



ANNOUNCEMENT

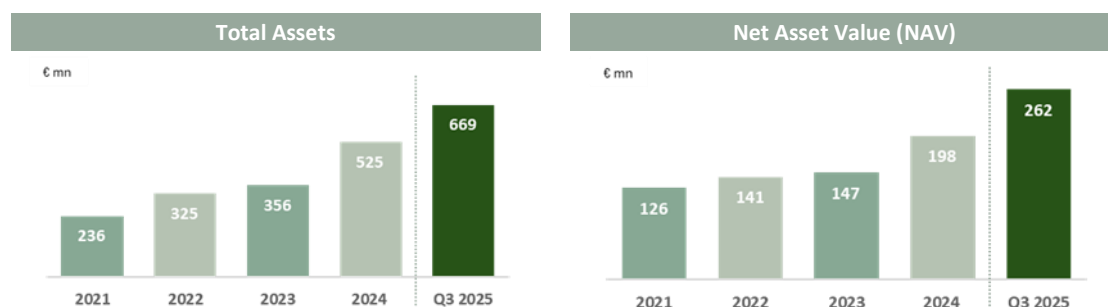
Key Financial Figures for the Nine-Month Period of 2025

ANNOUNCEMENT KEY FINANCIAL FIGURES FOR THE NINE-MONTH PERIOD OF 2025

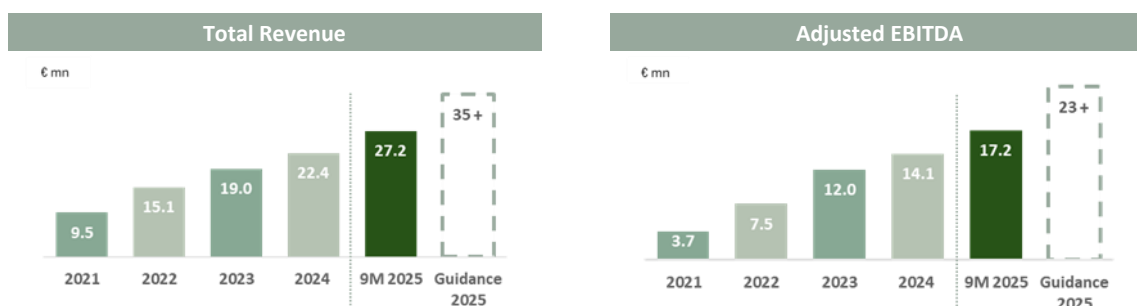
REVENUE AND PROFITABILITY GROWTH & CONTINUATION OF THE INVESTMENT PROGRAM

Athens, Greece – 21 November 2025 – PREMIA Properties (“PREMIA” or the “Company”) announces its key financial figures for the period 1 January to 30 September 2025.

- **70 properties and 531 thousand sq.m. of buildings under management, with the total value of investments reaching €629.7 million**, an increase of 26% compared to year-end 2024. Strong performance indicators, with the gross yield of income-producing assets at 7.2% and the weighted average unexpired lease term (WAULT) standing at 9.7 years as of 30.09.2025.
- **Ongoing execution of the investment program and active portfolio management.** The Group acquired the Semeli winery together with its vineyards, an office property in Thessaloniki leased to Hellenic Cadastre S.A., a school complex in Artemida, as well as three additional commercial properties in Thessaloniki (an office for redevelopment and lease) and Athens (a commercial property leased to Spanos S.A. and a commercial property in Koropi for redevelopment). The Company also acquired two buildings in Larissa and Xanthi for conversion into student housing, while in the fourth quarter it proceeded with the acquisition of three more buildings in Athens (Kaisariani), Volos and Rhodes. Furthermore, the Company carried out its first investment outside Greece, acquiring a hotel unit in the Canary Islands. Expansion in the hospitality sector continued in the fourth quarter with the acquisition of two hotel units in Kos, with the transaction expected to be completed within the year. In addition, five properties were sold (plots of land and a residential asset in Paros, a commercial asset in Thessaloniki, and a plot in Katerini), generating a profit of €1.1 million.
- **Solid financial position**, with the Group’s Net Asset Value amounting to €262 million, net debt at €353 million, and Total Assets at €669 million. **The capital structure was further strengthened** through the successful completion of a **share capital increase, raising €40 million**.



- Increase in revenues by 73% and increase in operating profitability (Adjusted EBITDA) by 65% on a consolidated basis compared to the corresponding period of 2024. Profit before tax increased by 27%, primarily driven by higher operating profitability.



SELECTED FIGURES FROM THE CONSOLIDATED STATEMENT OF TOTAL INCOME FOR THE NINE-MONTH PERIOD OF 2025 (1.1 - 30.9.2025)

(Amounts in EUR million)	1.1 – 30.9.2025	1.1- 30.9.2024
Total Revenue	25.9	16.0
EBITDA	35.9	28.3
Fair value adjustment of investment properties ¹	18.8	17.8
Adjusted EBITDA^{2,3}	17.2	10.4
Profit before tax	29.5	23.1
Funds From Operations (FFO) ²		
Funds from operations (FFO)	6.8	3.0

¹ The result from the revaluation of investment properties to fair values relates to the assets held in the Group's portfolio as of 30 June 2025, as well as properties acquired during the third quarter of 2025.

² EBITDA excluding fair value adjustment of investment properties and non-recurring expenses

³ The relevant definitions are provided in financial report for the period 01.01-30.06.2025

SELECTED FIGURES FROM THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 30.9.2025

(Amounts in EUR million)	30.9.2025	31.12.2024
Investment property and properties held for sale	564.5	430.9
Advances related to the acquisition and development of investment property	1.0	4.2
Financial assets at amortized cost (long & short-term)	33.6	35.1
Participations in joint ventures	30.6	27.6
Total investments	629.7	497.9

(Amounts in EUR million)	30.6.2025	31.12.2024
Total Debt (long-term & short-term debt obligations and lease obligations of investment properties)	384.4	310.3
Total cash and cash equivalents ¹	31.7	21.9
Net Debt ²	352.7	288.4
Total Equity	262.1	198.1
Total Assets	669.0	524.9
Capital structure ³		
Net Loan-to-Value (Net LTV)	56%	52%
Net Asset Value (NAV) ³		
Net Asset Value (NAV)	261.6	197.9
Number of shares	126.5 mn.	95.2 mn.
NAV / Share	2.07 €/share	2.08 €/share

¹ Cash and cash equivalents plus blocked deposits.

² Total Debt minus cash and cash equivalents minus blocked deposits

³ The relevant definitions are provided in financial report for the period 01.01-30.06.2025

PROSPECTS FOR Q4 2025

A key priority through the end of 2025 is the completion of transactions currently in progress as part of the Group's business plan execution. The Company continues to focus on income-producing assets, while selectively considering participation in development and re-development projects in order to achieve enhanced returns and value appreciation. The objective is to add high-quality assets offering strong yields, long-term lease agreements, and reliable tenants.

PREMIA focuses on sectors in which it already has an established presence, and medium-term expectations remain positive, with particular emphasis on hotels and student housing. At the same time, the Company places strong emphasis on the effective management of its debt obligations and the Group's financing under competitive terms, leveraging all appropriate funding instruments, including financing available through the Recovery and Resilience Facility. In any case, Management closely monitors and evaluates macroeconomic and financial data and conditions, which remain fluid amid geopolitical uncertainty, so that—if required—it can implement the necessary adjustments to its strategy.

PREMIA's total investment program for 2025 is estimated at approximately €180 million, of which around €120 million has been executed to date, primarily strengthening its presence in strategic sectors such as hotels and student housing. As evidenced by the Group's nine-month 2025 results, there has been a substantial improvement in financial performance. **Management estimates that total consolidated revenues will ultimately reach approximately €35 million** (previous estimate: €34–35 million) **and the Group's operating profitability (Adjusted EBITDA) will reach approximately €23 million** (previous estimate: €22–23 million) **for 2025, with potential to exceed these levels.**