ANNOUNCEMENT

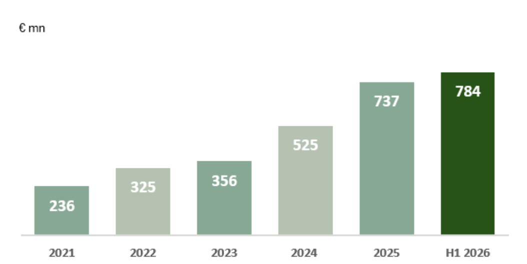
PUBLICATION OF THE 1H 2026 FINANCIAL REPORT

21% REVENUE GROWTH, 34% GROWTH IN OPERATING PROFITABILITY – STRENGTHENING OUR PRESENCE IN THE HOTEL SECTOR

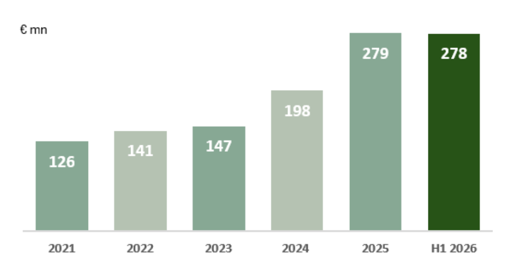
Athens, 15.09.2026 – Premia Properties ("PREMIA" or the "Company") announces the publication of its Financial Report for the first half of 2026 (1.1 – 30.06.2026), which is available on the website of Euronext Athens (www.athens.euronext.com), as well as on the Company's website (www.premia.gr).

- **78 properties and 575 thousand sq.m. of buildings under management,** with total investment value amounting to €755.3 mn, up 9% compared with 31.12.2025. A high degree of diversification and strong operating metrics, with the gross yield on income-producing properties standing at 7.1% and the weighted average unexpired lease term (WAULT) at 10.1 years as at 30.06.2026. *see Definitions*
- **Continued expansion of the investment portfolio and active management.** In early 2026, the acquisition of two hotel units in Kos was completed, while in June **the strategic investment in AKTI HOTELS & Resorts** was announced, comprising hotel units in Rhodes and Kos (Akti Imperial, Akti Beach Club and Akti Palace) with a capacity of 1,316 rooms. In student housing, the properties in Xanthi, Volos, Patras, Rhodes and Athens (Kaisariani) are being progressively added to the Group's portfolio by the end of the year, adding 370 rooms and bringing the total number of rooms under management to 765. Finally, the sale of a logistics property in Thessaloniki for €17 mn and of a retail property in Voula for €1 mn was completed.
- **Sound financial structure,** with Group Equity of €278.5 mn, net debt of €467.0 mn and total assets of €783.7 mn. The Net LTV ratio stood at 62% versus 57% at the end of 2025. In April 2026, the Company proceeded with the issue of a listed bond loan of €150 mn, refinancing the existing €100 mn bond and raising an additional €50 mn directed for growth purposes, while it continued to draw funds with beneficial terms through the RRF. Finally, **in September 2026 ICAP CRIF maintained PREMIA's rating at AA** for the 2nd consecutive year, placing it in the very low credit risk category.

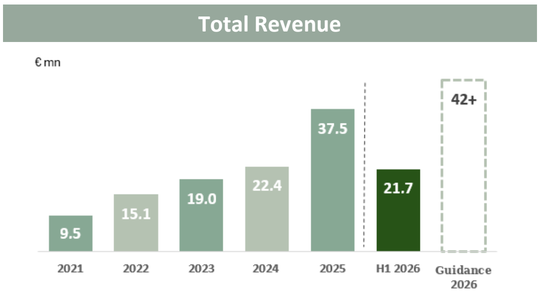
Total Assets

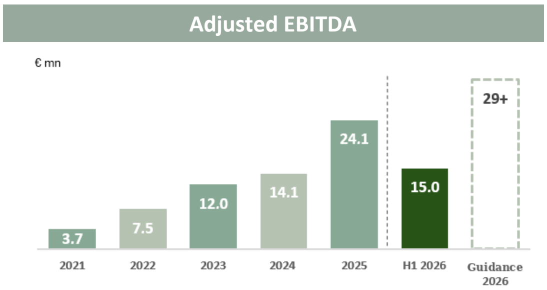


Net Asset Value (NAV)



○ **Revenue up 21% and operating profitability (Adjusted EBITDA) up 34% on a consolidated basis versus the first half of 2025.** Rental income from investment properties amounted to €18.8 mn, up 23% year-on-year, driven mainly by hotels (+63% year-on-year) and student housing (+42% year-on-year). Funds from operations (FFO) rose 15% to €4.7 mn. Profit after tax stood at €7.1 mn, versus €9.3 mn in the first half of 2025, mainly as a result of lower gains from the revaluation of investment properties (€2.1 mn versus €4.0 mn) and higher finance costs associated with the expansion of the portfolio.





○ **Disciplined debt profile with competitive terms and resilience to interest rate movements.** As at 30.06.2026, the Group's average cost of debt stood at 3.8%, while the weighted average maturity of its loans was 7.8 years. In total, 61% of existing debt bears a fixed or hedged interest rate, of which 31% relates to the listed common bond loan, 13% to fixed-rate loan agreements, 11% to loan agreements hedged through derivatives and 6% to loan agreements under the Recovery and Resilience Facility (RRF).

SELECTED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME DATA FOR THE FIRST HALF 1.1 – 30.06.2026

(Amounts in € million)	**1.1 – 30.06.2026**	**1.1 – 30.06.2025**
Total revenue	21.7	17.9
EBITDA	17.0	15.1
Gain from revaluation of investment properties at fair value	2.1	4.0
Adjusted EBITDA[1]	15.0	11.2
Profit before tax	8.3	10.2
Profit after tax	7.1	9.3
Funds from operations (FFO) [2]		
Funds from operations (FFO)	4.7	4.1

[1,2] *The relevant definitions are set out in the 2026 Half-Year Financial Report*

PREMIA
Properties

SELECTED CONSOLIDATED STATEMENT OF FINANCIAL POSITION DATA AS AT 30.06.2026

(Amounts in € million)	30.06.2026	31.12.2025
Investment property and properties held for sale	672.7	626.4
Advances for the acquisition and development of investment properties	18.5	1.7
Financial assets at amortised cost (non-current & current)	32.0	33.1
Investments in joint ventures	32.2	31.2
Total investments	**755.3**	**692.4**
Total Debt (non-current & current loan liabilities and investment property lease liabilities)	484.8	433.8
Total cash and cash equivalents [1]	17.9	36.9
Net Debt [2]	**467.0**	**396.9**
Total Equity	**278.5**	**279.3**
Total Assets	**783.7**	**736.8**
Capital structure [3]		
Net Loan-to-Value (Net LTV)	62%	57%
Net Asset Value (NAV) [3]		
Net Asset Value (NAV)	€ 278.5	€ 278.8
Total number of shares	125.7 mn	125.7 mn
NAV / Share	2.22 €/share	2.22 €/share
Dividend paid per share	0.06 €/share	0.03 €/share

[1] Cash and cash equivalents plus restricted deposits
[2] Total Debt, less cash and cash equivalents, less restricted deposits
[3] The relevant definitions are set out in the 2026 Half-Year Financial Report

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Definitions

- ***Gross yield*** *= Annualised rents / Fair value of the properties as at 30.06.2026 for income-producing properties. These calculations include the lease of the logistics property in Elefsina signed during 2026.*
- ***WAULT =*** *weighted average lease term based on annualised rents as at 30.06.2026, which is derived by multiplying the annualised rent of each property by the corresponding remaining maximum contractual lease term and then summing the results of the above multiplications and dividing that by the total annualised rents for all properties.*
- ***Average cost of debt*** *= average cost of loans weighted by the outstanding balance of each loan as at 30.06.2026, which is derived by multiplying the total interest rate of each loan by its outstanding balance and then summing the results of the above multiplications and dividing that by the total outstanding balance of the loans.*
- ***Weighted average loan maturity*** *= average maturity of the Group's loans weighted by the outstanding balance of each loan as at 30.06.2026, which is derived by multiplying the outstanding balance of each loan by its remaining contractual term and then summing the results of the above multiplications and dividing that by the total outstanding balance of the loans*

OUTLOOK FOR THE SECOND HALF OF 2026

The first half 2026 results confirm the contribution of the investments completed during 2025, with revenue and operating profitability recording double-digit growth compared with the corresponding period of the previous year. **The Group's priority for the remainder of 2026 is to continue implementing its business plan.** Particular emphasis will be placed on completing the strategic investment in AKTI HOTELS & RESORTS, which will significantly strengthen the presence of PREMIA in the sector and is expected to contribute substantially to the Group's results from next year.

The Company's strategic focus remains unchanged, with hotels and student housing remaining the core areas of focus for PREMIA, reflecting the Company's established presence in these sectors and their positive medium-term prospects. Income-producing properties remain a priority, while participation in re-development projects is considered on a case-by-case basis in order to achieve higher returns and capital gains. **Securing the resources required to finance the investment plan remains a key priority, alongside disciplined management of the Group's debt.**

PREMIA looks forward to continuing its growth trajectory in the second half of 2026 as well, building on the completion of significant investments during 2025 as well as on new investments that are expected to progressively strengthen the Group's financial performance. **Following the above, the guidance for total consolidated revenue of between €42 mn and €43 mn and operating profitability (Adjusted EBITDA) of between €29 mn and €30 mn for 2026 remains unchanged.** Finally, Management systematically monitors and assesses macroeconomic and financial data and conditions, which remain fluid amid geopolitical uncertainty, so that it can make the necessary adjustments to its strategy if required.

IMPORTANT NOTICE