

Press Release

Expanding the Student Housing portfolio by acquiring a new building in Athens

Athens, October 3, 2025

PREMIA Properties ("PREMIA" or "the Company") announces the acquisition of a property at 45, Adrianoupoleos str. in Kaisariani, Athens for a consideration of **€6.15 million**. The property comprises of a five-story building with four underground levels extending over **12,541 sq.m.**, which will be converted into a modern student residence with a capacity of approximately **151 rooms**. The ground floor will feature four (4) vibrant retail and leisure spaces covering 700 sq.m., including dining and entertainment establishments designed to serve both students and the wider community. According to the construction plan, the project is expected to be operational after the summer of 2026.

The **student housing sector** presents significant potential and is a **strategic priority for PREMIA**, which is committed to enhance student accommodation in Greece through modern facilities and premium services. Management of the residences will be entrusted to specialized operators such as **Unity Smart Living**. All buildings are designed and renovated according to strict standards and modern technologies, ensuring a safe and comfortable living environment for students throughout their studies.

Currently, PREMIA **operates seven student residences across Greece with a total capacity of 400 rooms** in Athens, Thessaloniki, Patras, Xanthi (2), Volos, and Larissa, with a combined value of €30 million. At the same time, it is proceeding with the **development of five more student residences** in Athens (Kaisariani), Patras, Xanthi, Rhodes, and Volos through the redevelopment of existing buildings, expected to be delivered by the third quarter of 2026, adding another 400 rooms through investments exceeding €20 million. Upon completion, PREMIA's student housing portfolio will consist of 12 student residences across selected cities in Greece.

The Company is pursuing further investment opportunities in this segment, with the objective **to exceed 1,000 rooms by the end of 2026 and progressively build a portfolio that will reach a minimum of 2,000 rooms**, addressing the increasing demand of housing in major Greek university hubs.

Elias Georgiadis, CEO of Sterner Stenhus and Chairman of the Board of PREMIA, made the following statement: "We are steadily advancing our plan to deliver high-quality student residences across all Greek university cities addressing a long-standing need with projects that combine functionality, safety and contemporary living standards that have long been missing from our country."