

PRESS RELEASE

Athens, 30th September 2025

PRODEA INVESTMENTS

Profit for the period of €74.9 million in H1 2025 and NAV per share €5.87

PRODEA Investments announces that the group's turnover amounted to €112.4 million for H1 2025 compared to €113.1 million in H1 2024. with a marginal decrease of 0.6%.

Profit for the period amounted to €74.9 million in H1 2025 compared to €40.5 million in H1 2024. The main drivers that impacted the results for the H1 2025 are the increase of net gain from the fair value adjustment of investment properties, the decrease of direct property related expenses as well as the decrease of property taxes-levies.

Earnings before interest, taxes, depreciation and amortization (EBITDA) amounted to €120.1 million in H1 2025 compared to €85.7 million in H1 2024, representing an increase of €34.4 million mainly deriving from the increase of net gain from the fair value adjustment of investment properties, the decrease of direct property related expenses as well as the decrease of property taxes-levies.

Profit for the period amounted to €74.9 million in H1 2025 compared to €40.5 million in H1 2024. The main drivers that impacted the results for the H1 2025 are the increase of net gain from the fair value adjustment of investment properties, the decrease of direct property related expenses as well as the decrease of property taxes-levies.

The fair value of assets under management¹ on June 30, 2025 amounted to €3,158.3 million compared to €3,150.0 million on December 31, 2024.

The NAV of the group as of June 30, 2025, amounted to €1,501.0 million or €5.87 per share compared to €1,485.7 million and €5.81 per share respectively as of December 31, 2024.

During the H1 2025, the group concluded the investments of total value of €98.6 million while the value of the disposal of investment properties, investments in subsidiaries and joint ventures amounted to €128.8 million.

PRODEA Investments continues its investment activity in line with its current strategy which, in order to maximize the value of its portfolio and create long term value for its shareholders, entails the focusing of the composition of its investment portfolio with an emphasis on commercial warehouses and hospitality and as well as the sale of mature or non-core assets or property portfolios in the countries where the group operates.

The Interim Financial Report for the six months period ended on 30 June 2025 is available on the company's website: www.prodea.gr.

¹ The fair value of the properties of joint venture investments has been calculated based on Prodea Investments' participation percentage in each company.