

Maroussi, February 6, 2023

DIMAND S.A.: Agreement for the acquisition of a portfolio of properties
(Project Skyline)

"DIMAND Societe Anonyme – Development and Exploitation of Real Estate and Constructions, Services and Holdings" (the "Company" or "DIMAND") announces, in accordance with the provisions of Regulation 596/2014 and its delegated implementing regulations, and Law 3556/2007 regarding the disclosure of regulated information, that on 04.02.2023 an agreement was signed for the transfer of 65% of the share capital of Skyline Real Estate Single Member S.A. («Skyline») from Alpha Group Investments Ltd., a 100% subsidiary of Alpha Bank S.A., to the investment vehicle «P&E Investments Axiopoiisis kai Anaptyxis Akiniton S.A.» (the "Investor"). The share transfer is expected to take place within the 2nd quarter of 2023.

The Investor is a consortium comprised of Dimand Group (75%) and Premia Properties REIC (25%).

The total consideration of the transaction will be determined on the date of the transfer of Skyline's shares, taking into account the financial position of Skyline based on the properties that will have been transferred by that date.

It is noted that:

1. The total value of the real estate portfolio has been agreed at the amount of €438 million and their transfer to Skyline will take place gradually in phases, depending on the progress of the transfer documents of the individual properties. The long stop date has been set 12 months from the shares' transfer date.
2. In the context of the agreement, Alpha Bank will provide Skyline with a long-term financing facility of up to €240 million.
3. The portfolio comprises of 573 properties of multiple types (offices, commercial real estate, residential, industrial/logistics) with a gross area of c. 500,000 sq.m., including among other, the flagship office building on Aioulou and Sofokleous Str., as well as the office building on Stadiou and Korai Str.
4. Alpha Bank Group will remain the tenant for certain assets, while the rest of the real estate portfolio will either be redeveloped and repositioned for lease or disposed directly to the market.



5. The asset management of the portfolio will be exclusively undertaken by Astika Akinita S.A., while the management of the redevelopment and repositioning of the properties will be undertaken by DIMAND in cooperation with Astika Akinita S.A.

This agreement is the largest transfer of a real estate portfolio (explicitly) in the Greek real estate market in recent years and Dimand looks forward to significant capital gains partially from the utilisation and exploitation and partially from the disposal of this portfolio.

In due time, a detailed presentation to the investors will take place regarding the transaction and the business plan for the development of the real estate portfolio.

PriceWaterhouseCoopers acted as the Investor's financial advisor, DLA Piper advised on international legal matters and Potamitis Vekris Law Firm on Greek law matters.

Finally, DIMAND would like to thank Alpha Bank for its trust as well as PREMIA REIC for its joint effort and cooperation.