



PREMIA

Properties

Investors meeting | March 2026

Presentation team



Kostas Markazos
CEO



Nikolaos Baziotis
CFO/CIO



Anna Parisi
*Head of Asset
Management & ESG*



Constantin Pechlivanidis
*Chief Property Investment
Officer*



Pantelis Voutirakis
FP&A Manager



Agenda

- 1** Premia at-a-glance
- 2** FY2025 Review
- 3** Portfolio & Projects
- 4** Prospects for 2026
- 5** Premia's investment case

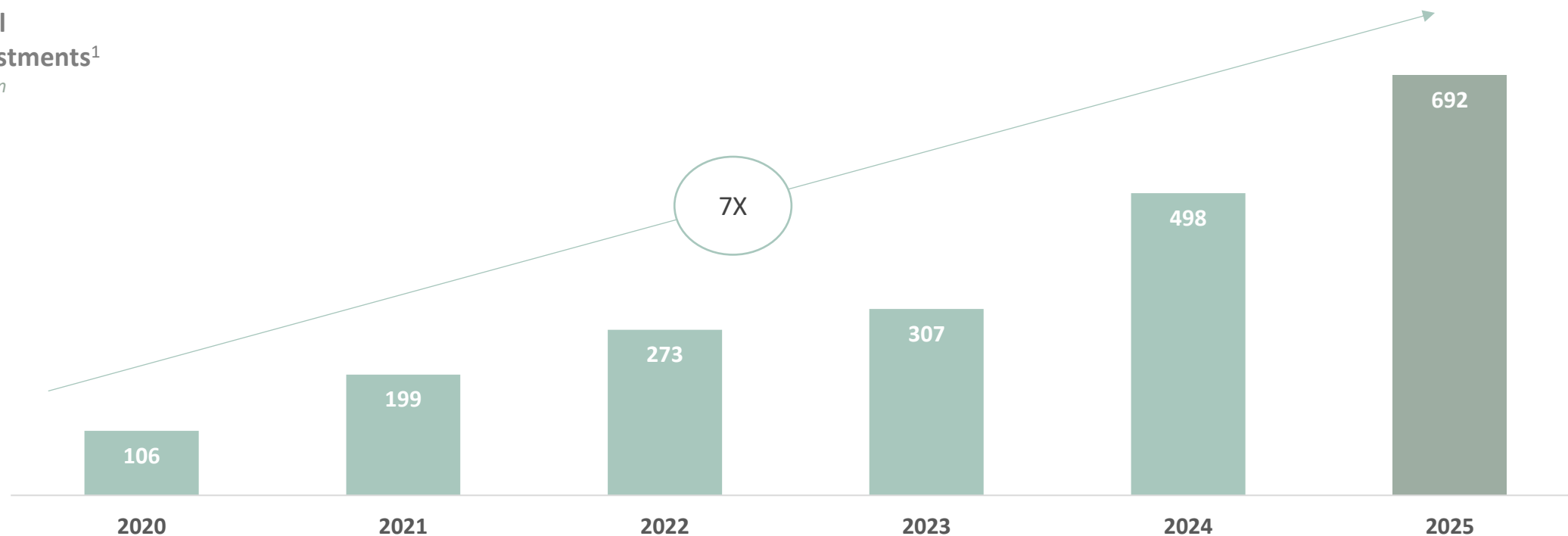


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We are the fastest growing real estate investment company

Total investments¹
in € mn



	2020	2021	2022	2023	2024	2025
Properties under management ²	17	27	50	51	61	75
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	High profile investors joined Premia (Antetokounmpo, Sklavenitis, Daskalakis)

¹ includes investment properties, PPP, investments in JVs and advances

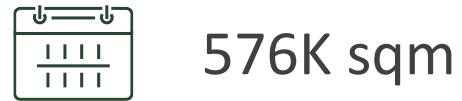
² excludes JVs

We have achieved substantial scale combined with solid performance

Properties under management



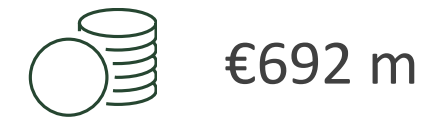
Gross buildable area(GBA)



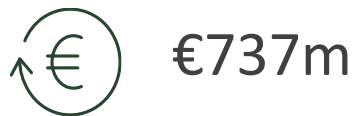
Annualized Rent¹



Total Investments²



Total Assets



Net Asset Value (NAV)



Market Capitalization



Credit Rating



We benefit from 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 33.4% 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.



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 19.6% stake. Listed on Stockholm Stock Exchange with a **market cap of c. € 7bn**, 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 more than 2.000 assets with a total value of c. € 21 bn**. It operates in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom*.

* As of 31.12.2025. Source: company's website

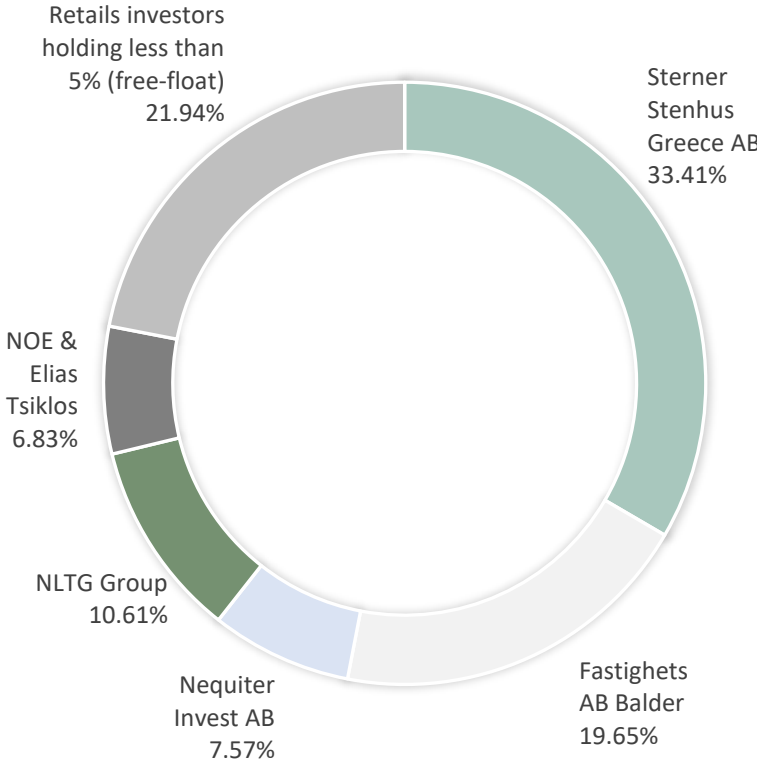


The market leading travel operator in the Nordics is a shareholder since 2024

NLTG Group, a Stockholm, Sweden-based travel operator holds a 10.6% share of Premia's capital through the affiliated companies NLTG HH Greece Single Member S.A. (7.3%) and Airtours Espana (3.3%). 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*



* as of 18.3.2026

We are committed to sound corporate governance practices

Active Board of Directors



Elias Georgiadis
Chairman of the BoD
& Exec. BoD Member



Frank Roseen
Vice Chairman of the
BoD & Non-Exec. BoD
Member



Vasileios Andrikopoulos
Independent
Non-Exec. BoD Member



Panagiotis Vroustouris
Independent
Non-Exec. BoD Member



Rebecca Pitsika
Independent
Non-Exec. BoD Member



Elias Tsiklos
Non-Exec. BoD Member

8-member BoD

- **5 Non-Executive Members** (including 3 Independent Non-Executive Members)
- **3 Executive BoD Members**

3 supporting committees

**Audit
Committee**

**Remuneration &
Nomination Committee**

**Investment
Committee**

All members possess the experience to effectively support the company's operations. All independent members fulfill the independence criteria set by the corporate governance legislation.

Experienced Management



Kostas Markazos
CEO & Executive BoD
Member



Nikolaos Baziotis
Chief Financial Officer
/ Chief Investment
Officer



Constantin Pechlivanidis
Chief Property
Investment Officer



Kalliopi Kalogera
Chief Legal Counsel & Executive
BoD Member



Anna Parisis
Head of Asset
Management & ESG

- **Key senior management with extensive professional experience**
- **Highly-skilled in-house team**
- **Premia's team: 25 professionals**



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2025 was a year of strong growth

Investments

- **15 new investments (€ 144m acquisition cost)**, further enhancing presence in strategic sectors
 - **hotels** (€ 95.8m) of which € 64.7m for the acquisition of a hotel in Spain (Gran Canaria), which is our first investment abroad
 - **student housing** (€ 12.2m)
 - **other sectors:** schools (€ 3.7m) , industrial / vineyards (€ 9.3m) offices (€10.7m) and commercial properties (€ 12.3m)

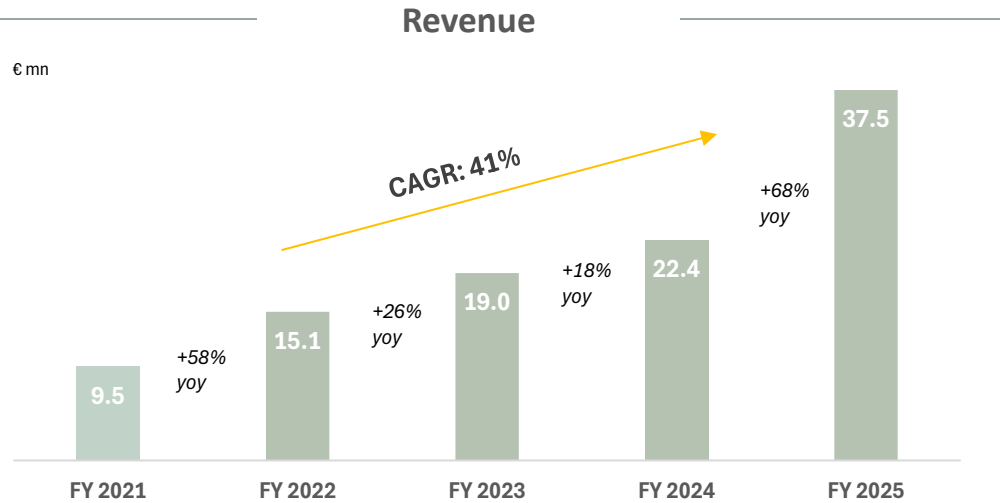
Asset Management

- **Significant increase in WAULT which stands @ 10.5 years**
- Like-for-like **rental growth** at **4%** versus 2024
- **Active portfolio management:** disposal of 5 properties generating € 1.1m profit
- **Significant progress on the company's ESG business strategy**

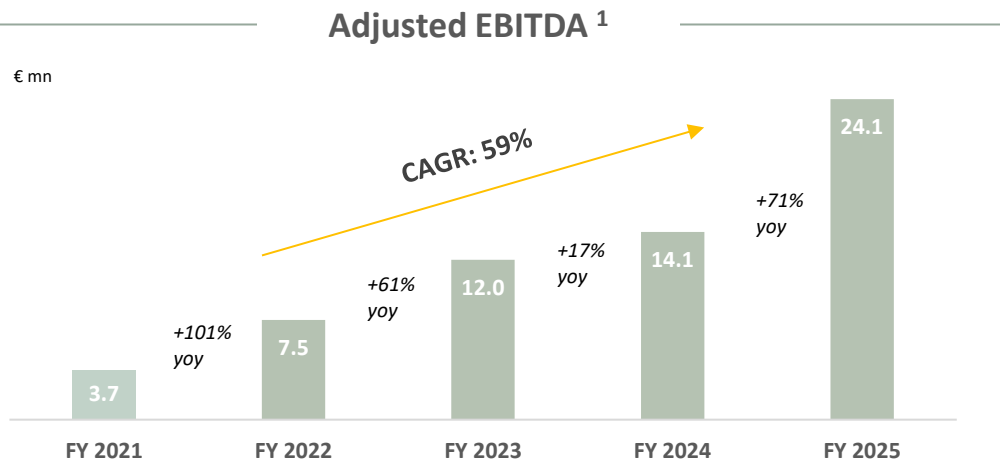
Finance

- Strengthened capital base with **€ 40m share capital increase**
- **Weighted average debt cost** at **3.3%**, with **57%** of total debt at **fixed** terms
- **Improved credit profile:** ICAP CRIF upgraded Premia's rating to AA
- **€ 27m loans under RRF framework** in place **@1.7% average fixed interest rate**

We consistently deliver strong financial results, with a step-change in 2025

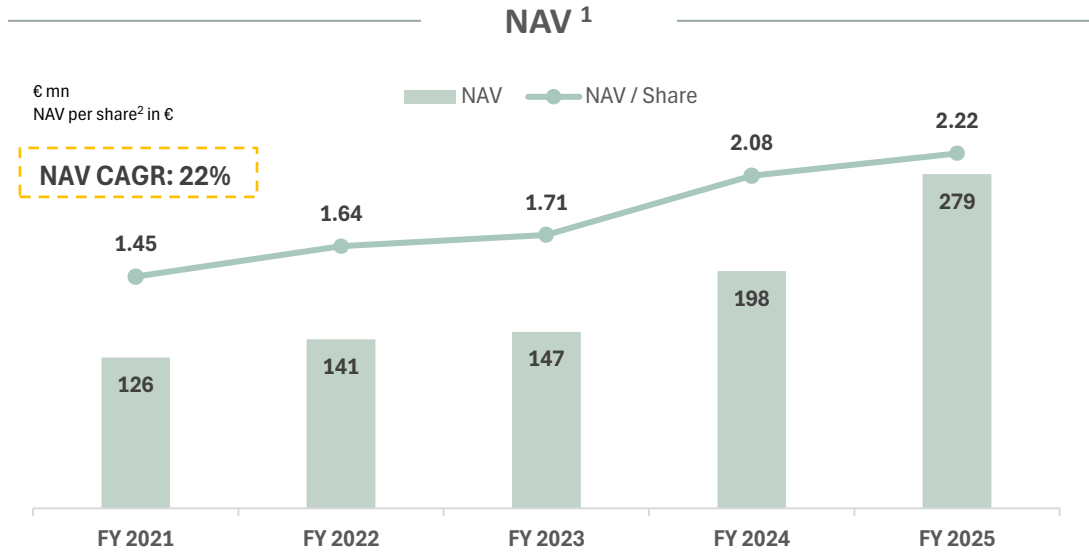
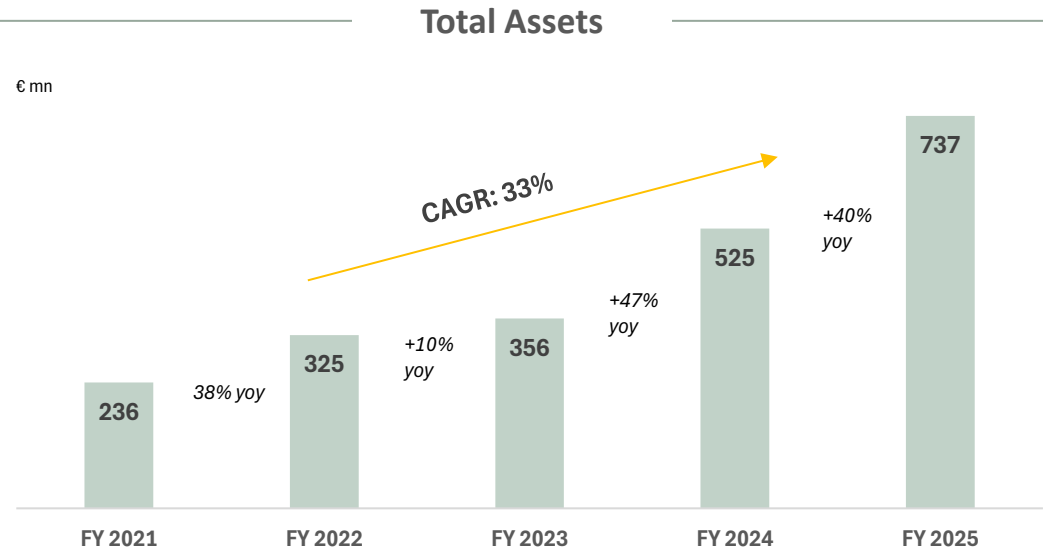


↑ Rental revenue increase of +68% y-o-y mainly attributed to new acquisitions and full contribution of assets acquired within 2024 (+3% like-for-like increase). The increase in revenue was primarily driven by the **hotel acquisitions** (Sunwing Rhodes, Crete & Canaria) and **Piraeus 180 project** that was completed and became operational in Q2 of 2024.



↑ Adjusted EBITDA for the FY of 2025 grew by 71% y-o-y, driven by portfolio expansion and stronger operating leverage.

We maintain a healthy balance sheet with disciplined capital structure



Debt profile (as of 31.12.25)

Net debt	Net LTV
€397m	57.3%

Interest Rate Risk Exposure	
Fixed 57%	Floating 43%

Debt Sourcing	
Bank Debt 71%	- Public Bond 23% - RRF 6%

Debt Maturity	Average cost of debt
6.9 years	3.3%

¹ Net Asset Value excludes non-controlling interest

² NAV per share calculation excludes own shares.

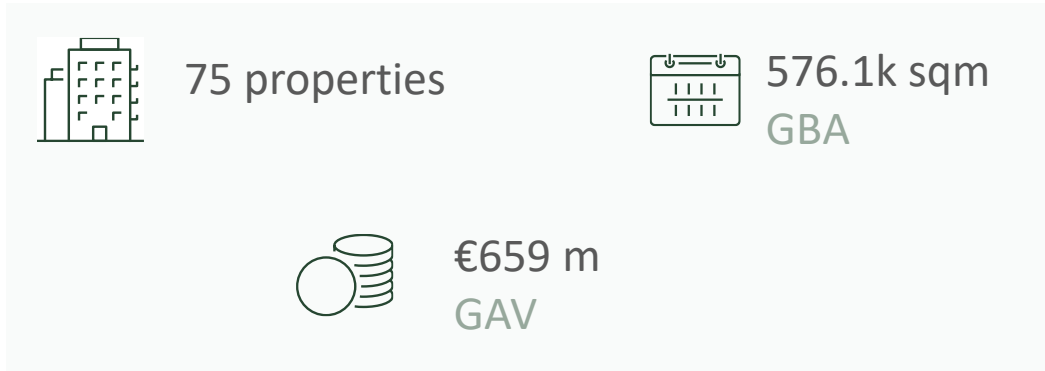


Agenda

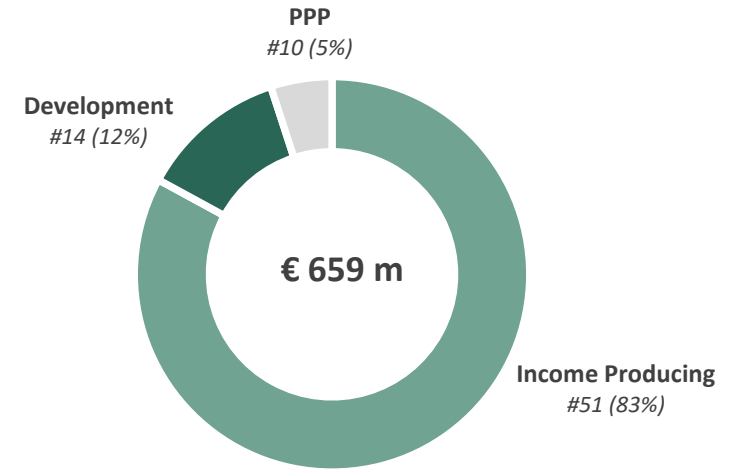
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We have built a solid investment portfolio

Investment Properties & PPP



as of 31.12.2025



Joint Ventures

Skyline¹

Participation: 16,25% / € 21.3m
One of the largest real estate portfolio transactions in Greece

Navarino Vineyards

Participation: 50% / €3.8m
JV with TEMES for the construction of a modern winery

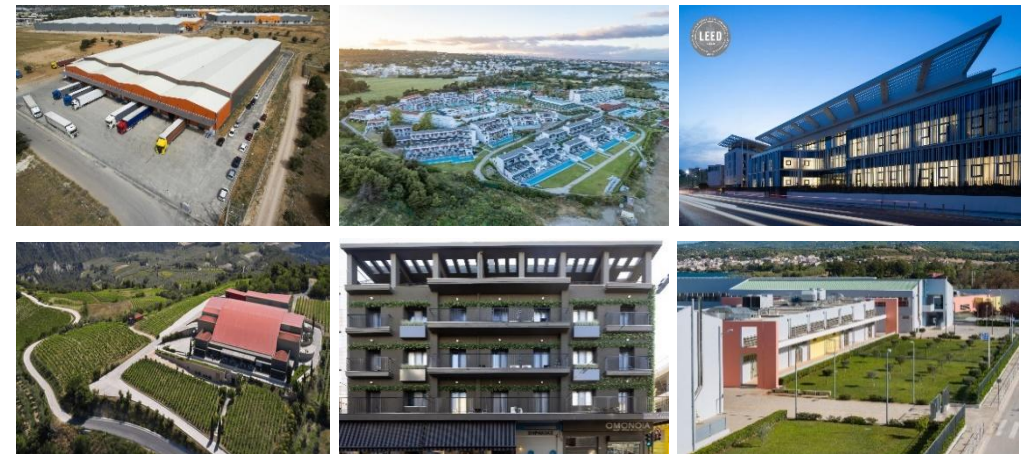
Renti-to-Go²

Participation: 32% / € 3.0m
Acquisition of Village Shopping & More

IQ Karella

Participation: 40% / €3.1m
JV with Dimand Group for the development of a property in Paiania

as of 31.12.2025

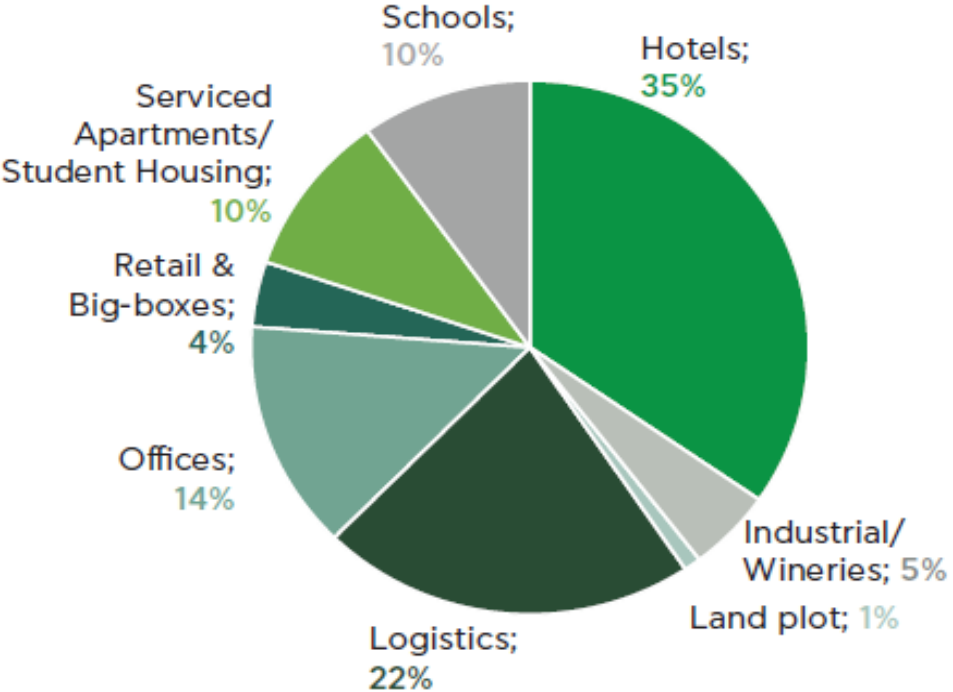


We manage a diversified & strategically positioned property portfolio of prime assets ...



GAV per type of property

as of 31.12.2025

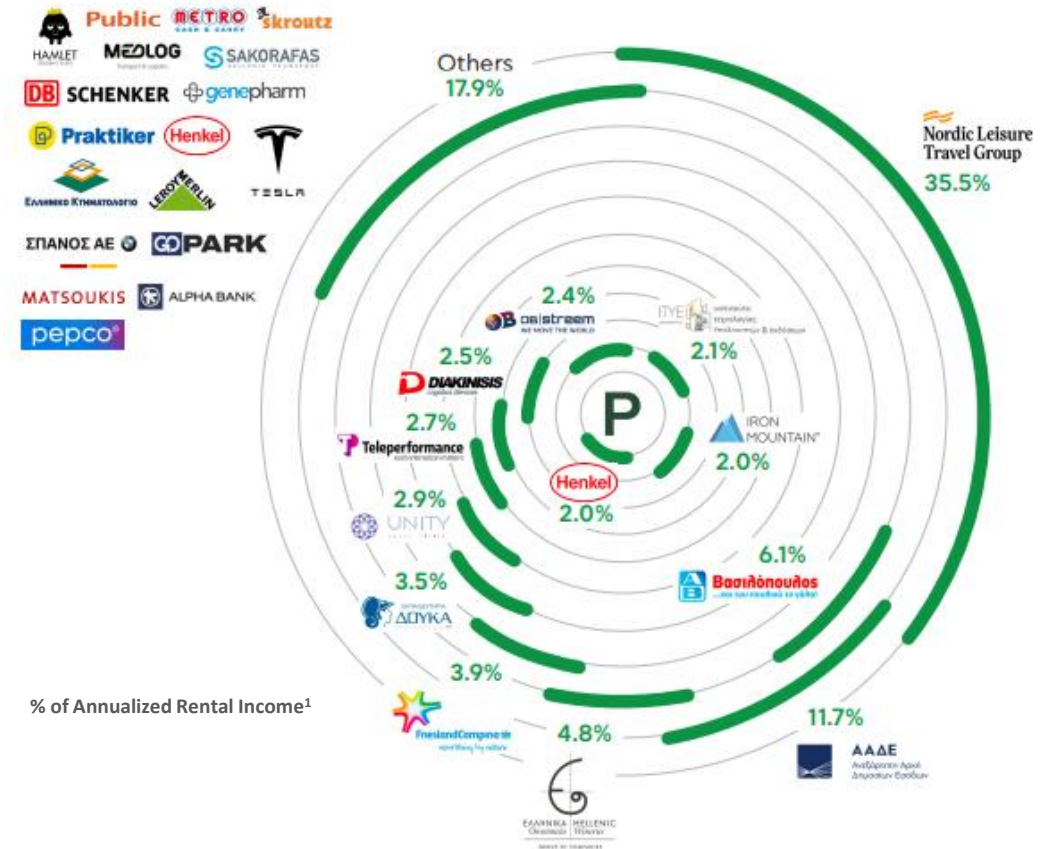


... with AAA tenants and excellent KPIs.

Key Portfolio Metrics

Gross Yield ²	Annualized rental income ¹
7.1%	€ 37m
Wault ³	Occupancy Rate
10.5 years	99.7%

Diversified and high-quality tenant base

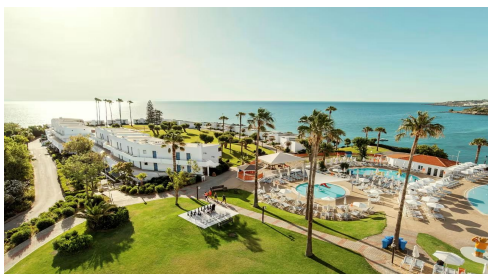


¹ Annualized rental income of the income producing properties as of 31.12.2025. The annualized rent is calculated as the monthly rent agreed under each lease agreement as of 31.12.2025 multiplied by 12 months plus the logistics property in Elefsina, leased within 2026

² Calculated as the Annualized Rental Income of the income producing properties as of 31.12.2025 plus the logistics property in Elefsina, leased within 2026, divided by the GAV of the income producing properties as of 31.12.2025

³ Average unexpired lease duration weighted in terms of annualized rents as of 31.12.2025 plus the logistics property in Elefsina, leased within 2026, 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.

Top income-producing properties



Sunwing hotels

Beachfront hotel resorts



Piraeus 180 office

LEED GOLD Offices



Gran Canaria hotel

Beachfront hotel resort



Logistics (Elefsina)

High quality logistic facility

Overview	4-star hotels Sunwing Kallithea Beach (534 keys) and Sunwing Makrighalos & Ocean Beach Club (262 keys) leased to NLTG Group.	Conversion of a former mall into a LEED Gold bioclimatic office complex, leased to the IAPR (ΑΑΔΕ).	3-star hotel resort with 252 keys leased to NLTG Group.	Leased to Sklavenitis until Nov. 2025 and from Feb. 2026 leased to AB Vasilopoulos.
Location	Crete and Rhodes	Athens city center, at 180-186 Piraeus Avenue	The property is located in Canary islands.	Prime logistics area of Elefsina, Attica.
GBA ¹	Rhodes: 41,000 sqm Kallithea Beach Crete: 25,700 sqm Makrys Gialos	59,200 sqm building with 3-level underground parking	20,200 sqm	35,200 sqm logistics center
Value _{31.12.2025}	€ 116.6 mn	€ 74.7 mn	€ 73.0 mn	€ 24.9 mn

We integrate ESG across our operations

Environment

Green Certifications

Certification of buildings under LEED or BREEAM, More than 100k sq.m. of certified or in-progress projects

GHG emissions reporting & Environmental Management

Sustainability initiatives under ISO 14064-1:2019 & ISO 14001:2015 standards. Implementation of decarbonization strategy “Roadmap to Zero Carbon”

Green Energy Installations

Installation of rooftop solar panels, heat and power (CHP) systems

Green Refurbishments

Energy-efficient building upgrades, thermal insulation, high-efficiency lighting to optimize performance



Social

Donation to Society

- Support essential services (e.g., healthcare) and infrastructure (e.g., schools) in remote and less populated islands
- Partner with & support local charity initiatives
- Promote inclusivity & diversity in community engagement

Employee Satisfaction

- Empower local talent through training, development & career opportunities
- Promote physical and mental well-being
- Recognized for the 4th consecutive year as a **Great Place to Work®** and a **Best Workplace™** for Women



Governance

ESG Recognition & Benchmarking

Inclusion in Indices

- Participated for the 3rd consecutive year in the Athens Stock Exchange ESG Index,
- ESG performance scores: 86% | 82% | 82% respectively



Global benchmarking

Participated in GRESB benchmark to evaluate & compare sustainability performance



Awards & Ratings

Achieve sBPR Silver Level Compliance with EPRA Sustainability Best Practices Recommendations



In 2025, we completed several transactions and developments...



Gran Canaria hotel

Beachfront hotel resort



Semeli winery

Acquisition of leading winery



Thessaloniki office

Acquisition of leased office property



Public retail store

High quality retail big box

Overview	3-star hotel resort with 252 keys leased to NLTG Group.	Acquisition of a winery with 10 suites and vineyards in Nemea & Arcadia.	Acquisition of an office building located in Thessaloniki, which is leased to the Hellenic Cadastre.	Acquisition of a retail property in Renti leased to Public.
Location	The property is located in Canary islands.	The property and most of the vineyards are in Nemea, Peloponnese with some vineyards located in Arkadia, Peloponnese.	The property is located in Limnou 6, Thessaloniki.	The property is located at 161, Kifissou Ave
GBA ¹	20,200 sqm	9,100 sqm buildings & 278,000 sqm vineyards	3,200 sqm office space	10,200 sqm buildings
Value _{31.12.2025}	€ 73.0 mn	€ 9.9 mn	€ 7.8 mn	€ 8.5 mn

... enhancing our presence in various sectors.



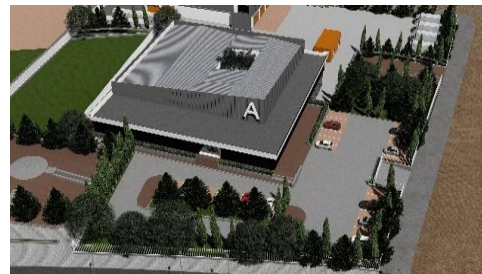
Public school

Newly build public school complex



Kalamaria office

Office building redevelopment



Pikermi office

Redevelopment of old office complex



3-Student apartments

Construction and development of student apartments

Overview	Newly build public school complex, leased to Spata Municipality. Includes a secured RRF loan.	Redevelopment of old office building into modern office space.	Redevelopment of old office building into modern office space and pharmaceutical storage leased to Genepharm.	Construction and development of three student apartments leased to Unity Smart Living (student housing operator).
Location	The property is located in, Artemida, Attica.	The property is located in, Kalamaria area of Thessaloniki	The property is located in the Athens' suburb of Pikermi.	The properties are located in Xanthi, Larissa and Volos.
GBA ¹	2,500 sqm	4,100 sqm	4,800 sqm office and pharmaceutical storage	7,600 sqm buildings redevelopment
Value _{31.12.2025}	€ 8.3 mn	€ 7.6 mn	€ 5.6 mn	€ 13.3 mn

There are significant projects in progress in 2026



Gaia Palace & Royal Hotels

Hotels redevelopment
Estimated total investment: €73 mn
 Expected completion: 2027



Tesla HQ

Development of new retail/big box
Estimated total investment: €5 mn
 Expected completion: 2026



Student apartments

Acquisition and/or redevelopment of 6 buildings to modern student housing
Estimated total investment: €36 mn
 Expected completion: 2026

Overview	Redevelopment of two old hotels with 466keys.The Gaia Royal was acquired in December 2025 and Gaia Palace in January 2026.	Tesla primary landmark corporate offices and dealership in Athens.	Redevelopment of five buildings into modern student housing, supported by an RRF loan. The locations were selected based on strong demand for high-quality student accommodation.
Location	The properties are situated in the area of Mastichari in Kos Island.	The property is located at 40, Varis-Koropiou Ave. in Koropi.	Xanthi, Ionnina, Patra, Attica, Volos, and Rhodes. The properties are expected to be delivered by the September 2026 operated by Unity Smart Living.
Size	466 keys	2,200 sqm GBA	400 rooms
Type	Development	Development	Development

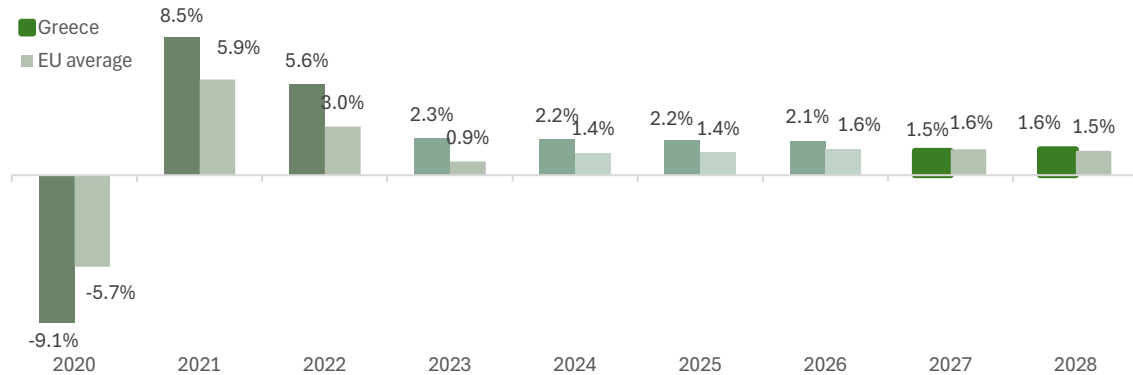


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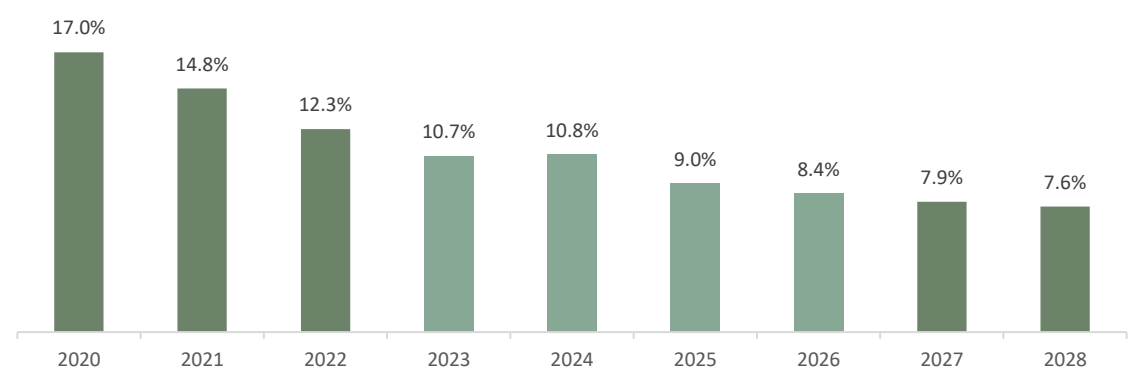
Stong fundamentals of Greek economy despite challenges

Real GDP growth (%)



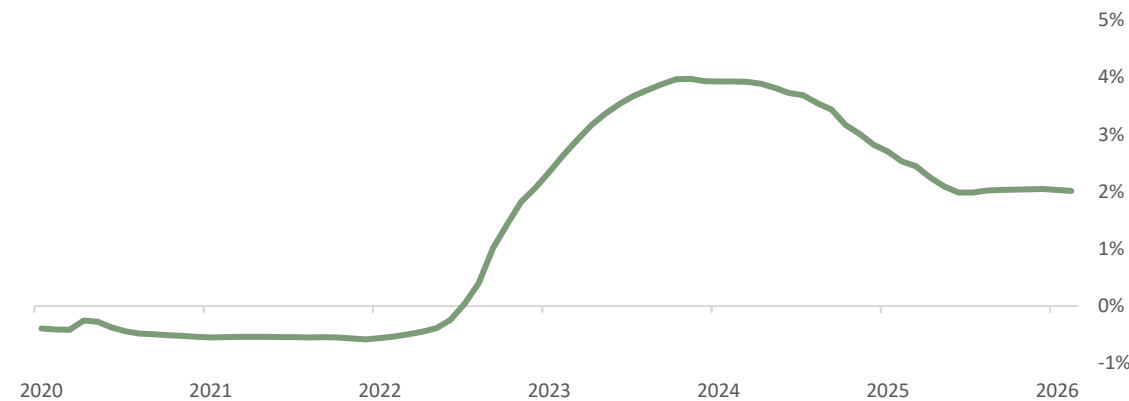
Domestic GDP expected to grow broadly in line with EU average.

Unemployment rate



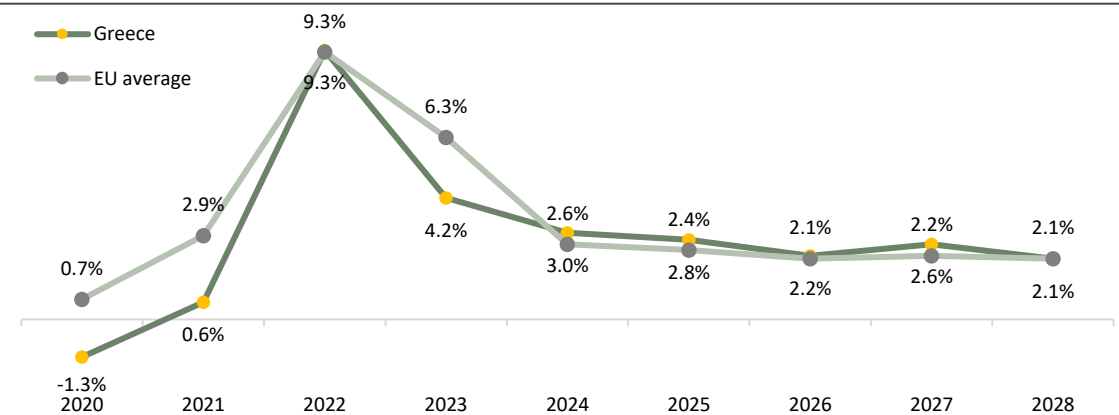
Unemployment has been steadily declining, as a result of the economic recovery, government measures and FDI

3M Euribor historical data (%)



Following a sharp hike and a subsequent deescalation interest rates have stabilized with future outlook depending on geopolitical / inflation considerations.

Inflation rate

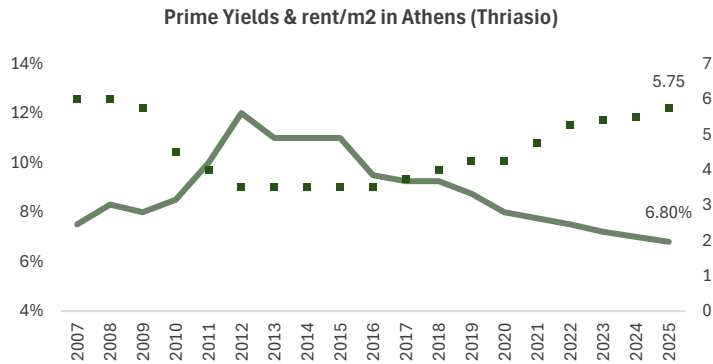


Inflation is expected to remain broadly in line with EU average. Geopolitical conditions may apply pressure on prices.

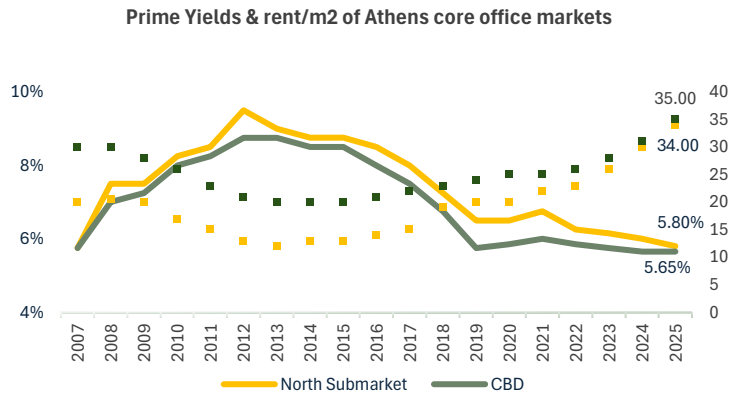
Favorable Greek real estate market fundamentals

Despite the apparent yield compression in the past 10 years, the spread vs European prime yields, both in logistics and office markets, remains attractive. Transaction volumes continue an upward trend in 2025.

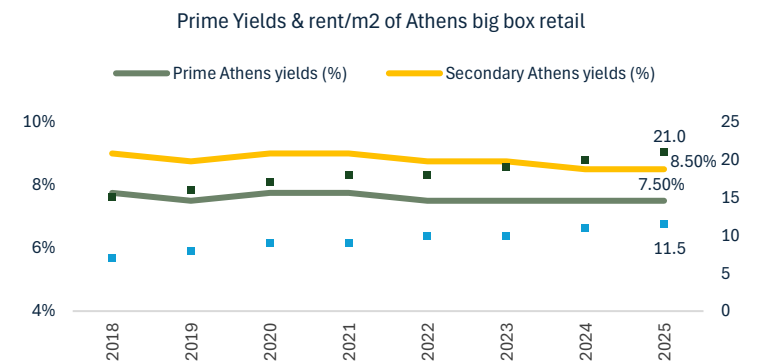
Logistics yields & rents evolution



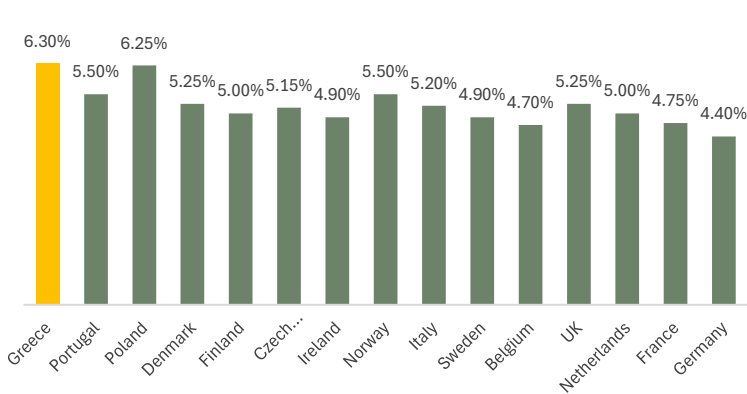
Office yields & rents evolution



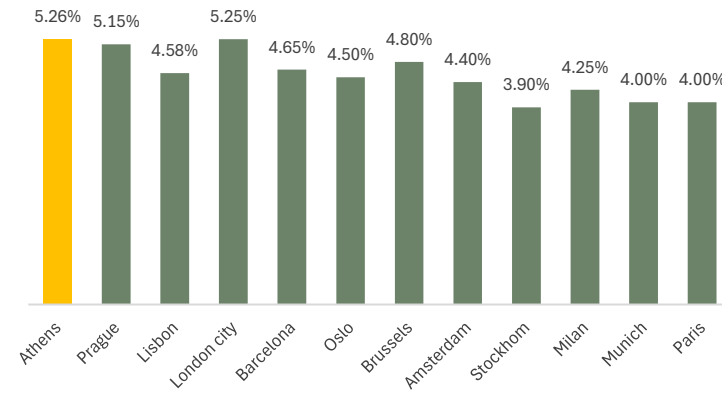
Big-box retail yields & rents evolution



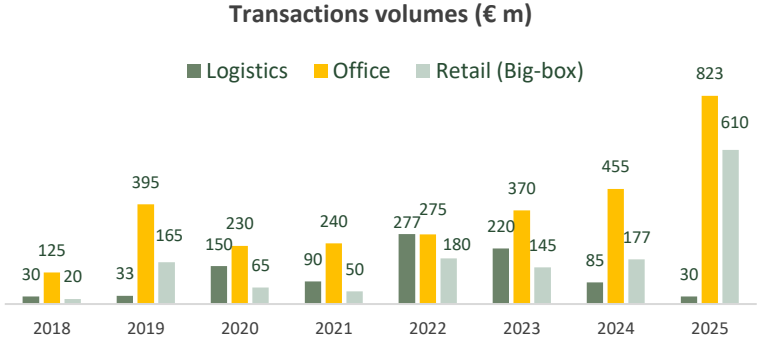
Logistics prime yields: Greece vs Europe *



Office prime yields: Greece vs Europe *



Transactions volumes (€ m)





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Key investment highlights



We are a differentiated proposition vs other Greek REICs

We aim to continue our growth trajectory, creating value through profitable investments and active portfolio management

- 1 Fastest growing Greek REIC** with a proven track record in delivering growth through effective deal sourcing and swift transaction execution, **having reached a critical size of investments**
- 2 Solid, diversified & strategically positioned portfolio**
 - Core sectors (**hospitality**, logistics & commercial properties) currently represent c. 75% of portfolio
 - Niche sectors (**student housing**, schools etc.) currently represent c. 25% of portfolio
- 3 Simple business model** with Premia being 100% property owner with no involvement in operations
- 4 Quality tenant mix & long-term contracts** ensuring cash flow robustness and visibility
- 5 Robust financials, healthy capital structure & disciplined capital management**
- 6 Strong shareholders, experienced management team & commitment to sound ESG practices**



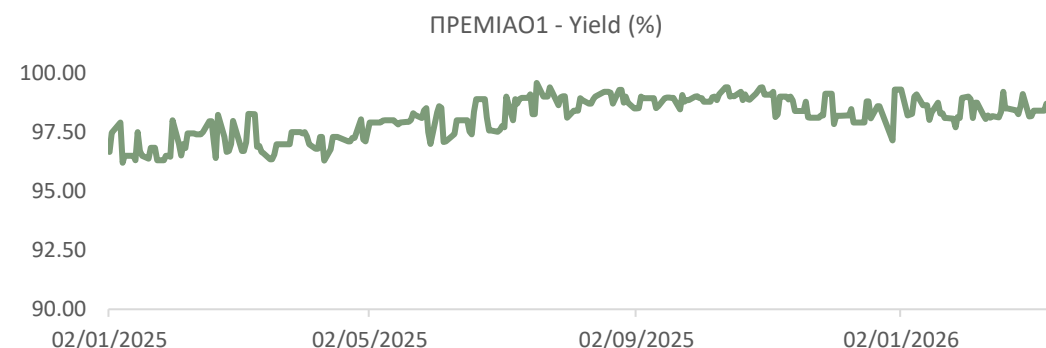
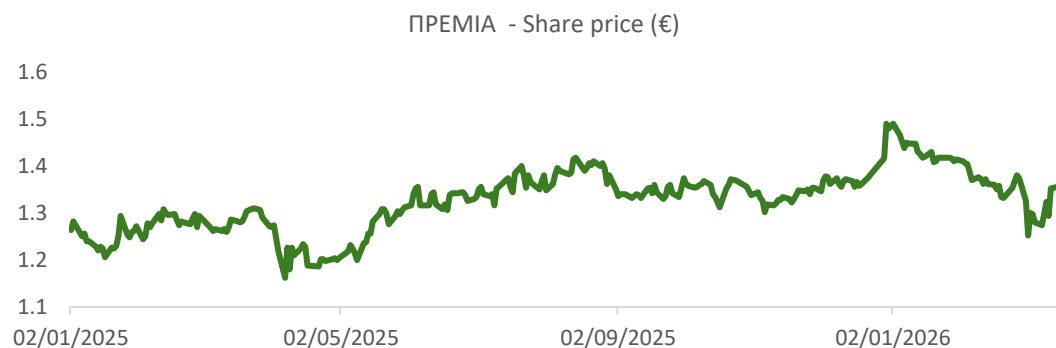
Appendix

Key Market and Trading Information

Stock Data	
Share Capital	€63,251,217
Shares Outstanding	126,502,434
ISIN	GRS497003012
Tickers	ΠΡΕΜΙΑ (ASE) 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, FTSEM, FTSE_RE, DOM
Closing Price ¹	€1.36
Market Cap ¹	€172 mn

Bond Data	
Issue Size	€100,000,000
# of Bonds Issued	100,000
ISIN	GRC4971221B3
Tickers	ΠΡΕΜΙΑΟ1 (ASE) PREMIA 2.8 01/25/27 Corp (Bloomberg)
Market Segment	Main Market
Subsegment	Fixed Income Securities
Issue Date	January 25, 2022
Maturity Date	January 25, 2027
Nominal Value per Bond	€1,000
Coupon Rate	2.80% (fixed annual)
ICAP Rating	AA: Very Low credit risk

¹As at 16.03.2026



Source: Capital.gr

Consolidated income statement - IFRS

STATEMENT OF COMPREHENSIVE INCOME			
amounts in € (000s)	FY 2023	FY 2024	FY 2025
Investment properties rental income	15,362	18,865	32,790
Income from provision of services	3,631	3,489	3,408
Income from sales of inventory	-	-	1,307
Total income	18,993	22,354	37,505
Gains on sale of investment properties	1,170	1,491	289
Net gains on revaluation of investment properties at fair value	2,307	23,002	33,027
Net impairment loss on financial assets	-	(89)	(1,189)
Expenses related to investment properties	(5,256)	(6,044)	(7,523)
COGS (inventory)	-	-	(503)
Personnel fees and expenses	(2,186)	(2,522)	(2,755)
Depreciation of PPE and intangible assets	(293)	(723)	(270)
Other operating expenses	(1,434)	(1,628)	(2,329)
Other income	477	546	453
EBITDA	14,070	37,109	56,974
Adjusted EBITDA	12,015	14,107	24,067
Operating profit	13,777	36,386	56,704
Gains from acquisition of subsidiaries	-	-	-
Gains / losses from sale of subsidiaries	-	-	-
Impairment of goodwill	-	-	-
Share of profit/(loss) from investment in joint venture and associate	(286)	11,731	1,328
Profit / losses on valuation of financial derivatives	-	926	(504)
Finance income	2,866	2,773	2,150
Finance expenses	(7,667)	(8,992)	(12,094)
Profit before income tax	8,690	42,824	47,584
Tax	(1,446)	(1,954)	(2,057)
Profit for the year	7,243	40,870	45,527

Consolidated balance sheet - IFRS

STATEMENT OF FINANCIAL POSITION			
amounts in € (000s)	FY 2023	FY 2024	FY 2025
Investment properties	260,895	430,440	610,506
Advances for the purchase of investment properties	6,678	4,246	1,671
Financial assets at amortised cost	34,930	33,187	31,085
Derivative financial assets	-	926	1,040
Property, plant and equipment	851	361	270
Right-of-use assets	820	694	567
Intangible assets	20	19	35
Investments in joint ventures	2,823	27,625	31,247
Restricted cash	1,500	1,500	1,500
Other long-term receivables	76	295	2,348
Total non-current assets	308,593	499,293	680,269
Trade receivables	932	1,356	978
Financial assets at amortised cost	1,862	1,871	2,023
Derivative financial assets	-	-	120
Other short-term receivables	1,235	1,477	2,141
Restricted Cash	5,808	6,563	24,244
Cash and cash equivalents	37,717	13,882	11,197
Total current assets	47,554	25,150	40,704
Assets held for sale	-	490	15,850
Total Assets	356,147	524,932	736,823
Total equity attributable to equity owners of the parent (NAV)	147,221	197,911	278,827
Non-controlling interests	28	230	498
Total equity	147,249	198,141	279,325
Borrowings and Grants	189,133	296,029	410,526
Lease liabilities	5,664	2,050	6,266
Employee benefit obligations	48	63	86
Provisions	403	249	32
Derivative financial assets	-	-	674
Other non-current liabilities	2,886	8,875	9,208
Total non-current liabilities	198,134	307,266	426,793
Trade payables	524	1,301	1,656
Current tax liabilities	788	1,298	1,304
Borrowings and Grants	4,696	12,863	17,528
Lease liabilities	1,011	148	158
Derivative financial assets	-	-	63
Other current liabilities	3,745	3,917	9,996
Total current liabilities	10,764	19,526	30,705
Total equity and liabilities	356,147	524,932	736,823

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