FINANCIAL RESULTS H1 2025

29 September 2025

H1 2025 Financial Highlights

HIGH LIQUIDITY & CAPITAL DISCIPLINE

€212m* Gross Asset Value	**€30m** Cash	**-9%** Net LTV	**€35m** Undrawn Loan Facility
7% Avg. Gross Yield	**€1.227** Adj.NAV/ Share	**€9m** Adj. PAT	**9%** 6 Months Return / Enterprise Value

** Including Inventory at Fair Value (Valuations 30.06.2025 Savills/C&W-Proprius)*

LTV: Loan to Value / NAV: Net Asset Value / PAT: Profit After Tax

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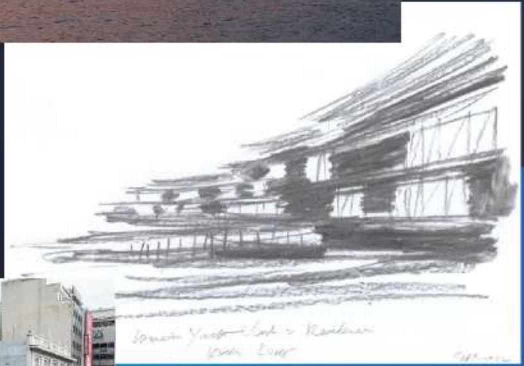
PORTFOLIO UPDATE



Portfolio Value Allocation 30 June 2025

Value-Creation Portfolio

- Ellinikon plots
- Piraeus renovation
- Landplot in Sindos (Logistics)
- Landplots in Thermi (Office, Mixed use)

€85

47%

1% Head Office

Dividend Portfolio

€94

52%

Amounts in millions of €

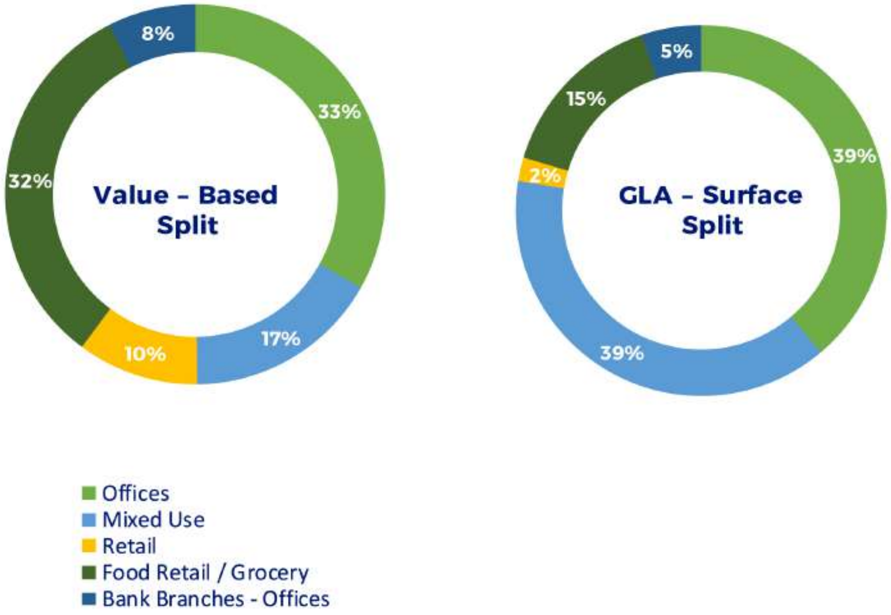
€181mn Total Combined Value

Note: Information as at 30.06.2025

Dividend Portfolio Overview – June 2025

- **Stabilized full occupancy**
- **Robust yield**

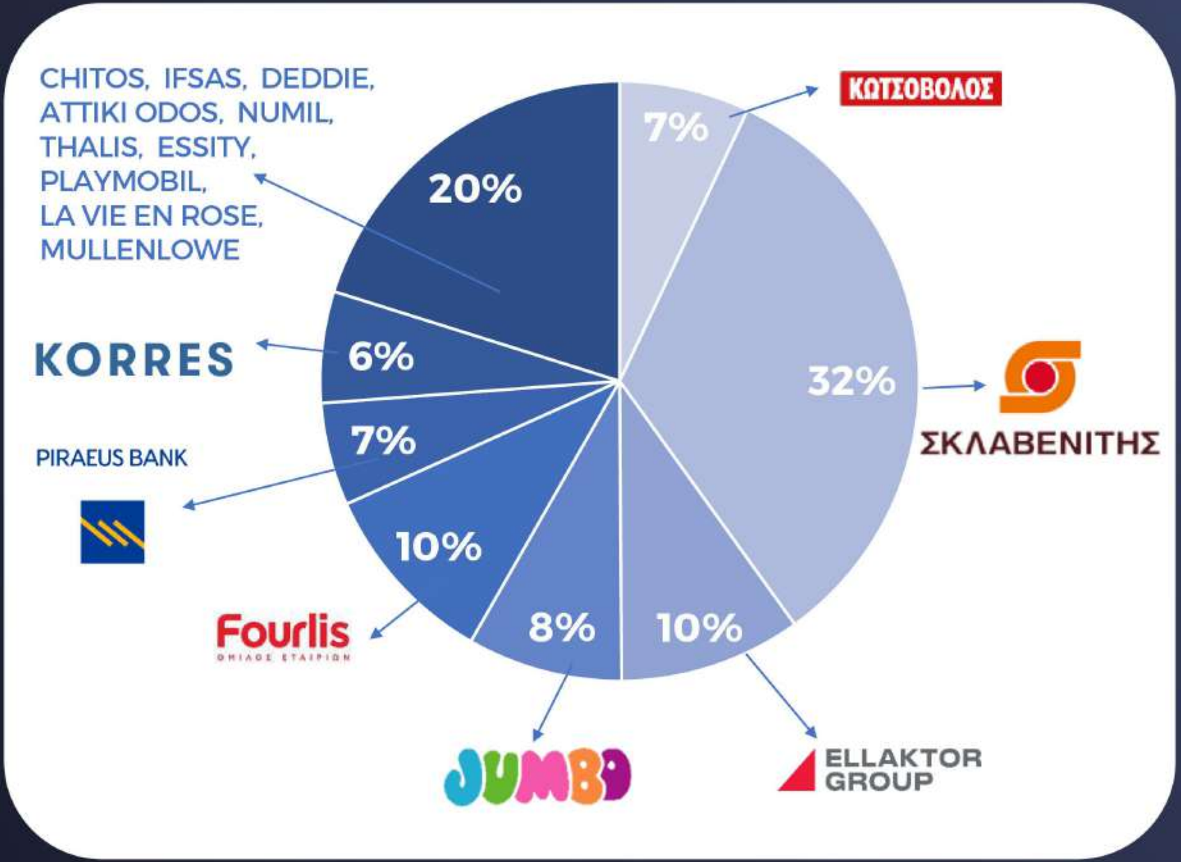
Number of Properties	7
Building Area	67,258 m²
Annualized Rental Income	€ 6.4mn.
Portfolio Yield	7%



Note: Information as at 30.06.2025

** Source: Valuations 30.06.2025 Savills*

Tenant Diversification & WAULT Increase



WAULT*

30.06.2025	vs	31.12.2024
3.2 years		3.7 years

*Weighted Average Unexpired Lease Term

Note: Information as at 30.06.2025

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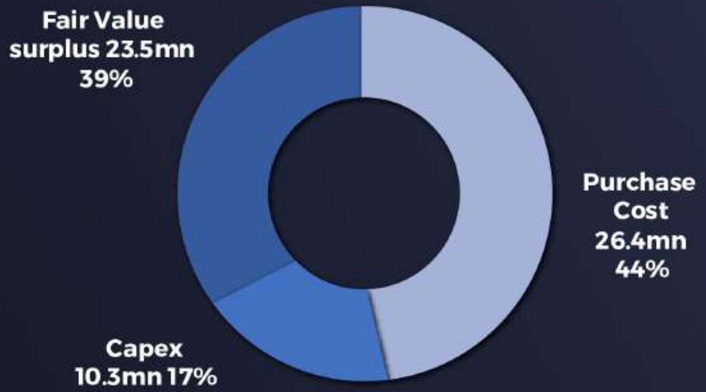
Ellinikon Projects Update

Location
Marina Agiou Kosma - Ellinikon

Aggregated Value Creation - Ellinikon Plots (30.06.2025)

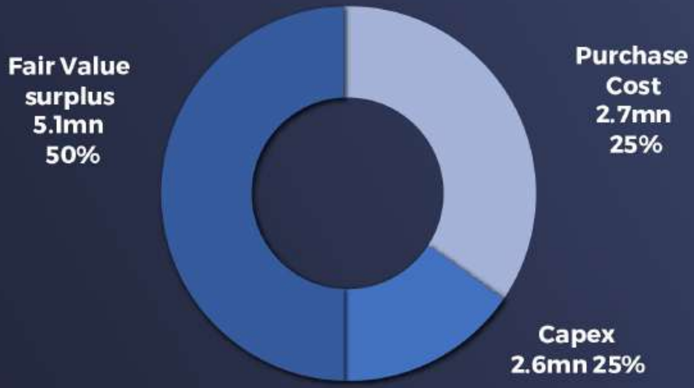
RESIDENCES

Value: 60.2mn*



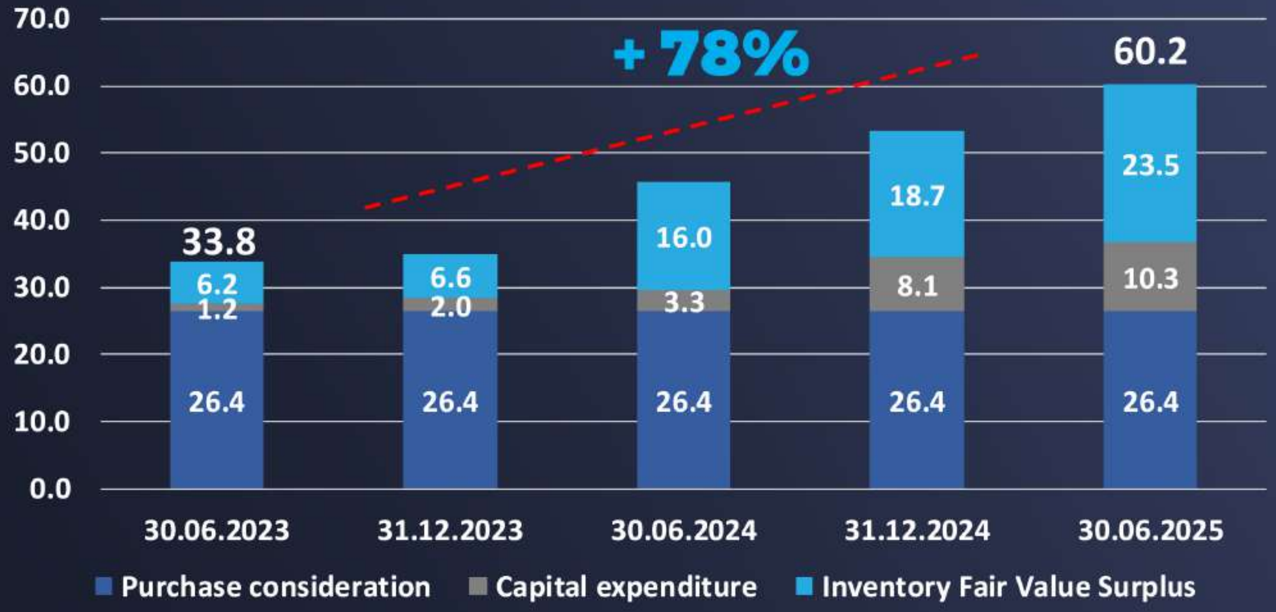
PRIVATE CLUB

Value: 10.4mn*



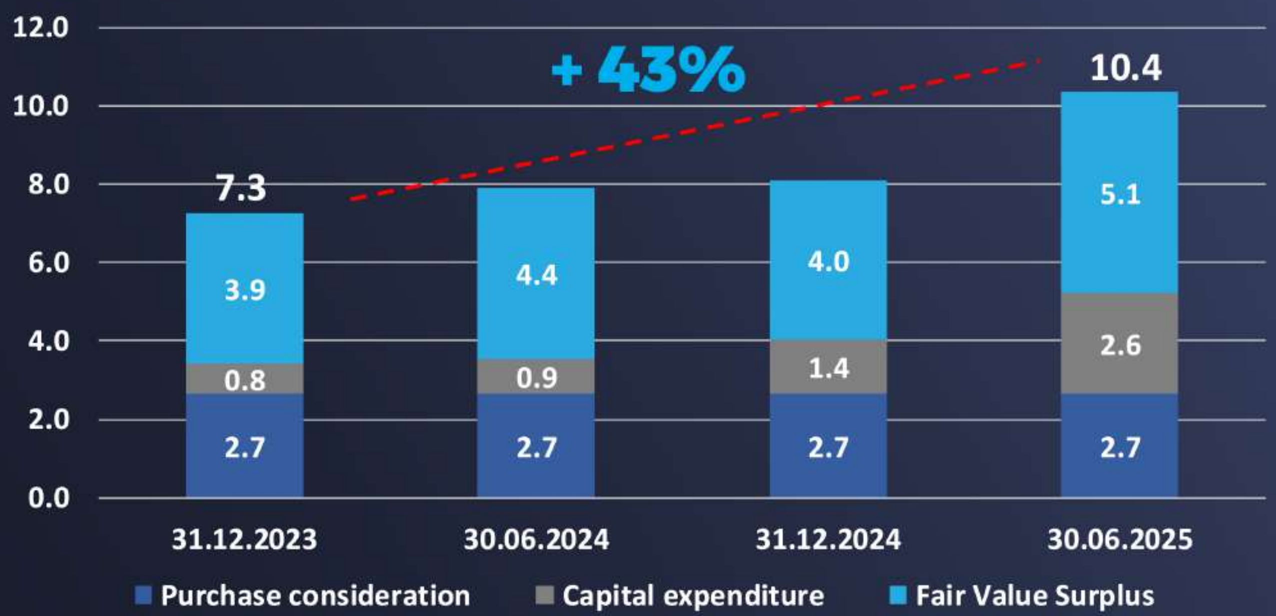
** C&W-Proprius Valuation 30.06.2025*

Marina Residences Value Evolution



Amounts in millions of €

Private Club Value Evolution



Amounts in millions of €

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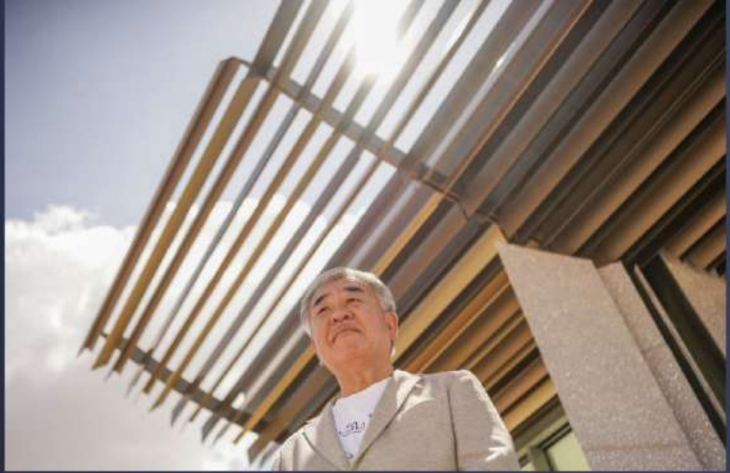
Marina Residences by Kengo Kuma



GFA: 5,159 sq.m. Land Area: 22,795 sq.m.

Underground parking spaces and storage areas

Development Period
H1 2027

Targeted Certification
LEED Platinum / Energy Performance Certificate (Highest level)

Marina Residences by Kengo Kuma

Construction update

1. Building permit issued - 01/2024
2. Completion of early works and structural frame- 07/2025
3. Mobilization of Main Works contractor – 08/2025

Marina Residences by Kengo Kuma

Commercial update

Reservation Agreements:
Signed for 13 out of a total of 20 units for €69.2mn

Note: Information as at 29.09.2025

Private Club

Unique architecture by Kengo Kuma, blending seamlessly with Marina Residences by Kengo Kuma

Indoor Main Areas
including basements: ~ 2,450 sq.m.

Land Area: 24,553 sq.m.

- **F&B Options**
- **Fitness Areas**
- **Wellness**
- **Outdoor areas for leisure**

Private Club Construction update

1. Building permit issued – 12/2024
2. Completion of specialized geotechnical works - 07/2025
3. Mobilization of Contractor for early works – structural frame – 09/2025

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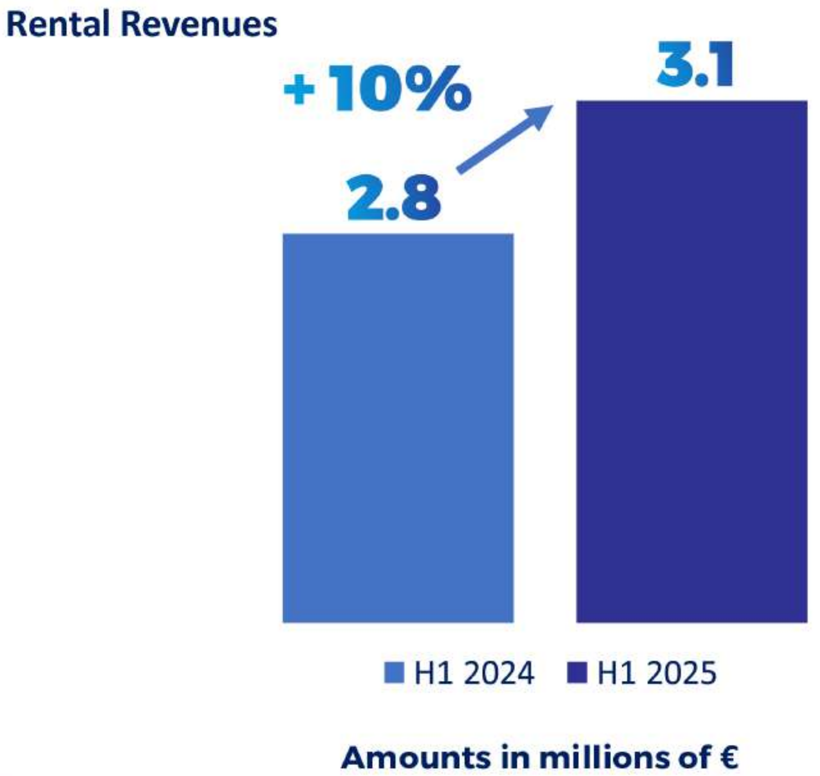
H1 2025
Financial Performance

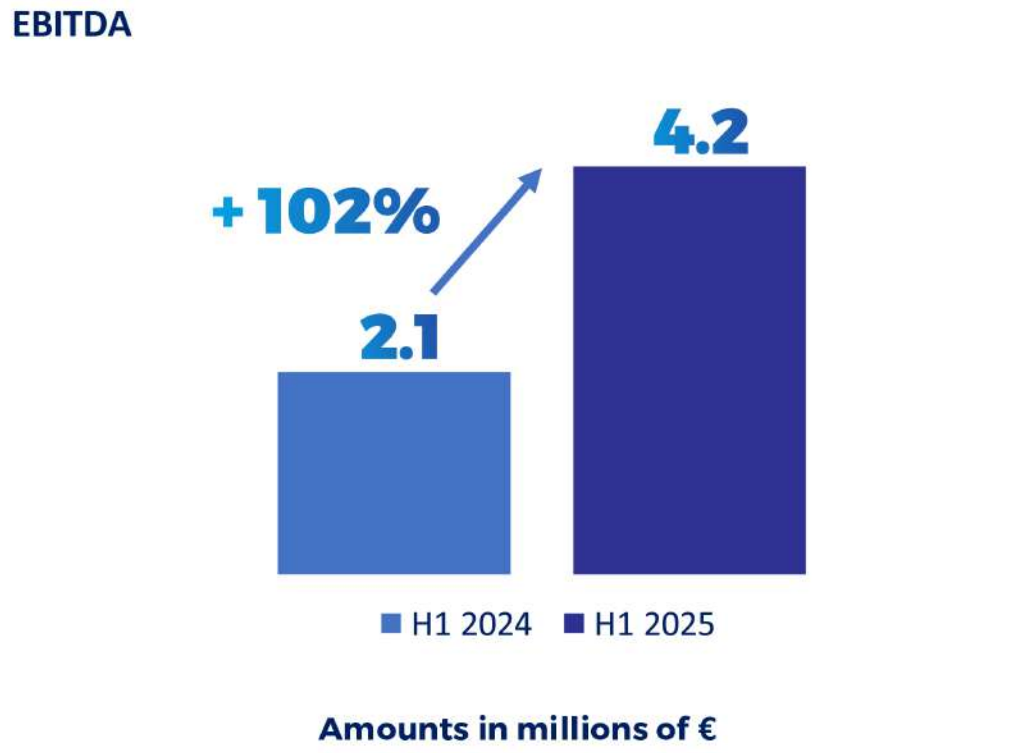
RENTAL INCOME

Steady Growth, Strong Foundations



OPERATING PROFIT - (EBITDA)

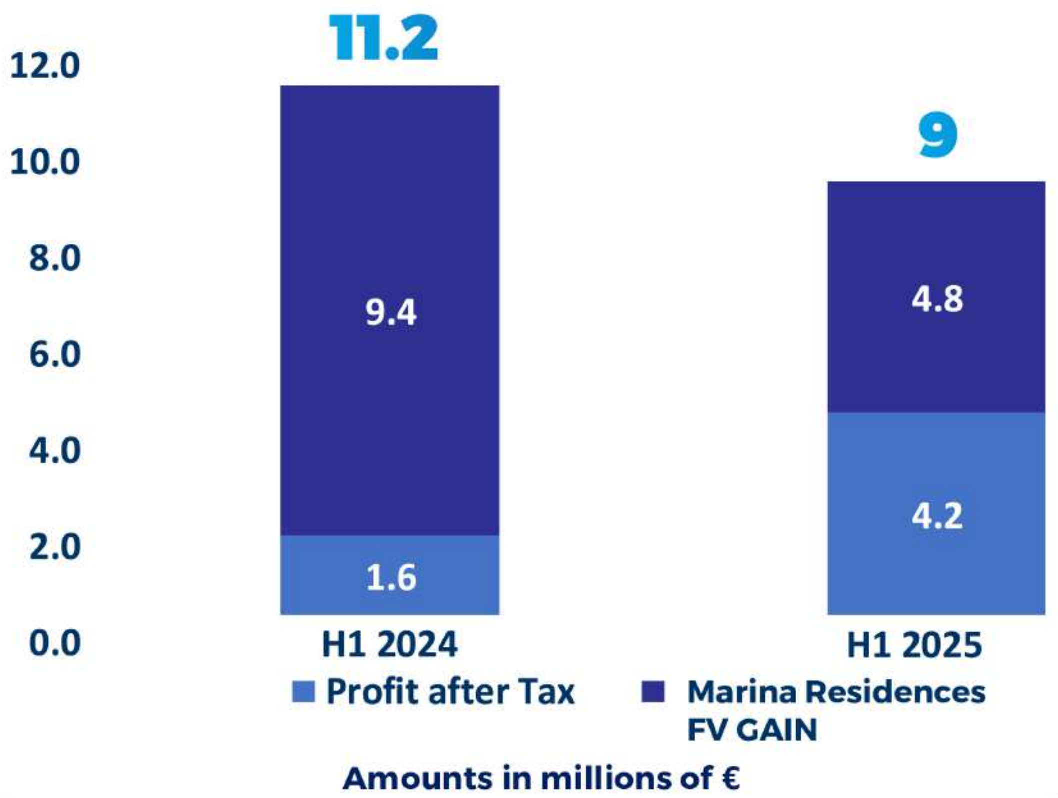
Driven by Investment Portfolio Appraisals



Notes: Operating net profit - Ebitda excluding the one-off effect of personnel shares and the depreciation effect

ADJUSTED PROFIT AFTER TAX

Strong Core Profitability

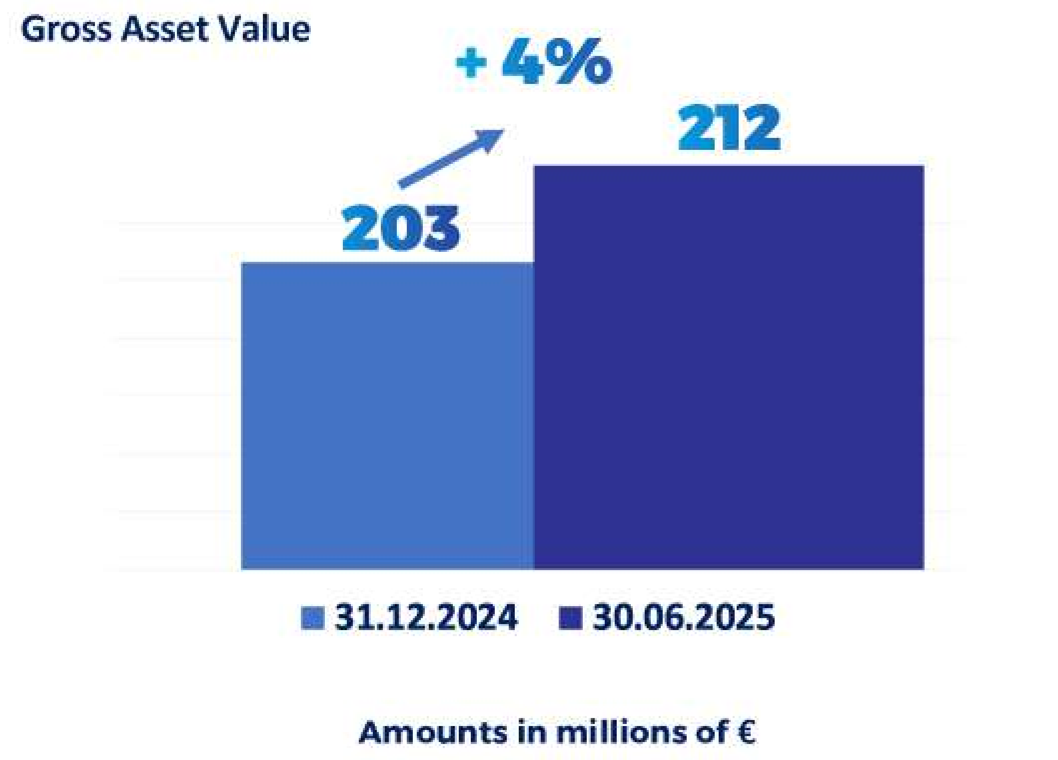


Notes: H1 2025 & H1 2024 Adj. Net Profit excluding the effect of the employee share-award scheme concerning the stock market listing and including the valuation gain of inventories

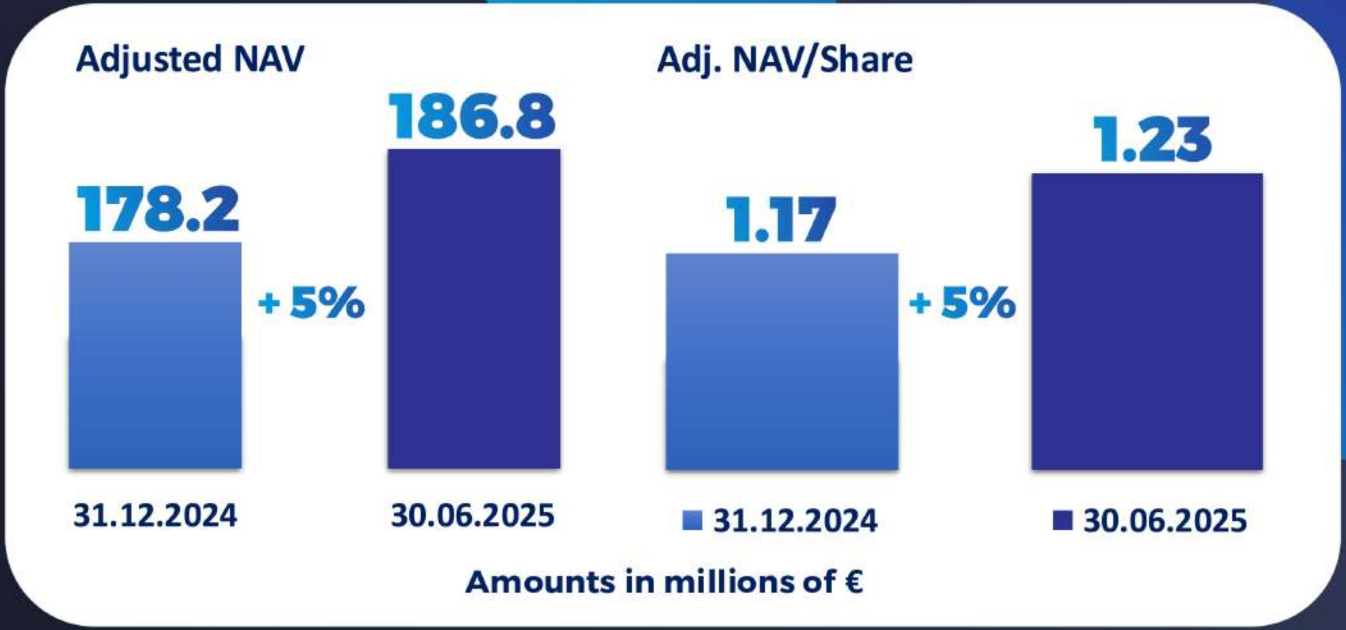
Gross Asset Value 30.06.2025

Value Creation from Development and Operating Income

Notes: Including the valuation gain of inventories



IMPROVED NAV



Notes: Adjusted NAV excluding the effect of minority interest and including the effect from the non disclosed valuation gain on Inventories (Ellinikon Residences).

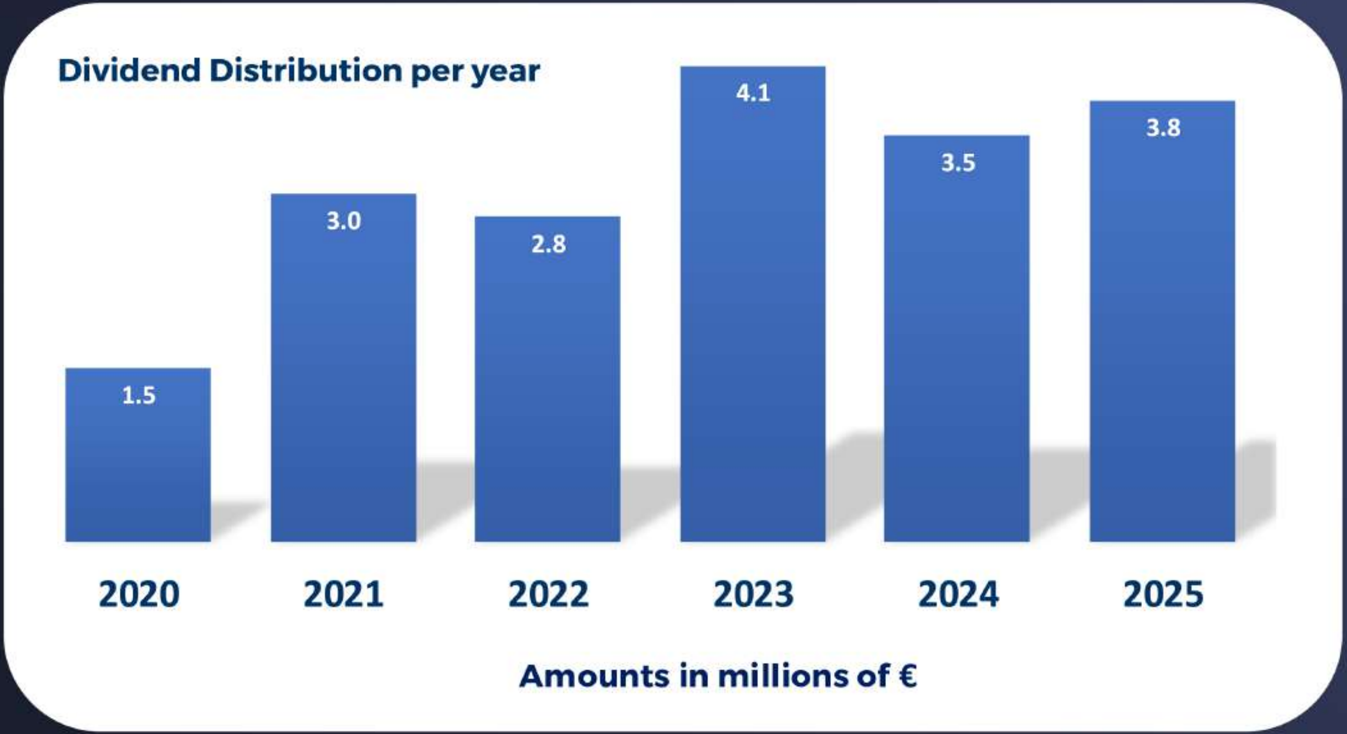
ATTRACTIVE RETURNS ON ENTERPRISE VALUE

MARKET CAP 30.06.2025
➜ € 118mn

ADJ. PAT / ENTERPRISE VALUE:
➜ 9 % for 6 Months

DIVIDEND EVOLUTION

Stable Shareholder Returns



THANK YOU

Building Value Together

Group Financials - Income Statement

	1H 2025	1H 2024
Rental Income from Investment Property	**3,106,591**	**2,824,808**
Other Income	3,459	36,628
Net Gain from the fair value adjustment of investment property	2,265,350	407,587
Direct Property Related Expenses	-490,934	-478,927
Personnel related Expenses	-345,475	-469,033
Other Operating Expenses	-288,575	-263,664
Depreciation	-19,506	-25,717
Other Expenses	-73,681	-112,841
Operating Profit	**4,157,228**	**1,918,841**
Finance Income	437,010	243,996
Finance Cost	-2,781	-4,952
Profit Before Tax	**4,591,457**	**2,157,885**
Income Tax	-390,884	-515,897
Profit after Tax	**4,200,573**	**1,641,988**
Fair value gain of Inventory	4,816,878	9,385,591
Adjusted Profit after Tax	**9,017,451**	**11,027,579**

Group Financials - Balance Sheet

	30.06.2025	31.12.2024
Non - Current Assets		
Fixed Assets	1,536,641	1,540,254
Other Assets	32,050	21,334
Investment Property	119,353,000	115,677,000
Other- Long Term Receivables	17,689	17,689
	120,939,380	**117,256,277**
Current Assets		
Trade and other receivables	763,431	823,027
Inventories	36,675,927	34,462,805
Cash & Cash Equivalents	29,797,256	31,605,996
	67,236,615	**66,891,828**
TOTAL ASSETS	**188,175,995**	**184,148,105**

Statutory Auditors: Deloitte
External Valuers: Savills, Danos - BNP Paribas Real Estate, and C&W Proprius

Group Financials - Balance Sheet

	30.06.2025	31.12.2024
Share Capital	133,900,043	133,900,043
Reserves and Tr. Shares	389,089	738,732
Minority Interest	1,754,553	1,710,988
Retained Earnings	28,944,070	24,784,329
TOTAL EQUITY	**164,987,754**	**161,134,092**
Non - Current Liabilities		
Long - Term Loans	13,312,500	13,650,000
Other Long - Term Liabilities	7,687,842	6,503,906
	21,000,342	**20,153,906**
Current Liabilities		
Trade and Other Liabilities	1,132,244	1,738,595
Short-term part of long-term borrowing	664,771	633,145
Tax Liabilities	390,884	488,367
	2,187,899	**2,860,107**
TOTAL LIABILITIES	**23,188,241**	**23,014,013**
TOTAL SHAREHOLDER EQUITY & LIABILITIES	**188,175,995**	**184,148,105**

Statutory Auditors: Deloitte
External Valuers: Savills, Danos - BNP Paribas Real Estate, and C&W Proprius

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