

PRESS RELEASE

Orilina Properties R.E.I.C. (the “Group”) announces an adjusted Gross Asset Value (a-GAV) of €193million as at June 30,2026 (post dividend payment €4.4million and post loan repayment €6.8million), reflecting a

new historical record in the Group revenues and earnings,

underpinned by its disciplined strategy execution and active portfolio management.

The performance of key financial metrics during the first half of 2026 compared to the corresponding period in 2025 is as follows:

- 1) Revenues: €20,301k vs €3,107k (+€17,194k)**
- 2) Profit After Tax: €9,038k vs €4,201k (+€4,837k)**
- 3) Adjusted EBITDA: €6,702k vs €1,911k (+€4,791k)**

Key Indicators

- Adjusted NAV per Share: **€1.188**
- Earnings per Share: **€0.06**
- Funds from Operations: **€6,611k**
- Adjusted Net LTV Ratio: **-13% (Debt-Free)**

The dynamic increase in Group performance, is driven by **the contribution of earnings recognized from the sale of 8 out of 20 residential units (40% of the units) in the Project Marina Residences by Kengo Kuma.**

Subsequent Events

- Sales and reservations from buyers currently amount to **70% of the total number of residential units** in the Project *Marina Residences by Kengo Kuma*.
- The Group’s dividend portfolio was strengthened on 22.09.2026, through the acquisition of a new asset in the growing serviced apartments market cluster, for a consideration of €6.93 million.

Notes:

Adj. Gross Asset Value: takes into account the Inventories at Fair Value.

Adj. Ebitda: (i) excludes the effect of tax, interest, depreciation, Fair Value gains and non-recurring items

Adj. NAV: (i)excludes the effect of non-controlling interest and (ii) includes the Inventories at Fair Value.

The full Financial Report for H1 2026 can be found in the below link - in Greek language -

<https://orilina.com/gr/content/group-financial-statements>.

Athens, 29 September 2026

Investor Relations & Corporate Announcements Department