

## Press Release

### **Strategic cooperation between Piraeus and Dimand for the development of sustainable urban spaces**

Piraeus and real estate developer Dimand announced today, at a joint press conference, the conclusion of a strategic partnership for the development of urban spaces in Athens and the regions. This cooperation initially involves the implementation of four real estate development projects, incorporating green features, innovative technologies and sustainability principles.

This marks a new era in the field of real estate utilization and management in our country, as it is expected to introduce innovative solutions in urban development and enhance economic progress.

Mr. Christos Megalou, CEO of Piraeus, stated, "The collaboration with Dimand represents our shared vision for the creation of sustainable and innovative urban spaces that enhance quality of life and contribute to economic development and value creation for local communities, while aligning with our values and long-term strategy. Through this collaboration, Piraeus Group, leveraging Dimand's strong expertise, enhances the management of its real estate assets under the perspective of real estate utilization and the strengthening of social cohesion."

Mr. Dimitris Andriopoulos, CEO of Dimand, noted, "We are particularly pleased with our new strategic collaboration with Piraeus, through which we aim to create economic value with a positive environmental and social footprint. The impact of the projects on the urban regeneration of specific areas is particularly significant, as the transformation of cities, both in the historic center of Athens and at the western entrance of Thessaloniki and Lavrio, is already underway and will continue in combination with other developments and actions."

Specifically, the four projects concern:

1. Housing the central administrative units of Piraeus in a property on Korai 4 Street, which will be renovated under Dimand's supervision according to the latest building standards. The total area reaches 15,000 sq.m., of which over 9,000 sq.m. will be allocated for the Bank's office installation. Additionally, 3,000 sq.m. will be allocated to retail and catering businesses in the "Korai" arcade, creating a new hub of commercial

and entertainment activity in the center of Athens. The plan includes highlighting the preserved ASTY cinema and the historical memory site of the Kommandatur from the 1941-44 period. Piraeus will entrust Dimand with the redevelopment of this property based on agreed special specifications, including LEED Gold sustainable building certification.

2.The redevelopment of the FIX industrial complex in Thessaloniki. The utilization of this iconic property will significantly contribute to the development and upgrade of the wider area and reflects Piraeus' goal to contribute to Thessaloniki's economic growth. Piraeus and Dimand have reached an initial agreement for the provision of a bond loan amounting to 100 million euros for this project.

3.The development of a 100-acre seaside area adjacent to the port of Lavrio. Dimand has reached an initial agreement with the managing company Strix Holdings II L.P., which controls Euroterra S.A., the owner of the property. The purpose of the agreement is to design and implement a large-scale investment aiming at restoring the area and developing urban infrastructure and building facilities, which will include residential, hotel units, catering businesses, and recreational areas. This investment will be carried out with the support of Piraeus Group and aims to redefine Lavrio as an attractive tourist destination, in combination with the revitalization of the main port and the utilization of the marina. The designed public spaces are expected to improve the quality of life for both residents and visitors, adhering to all relevant environmental standards.

4.The acquisition by Dimand of a majority stake in the special purpose companies LYKOURGOS MAE and IANOS MAE, which own the property of the former Lampropoulos on Stadiou and Aioulou Streets, aiming at highlighting and more effectively utilizing it, thus contributing to the regeneration of the historic center of Athens. Piraeus, as Dimand's strategic partner, will retain a minority stake in the two companies.

**Athens, 25 June 2024**

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