

29 September 2025

Announcement

Update on the financial developments of Cairo Mezz Plc first half 2025

The Board of Directors of Cairo Mezz Plc (“Company”), on its meeting of 29 September 2025, approved the financial statements of the Company for the six months ended on 30.06.2025.

The Company holds mezzanine and junior notes issued by the special purpose companies that own the Cairo Portfolio¹ (“Notes”). Holding and managing the Notes is the Company’s primary business activity and it does not intend to develop any other activity.

The key financial information for the first half of the financial year 2025 are presented below:

<i>(amounts in euro)</i>	01.01.25-30.06.25	01.01.24-30.06.24
Revenue	0	0
EBITDA	(179.746)	(208.398)
Net loss for the period	(185.378)	(208.398)
	30.06.25	30.06.23
Investments in FV through P&L	240.289.000	178.977.000
Shareholders’ Equity	240.013.110	179.066.816

The fair value of the Notes was estimated by an independent valuer as of 31 December 2024.

The main assets (approximately 99.9% of the total assets) of the Company are the Notes; hence, the Company’s sole source of revenues are receivables from the Notes, which are linked to receivables from the non-performing loans included in the Cairo Portfolio (“Loans”). The total income of the Issuers is allocated in accordance with the prioritization schedule underpinning the issuance of the Notes (“Repayment Schedule”), under which payments on the mezzanine and junior notes are the last in the order of priority². Given that the payment of the receivables from the Notes follows the full repayment of the receivables from the senior notes, the Company did not have revenues in the six months ended on 30.06.2025.

The Company's expenses during the same financial period relate to bank interest expense and operating and administrative expenses, such as third-party fees for the provision of legal, administrative and investor relations services, as well as ATHEX expenses.

It should be noted that the Company, as a noteholder, does not have any right on the formulation or implementation of the Cairo Portfolio business plan, which was prepared and is

¹ Cairo Portfolio means the mixed portfolio of non-performing loans with a total gross book value of €7.5bn, which was transferred in June 2019 by Eurobank Ergasias S.A. to the Irish special purpose companies Cairo No. 1 Finance DAC, Cairo No. 2 Finance DAC, and Cairo No. 3 Finance DAC (“Issuers”).

² The payments under the senior notes precede the payments under the mezzanine notes and the latter precede the payments under the junior notes. In addition, the payment to the noteholders is preceded by other obligatory payments, such as payments for taxes, fees and expenses, etc.



being executed by the servicer of the Cairo portfolio. Consequently, the Company cannot affect its revenues in any manner or draw up its own business plan.

Cairo Mezz Plc