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## PRESS RELEASE

### Financial Results 2022

- **Change of the Company's name to MIG HOLDINGS S.A.**
- **Improvement of subsidiary RKB's turnover by 4%, pre-tax profits of €0.4 m against losses of €21.4 m in 2021 and significant increase in cash flows by €1.7 m (€4.5 m in 2022 compared to €2.8 m in 2021).**
- **The consolidated turnover from continuing operations amounted to €7.1 m compared to €12.4 m in 2021. The turnover of 2021 also included sales of €5.7 m of a subsidiary which was placed into liquidation in the first quarter of 2022.**
- **The Group's EBITDA from continuing operations amounted to losses of €0.7 m compared to losses of €2.7 m in 2021.**
- **The Group's results from continuing operations after taxes and non-controlling interests amounted to losses of €22.1 m compared to losses of €12.3 m in 2021. It should be noted that the above financial results of the Group for 2022 and 2021 include a profit amounting to €5.3 m and €33.0 m respectively, arising from the restructuring of RKB's bank borrowing in 2022 and Company's in 2021. Also, they include a negative result from the readjustment of the fair value of RKB's investment properties amounting to €4.7m and €21.3m for the years 2022 and 2021 respectively.**
- **Due to the Company's decision to proceed with the sale of its direct and indirect (through the sale of the wholly owned subsidiary MIG SHIPPING) participation in ATTICA HOLDINGS S.A., the items of the Statement of Financial Position of ATTICA group as of 31/12/2022, were classified in the disposal groups held for sale. The results of ATTICA group for the years 2022 and 2021 are presented in the results from discontinued operations.**
- **A mandatory Public Offer of PIRAEUS BANK S.A. towards the entirety of the Company's shareholders is currently ongoing for the acquisition of 100% of the Company's shares.**

With reference to the course of business of MIG Group companies, the following are noted:

**MIG:** The Company's operating expenses in 2022 decreased significantly by 36.4% and amounted to €3.6 m compared to €5.7 m in the respective comparative period in the context of the continuation of the Company's policy to limit its operating expenses. The Company's after-tax results for 2022 amounted to losses of €22.0 m compared to losses of €27.6 m in 2021. The results for 2021 include a profit of €33.0 m, arising from the amendment/restructuring of the Company's bank borrowing.



Financial expenses marked a significant increase due to the increase in interest rates and amounted to €21.2 m against €17.9 m in 2021.

The year 2023 will be a milestone year for the Company. The completion of the sale of the direct and indirect participation in ATTICA HOLDINGS S.A. will lead the Company, after many years, to a healthy financial structure with zero bank borrowing. This is extremely significant in a financial environment characterized by a significant increase in interest rates, turmoil in financial and capital markets and increasing international geopolitical instability. The above transaction will allow the elimination of financial expenses, while the profitability arising from it will significantly strengthen the individual and consolidated equity capital corresponding to the owners of the holding company by €91 m and €114 m respectively, at the same time nullifying the non-controlling interests (based on the financial statements as of 31/12/2022).

The Company's strategy for 2023 is based on the following pillars:

- Investments in listed and non-listed companies with the aim of obtaining short-term profits on the one hand and enhancing profitability in the medium term on the other.
- Analyzing alternative ways of enhancing its equity value.
- Active management of the investment in RKB with targeted interventions in matters of income, expenses, cash management, sales of real estate properties and new investments.

**RKB:** The company's sales for 2022 amounted to €7.0 m compared to €6.8 m in 2021, increased by 4%, while EBITDA maintained at €2.8 m in spite of the fact that in 2021 there were extraordinary profits of €0.5 m. Profits before taxes amounted to €0.4 m against losses of €21.4 m in 2021, despite the loss of €4.7 m from the revaluation of the Company's investment properties. The positive effect of €5.3 m from the restructuring of the Company's bank borrowing contributed to the above mentioned positive result. In 2022, the cash liquidity of the Company was strengthened, reaching €4.5 m compared to €2.8 m in 2021. At the same time, the Company's bank borrowings amounted to €91.4 m in 2022 compared to €99.2 m in 2021.

In June 2022, the Company completed the restructuring of its bank borrowings resulting in the extension of the loan repayment period until 2025, reduction of the financial expenses (the recent increase in interest rates attenuated the benefit from the reduction of financial costs) and a part of the accrued interest was written off while there is an agreement in principle for further extension of the loan until 2032 on terms to be agreed upon in the near future. At the same time, the shareholding restructuring of the company was completed through the acquisition of the 16.9% held by the minority shareholder in exchange for real estate properties. The transaction was completed in August 2022. With the new shareholding structure, it is now possible to have a more efficient and rapid management of corporate affairs.

As part of the implementation of the strategy for the divestment of properties having a small contribution to the Company's financial results and with the aim of reducing financial expenses, 3 properties of a book value of €4.6 m (based on the valuation of American Appraisal) were sold for a price of €4.7 m, resulting in the recording of profits of €0.1 m.

RKB is one of the largest real estate management companies in Serbia. The value of its real estate properties amounts to €203.7 m based on the valuation of AMERICAN APPRAISAL for 2022. RKB currently manages 27 commercial properties and an office area of 12,500 sq.m. in Belgrade, while it owns land plots for development. With regard to the financial results of the company for the year 2023, revenues and profits before taxes, interest and depreciation are expected to increase.



The company's policy in 2023 will focus on the following pillars:

- Increasing the leased spaces while attracting anchor tenants.
- Renewing lease relationships expiring within the year on terms more favorable to the company.
- Effective management of operating costs.
- Maintaining sufficient liquidity to cover increased financial expenses and implement the company's investment plans.
- Starting to implement new investment projects with the aim of medium-term strengthening of profitability.
- Continuing the disposal of selected real estate properties based on their contribution to financial results in order to reduce bank borrowing and direct additional funds to new investments.

#### **Discontinued operation**

**ATTICA Group:** Sales for 2022 amounted to €530.2 m compared to €347.9 m in 2021, EBITDA amounted to €57.8 m compared to €42.0 m in 2021 and profits after taxes amounted to profits of €17.0 m against losses of €13.2 m. Loan liabilities amounted to €497.7 m against €481.6 m in 2021 while cash and cash equivalents amounted to €87.9 m against €97.4 m in 2021.