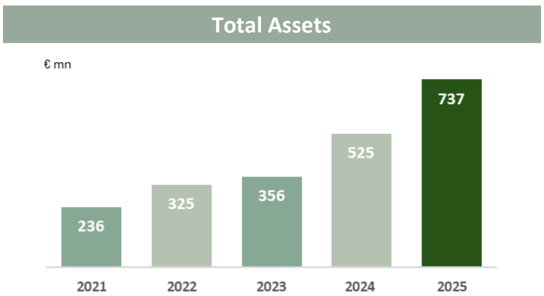
ANNOUNCEMENT

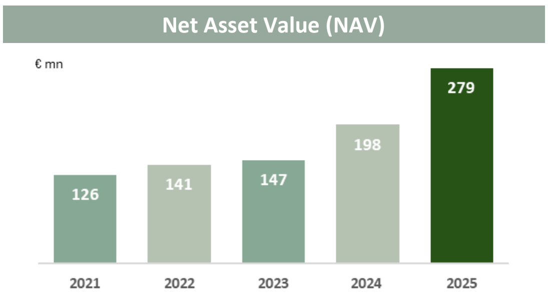
PUBLICATION OF THE ANNUAL FINANCIAL REPORT 2025

39% INCREASE IN INVESTMENTS, 68% GROWTH IN REVENUE & 71% RISE IN OPERATING PROFITABILITY

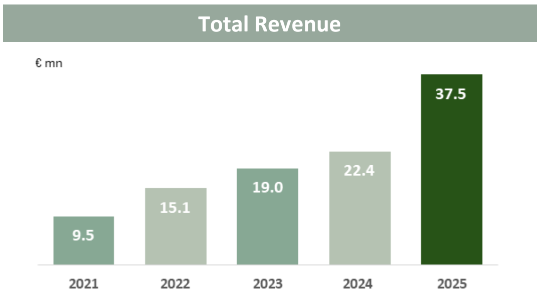
Athens, Greece – 27.02.2026 – Premia Properties ("PREMIA" or the "Company") announces the publication of its Annual Financial Report for the year 2025, which is available on the website of the Athens Exchange (www.athexgroup.gr) as well as on the Company's website (www.premia.gr).

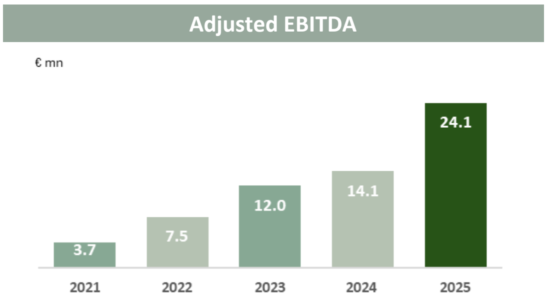
- **75 properties and 576 thousand sq.m. of buildings under management, with total investment value amounting to €692.4 million, increased by 39% compared to 2024.** Adequate portfolio diversification and **strong performance indicators**, with the **gross yield** of income-producing properties standing at **7.1%** and the weighted average unexpired lease term (**WAULT**) reaching **10.5** years as of 31.12.2025 *see. Definitions*
- **Intensive execution of the investment program and active portfolio management.** The Company acquired the Semeli winery along with its vineyards, an office property in Thessaloniki leased to Ktimatologio S.A., a school complex in Artemida, as well as three additional commercial properties in Thessaloniki (an office property to be renovated and leased) and Athens (a commercial property leased to Spanos S.A. and a commercial property in Koropi to be renovated). In addition, two buildings in Larissa and Xanthi were acquired for conversion into student housing, while during the fourth quarter three more buildings were acquired in Athens (Kaisariani), Volos and Rhodes. Furthermore, the Company completed its first investment outside Greece with the acquisition of a hotel property in the Canary Islands. Expansion in the hospitality sector continued with the acquisition of two hotel units in Kos, which was completed in early 2026. Finally, five properties were disposed of (land plots and a residential property in Paros, a commercial property in Thessaloniki and a land plot in Katerini), generating a total profit of €1.1 million.
- **Healthy financial structure**, with the Group's Net Equity amounting to €279.3 million, net debt standing at €396.9 million and total assets reaching €736.8 million. **Further strengthening of the capital structure** was achieved through the successful completion of a **share capital increase in July 2025, raising total proceeds of €40 million**. PREMIA's **strong credit profile** was reaffirmed by ICAP CRIF S.A., which in September 2025 **upgraded PREMIA's rating to AA** (from A over the past three years), classifying the Company in the very low credit risk category.





- **Revenue increased by 68% and operating profitability (Adjusted EBITDA) rose by 71% on a consolidated basis compared to 2024.** Profit after tax reached higher levels, up by 11% compared to the previous financial year, driven by increased operating profitability as well as higher fair value revaluation gains on investment properties.





- **Disciplined borrowing profile with competitive terms and resilience to interest rate fluctuations.** As of 31.12.2025, the Group's average cost of debt stands at approximately 3.3%, while the weighted average maturity of its loans is 6.9 years. A total of 56% of existing borrowings carry a fixed interest rate, of which 23% relates to the public bond, 15% to fixed-rate loan facilities, 12% to loan agreements hedged through interest rate derivatives, and 6% to loan agreements under the Recovery and Resilience Facility (RRF) *see. Definitions*

SELECTED FIGURES OF THE CONSOLIDATED INCOME STATEMENT FOR THE YEAR 2025

(Ποσά σε εκατ. ευρώ)	**1.1 – 31.12.2025**	**1.1- 31.12.2024**
Total revenue	37.5	22.4
EBITDA	57.0	37.1
Result from the revaluation of investment properties at fair value	33.0	23.0
Adjusted EBITDA[1]	24.1	14.1
Earnings Before Tax	47.6	42.8
Earnings After Tax	45.5	40.9
Funds from operations (FFO) [2]		
Funds from operations (FFO)	9.8	4.1

[1,2] *The relevant definitions are provided in the Annual Financial Report 2025*

SELECTED FIGURES OF THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31.12.2025

(Amounts in € million)	31.12.2025	31.12.2024
Investment property and properties held for sale	626.4	430.9
Advances related to the acquisition and development of investment property	1.7	4.2
Financial assets at amortized cost (long & short-term)	33.1	35.1
Participations in joint ventures	31.2	27.6
Total investments	**692.4**	**497.9**
Total Debt *(long-term & short-term debt obligations and lease obligations of investment properties)*	433.8	310.3
Total cash and cash equivalents [1]	36.9	21.9
Net Debt [2]	**396.9**	**288.4**
Total Equity	**279.3**	**198.1**
Capital structure [3]	**736.8**	**524.9**
Net Loan-to-Value (Net LTV)		
Net Asset Value (NAV) [3]	57%	58%
Net Asset Value (NAV)		
Number of shares	€ 278.8	€ 197.9
NAV / Share	125.7 mil.	95.1 mil.
Total Debt *(long-term & short-term debt obligations and lease obligations of investment properties)*	2.22 €/*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 the Annual Financial Report 2025

Definitions

- ***Gross yield*** *= Annualised rents / Fair value of properties as at 31.12.2025 for income-producing assets. These calculations include the lease agreement for a logistics property in Elefsina, which was signed in 2026.*
- ***WAULT =*** *Weighted average lease term as at 31.12.2025, weighted by annualised rents, calculated by multiplying the annualised rent of each property by the respective remaining maximum contractual lease term, then summing the results of the above multiplications and dividing by the total annualised rents of all properties. These calculations include the lease agreement for a logistics property in Elefsina, which was signed in 2026.*
- *Average cost of debt = the average cost of loans weighted by the outstanding balance of each loan as at 31.12.2025, calculated by multiplying the total interest rate of each loan by its outstanding balance, then summing the results of the above multiplications and dividing by the total outstanding loan balance.*
- *Weighted average loan maturity = the average maturity of the Group's loans weighted by the outstanding balance of each loan as at 31.12.2025, calculated by multiplying the outstanding balance of each loan by its remaining contractual term, then summing the results of the above multiplications and dividing by the total outstanding loan balance.*

OUTLOOK FOR 2026

The primary priority for 2026 remains the consistent and effective implementation of the Group's business plan, aiming to add high-quality properties with strong yields, long-term lease agreements and reliable tenants. Already during the current financial year, the Company completed significant investments, strengthening its presence in strategic sectors such as hospitality, and delivering substantially improved financial performance compared to the previous year.

PREMIA focuses on sectors where it already has an established presence and where medium-term prospects remain positive, such as hotels and student housing, while selectively exploring the enhancement of its footprint in other existing sectors and/or entry into new ones that are expected to demonstrate demand and growth potential. The Company continues to focus on income-producing assets, while, where appropriate, it examines participation in redevelopment projects in order to achieve higher yields and capital gains.

At the same time, **particular emphasis is placed on securing the necessary resources to finance its investment plan, as well as on the effective management of its debt obligations** and the Group's funding under competitive terms, utilizing all appropriate financing tools, including facilities under the Recovery and Resilience Facility. **A milestone for PREMIA's further growth was the €40 million share capital increase successfully completed in July 2025**, which, beyond raising the necessary funds to support the Group's continued expansion, further strengthened its shareholder base through the participation of high-profile investors and broadened its free float, confirming the investment community's confidence in the Company and its strategic plan.

The Company looks forward to continuing its growth trajectory in 2026, building on the completion of significant investments during 2025 that are expected to fully contribute in the current year, as well as on new investments that are being implemented or have been launched and are anticipated to further enhance the Group's financial performance. Management is working intensively along two main pillars: first, the identification of an appropriate investment pipeline aligned with the Group's strategy and required returns; and second, the securing of the necessary resources to finance its growth plan. In all cases, the Company systematically monitors and assesses macroeconomic and financial conditions, which remain fluid amid ongoing geopolitical uncertainty, and stands ready to proceed with any necessary strategic adjustments where required.