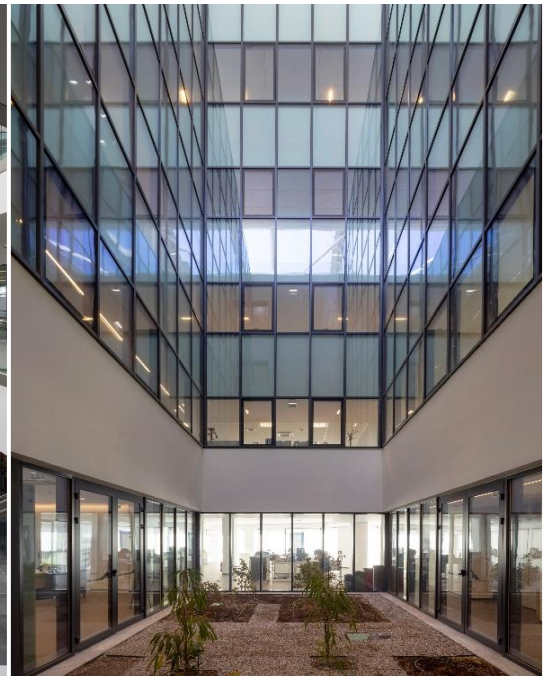
PREMIA

Properties

Company Presentation| H1 2025



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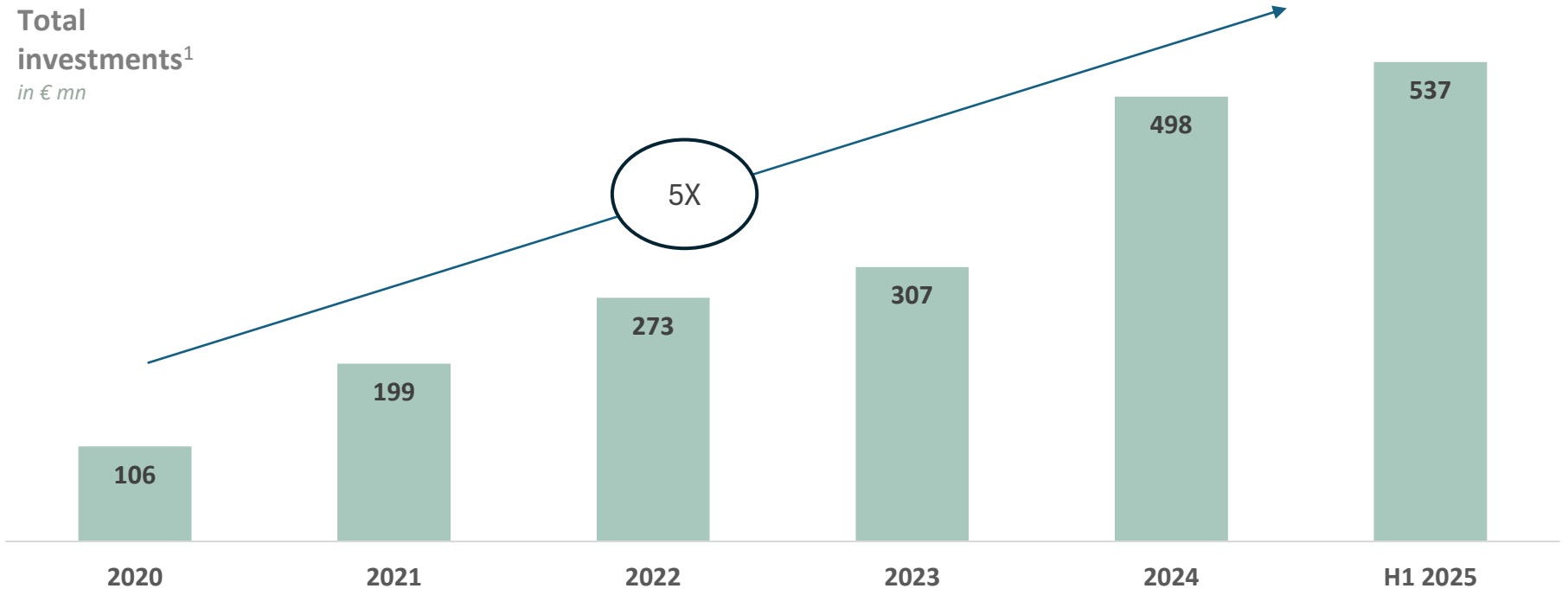
We are the fastest growing real estate investment company

Total investments[1]
in € mn



	2020	2021	2022	2023	2024	H1 2025	Q3 2025
Properties under management[2]	**17**	**27**	**50**	**51**	**61**	**67**	**Q3 2025**
Key Events	Sterner Stenhus acquired a controlling stake	€75m combined SCI	€ 100m listed bond		NLTG becomes a strategic shareholder		€40m cash SCI
	€10m cash SCI €20m SCI in kind	Fastighets AB Balder becomes a strategic shareholder	REIC status obtained		€0.5bn investment target achieved		

PREMIA | Properties

[1] *includes investment properties, PPP, investments in JVs and advances*
[2] *excludes JVs*

Where we stand today

Properties under management

67

(as of 30.06.2025)

Gross buildable area(GBA)

496K sqm

(as of 30.06.2025)

Total Investments

€537 m

(as of 30.06.2025)[1]

Total Assets

€558 m

(as of 30.06.2025)

Net Asset Value (NAV)

€203m

(as of 30.06.2025)[2]

Market Capitalization

€126 m

(as of 30.06.2025)

Net Loan-to-Value (Net LTV)

60%

(as of 30.06.2025)

Credit Rating

ICAP CRIF AA

(as of 09.09.2025)

[1] *includes investment properties, PPP, investments in JVs and advances*
[2] *NAV excludes minority interest*

We benefit from strong & strategically invested key shareholders

STERNER STENHUS

Successful sponsor with proven ability to create value

Sterner Stenhus Greece AB ("SSG") is the largest shareholder of PREMIA, holding a 33.41% stake. SSG is **100% subsidiary of Sterner 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.

BALDER

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 19.63% stake. Listed on Stockholm Stock Exchange with a **market cap of c. € 8bn,** Balder is a property group that owns, manages and develops residential and commercial properties such as apartments, offices, shops, banks, hotels and warehouses. Its portfolio **comprises 1.900 assets with a total value of c. € 20 bn**. It operates in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom*.

** As of 30.06.2025. Source: company's website*

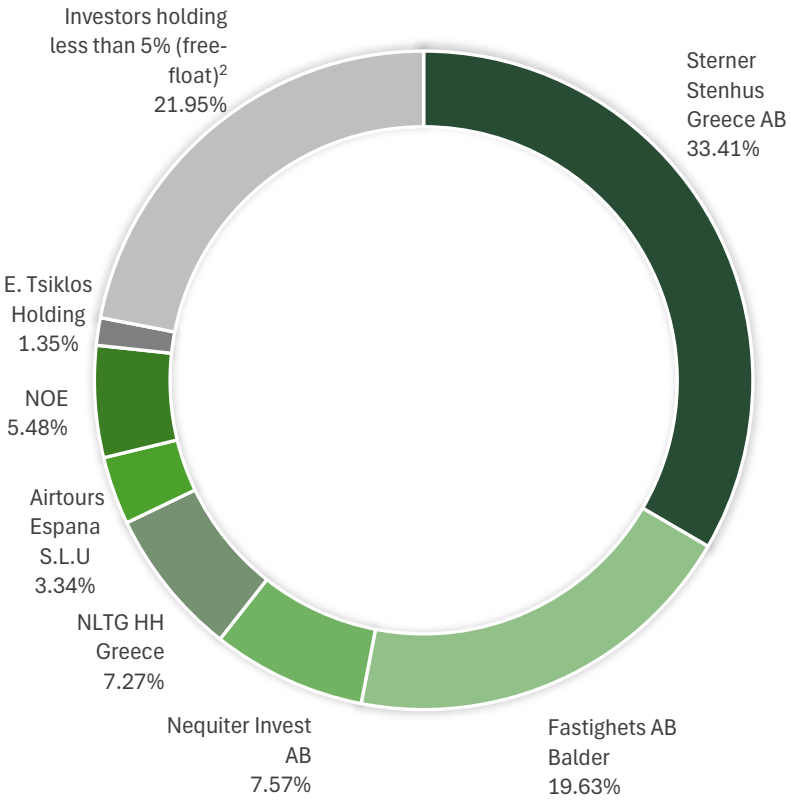
Nordic Leisure Travel Group

The market leading travel operator in the Nordics is a shareholder since 2024

NLTG HH Greece Single Member S.A. holds a 7.2% 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*. Airtours Espana (affiliated company) became a shareholder in July 2025.

**Source: company's website*

Shareholding Structure [1]



[1] *As of 26.09.2025 post SCI July 2025*
[2] *Includes treasury shares*

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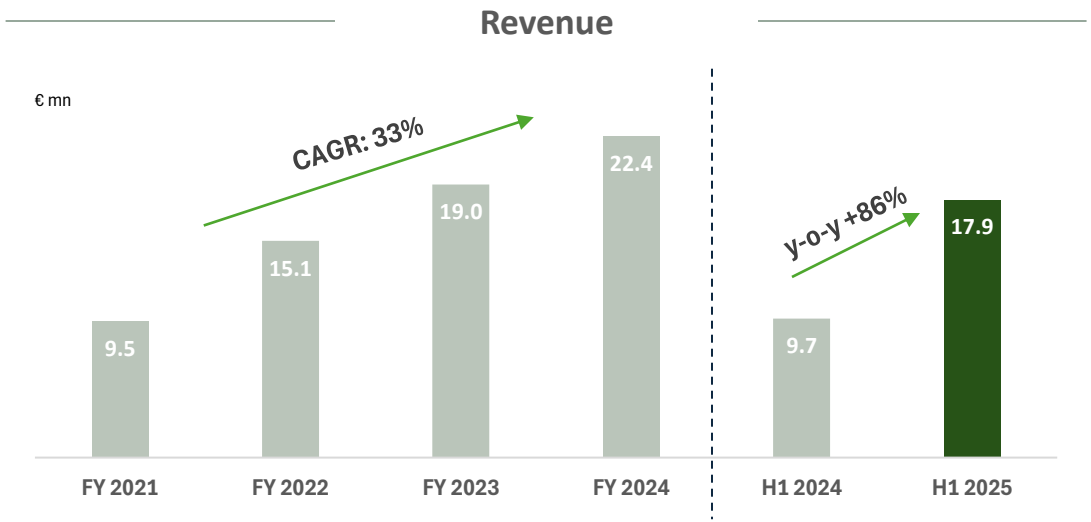
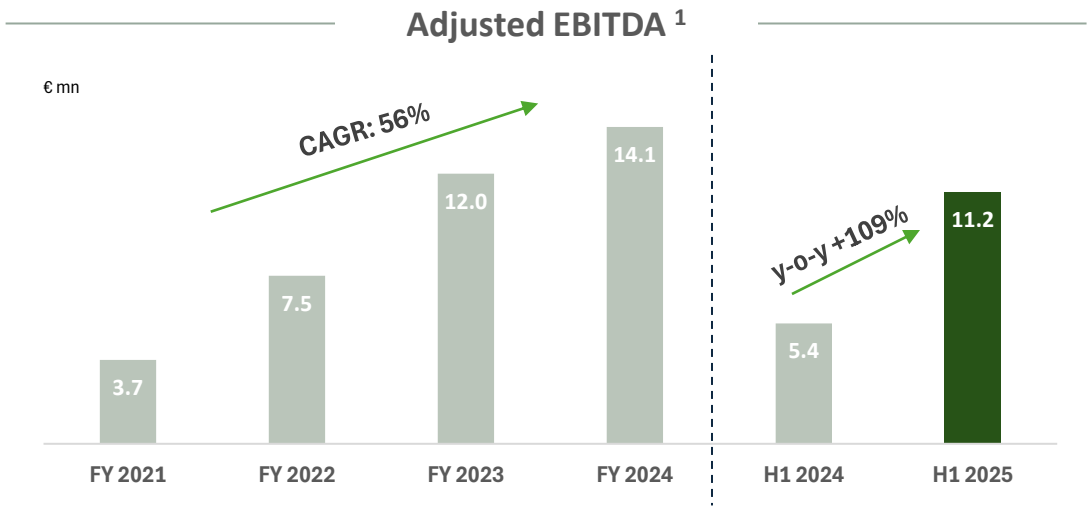
Strong & consistently improving operating performance



- Rental revenue increase of +86% y-o-y mainly attributed to new acquisitions and full contribution of assets acquired within 2024 (+4% like-for-like increase). The increase in revenue was primarily driven by the **hotel acquisitions** (Sunwing Rhodes & Crete) in Q4 of 2024 and **Piraeus 180 project** that was completed and became operational in Q2 of 2024.

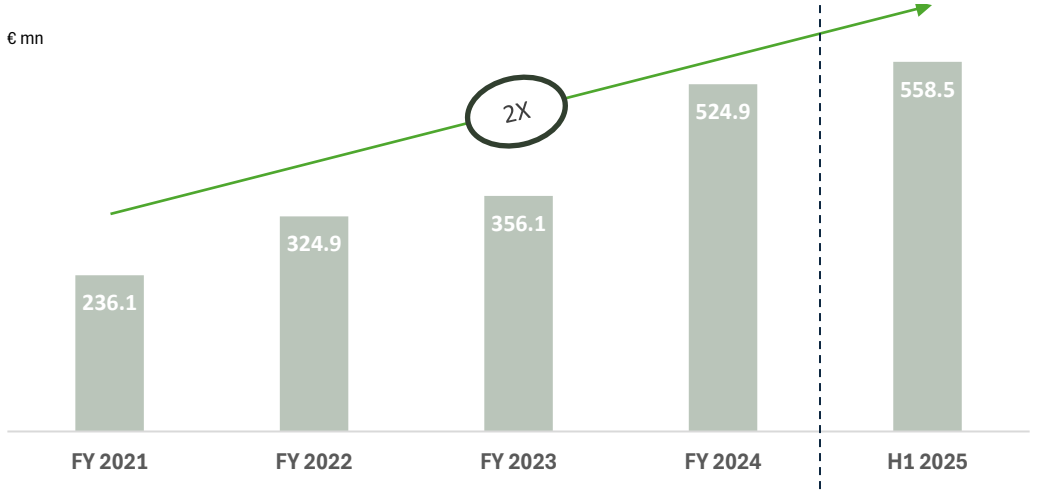


- Adjusted EBITDA for the first half of 2025 grew by 109% y-o-y, driven by portfolio expansion and stronger operating leverage. As a result, the **adjusted EBITDA margin** improved to **63%**, compared to **55%** in the first half of 2024.

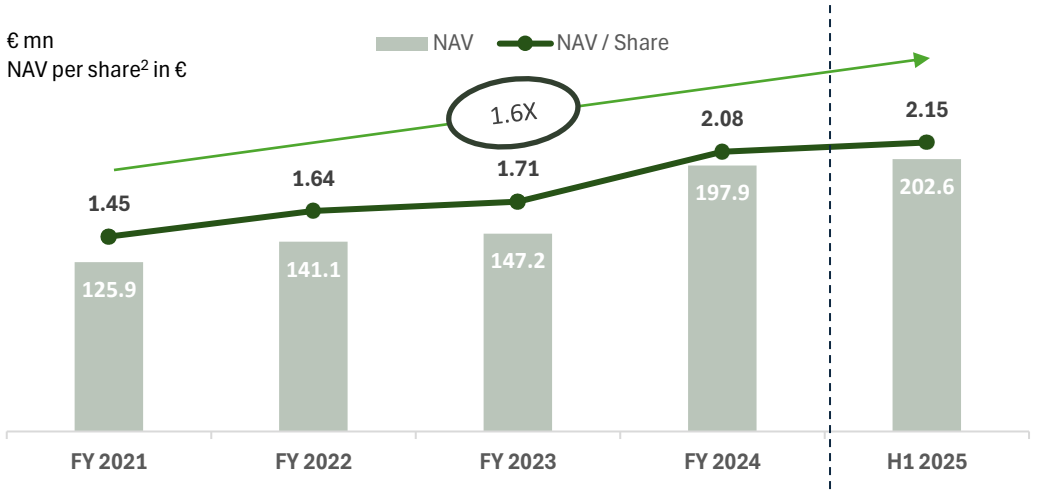
[1] The relevant definitions are presented in First Half Financial Report for the Period 01.01-30.06.2025 - Adjusted EBITDA excludes revaluation gains and non-recurring expenses..

Disciplined capital management supporting sustainable growth

Total assets



NAV [1]



Debt profile (as of 30.06.25)

Gross Debt	Net Debt	Gross LTV	Net LTV	Interest Rate Risk Exposure[3]		Debt Sourcing		Debt Maturity	Average cost of debt
€336m	€323m	62.6%	60.3%	Fixed 60%	Floating 40%	Bank Debt 63%	- Public Bond 30% - RRF 7%	6.8 years	3.4%

[1] Net Asset Value excludes non-controlling interest
[2] NAV per share calculation excludes own shares.
[3] Fixed terms loans include hedging in JPA's loan effective from July 2025.

FY2025: Step-change in revenues and operating profitability

(in € mn)	FY 2024 (ACT)		FY 2025 (F)
Total Revenue	22.4	*> +50%*	**34-35**
Adjusted EBITDA	14.1	*> +55%*	**22-23**

Positive drivers

- Full-year contribution of major investments such as the IAPR offices, hotels and new logistics asset
- New investments (completed or in progress) and projects under development to be completed in 2025
- Operating cost control & economies of scale

Risks

- ! Timely completion of planned transactions and projects
- ! Overall macroeconomic and real estate market conditions

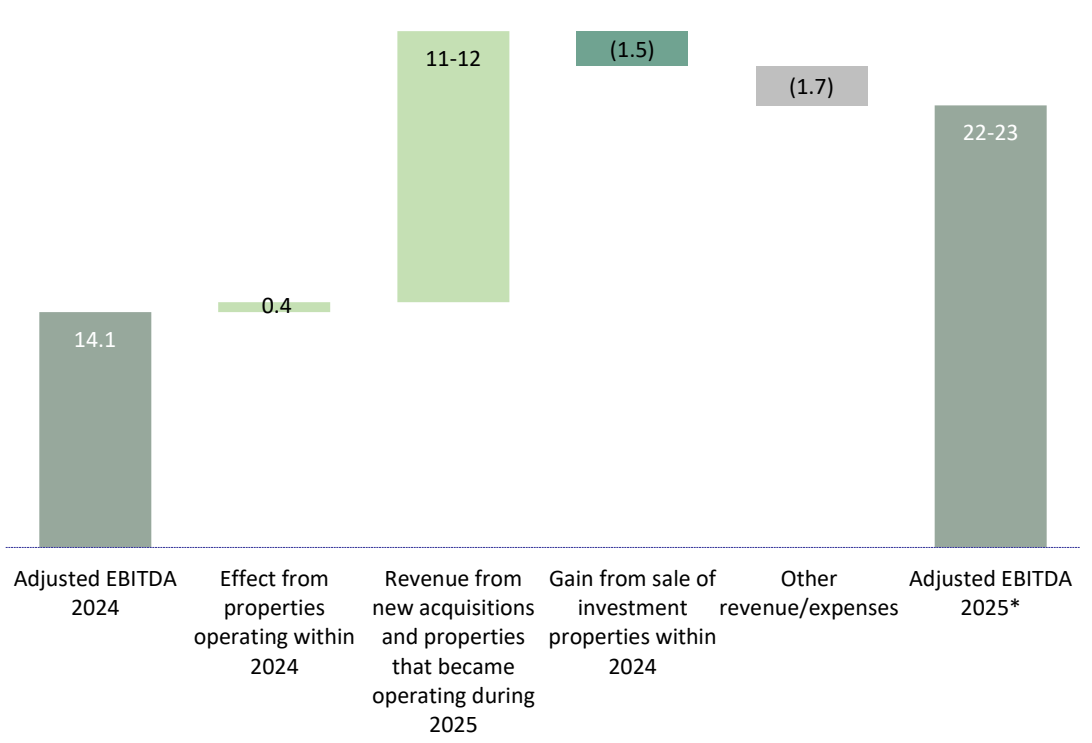
FY 2024 Actual -> FY 2025 Estimate Bridge

Revenue

€ mn

Adjusted EBITDA

€ mn



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Investment Portfolio Snapshot *30.6.2025*

Income Producing Properties

47 properties

444k sqm
GBA

€444.6 m
GAV

PPP (10 schools)

10 properties

36.5k sqm
GBA

Until 2041
Duration of Partnership Right

€34.0 m
Partnership right (Financial asset at amortized cost)

Development Properties

10 properties

16k sqm
GBA

€24.9 m
GAV

Joint Ventures

Skyline:25% stake
Participation Value: 20.6m
One of the largest real estate portfolio transactions in Greece

Renti:32% stake
Participation Value: 2.9m
Acquisition of Village Shopping & More

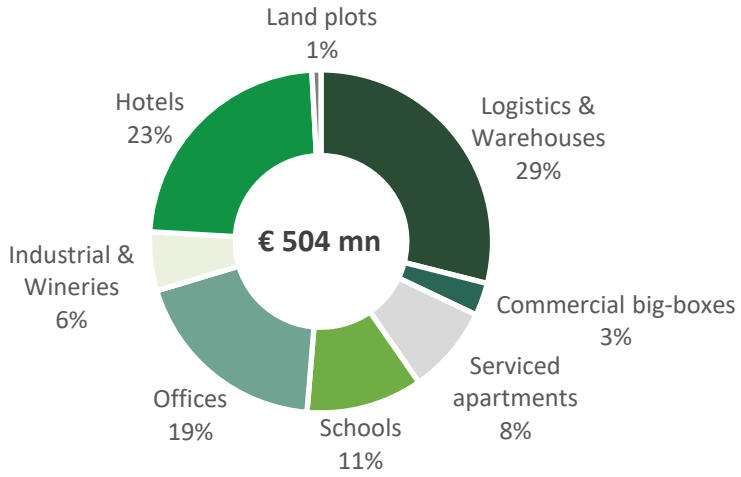
Navarino:50% stake
Participation Value: 3.7m
JV with TEMES for the construction of a modern winery

IQ Karella:40% stake
Participation Value: 3.2m
JV with Dimand Group for a development of a property in Paiania

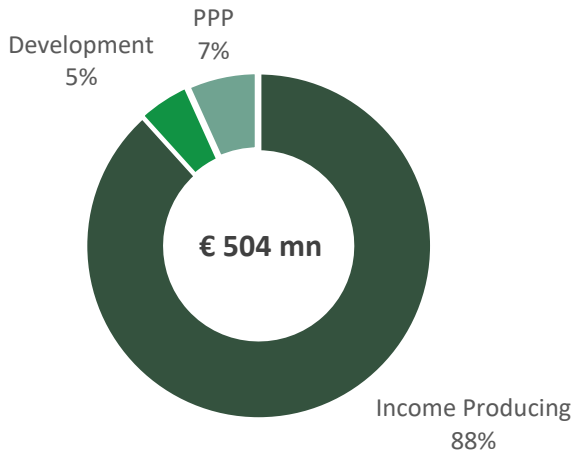
* Total investments include all the above plus advances (2.7m).

Well-diversified portfolio with prime properties

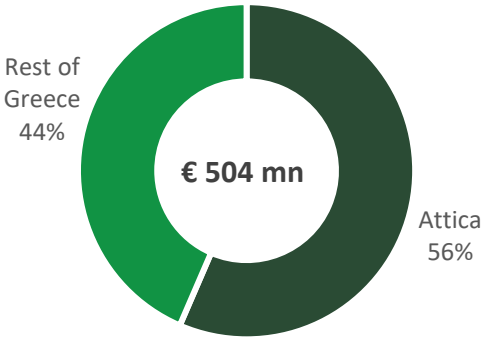
GAV* per Asset Class



GAV* per Category



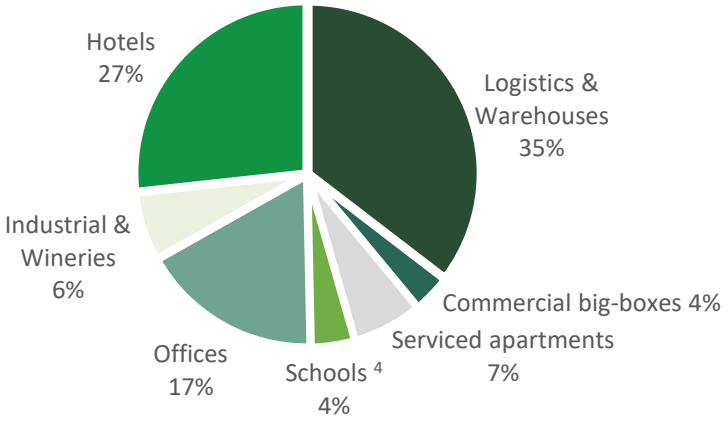
GAV* per Geographical Distribution



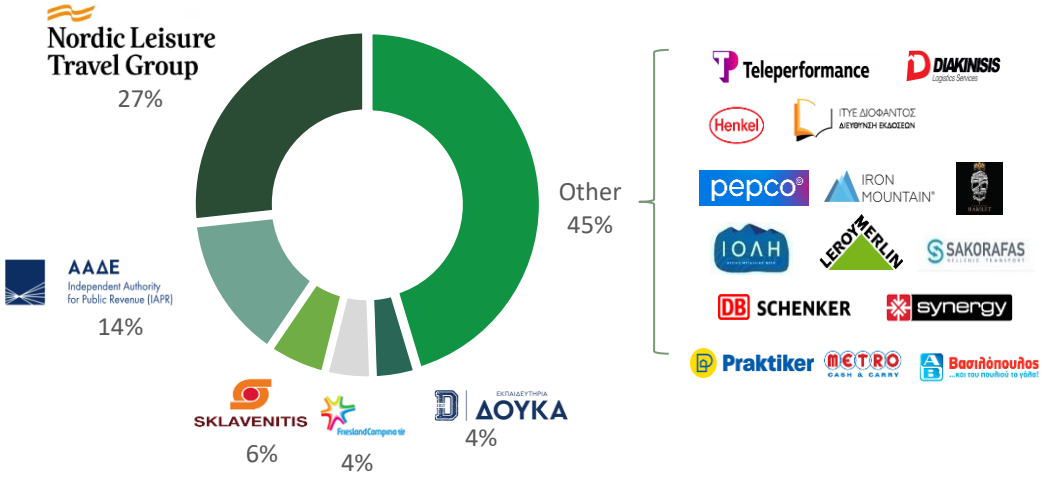
*GAV calculation excludes JVs and advances .

Income producing assets with long term contracts & creditworthy tenants

Annualized Rental Income per Asset Class[1]



Diversified and high-quality tenant base



% of Annualized Rental Income[1]

Key Portfolio Metrics

Gross Yield[2]	Indexation	Wault[3]	Occupancy Rate
7.2%	indexed to CPI/CPI+ (95%) or increased contractually (5%)	9.4 years	99.7%

[1] Annualized rental income of the income producing properties as of 30.06.2025. The annualized rent is calculated as the monthly rent agreed under each lease agreement as of 30.06.2025 multiplied by 12 months
[2] Calculated as the Annualized Rental Income of the income producing properties as of 30.06.2025, divided by the GAV of the income producing properties as of 30.06.2025
[3] Average unexpired lease duration weighted in terms of annualized rents as of 30.06.2025, resulting from multiplying the annualized rent of each property by the corresponding remaining contractual lease duration and then summing the results of the above multiplications divided by the total annualized rents for all properties.
[4] School includes "DOUKAS School" but excludes PPP.

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Consolidated income statement - IFRS

STATEMENT OF COMPREHENSIVE INCOME					
amounts in € (000s)	**FY 2021**	**FY 2022**	**FY 2023**	**FY 2024**	**H1 2025**
Investment properties rental income	6,523	12,151	15,362	18,865	15,213
Income from provision of services	2,999	2,929	3,631	3,489	1,667
Income from sale of inventory	-	-	-	-	1,057
Total income	**9,521**	**15,079**	**18,993**	**22,354**	**17,937**
Gains on sale of investment properties	-	-	1,170	1,491	110
Net gains on revaluation of investment properties at fair value	7,107	16,944	2,307	23,002	3,972
Expenses related to investment properties	(3,143)	(3,840)	(5,256)	(6,044)	(4,408)
COGS (inventory)	-	-	-	-	(315)
Personnel fees and expenses	(1,088)	(1,905)	(2,186)	(2,522)	(1,313)
Depreciation of PPE and intangible assets	(281)	(251)	(293)	(723)	(119)
Other operating expenses	(2,237)	(2,343)	(1,434)	(1,717)	(1,228)
Other income	678	490	477	546	311
EBITDA	**10,839**	**24,426**	**14,070**	**37,109**	**15,064**
Adjusted EBITDA	**3,731**	**7,481**	**12,015**	**14,107**	**11,211**
Operating profit	**10,558**	**24,174**	**13,777**	**36,386**	**14,945**
Gains from acquisition of subsidiaries	594	-	-	-	-
Gains / losses from sale of subsidiaries	-	(4)	-	-	-
Impairment of goodwill	-	(4,411)	-	-	-
Share of profit/(loss) from investment in joint venture and associate	-	(453)	(286)	11,731	817
Profit on valuation of financial derivatives	-	-	-	926	105
Finance income	2,436	2,901	2,866	2,773	939
Finance expenses	(4,018)	(5,970)	(7,667)	(8,992)	(6,575)
Profit before income tax	**9,570**	**16,238**	**8,690**	**42,824**	**10,230**
Tax	5,061	(377)	(1,446)	(1,954)	(980)
Profit for the year	**14,631**	**15,861**	**7,243**	**40,870**	**9,250**

Source: Premia Properties H1 Financial Statements

Consolidated balance sheet - IFRS

STATEMENT OF FINANCIAL POSITION					
amounts in € (000s)	**FY 2021**	**FY 2022**	**FY 2023**	**FY 2024**	**H1 2025**
Investment properties	146,776	229,066	260,895	430,440	469,549
Advances for the purchase of investment properties	12,934	2,869	6,678	4,246	2,686
Financial assets at amortised cost	32,961	36,644	34,930	33,187	32,106
Derivative financial assets	-	-	-	926	1,031
Property, plant and equipment	715	630	851	361	316
Right-of-use assets	1,079	946	820	694	630
Intangible assets	26	23	20	19	19
Investments in joint ventures	-	2,594	2,823	27,625	30,459
Goodwill	4,411	-	-	-	-
Restricted cash	-	1,500	1,500	1,500	1,500
Other long-term receivables	39	650	76	295	1,715
Total non-current assets	**198,940**	**274,922**	**308,593**	**499,293**	**540,012**
Trade receivables	689	713	932	1,356	2,966
Financial assets at amortised cost	6,199	1,429	1,862	1,871	1,871
Other short-term receivables	1,016	1,540	1,235	1,477	2,560
Blocked deposits	7,432	5,459	5,808	6,563	4,823
Cash and cash equivalents	21,873	40,796	37,717	13,882	6,249
Total current assets	**37,209**	**49,936**	**47,554**	**25,150**	**18,469**
Assets held for sale	-	-	-	490	-
Total Assets	**236,150**	**324,859**	**356,147**	**524,932**	**558,480**
Total equity attributable to equity owners of the parent (NAV)	125,922	141,091	147,221	197,911	202,591
Non-controlling interests	372	254	28	230	476
Total equity	**126,294**	**141,345**	**147,249**	**198,141**	**203,067**
Borrowings	55,885	165,795	189,133	296,029	319,071
Lease liabilities	5,492	6,597	5,664	2,050	1,976
Employee benefit obligations	10	29	48	63	63
Provisions	803	803	403	249	-
Other non-current liabilities	2,671	3,122	2,886	8,875	6,263
Total non-current liabilities	**64,861**	**176,347**	**198,134**	**307,266**	**327,373**
Trade payables	1,153	697	524	1,301	1,063
Current tax liabilities	67	346	788	1,298	1,887
Borrowings	42,516	4,890	4,696	12,863	15,742
Lease liabilities	253	347	1,011	148	153
Other current liabilities	1,005	887	3,745	3,917	9,194
Total current liabilities	**44,995**	**7,167**	**10,764**	**19,526**	**28,040**
Total equity and liabilities	**236,150**	**324,859**	**356,147**	**524,932**	**558,480**

Source: Premia Properties H1 Financial Statements

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