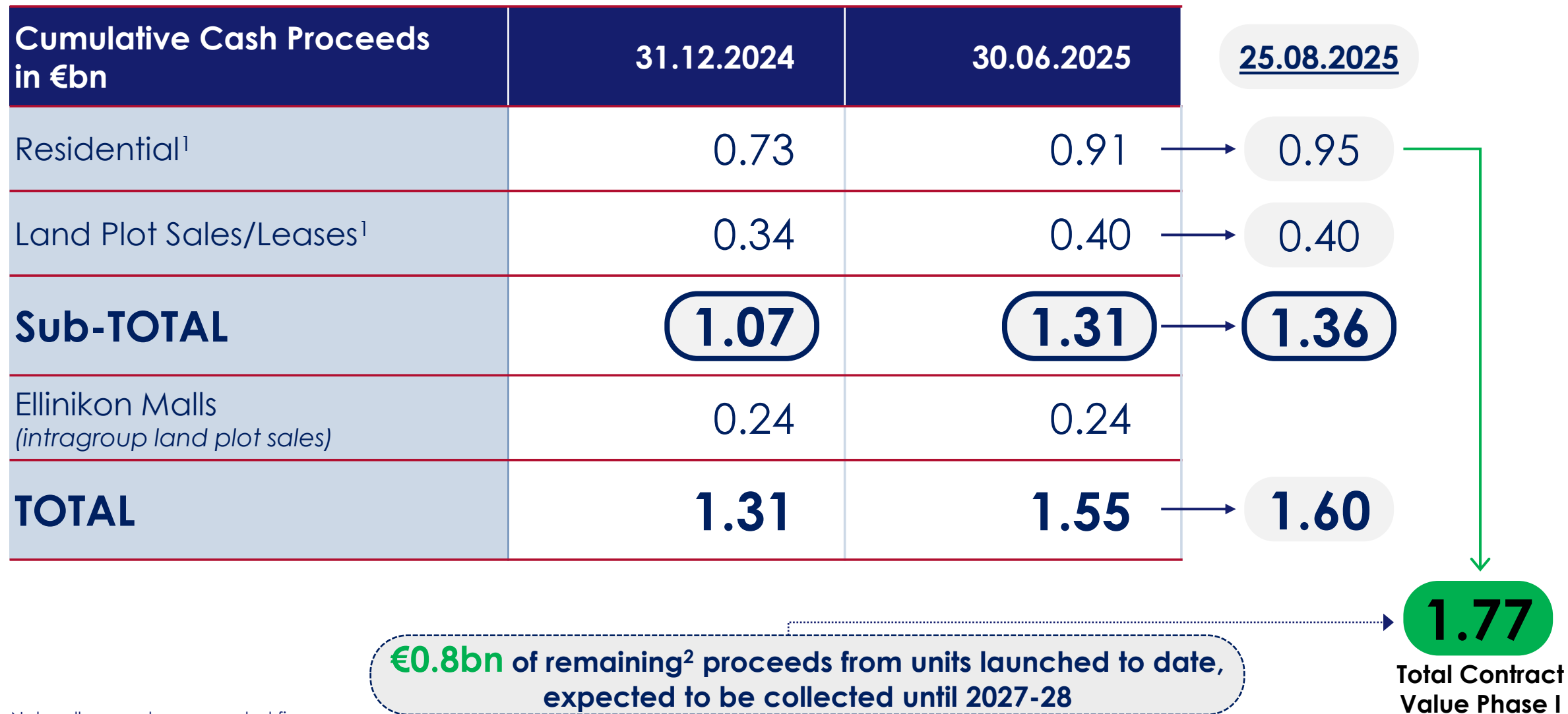
Construction Progress/Challenges

- + **Accelerated construction progress for Little Athens** developments expected to contribute positively to profitability going forward
 - o CBU residential projects ahead of schedule and on budget
- + **Riviera Galleria** also progressing on schedule and budget
- + **Significant progress in Sports Park construction** with track & field and football fields to be delivered in Sep-25 & Mar-26 respectively - all sports facilities to be operational summer of '26
- Weak construction market and overall labor shortages continue
- **Riviera Tower and Infrastructure remain challenging** but working on resolution of outstanding issues towards acceleration going forward

Note: all amounts are rounded figures

1. Cumulative total from project start and until 30.06.2025

The Ellinikon Cash Inflows Progress






Note: all amounts are rounded figures

1. Cash proceeds from (i) signed SPAs and (ii) pre-agreement customer deposits & MoUs

2. Total Value of the 874 units that have been placed in the market for sale to date, of which €0.6bn relate to SPAs and €0.2bn to customer reservations as of 25.08.2025

Little Athens Sales Progress (6 projects)

93% of the units placed in the market have been sold or reserved

	Park Rise (50m)	Mainstream Posidonos	Mainstream Alimos			
		Pavilion Terraces	Promenade Heights	Atrium Gardens	Trinity Gardens	Sunset Groves (1 of 2 projects) ¹
Renderings						
Project Location						
Architect	<u>Bjarke Ingels Group (BIG)</u>	<u>314 Architecture Studio</u>	<u>314 Architecture Studio</u>	<u>Deda & Architects</u>	<u>Tsolakis Architects</u>	<u>A&M Architects</u>
Buildings	1 (12 floors)	7 (6 floors)	9 (4-5 floors)	4 (5 floors)	3 (5 floors)	4 (5 floors)
Project Units	89	156	79	56	80	99

Units

Launched to date
559

SPAs & Reservations
522

93%
absorption rate

1. Sunset Groves refers to the 1st part (99 units) of the total project

The Ellinikon Infrastructure Works & Buildings CAPEX



Total CAPEX

564

+

181

=

744

in €m

Project start until
end-2024

H1 2025

Aggregate Total

**Infrastructure
Works**

184

+

26

=

210

Mainly related to:

- demolitions
- enabling works
- construction works (e.g. Posidonos underpass)

Buildings¹

379

+

155

=

534

Completed projects:

- The Experience Park
- The Experience Center (Hangar C)
- AMEA Building Complex

Main projects in progress :

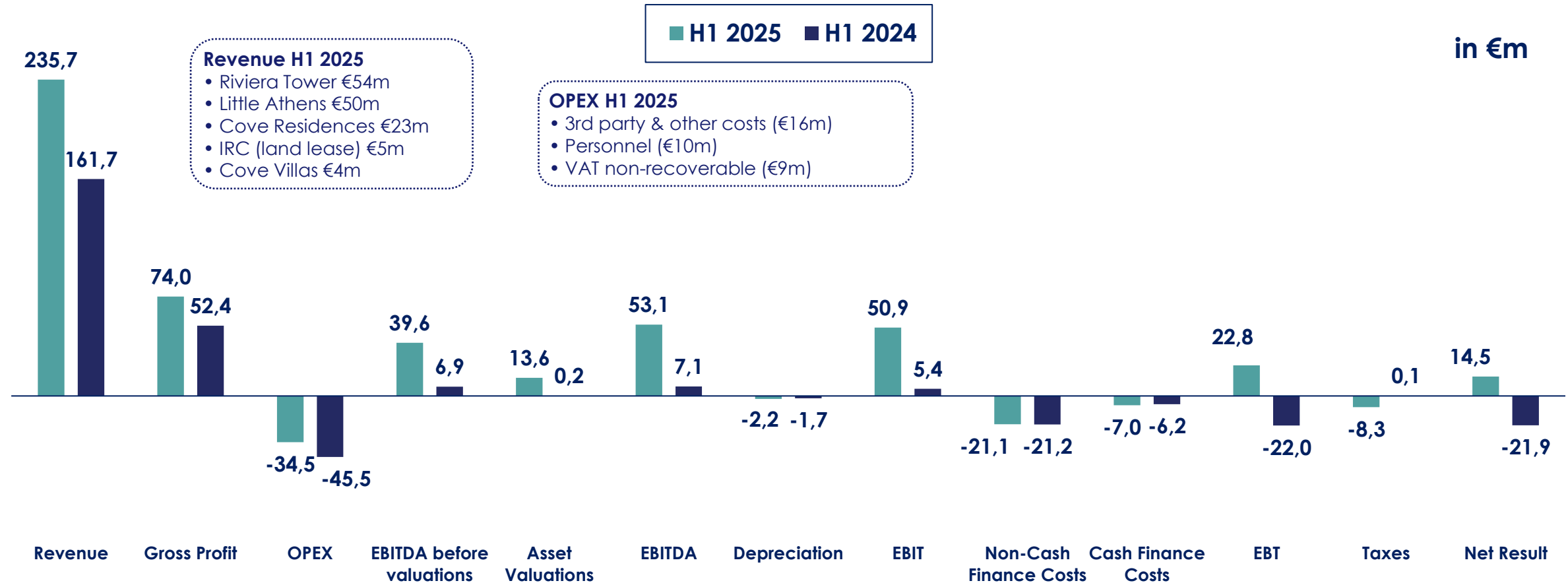
- Riviera Tower
- The Cove Residences
- Little Athens
- Sports Complex
- Metropolitan Park

Note: all amounts are rounded figures

1. including construction costs, design fees, technical & project management fees. Excluding CAPEX for Ellinikon Malls

The Ellinikon Income Statement Snapshot

H1 2025 vs H1 2024



Revenue (€m)	H1-25	H1-24	Δ%
Residential	126	83	+51%
Land Plot Sales	104	70	+49%

Little Athens growing contribution in H1 2025 (+50% vs. H1 2024)

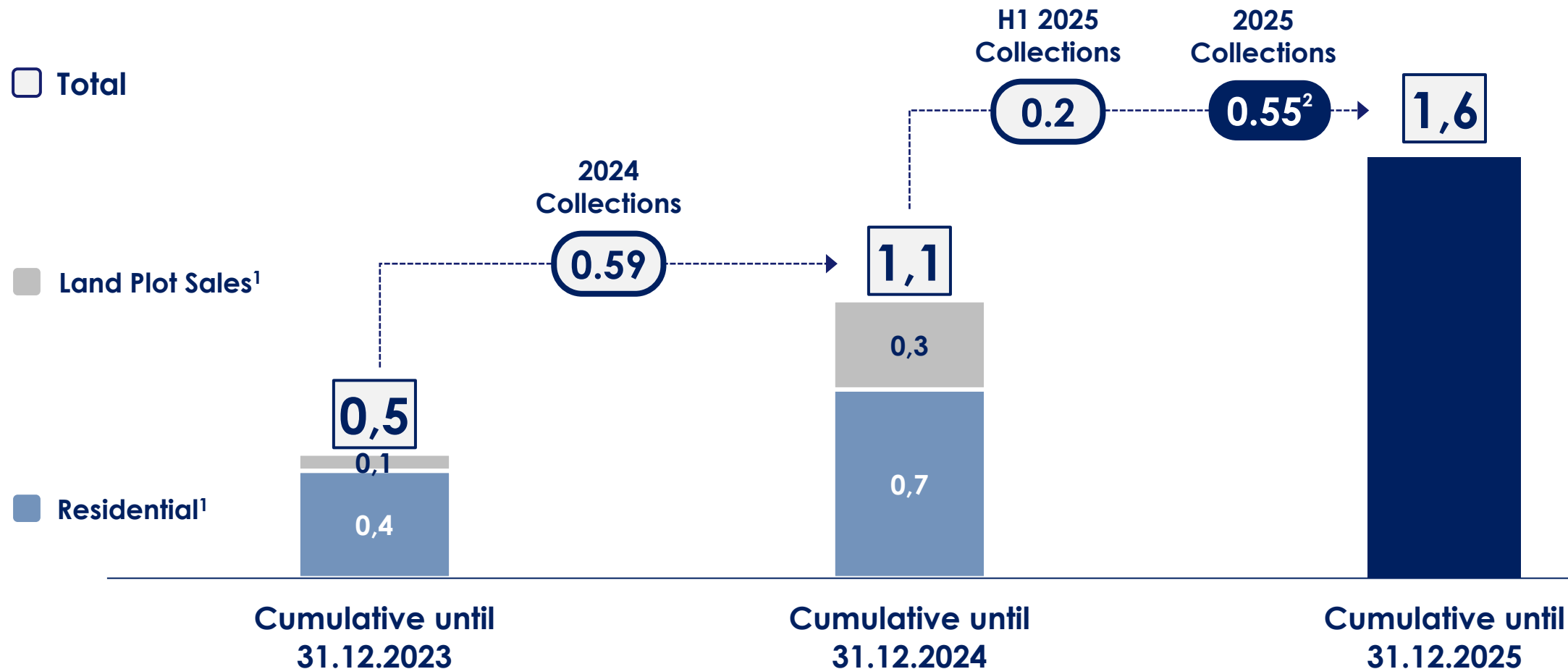
Land Plot sales in H1-25: Booking of remaining revenue from '24 transactions plus new plot in '25

Note: all amounts are rounded figures

Cash Inflow History & Anticipated Collections in 2025

€0.55bn anticipated cash collections in 2025

in €bn



Note: all amounts are rounded figures

1. Cumulative Total Cash proceeds from (i) signed SPAs and (ii) pre-agreement customer deposits & MoUs

2. Including €0.2bn of H1 2025 Collections

Buildings & Infrastructure CAPEX History & Anticipated CAPEX for 2025

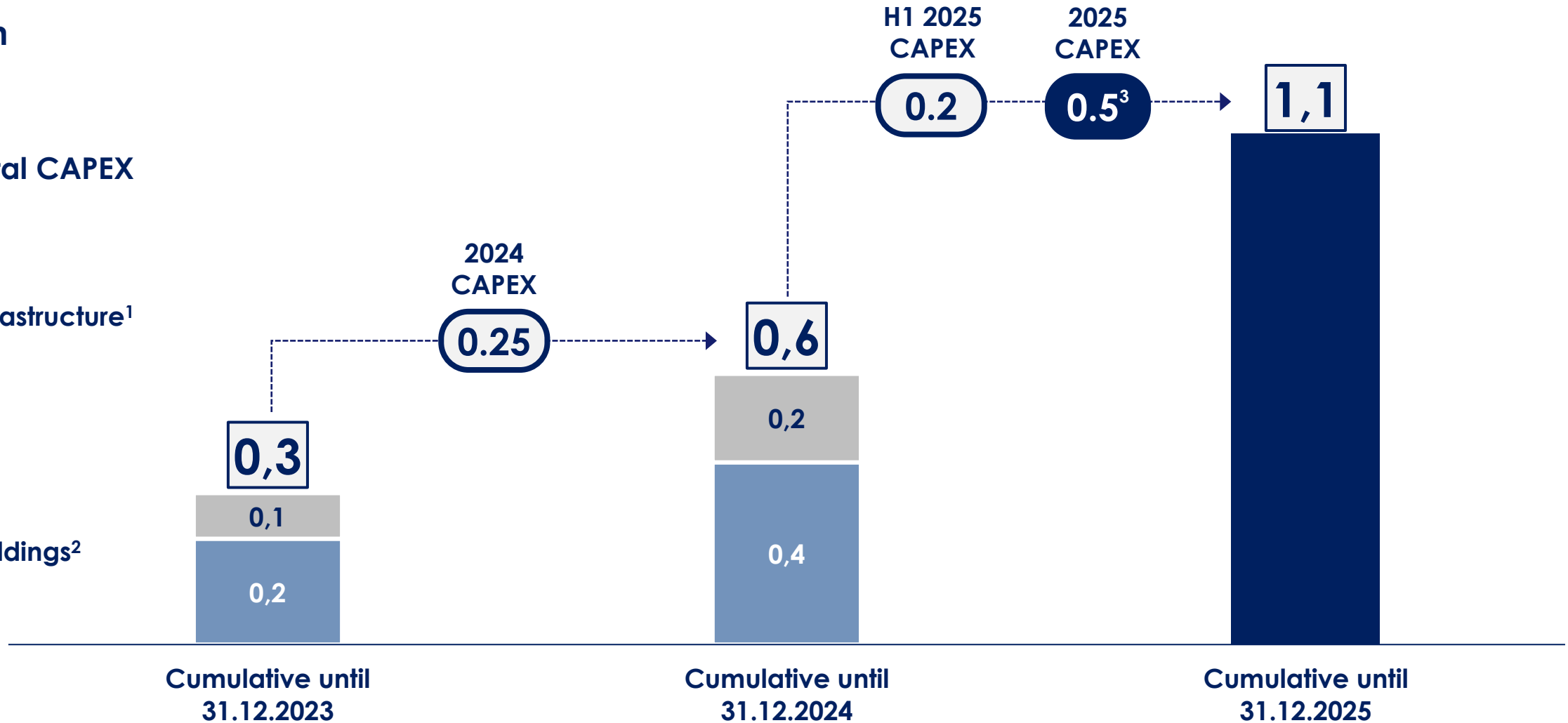
€0.5bn estimated CAPEX in 2025

in €bn

□ Total CAPEX

■ Infrastructure¹

■ Buildings²



Note: all amounts are rounded figures

1. Investment Obligations for Infra Works. As of 31.12.2024, the nominal value of the remaining Investment Obligations for Infra Works amounted to €794m

2. Including construction costs, design fees, technical & project management fees. Excluding CAPEX for Ellinikon Malls

3. Including €0.2bn of H1 2025 CAPEX

The Ellinikon Phase I Projects (2021-2027/28)

- Residential
- Other Developments



3.1

Appendix

Group Balance Sheet & Key Ratios

Portfolio of Assets

Key growth drivers: Malls and Ellinikon revaluation

in €m	30.06.2025	31.12.2024	Notes
The Ellinikon			
IRC, Retail, Sports & Leisure (Investment Property)	673	627	Measured at Fair Value (independent appraisal by Savills)
Residential & Other (Inventory)	922	950	Booked at cost , incl. land, infrastructure and construction costs, as incurred. Reduction vs. 31.12.2024 due to the transfer of Inventory to COGS (Sales acceleration)
Properties for own use (PP&E) ¹	49	46	Booked at cost . Assets for own-use; purchased for long-term use, owner-occupied and not likely to be converted quickly into cash (e.g. land, buildings and equipment)
Total – The Ellinikon	1,664	1,623	
LAMDA MALLS Group			
The Mall Athens	569	508	Assets measured at Fair Value (independent appraisal by Savills, Cushman & Wakefield)
Golden Hall	356	322	
Med. Cosmos	248	223	
Designer Outlet Athens	167	151	
Ellinikon Malls	363	345	
Total – LAMDA MALLS Group	1,702	1,548	Acquired on 05.08.2022 (transaction GAV: €109m)
Other income generating assets	53	56	Mainly Flisvos Marina
Other (incl. fixed assets)	16	15	
Land	8	10	Mainly Aegina (Alkyonides Hills)
Total² (excluding Ellinikon)	1,778	1,628	
Total	3,422	3,251	

1. Including Intangibles (30.06.2025: €5.3m vs. 31.12.2024: €4.7m)

2. Represents 100% of each investment/asset. Under IFRS, assets consolidated under the equity method are presented on the Balance Sheet under "Investments in Associates"

Consolidated Balance Sheet Summary

in €m	30.06.2025	31.12.2024	Notes: 30.06.2025
Investment Property	2,377	2,179	Ellinikon €673m, Malls (incl. Ellinikon Malls) & other properties €1,036m
Fixed & Intangible Assets	115	110	Ellinikon €49m, Flisvos Marina €53m
Inventory	928	957	Ellinikon €922m
Investments in associates	43	45	Ellinikon JVs: €43m (Hospitality, Mixed-Use Tower, AURA Residential)
Investment Portfolio	3,463	3,291	
Cash	661	642	Excludes restricted cash (see below)
Restricted Cash	44	37	(a) ATHEX Bonds next coupon payment (€12m), (b) HRADF-related debt security for land payment (€19m), (c) Malls' debt service next payment (€5m), (d) Marina Ag. Kosmas RRF LG security (€8m)
Right-of-use assets	195	190	Represents mainly Med. Cosmos land lease and Flisvos Marina concession agreement
Other Receivables & accruals	368	275	Includes mainly Ellinikon supplier prepayments and VAT receivables
Assets classified as held for sale	1	--	Lamda Prime Properties (apartments)
Total Assets	4,732	4,435	
Share Capital & Share Premium	1,025	1,025	
Reserves	9	17	General reserve €43m minus treasury shares cost c€34m (4.93m own shares as of 30.06.2025)
Retained earnings	311	191	
Minority Interests	15	14	
Total Equity	1,358	1,246	
Borrowings	1,180	1,174	LD Parent: €556m (accounting); LAMDA MALLS Group €613m (accounting)
Lease Liability	205	201	Represents mainly the Med. Cosmos land lease and Flisvos Marina concession agreement
Ellinikon Transaction Consideration	386	380	Present Value (PV) of €448m outstanding Transaction Consideration (cost of debt discount factor: 3.4%)
Ellinikon Infrastructure liability	667	678	Present Value (PV) of €768m remaining Investment Obligations for Infra Works (cost of debt discount factor: 4.7%)
Deferred Tax Liability	244	219	LAMDA MALLS Group €174m; Ellinikon €37m
Payables	692	538	Includes €402m deferred revenue not yet recognized as P&L revenue (cash proceeds from SPAs) (The Ellinikon)
Liabilities classified as held for sale	--	--	
Total Liabilities	3,373	3,189	
Total Equity & Liabilities	4,732	4,435	

Total Ellinikon €1,644m
(excl. Ellinikon Malls)

Key Financial Metrics (Group)

in €m	30.06.2025	31.12.2024	Alternative Performance Measures (APM) definitions
Free Cash	661	642	
Restricted Cash (<i>Short & Long Term</i>)	44	37	
Total Cash	706	679	
Total Debt	1,771	1,754	= Borrowings + Lease Liability + PV Transaction Consideration
Adj. Total Debt	2,437	2,432	= Total Debt + PV Infrastructure liability
Total Investment Portfolio	3,657	3,481	= Investment Portfolio + Right-of-use assets
Total Equity (incl. minorities)	1,358	1,246	
Net Asset Value (incl. minorities)	1,600	1,460	= Total Equity + Net Deferred Tax Liabilities
Adj. Net Debt / Total Investment Portfolio	47.3%	50.4%	Adj. Net Debt = Adj. Total Debt - Total Cash
Gearing Ratio	56.6%	58.5%	Gearing Ratio = Total Debt / (Total Debt + Total Equity)
Average borrowing cost (end-of-period)	4.0%	4.3%	

3.2

The Ellinikon Progress of Works Visuals

Ellinikon Masterplan – Active Buildings Construction Sites

Contractors:

1. ELEMKA
2. JV METKA-INTRAKAT
3. ETHNOKAT
4. TEKAL / LAMDA CBU
5. ERETBO
6. JV BOUYGUES-INTRAKAT
7. REDEX
8. METKA
9. AKTOR (Earthworks)
10. LAMDA CBU
11. TERNA



Riviera Tower



Concreting works: **31st** level Core Structures & **28th** level Slabs

Cove Residences



Plots 5-6: Early works completed and main works in progress



Plots 7-8: Early works and main works in progress

Residential Projects – Little Athens

Promenade Heights



Plot 6.9: Concreting completed / **Plot 6.10:** 90% of concreting completed

Park Rise (BIG)



4th floor concreting works in progress

Atrium & Trinity Gardens



Superstructure concreting works in progress

Sunset Groves (1 of 2 plots)



Concreting works in progress

Other Projects

Riviera Galleria



66% of concreting works for all buildings completed to date

Posidonos Underpass



91% of excavations & 83% of concrete casting completed to date

The Ellinikon Sports Park



Track and field facility to be handed over within September

The Ellinikon Mall Underpass



100% of excavations and 80% of concreting completed to date



Thank you

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