

Maroussi, 24.09.2026

DIMAND – Announcement for H1 2026 Financial Results

Strong operating growth, an increase in NAV, and expansion of investment activity

- **Significant increase in the Group's operating profit and profit before tax¹**, which amounted to €17.1mn and €22.7 mn, respectively, in H1 2026.
- Continuation of the Group's development course with its **NAV increasing and reaching €240.1mn** as of 30.06.2026.
- Further expansion of the investment activity of the Group, while maintaining a strong capital base.

DIMAND S.A. hereby presents its key financial figures for H1 2026, reflecting strong operating performance and consistent execution of the Group's growth strategy.

Operating performance of DIMAND Group

In H1 2026, the Group recorded strong operating performance, with operating profits of **€17.1mn**, compared with €14.4mn in H1 2025, an increase of 19.3%. Profit before tax attributable to the Company's shareholders reached **€22.7mn**, compared with €14.8mn in the corresponding period of 2025, an increase of 53.6%.

During the same period, the Group's Net Asset Value (NAV) increased to **€240.1 mn**.

Commenting on the Group's financial performance, Mr Dimitris Andriopoulos, Chief Executive Officer of Dimand, said:

"The H1 2026 results confirm DIMAND's continued growth momentum, in line with our business plan, which is progressing smoothly.

Stronger profitability, an increase in net asset value and an expanded portfolio, through selective investments and strategic partnerships, demonstrate the positive long-term impact of our decisions.

Taking into account agreements and transactions completed after 30.06.2026, we expect even more positive results for the full year 2026."

¹ Profit before tax attributable to the Company's shareholders.

Summary Presentation of Group's Financial Results		
Amounts in € mn	01.01 - 30.06.2026	01.01 - 30.06.2025
Revenue	66.0	27.4
Operating profit	17.1	14.4
EBITDA attributable to the Company's shareholders ²	23.8	16.5
Profit before tax attributable to the Company's shareholders	22.7	14.8
Profit for the period attributable to the Company's shareholders	19.3	11.5

KPIs (on a Group level)	30.06.2026	31.12.2025
Net Asset Value (NAV) ²	€240.1mn	€217.5mn
Net Debt / Total Assets ²	18%	12%
Net LTV ²	32%	24%

During H1 2026, the Group continued to implement its investment program.

The most significant events in H1 2026 were:

- The acquisition of 100% of the share capital of Kantza Emporiki S.M.S.A., which owns land with a total area of c. 315 thousand sq. m. at the Cambas Estate, in the Municipalities of Pallini and Paiania, Attica, as well as the acquisition of two plots of land with a total area of c. 5.7 thousand sq. m. at Trigono Cambas, in the Municipality of Pallini.
- The commencement of the investment partnership between DIMAND and PPC for the joint development of a new, landmark sustainable office complex at the former Plessa military camp on Mesogeion Avenue, through the establishment of the joint venture Powerhub Properties S.A., in which the two parties each hold a 50% interest.

² The relevant definition is included in the Interim Financial Report for the period from 01.01.2026 to 30.06.2026.

Investment portfolio overview

As at **30.06.2026**, the total portfolio developed and managed by the Group, through the Company, subsidiaries, and joint ventures (**Assets under Management - AuM**), consisted of **16** projects at various stages of maturity and completion, in urban areas throughout Greece, with uses including offices, logistics, residential and hotel complexes, as well as mixed uses. As at 30.06.2026, **the total estimated Gross Development Value (GDV)** upon completion amounted to **€2,193.3mn** (31.12.2025: 13 investment projects with a GDV of €1,357.4mn).

The **fair value of the Group's investment properties** (including inventories) amounted to **€241.3mn** as at 30.06.2026 compared with €174.6mn as at 31.12.2025. The value of the investments in **joint ventures** amounted to **€111.4mn** as at 30.06.2026 (31.12.2025: €96.4mn).

Liquidity and leverage

The Group's **cash and cash equivalents** as at 30.06.2026 amounted to **€58.1mn** (31.12.2025: €50.1mn). Including restricted cash, the respective amounts were €61.4mn and €53.4mn, respectively.

Net debt of the Group³ amounted to **€80.4mn** as at 30.06.2026 (31.12.2025: €45.6mn), with the Group's Net LTV at 32% (31.12.2025: 24%). The increase, in line with the Group's plans, reflects the intensification of its investment activity, while the ratio remains at comparatively low leverage levels.

Summary Presentation of Group's Financial Position		
Amounts in € mn	30.06.2026	31.12.2025
Investment property	225.0	174.6
Investment property classified as inventory	16.3	-
Investment in joint ventures	111.4	96.4
Net Debt ³	80.4	45.6
Total equity attributable to the Company's shareholders	225.5	206.1

For more information, please refer to the interim financial report for the period ended June 30, 2026, available on the Company's website: <https://dimand.gr/>.

³ Borrowings (including lease liabilities) less cash and cash equivalents less restricted cash.