



INVESTING IN
REAL ESTATE

INVESTING IN
GROWTH

PREMIA

Properties

PREMIUM PROPERTIES • PREMIUM PEOPLE

We are a fast growing Greek Real Estate Investment Company (REIC) listed on Athens Stock Exchange (ATHEX).

We pursue growth through the creation of a diversified portfolio which generates attractive and sustainable risk-adjusted returns for all stakeholders.

We invest in properties linked to key sectors of the economy such as logistics & warehouses, hotels, offices, serviced apartments & student housing, industrial & wineries, schools and retail big-boxes.

61

Properties under management

471k m²

Gross buildable area

€498 million

Total investments*

€198 million

Net Asset Value

24

In-house team

*Includes assets, advances and participations

A differentiated investment proposition

01

Public company with

strong key shareholders

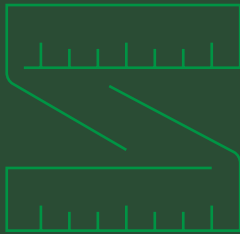
bringing know-how and experience from the Swedish and European real estate markets.



02

Clear strategy

and a proven track record in delivering growth through effective deal sourcing and swift transaction execution.



03

Business model focusing on delivering long-term,

sustainable risk-adjusted returns

04 Greek economy on the growth path

and favorable real estate market fundamentals.



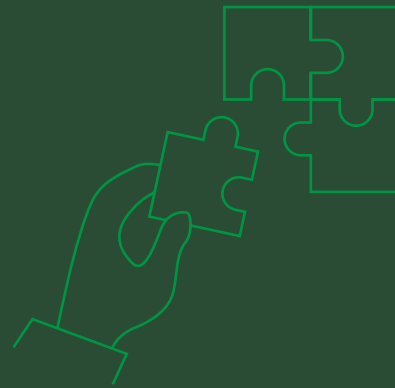
05

Solid portfolio

strategically positioned in resilient sectors with high yields, strong tenant mix, long term leases and stable cash flows.

06 Robust financials

healthy capital structure and capital discipline.



07

Experienced management team

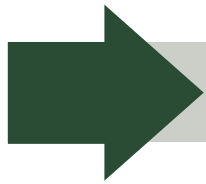
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Commitment to

ESG practices



Milestones



2020

- > Sterner Stenhus becomes majority shareholder via a €10m share capital increase
- > Second €20m share capital increase
- > 17 assets under management including 10 schools under PPP

2021

- > Third €75m share capital increase
- > Fastighets AB Balder becomes a strategic investor acquiring a 17.2% stake
- > Assigned "A" credit rating from ICAP CRIF
- > 27 assets under management, focusing on logistics, retail big-boxes and serviced apartments

2022

- > Issued €100m, 5-year public bond @ 2.8% coupon
- > Licensed as Real Estate Investment Company (REIC)
- > 23 properties added, entering student housing, industrial, wineries, and offices sectors
- > 50 assets under management

2023

- > Milestone project initiation: conversion of a former shopping mall to green offices leased to Independent Authority of Public Revenue (IAPR)
- > Acquisition of an industrial property in Lamia (IOLI) and a property in Xanthi to be converted to 102-key student housing
- > Participation in one of Greece's largest open-market real estate deals (Project Skyline) alongside Dimand and EBRD
- > 51 assets under management

2024

- > Completion of IARP green offices and delivery of student housing in Xanthi
- > Completion of Skyline Transaction
- > Addition of 11 properties, including a modern logistics leased to Iron Mountain
- > Inaugural hospitality investment, through the acquisition of 2 resorts in Rhodes and Crete, forming a strategic partnership with NLTG Group
- > 61 assets under management

Clear investment strategy that has delivered substantial results

GROWTH STRATEGY

Sound acquisitions, targeting properties with solid fundamentals and attractive yields

- Investment focus on Greece in sectors where we have an established presence, entering also selectively in new sectors
- Focus on income producing assets (Core / Core plus) combined with “forward-funding” deals and selected “value-add” and redevelopment projects for the purpose of enhancing cashflows and securing quality assets
- Pursuit of off-market superior yield investment opportunities

ASSET MANAGEMENT

Value creation through a well-curated and actively managed portfolio

- Balanced, high-quality and well-diversified portfolio
- Creditworthy tenants, long contract periods & inflation adjusted (CPI/CPI +) rents with stable cash flows, targeting WALT > 5 years
- High occupancy through proactive lease management and robust collections policy
- Active property management & systematic facilities management, establishing long-term tenant relationships
- Value generation from existing development portfolio
- Continuous progress on ESG initiatives

FINANCING

Effective capital raising through equity/debt capital markets and bank financing

- Active capital structure management exploring all available funding options
- Debt cost optimization and management of increasing interest rate risk, maintaining an adequate yield / debt spread
- Capital discipline, with a long-term targeted LTV < 60% & debt duration > 3 years
- Dividend policy providing for distribution of 50% of net profit
- Expansion of investor base, tapping regularly the capital markets



Embedding ESG initiatives in everything we do

At PREMIA, we strive to be among the Sustainability leaders in Greece. As a listed REIC, we are committed to advancing our sustainability efforts and making a meaningful impact as an employer, business partner and community member. Our focus is to create long-term value for our shareholders while minimizing the environmental impact of our business activities. We continuously track and evaluate our progress on Environmental, Social, and Governance (ESG) initiatives to drive performance and ensure ongoing improvement.

Additionally, we actively participate in GRESB and EPRA sBPR and we are developing a comprehensive decarbonization strategy to further enhance our commitment to sustainability. All efforts are made to create long-lasting value and address climate change mitigation.

Environment

- > Develop and implement a decarbonization strategy
- > Lower operational emissions by 20% by 2030
- > Enhance performance data collection methods
- > Identify and implement energy-saving opportunities
- > Deploy comprehensive energy conservation measures
- > Integrate waste management data tracking
- > Improve water data coverage and optimize efficiency to reduce consumption
- > Transition to a fossil-free vehicle fleet

Society

- > Engage local communities through ongoing initiatives and partnerships
- > Maintain open dialogue with local authorities
- > Ensure inclusivity and diversity in community efforts
- > Empower local talent through training, development, and employment opportunities

Governance

- > Uphold the highest standards of Integrity
- > Ensure full compliance with statutory regulations
- > Maintain strong business ethics that deliver value to all stakeholders
- > Implement robust risk management strategies
- > Promote fairness & transparency in all operations
- > Adhere to GDPR regulations

Tenants

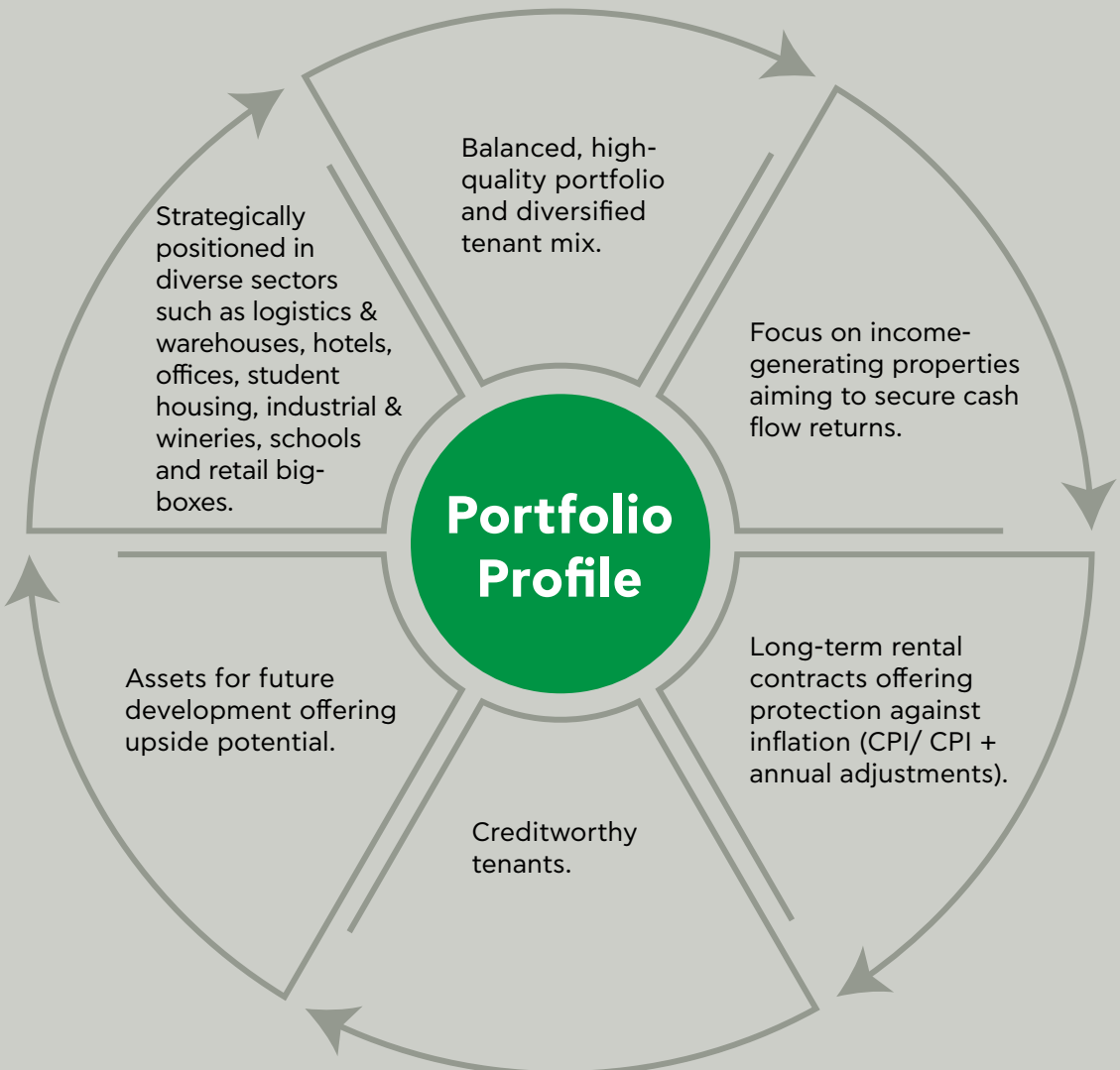
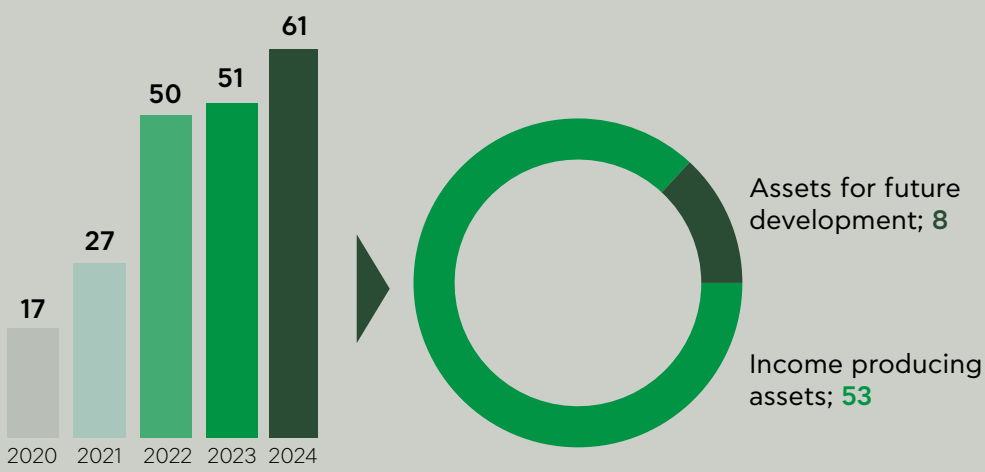
- > Identify and develop new projects that align with tenants' needs, incorporating sustainable standards and guidelines
- > Enhance tenant satisfaction by prioritizing the creation of green, energy-efficient buildings
- > Continuously monitor and improve the environmental performance of all assets to support sustainability goals
- > Engage tenants in sustainability efforts by encouraging responsible consumption and eco-friendly practices

Certificates:

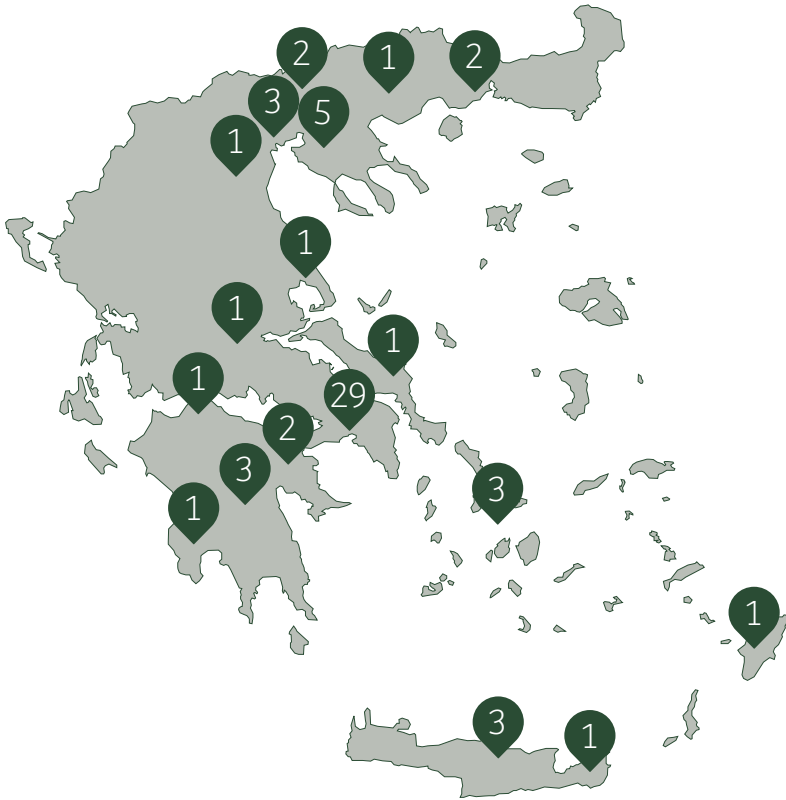


Solid portfolio with unique characteristics

Assets under Management

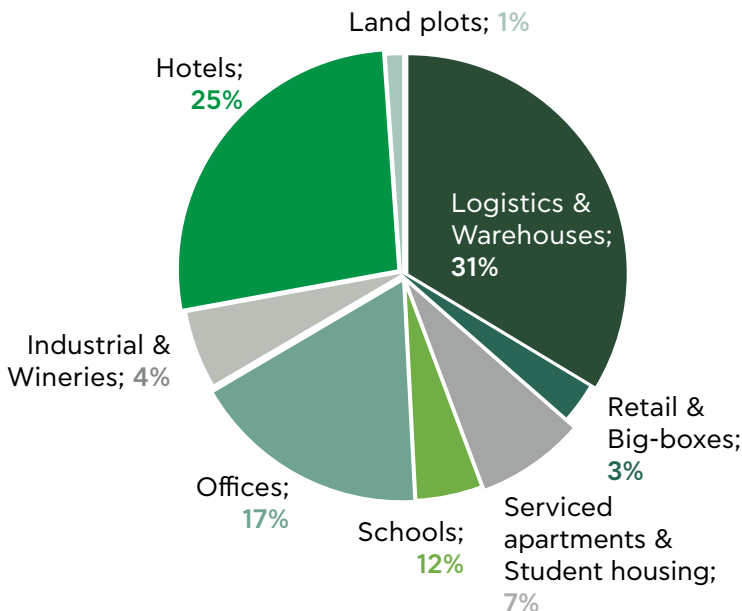


Well-diversified in terms of asset class and tenants

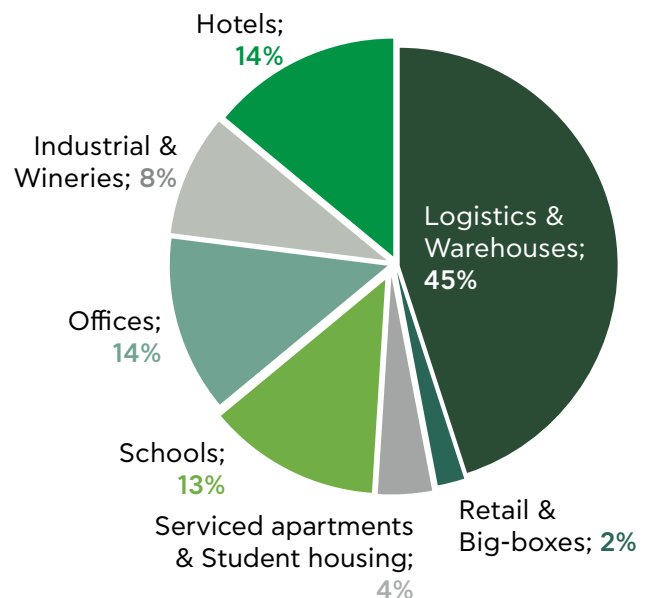


LOGISTICS & WAREHOUSES	12
RETAIL & BIG BOXES	6
SERVICED APARTMENTS & STUDENT HOUSING	7
SCHOOLS	11
OFFICES	2
INDUSTRIAL & WINERIES	16
HOTELS	2
LAND PLOTS	5

GAV per Type of Property



GBA per Type of Property



Sector sq.m's %/sector

Prime assets with excellent KPIs generating robust cash flows from AAA tenants



99.7%
occupancy rate



7.2%
gross yield



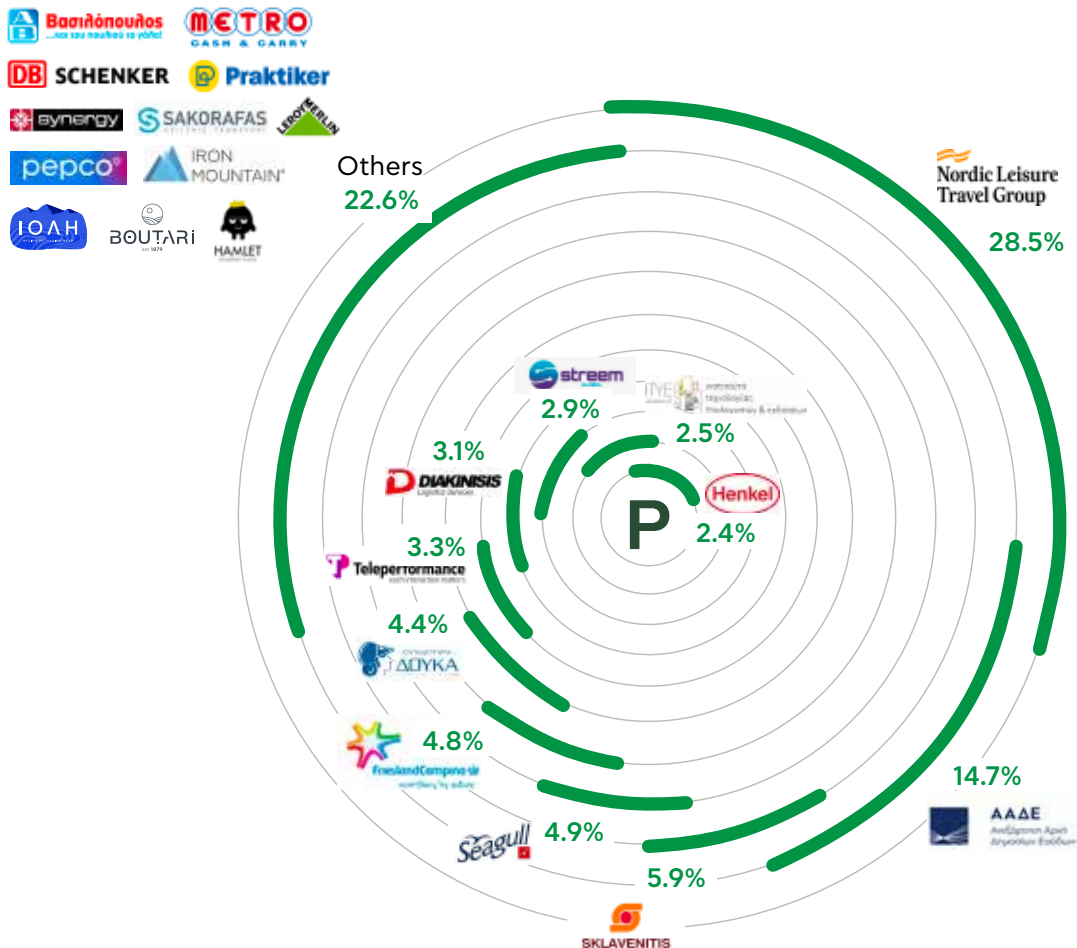
€30 million*
annualized rental income



9.9
years WALT

*As at 31.12.2024 excluding PPP (schools)
KPIs refer to income producing properties

High Quality and well diversified tenant mix with top 3 tenants representing c. 49% of total annualized revenue.



Logistics & Warehouses

One of the leaders in the market with tenants spanning from large multinationals, 3PLs, retailers and leading supply chain and logistics operators.



Hotels

Portfolio includes two 4-star hotels in Rhodes and Crete with a total capacity of 796 keys.



Offices

Offices including modern bioclimatic office complex certified with LEED Gold.



Schools



Portfolio includes a leading Private School (Doukas School) and 10 schools as part of a Public Private Partnership (PPP) scheme.



Industrial & Wineries



Diversified industrial portfolio including Wineries / Vineyards, Water Bottling Plant and others.

Serviced apartments & Student housing

Pioneers in student housing and serviced apartments strategically positioned throughout Greece.

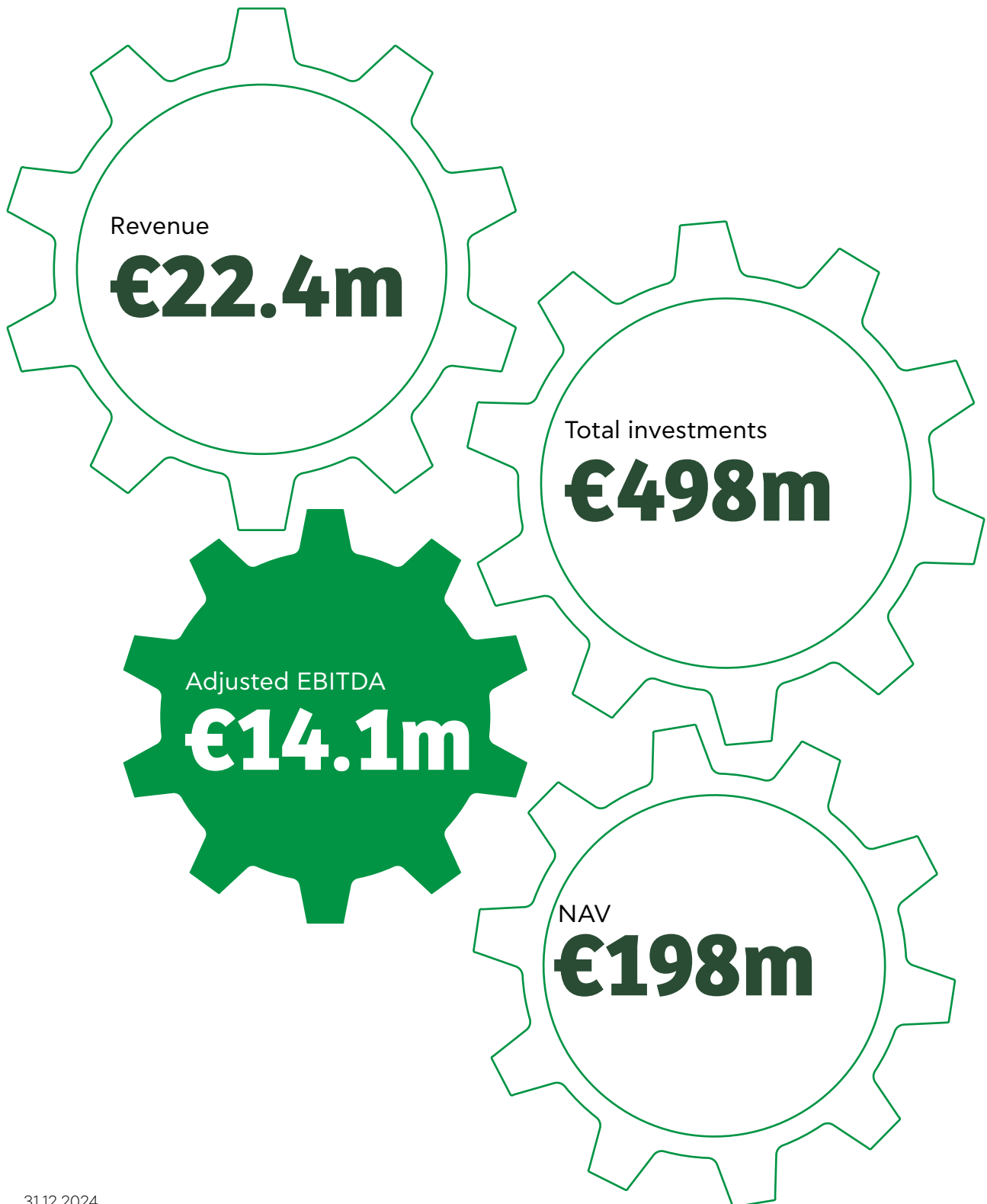


Retail big-boxes

Large stores and big-boxes with leading retailers.

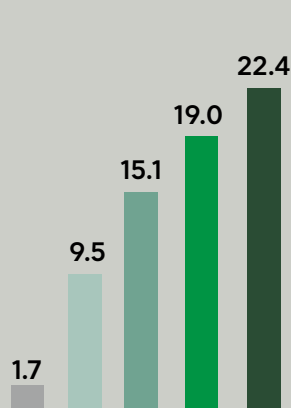


Resilient & consistently improving financial performance

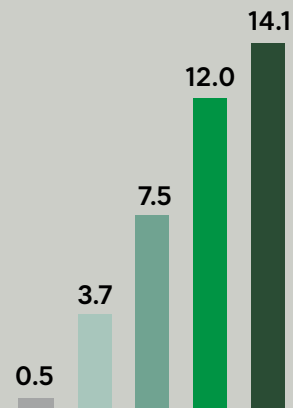


Top line growth & improved operating performance

Revenue



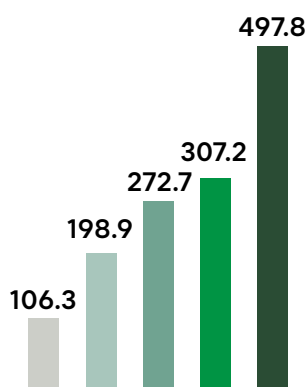
Adjusted EBITDA



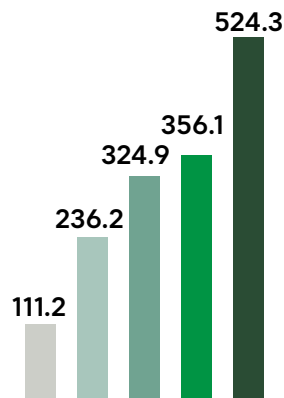
31.12.2020 31.12.2021 31.12.2022 31.12.2023 31.12.2024 Flash Note in € million

Strong asset base & healthy capital structure

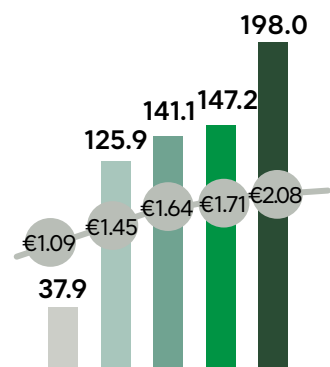
Total Investments



Total Assets



NAV



31.12.2020 31.12.2021 31.12.2022 31.12.2023 31.12.2024 Flash Note NAV/share in € million

Robust balance sheet

Cash

€22m

Equity

€198m

Debt

€310m

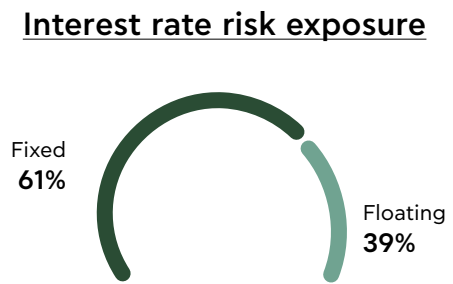
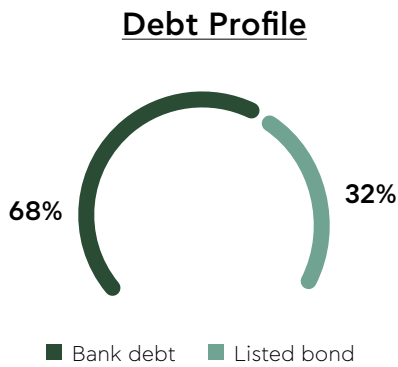
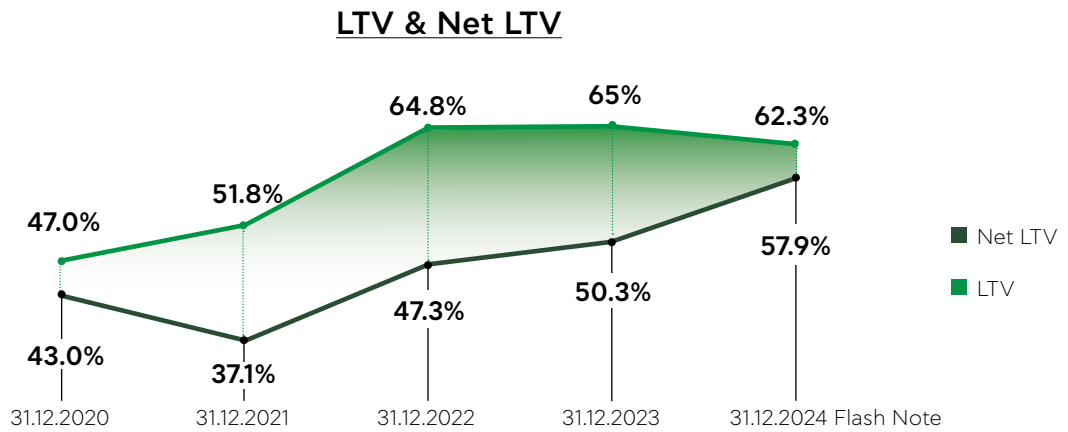
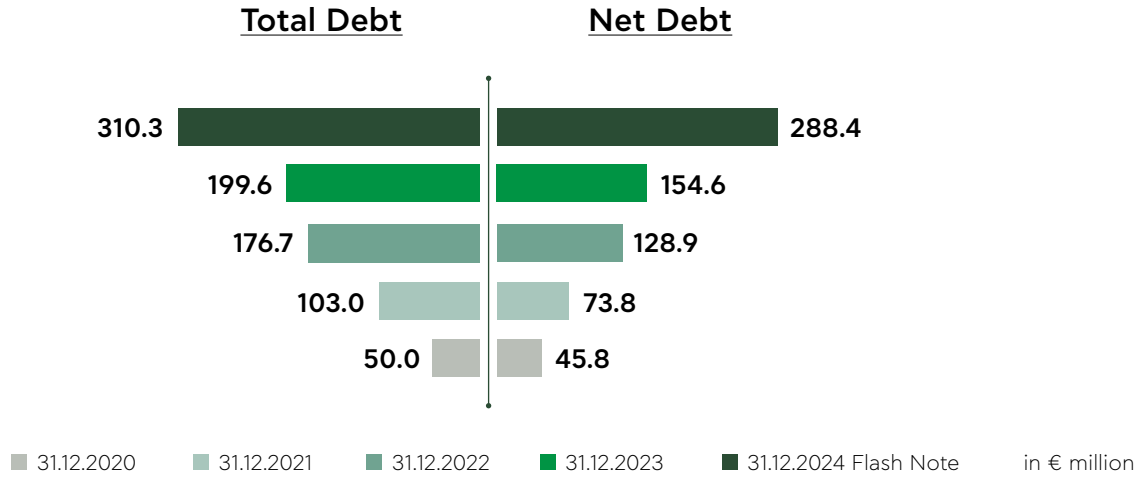
Net LTV

57.9%

“A” Credit rating

(ICAP CRIF, as of 14.10.2024)

Capital discipline



Active & experienced BoD



Elias Georgiadis
President



Frank Roseen
Vice President
Non-Exec. Member



Vasileios Andrikopoulos
Independent
Non-Exec. Member



Panagiotis Vroustouris
Independent
Non-Exec. Member



Rebecca Pitsika
Independent
Non-Exec. Member



Elias Tsiklos
Non-Exec. Member

Highly skilled management team



Kostas Markazos
CEO & Executive
Board Member



Nikolaos Baziotis
CFO / CIO



**Constantin
Pechliuanidis**
Chief Property
Investment Officer



Anna Parisis
Head of Asset
Management & ESG



Kalliopi Kalogera
Chief Legal Counsel &
Executive Board Member

Commitment to sound corporate governance practices

Corporate governance

BoD

- 5 Non-Executive Members (including 3 Independent Non-Executive Members)
- 3 Executive Members
- Responsible for overseeing the system of internal control and corporate governance
- Contributes to the identification and management of risks

Management

- Executive BoD members and C-level executives with extensive professional experience supported by an in-house team
- Total headcount is currently 24

3 active supporting committees

Audit Committee

- Monitors the financial information process
- Supervises the internal control procedures
- Supervises the internal auditor
- Oversees the effectiveness of the internal control and risk management systems



Remuneration & Nomination Committee

- Indicates and recommends new candidates for members of the BoD
- Evaluates the performance of the BoD members
- Designs and monitors the remuneration policy



Investment Committee

- Reviews investment proposals
- Recommends investments to the BoD
- Monitors investment market conditions
- Monitors the implementation of the investment program



Strong & strategically invested key shareholders



Successful sponsor with proven ability to create value

Stern Stenhus Greece AB ("SSG") is the largest shareholder of PREMIA, holding a 38.11% stake. SSG is 100% subsidiary of Stern Stenhus Holding AB ("SSH"), a Sweden-based holding company, owned by Mr. Elias Georgiadis (70%) and Mr. Thomas Georgiadis (30%). SSH is active in the real estate and construction sectors. It holds participations primarily in listed companies and it also owns and manages directly properties and projects in Sweden and Greece. SSH's main holdings comprise:

Stenus Fastigheter I Norden AB

Stake: 24.4%
Market Cap: €402m
(31.12.2024)

Fasadgruppen Group AB

Stake: 3.2%
Market Cap: €96m
(31.12.2024)

Vestum AB

Stake: 1.0%
Market Cap: €336m
(31.12.2024)

A leading European real estate group is a strategic investor in PREMIA since 2021



Fastighets AB Balder ("Balder") is the second largest shareholder of PREMIA, holding a 16.31% stake. Listed on Stockholm Stock Exchange, Balder is a property group that owns, manages and develops residential and commercial properties such as apartments, offices, shops, banks, hotels and warehouses. It operates in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom*.

Key facts (31.12.2024)

No of properties: 1,900
Property value: c. €20bn
Market cap of: c. €8bn

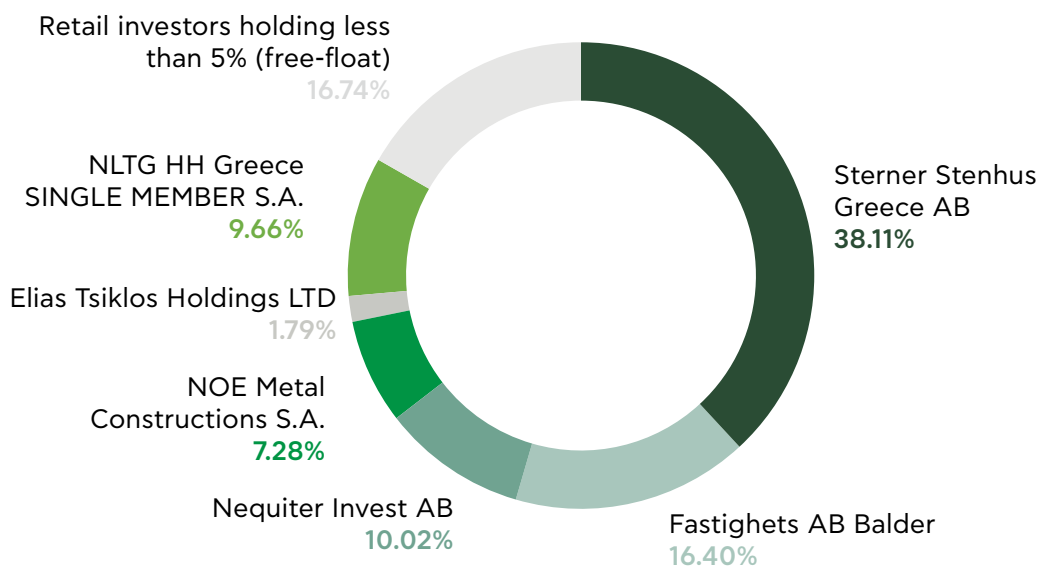


Nordic Leisure Travel Group (NLTG) the market leading travel operator in the Nordics, is a shareholder of Premia since 2024

NLTG HH Greece Single Member S.A. holds a 9.66% of Premia's share capital and is part of NLTG Group, a Stockholm, Sweden-based travel operator. NLTG sells approximately 1.5 million holiday trips annually to customers in Sweden, Denmark, Norway, and Finland. It offers package holidays to consumers under the brands Ving (SE/NO), Spies (DK) and Tjäreborg (FI). NLTG has an integrated operating model (tour operators, airline, and hotel operations) across the four Nordic Countries, with short- and long-haul destinations across the world.*

*Source: Company's website

Shareholding structure



Share data

Share capital	€47,583,425
Shares outstanding (31.12.2024)	95,166,850
ISIN	GRS497003012
Tickers	ΠΡΕΜΙΑ (ATHEX) PREMr.AT (Reuters) PREMIA:GA (Bloomberg)
Market segment	Main Market
Sector / subsector	Real Estate / Diversified REICs
Participation in indices	ATHEX Composite Share Price Index ATHEX Composite Index Total Return Index ATHEX Select ATHEX ESG DAP FTSEA DOM FTSEM FTSE_RE
Share price (31.12.2024)	€1.27
Market capitalization (31.12.2024)	€121m

Contacts

Kostas Markazos
CEO

k.markazos@premia.gr

Nikos Baziotis
CFO / CIO

n.baziotis@premia.gr

Constantin Pechlivanidis
CPIO

c.pechlivanidis@premia.gr



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PREMIA

Properties

59 Vasilisis Sofias Avenue, 11521 Athens Greece
T: +30 210 6967600 | info@premia.gr | www.premia.gr