

Maroussi, 05.12.2022

DIMAND – Announcement for 9M 2022 financial results

Following the Hellenic Capital Market Commission letter dated 09.11.2022, DIMAND informs the investing public about the fundamental financial figures of the Group for the nine months of 2022.

- **Significant strengthening of the Group's capital structure, as a result of the share capital increase and the listing of the Company's shares on the ATHEX in July 2022, with the net asset value (NAV) of the Group increasing from €39.0mn as of 31.12.2021 to €124.5mn as of 30.09.2022 and net debt significantly decreasing from €39.7mn as of 31.12.2021 to €8.8mn as of 30.09.2022.**
- **Increase of the fair value of the Group's investment properties and investment in joint ventures: €125.5mn as of 30.9.2022 vs €87.8mn as of 31.12.2021**
- **Increase in Group's EBITDA: earnings of €5.5mn in 9M 2022 vs earnings of €0.1mn in 9M 2021**

Summary Presentation of Group's Financial Position		
Amounts in € mn	30.09.2022	31.12.2021
Investment property	82.8	50.3
Investment in joint ventures	42.7	37.5
Net Debt ¹	8.8	39.7
Total equity	122.2	37.7

The Extraordinary General Meeting of the Company's shareholders dated March 22, 2022, resolved on the following: (a) the listing of the Company's common shares on the main market of the Athens Stock Exchange, in accordance with the applicable legislation and (b) the increase of the share capital of the Company by the issuance of 6,538,100 new common nominal shares with voting rights and nominal value of €0.05 per share. On July 6, 2022, the Company's shares started trading on the regulated market of the Athens Stock Exchange, following the successful public offering that was completed on July 1, 2022. The final price of the Company's common shares was set at €15.00 per share. The total funds raised, after the deduction of issuance costs, amounted to c. €92.5mn.

As of September 30, 2022, the total portfolio developed and managed by the Group (through the Company, subsidiaries, and joint ventures) consisted of 19 investment projects in various

¹ The relevant definition is included in the Interim Financial Report for the period 01.01 - 30.06.2022

stages of completion, in urban areas throughout Greece, with uses of offices, logistics, residential and hotel complexes, luxury homes as well as and mixed uses. The total estimated gross development value (GDV) upon completion as of September 30, 2022, amounted to c. €826.2mn (31.12.2021: 15 investment projects with a GDV €497.6 mn).

The fair value of the Group's investment properties amounted on September 30, 2022, to €82.8mn vs €50.3mn as of December 31, 2021, and the fair value of the investments in joint ventures amounted on September 30, 2022, to €42.7mn vs €37.5mn as of December 31, 2021.

It is noted that, as the Company had already announced to the investing public, in Q3 2022 the Group acquired land with a total area of 355.6 hectares, at the 15th kilometer of Thessaloniki-Edessa, formerly owned by the company "BALKAN REAL ESTATE SA", for a total consideration of €6mn, with the aim of creating the largest logistics hub in Northern Greece.

As of September 30, 2022, net debt of the Group amounted to €8.8mn (31.12.2021: €39.7mn).

Summary Presentation of Group's Financial Results - 9M 2022		
Amounts in € mn	01.01 - 30.09.2022	01.01 - 30.09.2021
Revenue	6.6	4.2
EBITDA ²	5.5	0.1
Profit/(Loss) before tax	(6.2)	(5.6)
Profit/(Loss) for the period	(8.0)	(4.3)

Following the share capital increase, the Company paid on July 4, 2022, the total amount of €50.6mn for the full prepayment of a bond loan and the redemption of the preferred shares, in accordance with the specific provisions of the prospectus dated June 23, 2022. From the above prepayment, an one-off financial cost and related expenses of c. €7.6 million were recognized in Q3 2022, which the Management estimates to be lower than those that would be recorded if the loan in question was repaid in accordance with the terms of the relevant agreement and therefore the prepayment is advantageous for the Company and its shareholders in the medium term.

Not taking into consideration the non-recurring financial cost, the results before taxes and the net results of the Group are as follows:

Amounts in € mn	01.01 - 30.09.2022	01.01 - 30.09.2021
Adjusted profit/(loss) before tax	1.4	(5.6)
Adjusted profit/(loss) for the period	(0.4)	(4.3)

² The relevant definition is included in the Interim Financial Report for the period 01.01 - 30.06.2022

Summary Presentation of Group's Financial Results - Q3 2022		
Amounts in € mn	01.07 - 30.09.2022	01.07 - 30.09.2021
Revenue	2.6	1.6
EBITDA ²	0.0	2.2
Profit/(Loss) before tax	(7.3)	0.2
Profit/(Loss) for the period	(7.8)	0.6
Adjusted profit/(loss) before tax	(0.2)	0.2
Adjusted profit/(loss) for the period	(0.7)	0.6

KPIs (on a Group level)	30.09.2022	31.12.2021
Net Asset Value (NAV) ³	€124.5mn	€39.0mn
Net Debt / Total Assets ³	5%	34%

The Group continues to seamlessly implement its business plan, taking into account the conditions prevailing in the market which are affected by the energy crisis, the recent geopolitical developments, the increase in interest rates, and the macroeconomic environment in general. The real estate sectors where the Group operates show defensive characteristics, as in many cases, due to the high standards and limited supply of energy efficient, sustainable, buildings and rising inflation, appreciations were observed in their rental and market values, which to date have offset the negative effects. Management closely monitors and evaluates the effect that these developments could have on the financial position, results and performance of the Company and the Group, in order to take the necessary measures in a timely manner and adjust its business plans (if required) with the aim of ensuring business continuity and limiting any negative impacts.

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).

³ The relevant definition is included in the Interim Financial Report for the period 01.01 - 30.06.2022