

ANNOUNCEMENT

Key Financial Figures for the Nine-Month Period of 2026

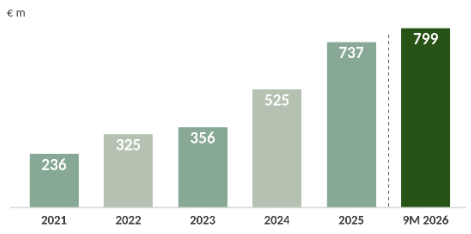


ENHANCED THIRD-QUARTER PERFORMANCE WITH 26% REVENUE GROWTH AND 38% GROWTH IN OPERATING PROFITABILITY

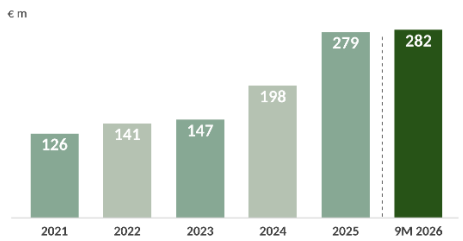
Athens, 12.11.2026 – Premia Properties ("PREMIA" or the "Company") announces its financial results for the nine months of 2026 (1.1 – 30.09.2026).

- **Total investment value of €766.8 million, up 11% since the beginning of the year.** As at 30.09.2026, the Group's portfolio comprises 80 properties and 581 thousand sq.m. of buildings under management, with a balanced allocation across asset classes. Operating metrics remain strong, with the gross yield of income-producing properties at 7.1% and the weighted average unexpired lease term (WAULT) at years, providing high visibility over future cash flows. see Definitions
- **Investment programme on track.** The Company is focused on completing the previously announced **strategic investment in AKTI HOTELS & Resorts** in Rhodes and Kos (1,316 rooms), which, together with the two hotel units in Kos added to the portfolio at the beginning of the year, substantially broadens PREMIA's footprint in the hospitality sector. In student housing, the completion of the new units in Xanthi, Volos, Patras, Rhodes and Kaisariani has raised total capacity to 765 rooms.
- **Strong capital base and diversified funding sources.** As at 30.09.2026, Group equity stood at €282.1 million, net debt at €479.6 million and total assets at €798.8 million, with the Net LTV ratio at 63% (31.12.2025: 57%). The financing of the investment programme is supported by the €150 million listed bond issued in April, the use of Recovery and Resilience Facility (RRF) funds and bank financing, while the **AA rating from ICAP CRIF**, reaffirmed in September, places PREMIA in the very low credit risk category.

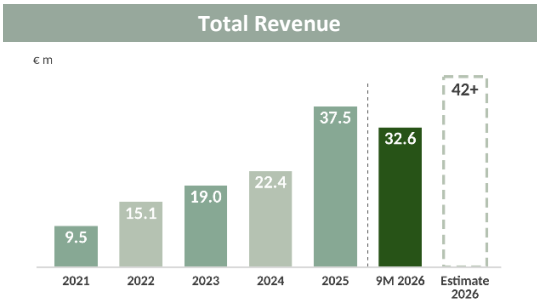
Total Assets

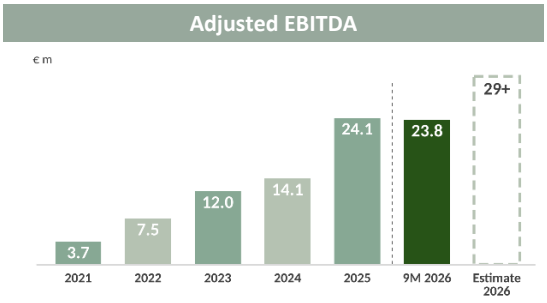


Net Asset Value (NAV)



- **Accelerating growth in revenue and operating profitability.** Consolidated 9M revenue amounted to €32.6 million (+26%) and operating profitability (Adjusted EBITDA) to €23.8 million (+38%), already approaching the full-year 2025 level (€24.1 million), with growth rates outpacing those of the first half (+21% and +34% respectively). Rental income from investment property rose by 27% to €29.7 million, reflecting the contribution of investments completed in 2025 and early 2026, while funds from operations (FFO) amounted to €8.2 million. Profit after tax stood at €10.9 million (9M 2025: €28.0 million), mainly due to lower fair value gains on investment property (€1.6 million vs. €18.8 million) and higher financing costs (€15.3 million vs. €9.0 million).





- **Competitive financing terms and limited exposure to interest rate movements.** As at 30.09.2026, the Group's average cost of debt stands at 3.8%, with a weighted average debt maturity of 7.7 years. In total, 65% of borrowings carries a fixed interest rate through the bond loan, hedging instruments and financing under the Recovery and Resilience Facility (RRF).

SELECTED DATA FROM THE CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE NINE MONTHS 1.1 – 30.09.2026

(Amounts in € million)	1.1 – 30.09.2026	1.1 – 30.09.2025
Total revenue	32.6	25.9
EBITDA	25.2	35.9
Gain from fair value adjustment of investment property	1.6	18.8
Adjusted EBITDA[1]	23.8	17.2
Profit after tax	10.9	28.0
Adjusted Profit After Tax [3]	9.3	9.2
Funds from operations (FFO) [2]		
Funds from operations (FFO)	8.2	6.8

[1,2] *The relevant definitions are provided in the 2026 Half-Year Financial Report*
[3] *Profit excluding Gain from fair value adjustment of investment property*

SELECTED DATA FROM THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30.09.2026

(Ποσά σε εκατ. ευρώ)	30.09.2026	31.12.2025
Investment property and assets held for sale	684.3	626.4
Advances for the acquisition and development of investment property	18.5	1.7
Financial assets at amortised cost (non-current & current)	31.6	33.1
Investments in joint ventures	32.4	31.2
Total investments	**766.8**	**692.4**
Total borrowings (non-current & current borrowings and investment property lease liabilities)	500.3	433.8
Total cash and cash equivalents [1]	20.7	36.9
Net debt [2]	**479.6**	**396.9**
Total equity	**282.1**	**279.3**
Total assets	**798.8**	**736.8**
Capital structure [3]		
Net Loan-to-Value (Net LTV)	63%	57%
Net Asset Value (NAV) [3]		
Net Asset Value (NAV)	€282.1	€278.8
Total number of shares	125.5m	125.7m
NAV per share	€2.25/share	€2.22/share

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

---

Definitions

- ***Gross yield** = Annualised rent / Fair value of income-producing properties as at 30.09.2026.*
- ***WAULT** = weighted average unexpired lease term, weighted by annualised rent as at 30.09.2026, calculated by multiplying the annualised rent of each property by its remaining maximum contractual lease term, summing the results and dividing the sum by the total annualised rent of all properties.*
- ***Average cost of debt** = average cost of borrowings weighted by the outstanding balance of each loan as at 30.09.2026, calculated by multiplying the total interest rate of each loan by its outstanding balance, summing the results and dividing the sum by the total outstanding balance of borrowings.*
- ***Weighted average debt maturity** = average maturity of the Group's borrowings weighted by the outstanding balance of each loan as at 30.09.2026, calculated by multiplying the outstanding balance of each loan by its remaining contractual term, summing the results and dividing the sum by the total outstanding balance of borrowings.*

OUTLOOK FOR FULL-YEAR 2026

The nine-month results confirm the momentum recorded in the first half, with revenue and operating profit growth accelerating further in the third quarter. **For the final quarter of the year, Management remains committed to the consistent execution of the business plan**, with the completion of the AKTI HOTELS & RESORTS investment as its key priority. Upon completion of the full investment, the value of the portfolio under management is expected to exceed €1 billion, marking a significant milestone in the Group's growth trajectory, while the contribution of the hotel units to the Group's financial results is expected to be reflected from 2027 onwards.

PREMIA's strategic priorities remain unchanged, with hotels and student housing being the sectors on which its investment focus is concentrated, leveraging the expertise it has developed in these segments and favourable medium-term market trends. The emphasis on income-producing properties is maintained, while re-development projects offering enhanced returns and value creation potential are assessed selectively. In all cases, securing the necessary funding and prudent debt management remain central pillars of the Group's planning.

Based on the nine-month performance, PREMIA maintains its 2026 guidance unchanged, projecting total consolidated revenue of between €42 million and €43 million and operating profitability (Adjusted EBITDA) of between €29 million and €30 million. Management continues to closely monitor developments in the macroeconomic and financial environment, which remains fluid amid geopolitical uncertainty, in order to adjust its plans in a timely manner, should this be deemed necessary.

IMPORTANT NOTICE

Certain statements in this document are forward-looking statements. By their nature, the forecasts, estimates and other forward-looking statements contained herein are subject to risks, uncertainties, unforeseen events and assumptions that could cause actual results or events to differ from those expressed or implied by them. No assurance is given that the forecasts, estimates and other forward-looking statements herein will be realised, and no representation, warranty, commitment, undertaking or liability is given or assumed towards any person by the Company, its directors or its employees. The Company will monitor and review the estimates and forecasts contained herein on a periodic basis, as well as on an ad hoc basis where significant changes or developments affecting them occur, and will inform the investor community in a timely manner.
