

PRESS RELEASE

Athens, 1st December, 2022

PRODEA INVESTMENTS

Net profit of €98.9mn and increase of revenue by 13.1% in Q3 2022

PRODEA Investments announced that the group's revenue for the 9-month period ended September 30, 2022, amounted to €111.4mn vs €98.5mn in Q3 2021 (increase 13.1%). The increase comes mainly as a result of the progress of development projects, new investments in income producing real estate properties and new leases in the context of the company's investment strategy with the aim to optimize the composition of the investment portfolio and the qualitative characteristics of the real estate properties, with emphasis on sustainability with the principles of Environment – Society – Governance (ESG).

Operating profit amounted to €130.0 vs €124.4 in Q3 2021 (increase 4.5%).

Earnings before interest, taxes, depreciation, amortization, fair value adjustment of property and non-recurring items (adjusted EBITDA) amounted to €76.6mn in Q3 2022 vs €75.3mn in Q3 2021.

The group's Assets Under Management (AUM)¹ as of September 30, 2022 amounted to €2,692.9mn vs €2,455.4mn as of December 31, 2021 (increase 9.7%).

The group's NAV as of September 30, 2022 amounted to €1,457.7mn or €5.71 per share vs €1,396.3mn or €5.47 per share, respectively as of December 31, 2021.

In relation to the current geopolitical situation and the energy crisis, the company's Management closely monitors and evaluates the developments in order to implement any necessary measures and adjust its business plan (if so required) in order to ensure business continuity and the limitation of any adverse effects (more information is provided in the relevant section of the Interim Condensed Financial Information for the period ended 30.09.2022).

The Interim Condensed Consolidated and Separate Financial Information for the period ended September 30, 2022, is available at the company's website: <https://prodea.gr>.

¹ The fair value of the properties of the Investment in joint ventures has been calculated based on the Prodea's participation percentage in each company.