

H1 2026 Financial Results

September, 29th 2026



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AGENDA

H1 2026 Highlights

01. Key Financials

02. Portfolio Overview

Developments
Operating Assets

03. Forward Looking

Appendix

Income Statement
Balance Sheet



H1 2026 Highlights

HIGH LIQUIDITY & CAPITAL DISCIPLINE

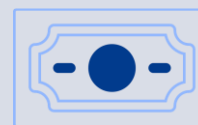


- **100% tenant occupancy**, long **WAULTs** and **high rental yields**.
- **Capital appreciation** across operating assets, further reinforces portfolio quality & value creation.
- **Revenue Recognition** from both sale of Residences and Rental Income.
- **Healthy Liquidity** and improved **credit line terms**.

Key Portfolio Metrics



€192.6m¹
Gross Asset Value
'GAV'



€20.3m
Revenues

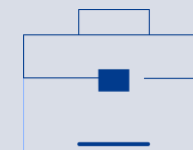


€7.1%
Ave. Gross Yield



4.81 years
WAULT²

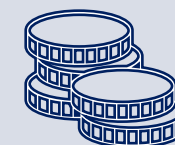
Key Financials



€181.5m¹
Adj. NAV
(YE 2025: 191m)



-13%¹
NET LTV
(YE 2025: -9.4%)



€6.7m
Adj. EBITDA
(H1 2025: 1.9m)



€6.6m
FFO³
(H1 2025: 2m)

¹ GAV, NAV & NET LTV include Inventory at Fair Value (Valuations 30.06.2026 Savills/C&W-Proprius/Danos – BNP Paribas Real Estate)

² Weighted Average Unexpired Lease Term (WAULT)

³ Funds from Operation (FFO)

01. H1 2026

Financial Performance



Revenue & Profit

Amounts in millions of €



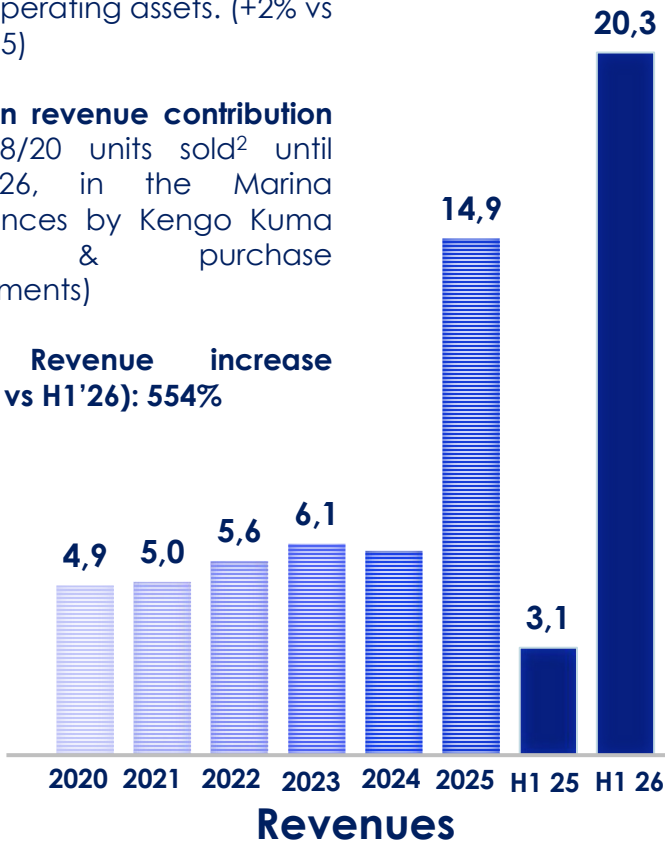
Exceptional Growth:

3,2mln solid rental revenue from operating assets. (+2% vs H1 2025)

17,1mln revenue contribution from 8/20 units sold² until 30/06/26, in the Marina Residences by Kengo Kuma (Sale & purchase Agreements)

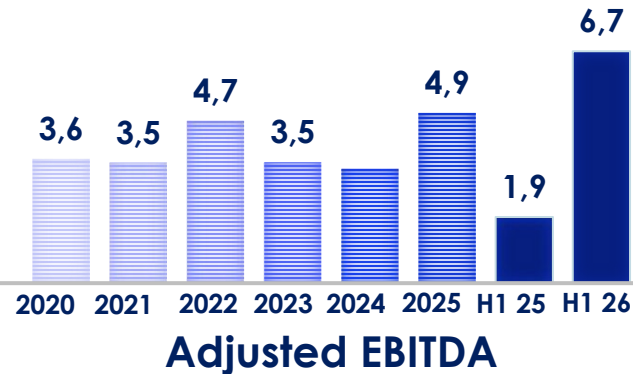
Total Revenue increase (H1'25 vs H1'26): 554%

Revenue

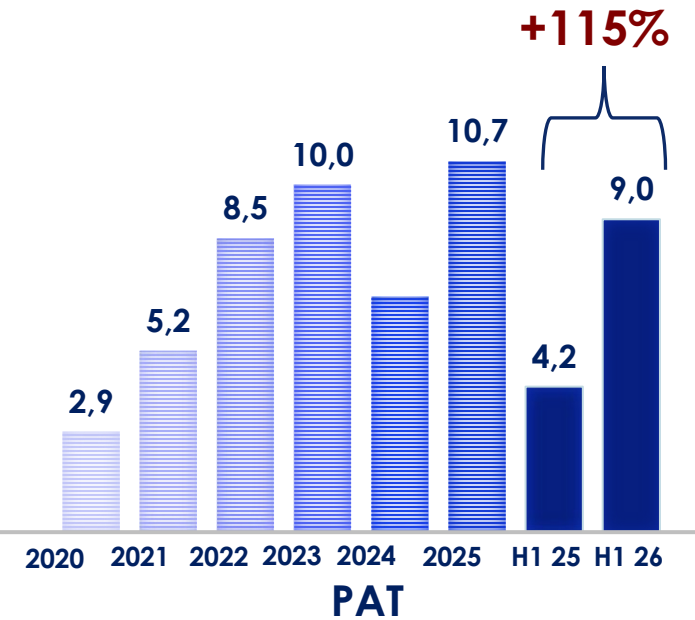


Increasing A-EBITDA post IPO:

Adjusted EBITDA increased at **251%** due to the **positive effect** of Marina Residences revenue recognition.



Profit After Tax picking up due to revenue recognition and fair value gains.

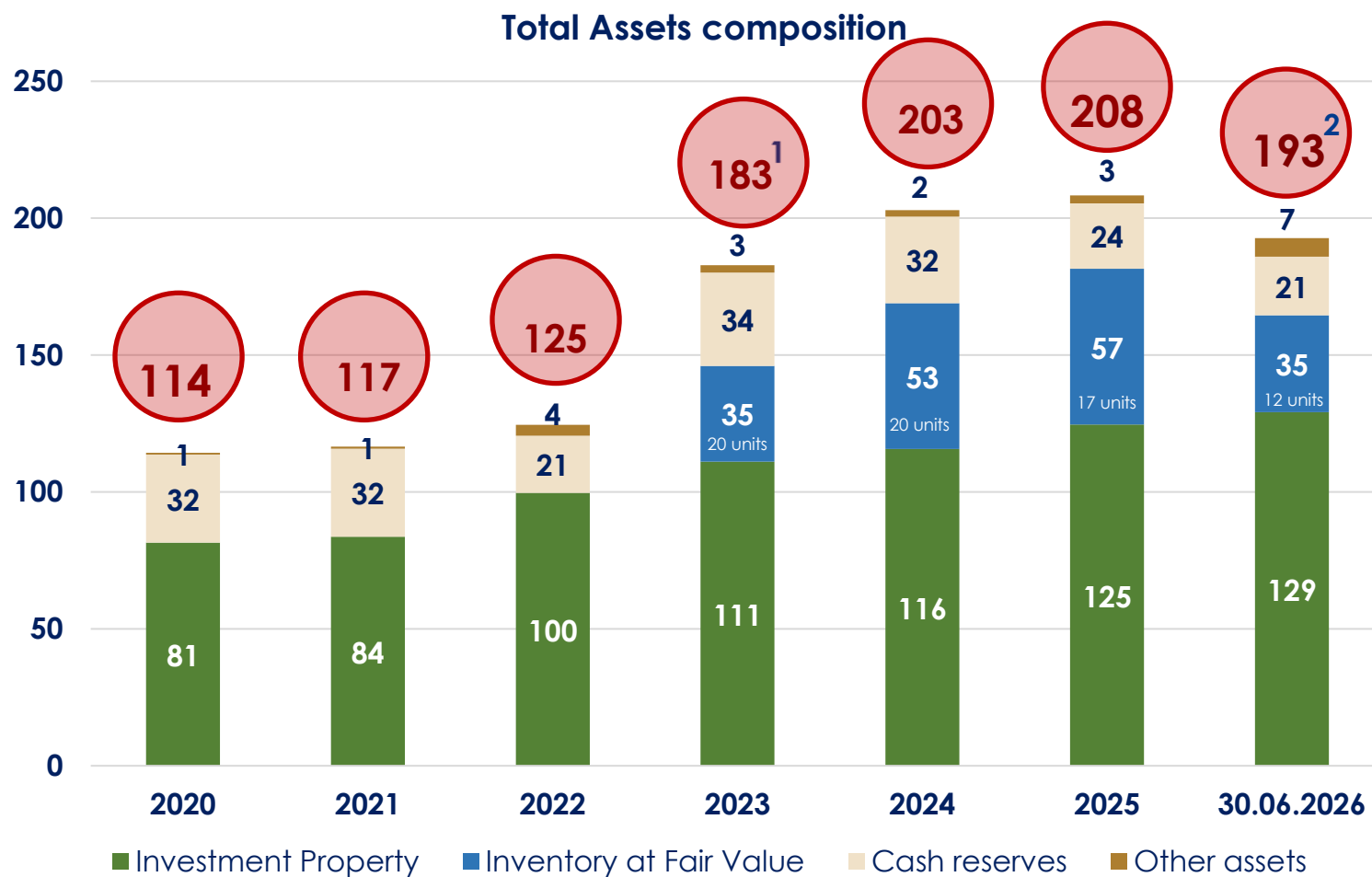


1. Adjusted EBITDA = EBITDA excluding fair value gains/losses and non-recurring items

2. Revenue recognized based on % of completeness

GAV Breakdown

Amounts in millions of €



Remarks:

Investment Property: Value Uplift & Strong Market Appreciation

Inventory at Fair Value
(applicable only for Marina Residences): Effect due to the sale of 5 additional units during H1 2026, while having a positive effect on NAV (profit recognition)

Cash Reserves - Strong Liquidity without Debt

Other assets constitute primarily of the value of HQ Main Office, receivables from sale of units and prepayments to suppliers/Contractors

¹ In December 2023 the IPO was completed

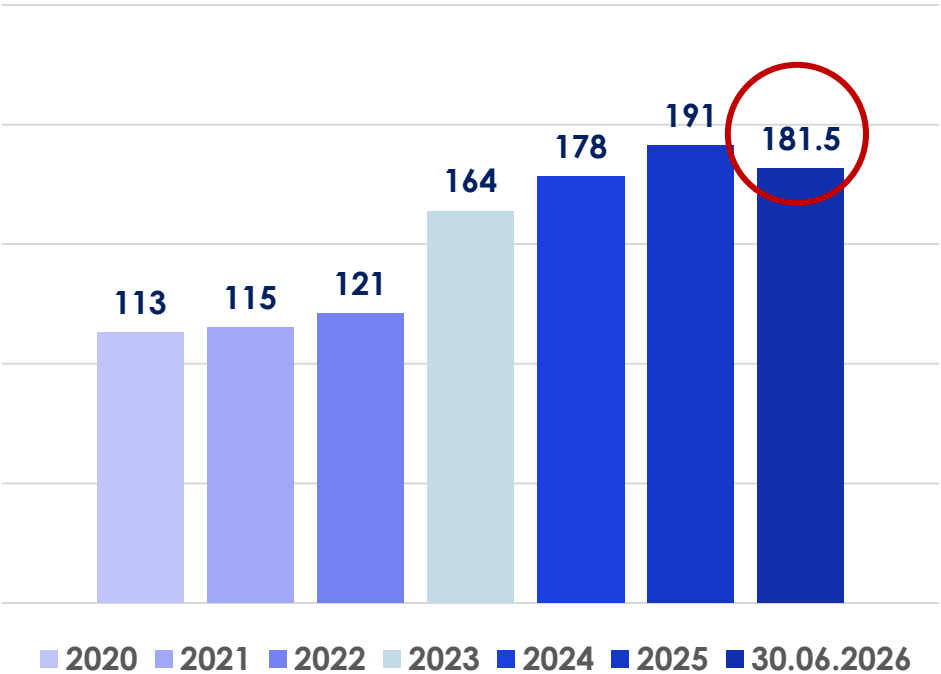
² Cash Flow and GAV 30.06.2026, post dividend payment €4.4M (May'26) and post loan repayment €6.8M (June'26).

NAV & NAV/SHARE

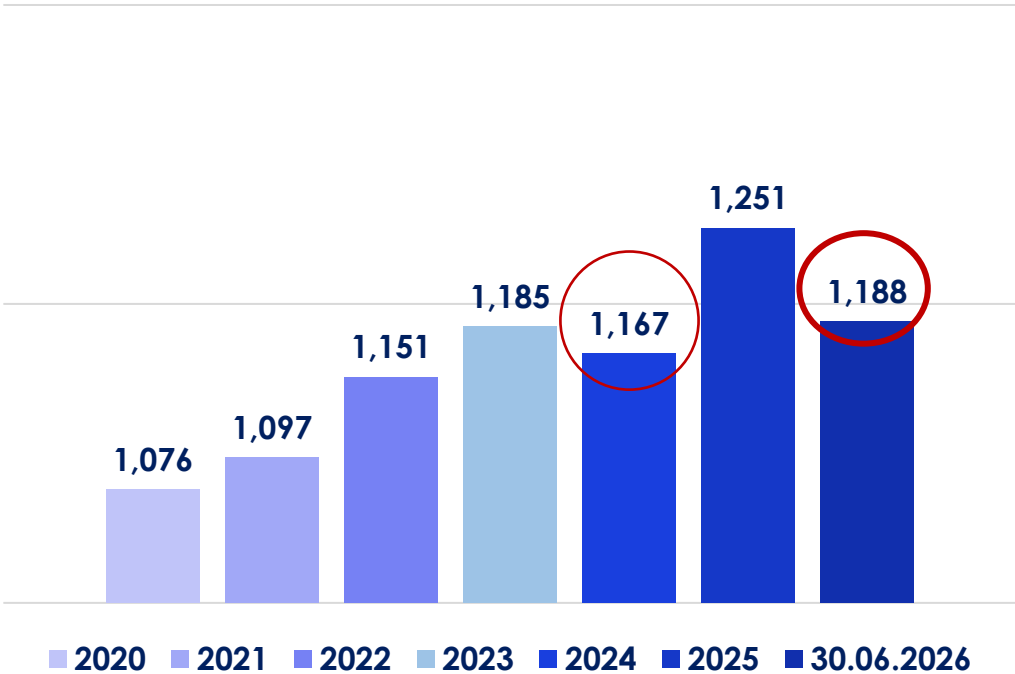
Amounts in millions of €



Adjusted NAV



Adjusted NAV/Share



Share capital Increase Aug'24 (Bonus Issue)

Adjusted to include the **Fair Value gain of inventories** (residences under development).
The number of shares reflect the weighted average number of shares.

CAPITAL STRUCTURE

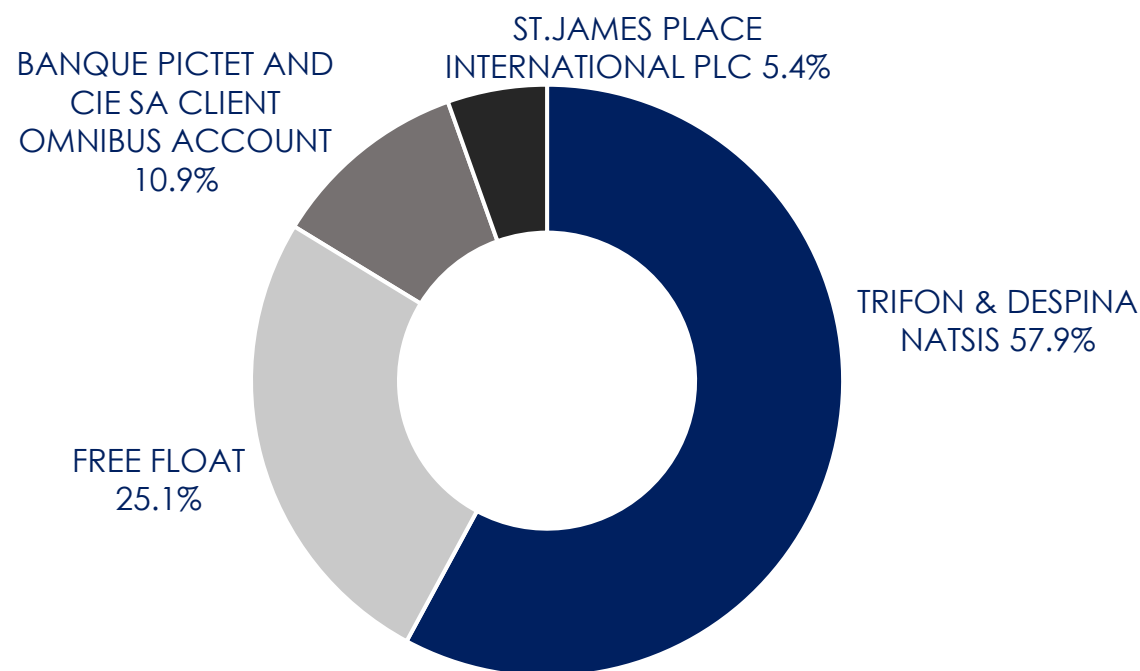
Amounts in millions of €



Debt Key Figures

Cash and Cash equivalents	21.4
Investment Property	165
Loan	0.0
Net Asset Value	181.5
Net LTV	-13.0%

Orilina Properties REIC Shareholder Composition



All data as reported in the Financial Statements in accordance with IFRS.

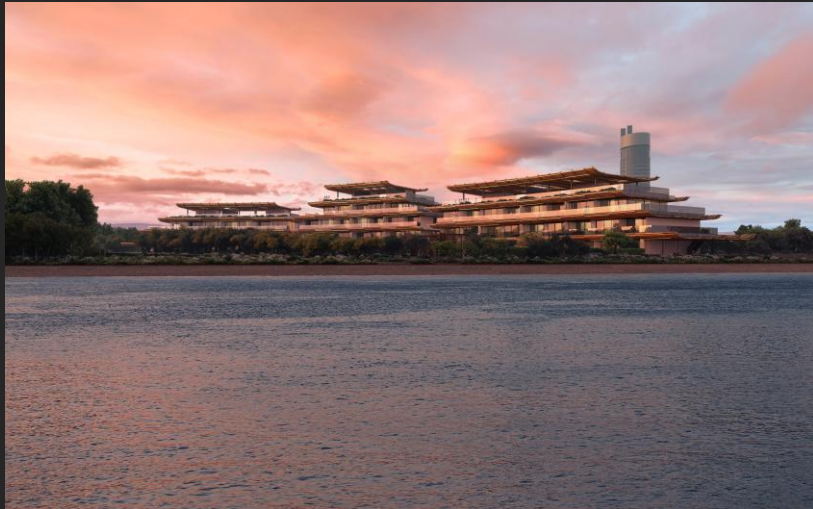
Investment Property: Includes all Group investments at Fair Value (Investment Schedule 30.06.2026)

Gross LTV: $\text{Loan} / \text{Investment Property}$

Net LTV: $(\text{Loan} - \text{Cash}) / \text{Investment Property}$

Free Float % includes Treasury Shares (~0.75%)

02. Portfolio Overview



1. Marina Residences by Kengo Kuma

Iconic Architecture in a unique Sea Front location



An exclusive boutique community, featuring 20 bespoke residences, **Built to Sell**, within a gated environment. The complex, is enhanced by verdant courtyards and offers breathtaking views to the Saronic Gulf and the Marina of Agios Kosmas.

Project Status: **UNDER CONSTRUCTION**

Project Handover: **H2 2027**

Sales: **70% of total units**

Targeted Certification: **LEED Gold Energy Performance**

2. Private Club Status



An innovative upscale Social Hub, strategically located at The Ellinikon, expected to lift the experiences of its Members with new lifestyle, hospitality offering and amenities.

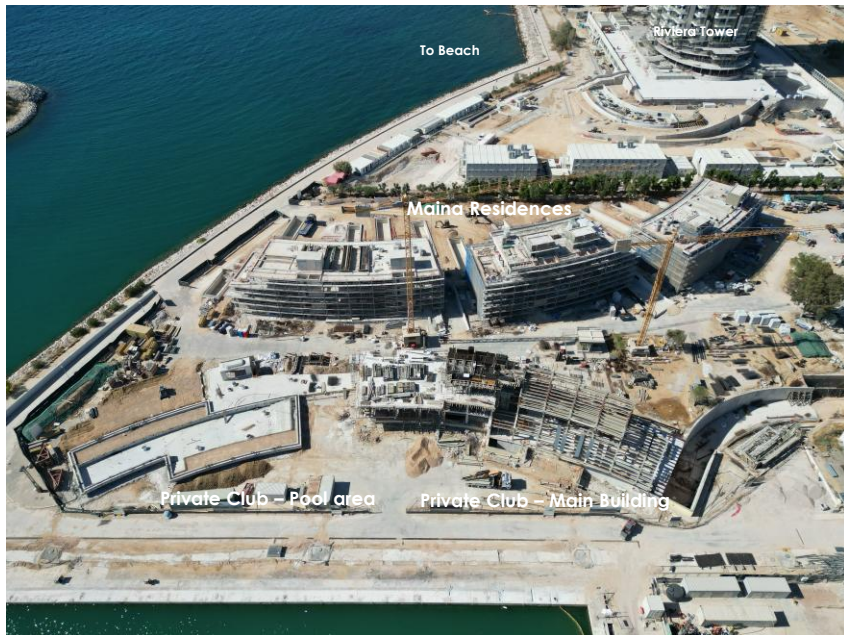
Project Status: UNDER CONSTRUCTION

Completion Rate (to date): 25%

Next Tender award: Q4'26

Project Handover: H1'28

Marina Residences & Private Club Construction Progress



Orilina Properties REIC Developments and surrounding neighborhood
| Aerial View



Marina Residences by Kengo Kuma & Private Club | Building Works



Private Club | Structural Frame erection

3. Developments commencing in 2026

Key Facts:

- ✓ **Strategic locations**, next to excellent infrastructure (Piraeus Port, SKG Airport), with proximity to successful venues.
- ✓ Exploitation of uses that support emerging demographic needs & drive recurring income (Alternative Residential, Retail, Leisure and F&B).

Piraeus "ROLOI" - Listed Building

GFA	1,980 sqm
Completion	2028



Ongoing Permitting

Limar Plots - Thessaloniki

GFA	12,000 sqm
Completion	2029



Ongoing feasibility studies

4. Operating Assets Portfolio



Dividend Portfolio | At a glance

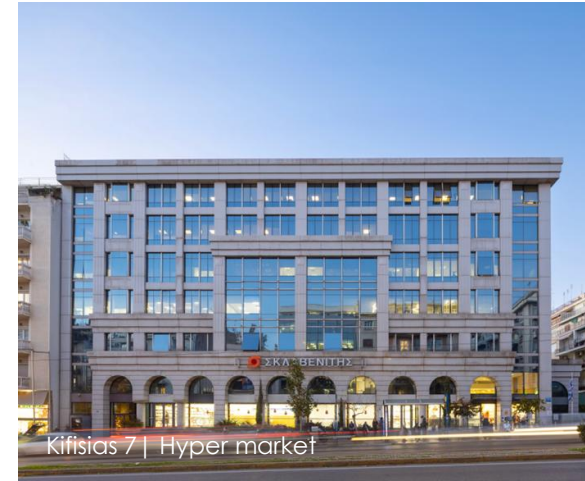
Number of Properties	7
Building Area	67,258 sqm



Ermou 25 | Offices



Amaliados 4 | Mixed Use



Kifisias 7 | Hyper market



Mitropoleos 9 | Bank Retail & Offices



Tsimiski 43 | Retail



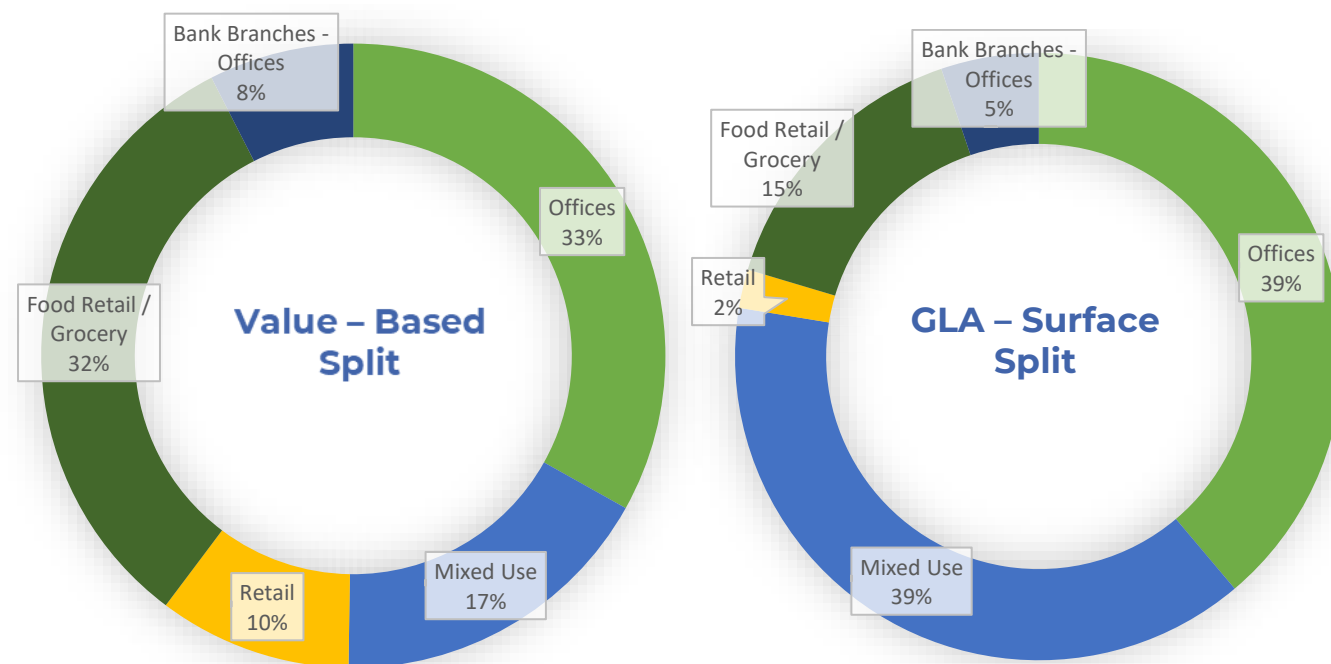
Edison 4 | Offices



Ermou 58-60 | Retail

Dividend Portfolio | Overview

Portfolio per Asset Class



100% Occupancy and stable recurring income, supported by CPI indexation and long WAULT of 4.81 years.

Tenant Diversification (Indicative)



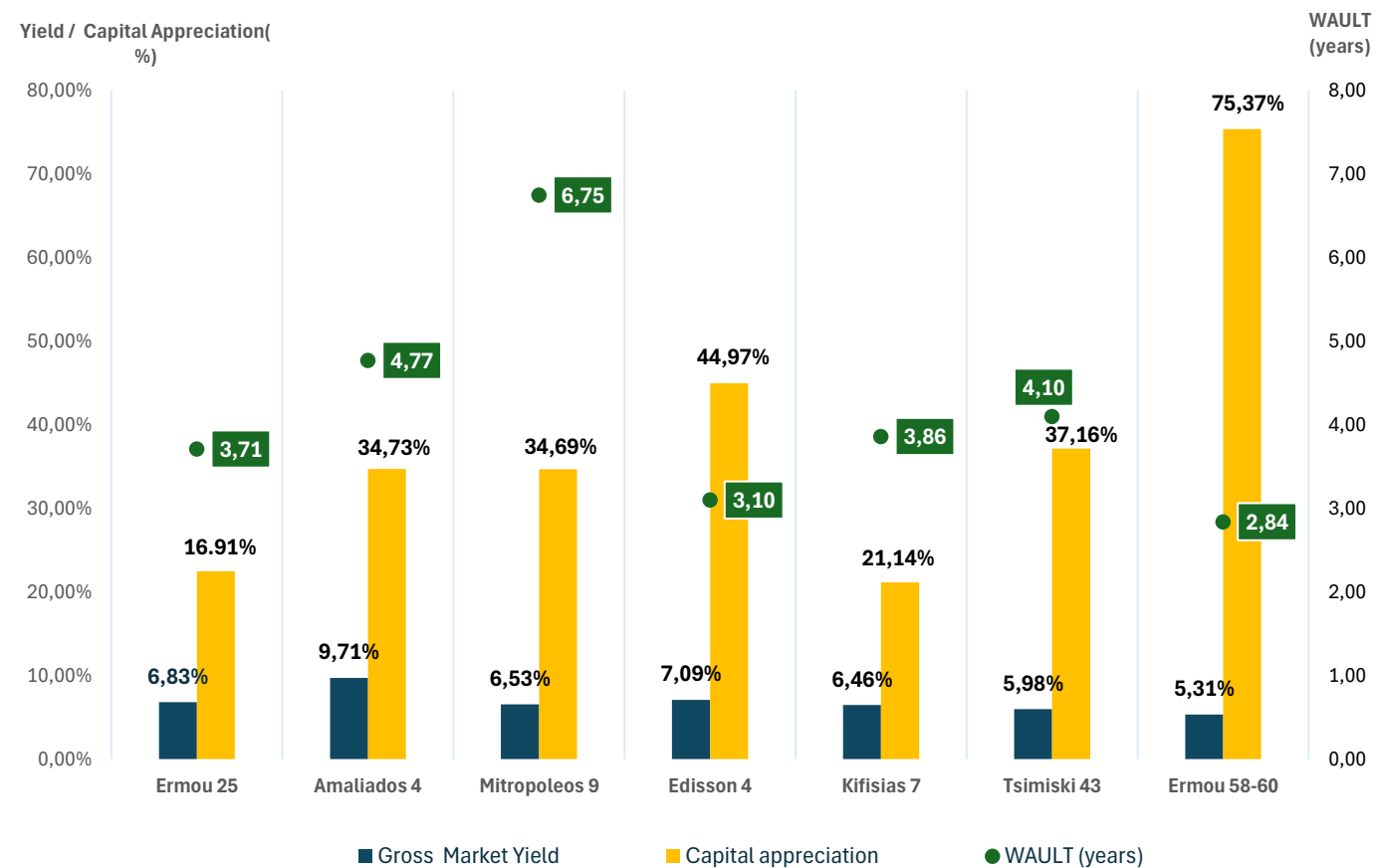
Dividend Portfolio | KPIs



Ave. Gross Yield (across portfolio) 7.1%

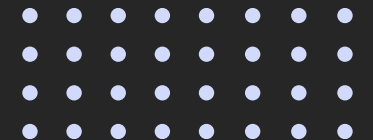
Ave. WAULT ¹ (across portfolio) 4.81

Current market value at +27% compared to acquisition cost



¹: WAULT: Weighted Average Unexpired Lease Term
Current Portfolio excludes Head-Offices

03. Forward Looking



Forward Looking 2026 new



- Ellinikon Developments construction to progress without delays.
- Reservation Agreements / Sale and Purchase Agreements for the remaining Residential Units.
- Selective upgrade of our existing dividend portfolio with sustainable green technologies.
- Progress with implementation of our existing development projects pipeline.
- Complement our portfolio with new assets that align with our vision for creating value.
- Optimise capital allocation for new projects pipeline and new investments, through successful refinancing.
- *As of 22/09/2026, Acquisition of 100% shares of Geraniou Development S.A., which owns a Leed Silver certified property located in central Athens, featuring 30 serviced apartments operated by Limehome and a ground floor rental space. **With this acquisition, Orilina Properties expands its dividend portfolio into the serviced apartment sector.***

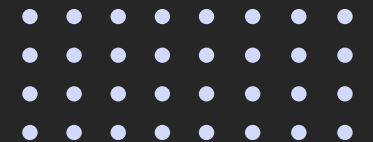




THANK YOU

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Appendix



Orilina Group | Income Statement

Amounts in €



	H1 2026	2025	2024	2023	2022	2021	2020
Rental Income from Investment Property	3.172.725	6.380.438	5.928.007	6.106.652	5.640.317	5.014.137	4.901.481
Revenue from residential units sold	17.127.915	8.544.418	0	0	0	0	0
Total Revenues	20.300.640	14.924.856	5.928.007	6.106.652	5.640.317	5.014.137	4.901.481
Other Income	0	6.715	42.890	13.683	44.515	12.420	98.839
Net Gain from the fair value adjustment of investment property	2.594.061	5.927.025	3.814.484	7.381.494	4.116.493	41.936.825	-629.573
Cost of sales of residential units	-12.053.569	-6.972.696					
Direct Property Related Expenses	-564.094	-1.006.624	-1.030.097	-709.543	-756.450	-824.099	-534.098
Personel related Expenses	-493.681	-1.027.722	-929.280	-1.271.981	-520.267	-296.380	-325.711
Other Operating Expenses	-449.789	-829.580	-526.232	-553.905	-439.597	-429.317	-490.980
Depreciation	-54.564	-43.765	-52.084	-78.886	-52.253	-42.039	-41.961
Profit from the subsidiary acquisition		-	-	-	722.308	-	-
Other Expenses	-97.098	-223.408	-203.608	-151.911	-60.144	-1.385	-152.238
Operating Profit	9.181.906	10.754.800	7.044.079	10.735.603	8.694.922	5.370.161	2.825.759
Finance Income	226.475	702.705	767.179	29.760	118	763	193.357
Finance Cost	-58.972	-14.602	-7.670	-8.330	-258.787	-5.830	-4.461
Profit Before Tax	9.349.410	11.442.903	7.803.588	10.757.033	8.669.162	5.365.092	3.014.655
Income Tax	-311.747	-725.032	-1.004.284	-719.296	-180.513	-120.524	-117.330
Profit after Tax	9.037.663	10.717.871	6.799.304	10.037.736	8.488.649	5.44.568	2.897.325

All data as reported in the Financial Statements in accordance with IFRS.

Orilina Group | Balance Sheet –Assets

Amounts in €



	30.06.2026	31.12.2025	31.12.2024	31.12.2023	31.12.2022	31.12.2021	31.12.2020
Non - Current Assets							
Fixed Assets	1.644.257	1.605.759	1.540.254	1.533.166	2.030.081	169.281	175.203
Other Assets	28.217	50.717	21.334	12.250	-	-	29.526
Investment Property	129.196.000	124.578.000	115.677.000	111.108.000	99.730.000	83.605.000	81.490.000
Other- Long Term Receivables	10.689	10.689	17.689	17.295	17.295	170.798	170.798
	130.879.162	126.245.164	117.256.277	112.670.711	101.777.376	83.945.079	81.865.527
Current Assets							
Trade Receivables	98.797	307.634	348.826	310.431	349.800	409.811	247.580
Inventories	24.797.031	32.200.549	34.462.805	28.353.227	-	-	-
Other Receivables	4.833.125	859.498	474.201	824.555	1.637.150	33.726	16.382
Cash & Cash Equivalents	21.437.773	23.925.377	31.605.996	34.037.636	20.764.338	32.195.302	32.198.465
	51.166.726	57.293.058	66.891.828	63.525.848	22.751.288	32.638.839	32.462.427
TOTAL ASSETS	182.045.888	183.538.222	184.148.105	176.196.559	124.528.664	116.583.918	114.327.954

All data as reported in the Financial Statements in accordance with IFRS.

Orilina Group | Balance Sheet – Liabilities & Equity

Amounts in €



	30.06.2026	31.12.2025	31.12.2024	31.12.2023	31.12.2022	31.12.2021	31.12.2020
Share Capital	133.900.043	133.900.043	133.900.043	120.250.043	105.000.000	105.000.000	105.000.000
Reserves and Treasury Shares	1.012.755	1.058.314	738.732	15.441.467	262.910	240.224	210.633
Minority Interest	1.760.726	1.767.625	1.710.988	1.655.305	1.649.547	-	-
Retained Earnings	36.043.378	31.431.638	24.784.329	21.537.928	15.573.900	9.929.792	7.723.027
TOTAL SHAREHOLDERS EQUITY	172.716.902	168.157.620	161.134.092	158.884.743	122.486.357	115.170.016	112.933.660
Non - Current Liabilities							
Long - Term Loans	0	6.487.500	13.650.000	14.241.119	-	-	-
Other Long- Term Liabilities	1.054.879	1.158.953	6.503.906	805.313	1.043.872	997.639	933.325
	1.054.879	7.646.453	20.153.906	15.046.432	1.043.872	997.639	933.325
Current Liabilities							
Trade and Other Liabilities	7.962.361	7.048.548	1.738.595	1.410.877	885.564	355.583	369.228
Leasing Liabilities	-	-	-	-	-	-	32.133
Short-term part of long-term borrowing	-	351.453	633.145	419.316	-	-	-
Tax Liabilities	311.746	334.148	488.367	435.191	112.871	60.681	59.609
	8.274.107	7.734.150	2.860.107	2.265.384	998.434	416.264	460.970
TOTAL LIABILITIES	9.328.986	15.380.603	23.014.013	17.311.815	2.042.307	1.413.903	1.394.295
TOTAL SHAREHOLDER EQUITY & LIABILITIES	182.045.888	183.538.222	184.148.105	176.196.559	124.528.664	116.583.918	114.327.954

All data as reported in the Financial Statements in accordance with IFRS.

¹ Adjusted Shareholder Equity (NAV) without minority interest (20% of LIMAR) and including Valuation Gain from Fair Value of inventories, equals to 181.459.145€.