PRESS RELEASE

Athens, 30th September 2026

PRODEA INVESTMENTS

Announcement of H1 2026 Results

PRODEA Investments announces that adjusted earnings before interest, taxes, depreciation and amortization (adjusted EBITDA) amounted to €49.9 million in H1 2026 compared to €31.0 million in H1 2025, also reflecting the realisation of capital gains from the sale of investment properties.

The group's turnover amounted to €75.2 million in H1 2026 compared to €112.4 million in H1 2025. The decrease is mainly due to rental income of €29.2 million compared to €69.1 million, as a result of the implementation of the company's strategy, which entails, on the one hand, reshaping the composition of its investment portfolio with an emphasis on logistics and hospitality and, on the other hand, the sale of mature or non-core assets or property portfolios in all the jurisdictions where the group operates. It should be noted that revenue from the hospitality segment increased to €33.2 million compared to €25.7 million in H1 2025, positively affected mainly by the reopening of the 5-star hotel The Landmark Nicosia, Autograph Collection.

Operating profit for the period, adjusted for gains from the fair value adjustment of investment properties, depreciation and amortization, non-recurring expenses and other non-cash items, amounted to €9.4 million compared to €41.4 million, while the result for the period, adjusted as above, was a loss of €11.5 million compared to a profit of €4.7 million in H1 2025. The group's total comprehensive income amounted to €4.0 million.

The main drivers that impacted the results for the half-year are, on the one hand, the increase in hospitality revenue and the decrease in direct property-related expenses, property taxes-levies and finance costs and, on the other hand, the aforementioned decrease in rental income and the increase in depreciation of the hospitality pillar.

The fair value of assets under management[1] amounted to €1,926.2 million compared to €1,952.5 million on December 31, 2025.

As of June 30, 2026, the cash and cash equivalents of the group amounted to €206.8 million and those of the company to €121.5 million.

Since June 30, 2025 to date, the group has reduced its borrowings by €712.8 million. As of June 30, 2026, the group's net LTV stood at 46%.

The NAV of the group as of June 30, 2026 amounted to €3.94 per share.

The Chief Executive Officer, Mr. Aris Karytinos, stated: “As we have already announced, our group is in a transitional phase during which we are reshaping the composition of our portfolio in order to develop specific pillars, with an emphasis on logistics and high-end hospitality, while continuing to operate and manage selected commercial properties. At this stage, we are developing our new product in the focus verticals, leveraging our strong capital adequacy. The following are worth noting:

[1] *The fair value of the properties of joint venture investments has been calculated based on Prodea Investments' participation percentage in each company.*

- Our partnership in the logistics sector with Invel Real Estate and LGT Capital Partners was recently announced, demonstrating the confidence of institutional investors in the expertise and capabilities of our group.
- The full renovation and repositioning of The Landmark Nicosia – Autograph Collection has already been completed, the renovations of our hotel units in Paros and Porto Heli are being launched, and the full reconstruction of Emblems in Cortina (Italy) is progressing at a rapid pace.
- The capital gains in the valuations of our investment properties, which for many years were recorded on an 'accounting' basis, have been confirmed by the market through the sales we have completed in recent years, which enabled us to distribute a dividend of €455.2 million for the financial year 2025 alone.

PRODEA Investments continues its investment activity in line with its current strategy, with the aim of creating value for its shareholders."

The Interim Financial Report for the six-month period ended on 30 June 2026 is available on the company's website: www.prodea.gr.