

Maroussi, 27.09.2024

**DIMAND – Announcement for H1 2024 Financial Results**

- **Significant increase in Group’s profit before tax: €15.9mn in H1 2024 vs €10.2mn in H1 2023**
- **Continuation of the Group’s development course with an increase of the Group’s NAV which amounts to €156.2mn as of 30.06.2024 (31.12.2023: €140,0mn)**
- **Further strengthening of the capital structure and expansion of the investment activity and pipeline of the Group**

As of June 30, 2024, the total portfolio developed and managed by the Group (Assets under Management - AuM), through the Company, subsidiaries, and joint ventures, consisted of 16 projects in various stages of completion, in urban areas throughout Greece, with uses of offices, residences, logistics, residential and hotel complexes, as well as mixed uses. As of June 30, 2024, the total estimated gross development value (GDV) upon completion amounted to c. €1,157.2mn (31.12.2023: 20 investment projects with a GDV €1,194.9mn).

The fair value of the Group’s investment properties (incl. inventories) amounted on June 30, 2024, to €188.9mn vs €167.5mn as of December 31, 2023, and the fair value of the investments in joint ventures amounted on June 30, 2024, to €57.3mn vs €53.2mn as of December 31, 2023.

Cash and cash equivalents, as of June 30, 2024, amounted to €12.5mn vs €12.4mn as of December 31, 2023.

As of June 30, 2024, net borrowings of the Group amounted to €75.2mn (31.12.2023: €67.0mn).

<b>Summary Presentation of Group’s Financial Position</b>		
<b>Amounts in € mn</b>	<b>30.06.2024</b>	<b>31.12.2023</b>
Investment property	133.1	117.1
Investment property classified as inventories	55.8	50.4
Investment in joint ventures	57.3	53.2 <sup>1</sup>
Net Debt <sup>2</sup>	75.2	67.0
Total equity	148.3	133.6

<sup>1</sup> Including joint ventures classified as “Assets held for sale” of €3.9 mn.

<sup>2</sup> The relevant definition is included in the Interim Financial Report for the six-month period ended June 30, 2024.

### Dimand Group operating performance:

During H1 2024, the Group and the Company continued with the implementation of the investment plan, with the addition as well as the sale of properties and the undertaking of new service projects. Indicatively, within H1 2024, the Piraeus Tower, the country's first "green" skyscraper, commenced its operation, a transfer agreement for turnkey property, located on 26<sup>th</sup> October in Thessalonki, was signed between Citrus S.M.S.A. (100% subsidiary) and Black Sea Trade and Development Bank, which will house the bank's new headquarters, and the transfer to Piraeus Bank of the shares of Iovis S.A. (100% subsidiary) was concluded, owner of a property on Korai and Stadiou streets in Athens, which (property), following its reconstruction by Dimand, will house the bank's divisions.

As a result, the Group posted in H1 2024 a strong operating performance with the Group's EBITDA increasing by 56% from €11.1mn in H1 2023 to €17.3mn in H1 2024.

<b>Summary Presentation of Group's Financial Results</b>		
<b>Amounts in € mn</b>	<b>01.01 - 30.06.2024</b>	<b>01.01 - 30.06.2023</b>
Revenue	16.6	4.3
Operating profit	11.7	10.1
EBITDA	17.3	11.1
Profit before tax	15.9	10.2
Profit for the period	13.8	8.1

Not taking into consideration the non-recurring expenses<sup>3</sup>, the adjusted financial results are as follows:

<b>Amounts in € mn</b>	<b>01.01 - 30.06.2024</b>	<b>01.01 - 30.06.2023</b>
Adjusted operating profit	12.5	10.1
Adjusted EBITDA	18.1	11.1
Adjusted profit before tax	16.7	10.2
Adjusted profit for the period	14.6	8.1

<b>KPIs (on a Group level)</b>	<b>30.06.2024</b>	<b>31.12.2023</b>
Net Asset Value (NAV) <sup>4</sup>	€156.2mn	€140.0mn
Net Debt / Total Assets <sup>4</sup>	26%	26%
Net LTV <sup>4</sup>	39%	38%

For more information, please refer to the interim financial report for the 6-month period ended June 30, 2024, which is posted on the Company's website: <https://dimand.gr/>.

<sup>3</sup> The non-recurring expenses are analysed in the Interim Financial Report for the six-month period ended June 30, 2024.

<sup>4</sup> The relevant definition is included in the Interim Financial Report for the six-month period ended June 30, 2024.



### **A few words about DIMAND**

DIMAND SA is one of the leading real estate development companies in Greece. Since its inception in 2005, it has incorporated the philosophy of sustainability into the core of its business, creating a new market in Real Estate which has now become a global model. Its business activity focuses on the implementation of modern bioclimatic office buildings, logistics, large-scale urban renovations, complex mixed-use projects, as well as private sports facilities. The shares of DIMAND are listed on the Athens Stock Exchange (ATHEX).