

Maroussi, December 23, 2024

ANNOUNCEMENT

COMPLETION OF THE SALE OF 65% OF SKYLINE TO THE INVESTOR CONSORTIUM OF DIMAND – PREMIA – EBRD

Further to the announcement dated 06.02.2023, DIMAND S.A. (the “Company” or “Dimand”) hereby informs the investors in accordance with the provisions of Law 3556/2007 (article 3, par. 1 exhibit 16 (bb) and article 21), Regulation (EU) No 596/2014 of the European Parliament and the Council on market abuse, and the Athens Exchange Regulation, each as applicable, that, P&E Investments Axiopoiisis kai Anaptyxis Akiniton Société Anonyme (“Investor Consortium”) concluded the acquisition of a 65% equity stake in Skyline Real Estate Single Member S.A. (“Skyline”) from Alpha Group Investments Limited (“AGI”), a member of Alpha Bank Group. Alpha Bank Group retains a 35% equity stake in Skyline.

Dimand participates by 55% in the Investor Consortium, through its 51% subsidiary Metrinwood Ltd (“Metrinwood”), while Premia Properties REIC and the European Bank for Reconstruction and Development (EBRD) participate in the Investor Consortium by 25% and 20%, respectively.

The transaction is one of the largest and most complex real estate transactions in Greece. Its completion comes after a 22-month period, during which intensive actions of maturation, active management and promotion of real estate properties in the market took place, with positive results both from a financial and risk management point of view. As a result, the initial portfolio with a total acquisition value of €438 million, after the exclusion of real estate properties from the perimeter as well as the sale of real estate properties, was formed and includes 460 properties with a total acquisition value of €298 million. Based on the business plan, the real estate portfolio includes properties for sale as well as properties for retention, which constitute the most important and highest-value properties in the portfolio.

It is also noted that In the context of the transaction, Alpha Bank financed Skyline through the coverage of a bond loan facility of up to €156 million and remains a lessee in part of the real estate portfolio.

In parallel, Alpha Real Estate Services (“ARES”) will provide asset management services and Dimand and ARES will jointly provide development management services for the exploitation of significant real estate properties to be retained.



Dimitris Raptis, with long standing experience in the international real estate sector and tenure at Deutsche Bank, RREEF and Globalworth, serves as Managing Director of Skyline.

The transaction is expected to have a significant positive impact on all parties involved. For Dimand, it marks a strategic expansion of its scope of development and transfer of investment properties, through its participation in an investor consortium with the intention to hold income-producing properties, with significant synergies.

PricewaterhouseCoopers Business Solutions S.A. (PwC) (Financial Advisor), Sullivan & Cromwell (legal advisor for foreign law matters) and Potamitis-Vekris (legal advisor for Greek law matters) acted as advisors to the Investor Consortium for the completion of the transaction.

This announcement is published by the Company in accordance with the Market Abuse Regulation (EU) 596/2014 ("MAR Regulation") and contains information that falls under the concept of privileged information for the purposes of Article 7 of the MAR Regulation. For the purposes of the MAR Regulation and article 2 of the Executive Regulation (EU) 2016/1055 of the Commission, the person responsible for the publication of this announcement on behalf of the Company, is Mrs Electra Demi, the Company's Investor Relations and Corporate Announcements Officer (tel. +30 210 8774200, e-mail: ir@dimand.gr).