



ANNOUNCEMENT

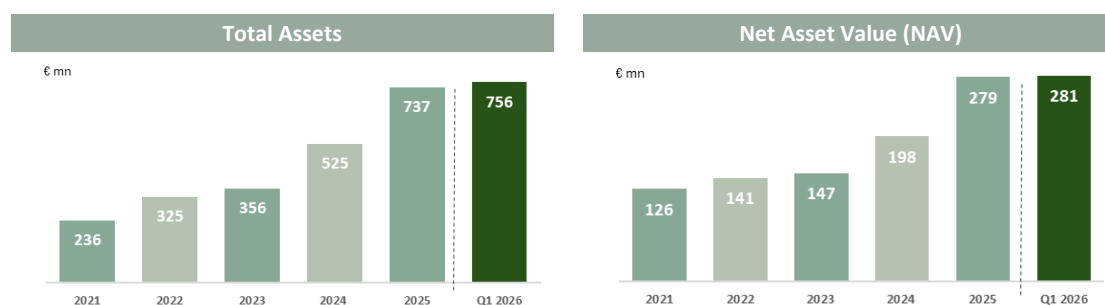
Key Financial Figures for the First
Quarter of 2026

ANNOUNCEMENT KEY FINANCIAL FIGURES FOR THE FIRST QUARTER OF 2026

CONTINUED GROWTH TRAJECTORY & IMPROVEMENT IN FINANCIAL PERFORMANCE

Athens, Greece – 11 May 2025 – PREMIA Properties (“PREMIA” or the “Company”) announces its key financial figures for the period from 1 January to 31 March 2026.

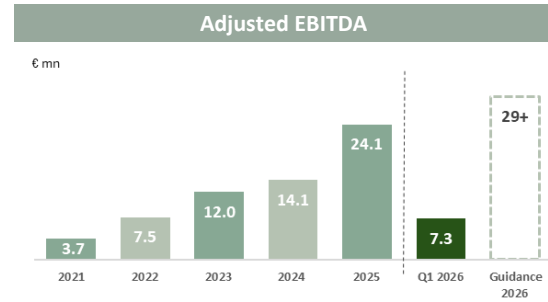
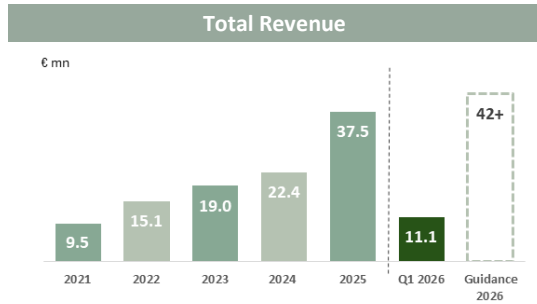
- **74 properties and 562 thousand sq.m. of buildings under management, with the total value of investments amounting to €706.5 million.** The portfolio remains well diversified and demonstrates strong performance indicators, with the gross yield of income-producing properties standing at 7.1% and the weighted average unexpired lease term (WAULT) reaching 10 years as of 31.3.2026.
- **Continuation of the investment program, with emphasis on the implementation of investments in properties acquired during the previous year and active portfolio management.** Investments in existing properties also continued, primarily in student housing assets, with total related capital expenditure amounting to €11 million during the first quarter of 2026. The acquisition of two hotel units in Kos was completed. In addition, a logistics property in Thessaloniki was sold for a consideration of €17 million and a commercial property in Voula was sold for €1 million during the first quarter of 2026, generating total gains of €1.2 million from these transactions.
- **Sound financial structure,** with the Group’s Net Asset Value amounting to €281 million, net debt at €428 million and total Group assets reaching €756 million. Following the successful share capital increase completed in July 2025, through which €40 million of capital was raised, **PREMIA proceeded in April 2026 with the issuance of a 7-year listed bond loan of €150 million,** further strengthening its financial structure and ensuring the uninterrupted continuation of its growth trajectory.



- **Revenue increased by 35% and operating profitability (Adjusted EBITDA) increased by 49%,** on a consolidated basis, compared to the corresponding period of 2025. **Profit before tax increased by 16%,** mainly as a result of improved operating profitability. Adjusted profit before tax (i.e. profit before tax excluding the effect of fair value revaluation of investment properties) increased by 72%, driven both by higher operating profitability and gains from property disposals.

PREMIA

Properties



SELECTED ITEMS OF THE CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FIRST QUARTER OF 2026 (1.1 – 31.3.2026)

(Amounts in € million)	1.1 – 31.3.2026	1.1- 31.3.2025
Total revenue	11.1	8.2
EBITDA	7.0	5.7
Result from the revaluation of investment properties at fair value	-0.3	0.8
Adjusted EBITDA¹	7.3	4.9
Earnings Before Tax	3.4	2.9
Adjusted Earnings Before Tax ²	3.6	2.1
Funds from Operations (FFO) ¹		
Funds from Operations (FFO)	2.2	1.3

¹ The relevant definitions are provided in the Annual Financial Report 2025

² Profit before tax excluding gains/losses from the revaluation of investment properties at fair value

SELECTED ITEMS OF THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 31.3.2026

(Amounts in € million)	31.3.2026	31.12.2025
Investment property and properties held for sale	641.9	626.4
Advances related to the acquisition and development of investment property	0.9	1.7
Financial assets at amortized cost (long & short-term)	32.6	33.1
Participations in joint ventures	31.1	31.2
Total investments	706.5	692.4

(Amounts in € million)	31.3.2026	31.12.2025
Total Debt (long-term & short-term debt obligations and lease obligations of investment properties)	450.3	433.8
Total cash and cash equivalents ¹	22.3	36.9
Net Debt ²	428.0	396.9
Total Equity	281.8	279.3
Total Assets	756.1	736.8
Capital structure ³		
Net Loan-to-Value (Net LTV)	61%	57%
Net Asset Value (NAV) ³		
Net Asset Value (NAV)	281.2	278.8
Number of shares	125.9 mill.	125.7 mill.
NAV / Share	2.23 €/share	2.22 €/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

OUTLOOK FOR 2026

A key priority for 2026 remains the consistent and effective implementation of the Group's business plan. The Company's strategic focus remains unchanged and continues to **concentrate on sectors in which it already has an established presence and where medium-term prospects remain positive, such as hotels and student housing.** Income-generating properties remain the primary focus, while participation in redevelopment projects is also considered on a case-by-case basis in order to achieve enhanced returns and capital gains.

A milestone for the further growth of PREMIA Properties was the recent issuance of a €150 million bond, successfully completed in April 2026, following the €40 million share capital increase carried out in July 2025. **Both transactions, in addition to raising the necessary funds to support the Group's continued growth, reaffirmed the confidence of the investment community in the Company and its strategic plan.** It is also noted that the Company's Annual General Meeting of Shareholders will take place on 27 May, during which shareholders will, among other matters, be invited to approve the distribution of a dividend of six euro cents (€0.06) per share.

Following the above, PREMIA expects to continue its growth trajectory in 2026, supported by the completion of significant investments during 2025, as well as by new investments currently being implemented or already underway, which are expected to further strengthen the Group's financial performance. At the operational level, total **consolidated revenue for 2026** is estimated to range between **€42 million and €43 million**, while the Group's operating profitability (**Adjusted EBITDA**) is expected to range between **€29 million and €30 million**. In any case, Management continuously monitors and evaluates macroeconomic and financial data and market conditions, which remain volatile amid ongoing geopolitical uncertainty, in order to make any necessary adjustments to its strategy should circumstances require.

IMPORTANT NOTICE

Certain statements contained in this document are forward-looking statements. By their nature, forecasts, estimates and other forward-looking statements included herein are subject to risks, uncertainties, unforeseen events and assumptions that could cause actual results or events to differ materially from those expressed or implied by such statements. No assurance is given that the forecasts, estimates and other forward-looking statements contained herein will be achieved, and no representation, warranty, undertaking, commitment or liability whatsoever is made or assumed by the Company or its directors and officers in this respect. The Company will monitor and review the estimates and forecasts included herein on a regular basis, as well as on an ad hoc basis whenever significant changes or developments occur that may affect them, and will duly inform the investment community in a timely manner.
