FY 2025 Financial Results

March, 31st 2026

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AGENDA

Source: Orilina Properties REIC

2025 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.
- **Additional Revenue Recognition** from three (3) residential units sold in 2025, recognized based on % completion rate.
- **Healthy Liquidity and low financial leverage**

Key Portfolio Metrics

€208.3m[1]
Gross Asset Value 'GAV'
(FY 2024: 203m)

€15m
Revenues
(FY 2024: 6m)

€7.3%
Ave. Gross Yield
(FY 2024: 7%)

5.24 years
WAULT[2]

Key Financials

€191m[1]
Adj. NAV
(FY 2024: 178m)

-9.4%[1]
NET LTV
(FY 2024: -10%)

€4.9m
Adj. EBITDA
(FY 2024: 3.3m)

€5.3m
FFO[3]
(FY 2024: 3.3m)

[1] GAV & NET LTV include Inventory at Fair Value (Valuations 31.12.2025 Savills/C&W-Proprius)
[2] Weighted Average Unexpired Lease Term (WAULT)
[3] Funds from Operation (FFO)

01. FY 2025
Financial Performance

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Revenue & Profit

Amounts in millions of €

Exceptional Revenue Growth:

6,4mln solid rental revenue from operating assets. (+8% vs FY 2024)

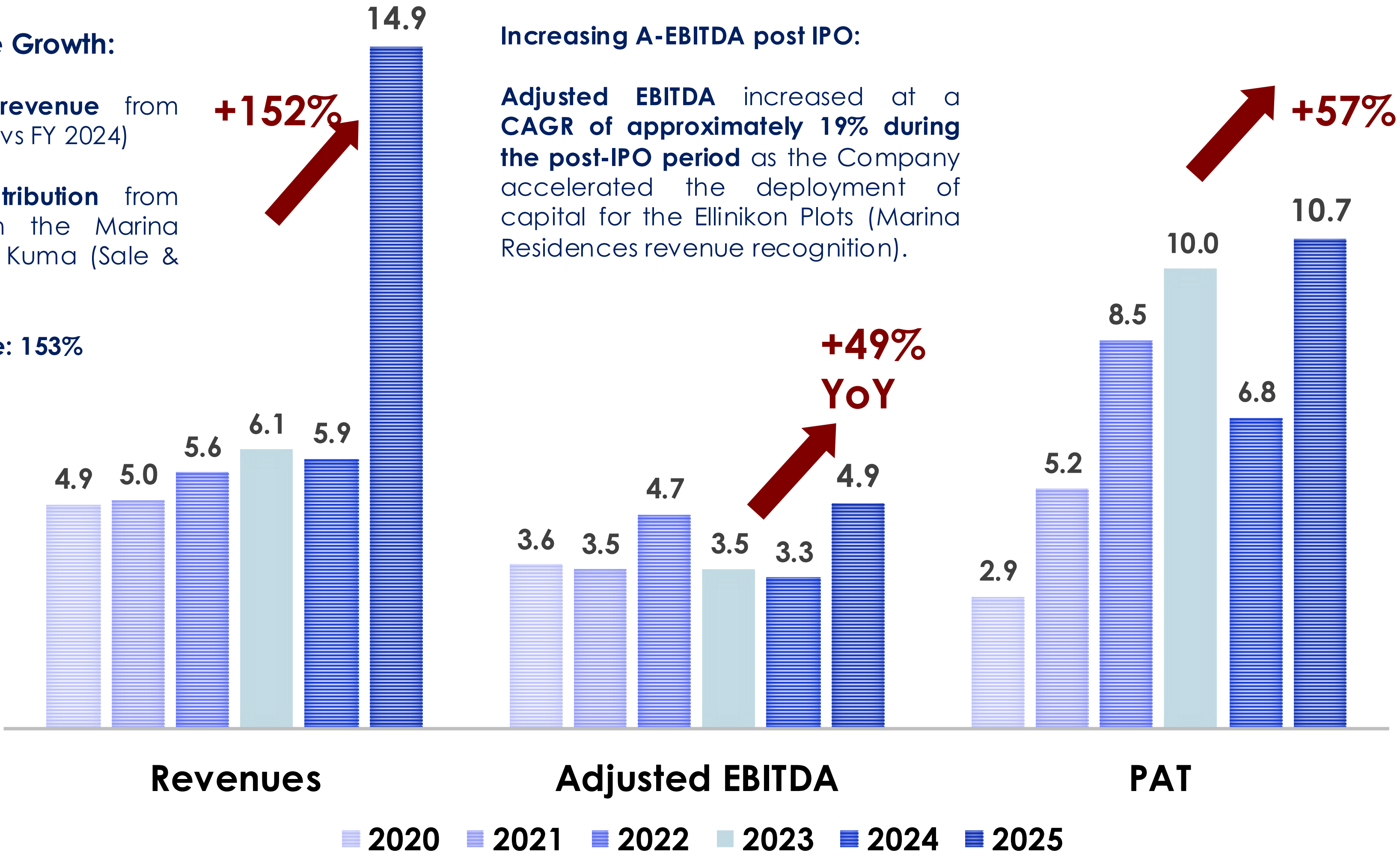
8,5mln revenue contribution from 3/20 units sold[2] in the Marina Residences by Kengo Kuma (Sale & purchase Agreements)

Total Revenue increase: 153%

Increasing A-EBITDA post IPO:

Adjusted EBITDA increased at a **CAGR of approximately 19% during the post-IPO period** as the Company accelerated the deployment of capital for the Ellinikon Plots (Marina Residences revenue recognition).

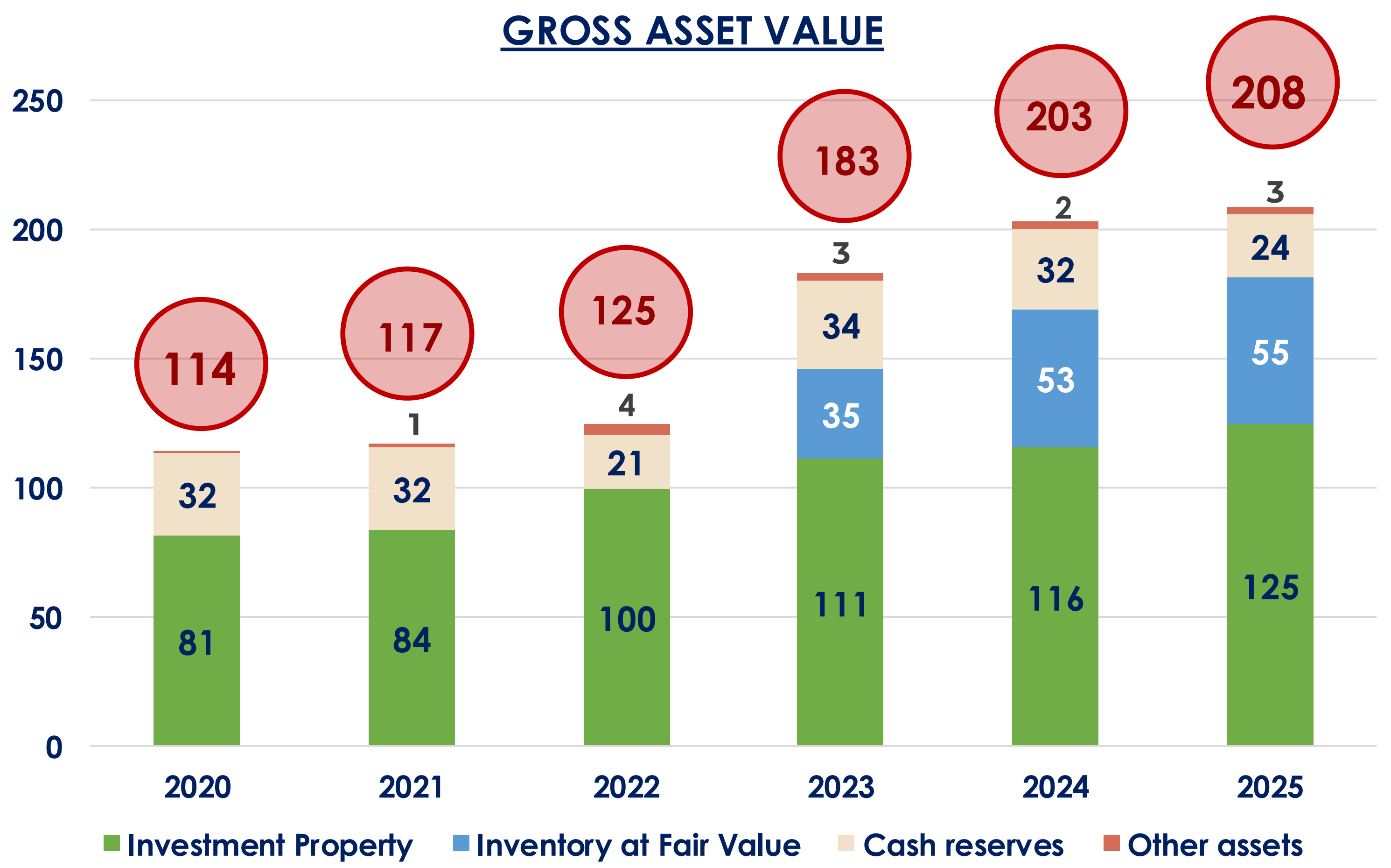
Profit After Tax picking up due to revenue recognition and fair value gains.



1.Adjusted EBITDA = EBITDA excluding fair value gains/losses and non-recurring items
2. Revenue recognized based on % of completeness
3. CAGR: Compound Annual Growth Rate
4. Important Note: In December 2023 the IPO was completed

GAV Breakdown

Amounts in millions of €



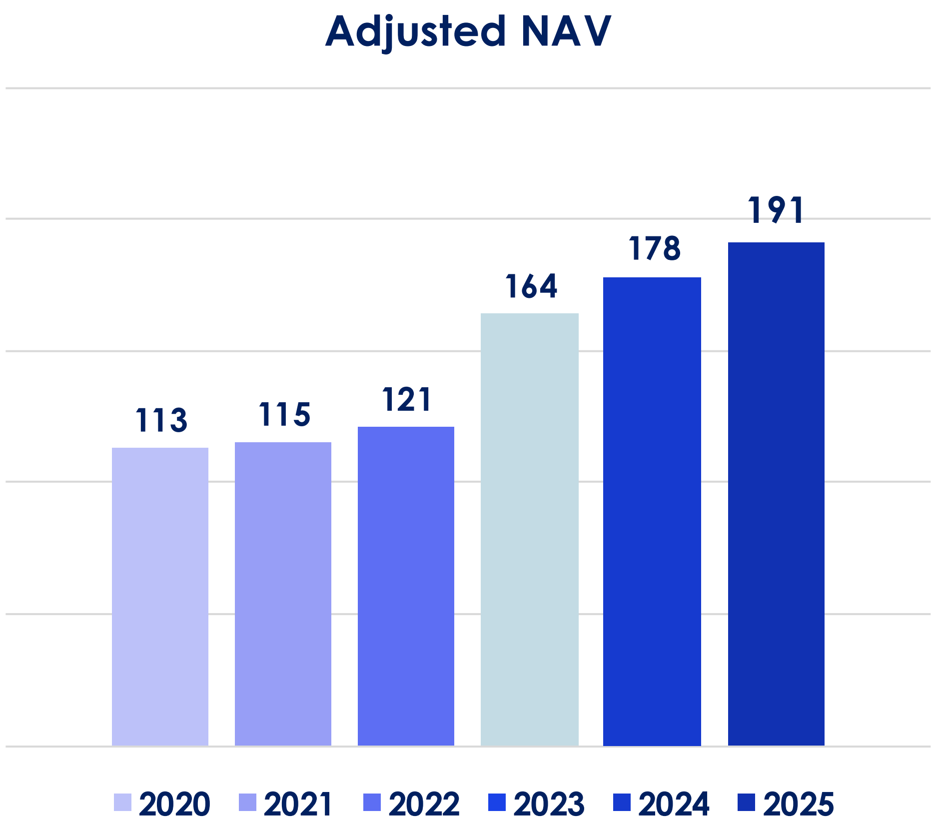
Remarks:

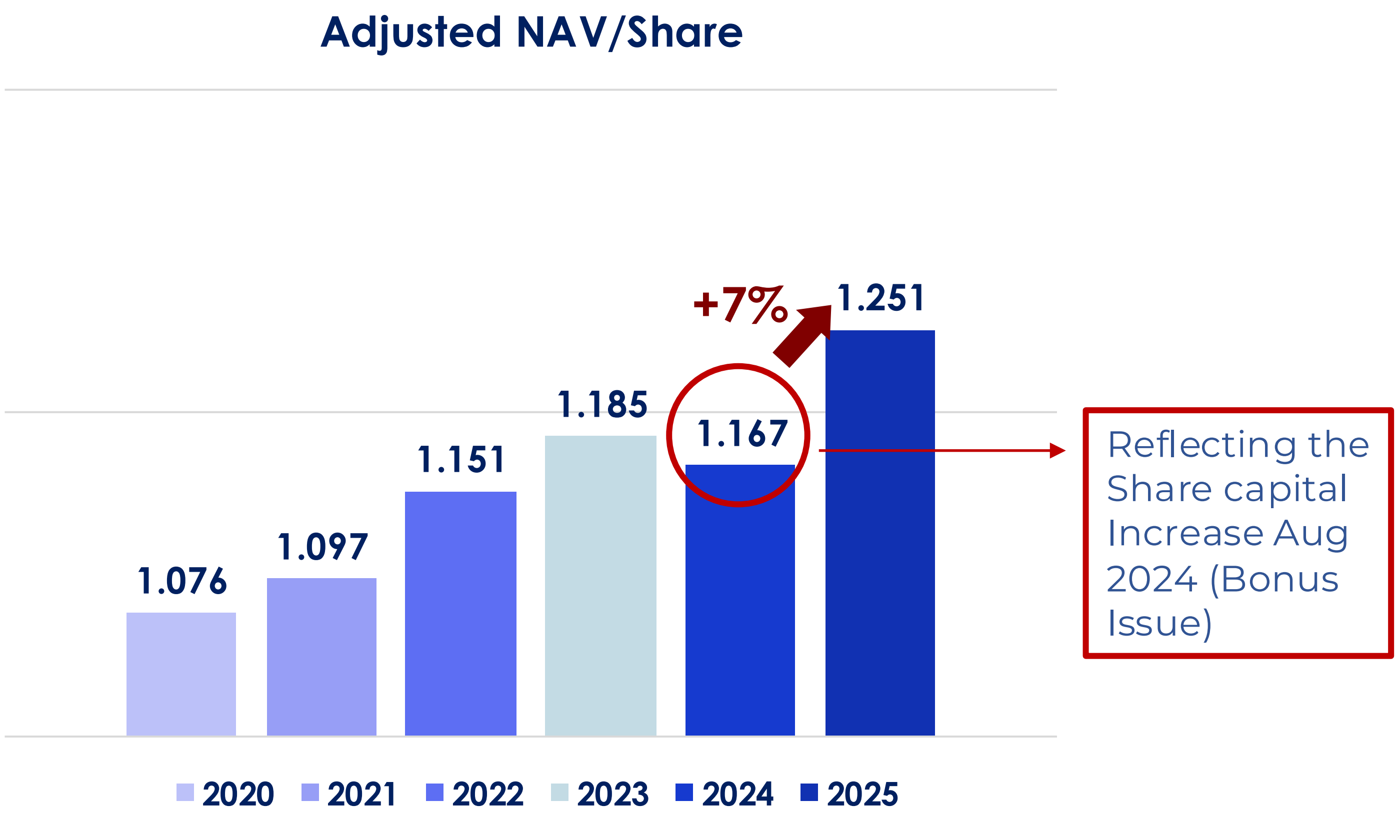
- **Value Uplift** Driven by Strong Market Appreciation
- **Improved Liquidity** Supported by IPO Inflows and Advance Payments from Ellinikon RAs and contracts signed.
- **Other assets** constitute primarily of the value of HQ Main Offices and trade receivables.

Important Note: In December 2023 the IPO was completed

NAV & NAV/SHARE

Amounts in millions of €





Adjusted to include the **Fair Value gain of inventories** (residences under development).

The number of shares reflect the weighted average number of shares.

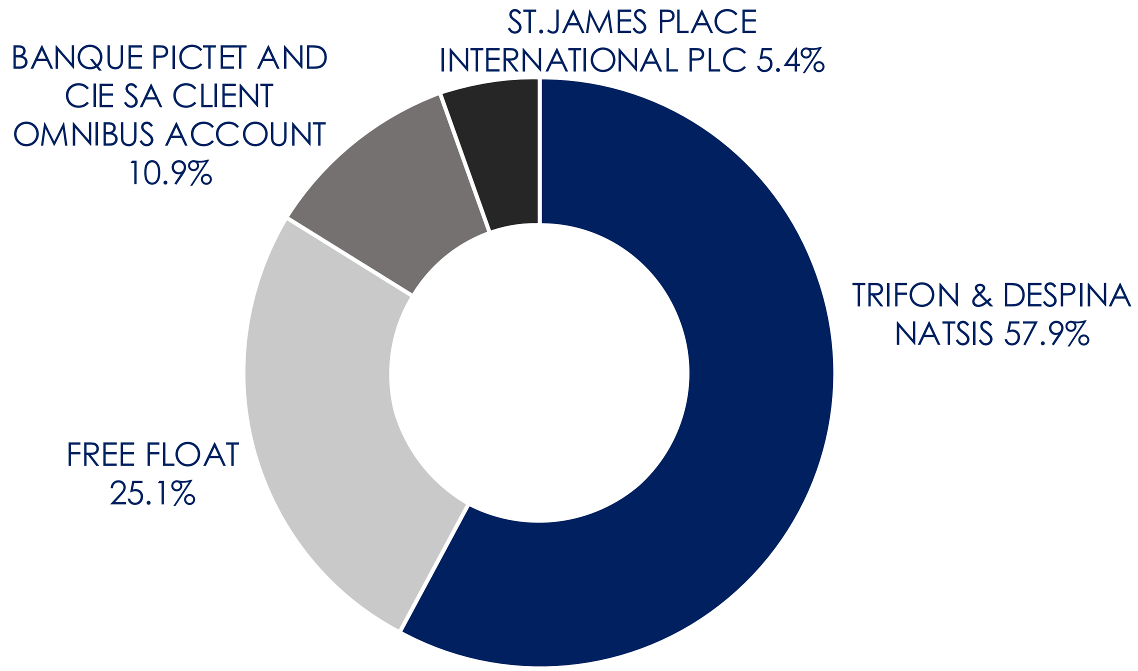
CAPITAL STRUCTURE

Amounts in millions of €

Debt Key Figures

Cash and Cash equivalents	23.9
Investment Property	181.5
Loan	6.8
Net Asset Value	191.1
Gross LTV	3.8%
Net LTV	-9.4%

Orilina Properties REIC Shareholder Composition



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

Gross LTV: Loan / Investment Property

Net LTV: (Loan – Cash) / Investment Property

Free Float % includes Treasury Shares (~0.07%)

02. Portfolio Overview

Marina Residences by Kengo Kuma

1. Marina Residences by Kengo Kuma

Iconic Architecture in a unique Sea Front location

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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**
Completion Rate (to date):	**50%**
Project Handover:	**H2 2027**
Sales:	**65% of total units**
Targeted Certification:	**LEED Gold Energy Performance**

Source: Inhouse

2. Private Club
Status

Source: Inhouse

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):	18%
Contractor:	EKTER S.A. (Excavations/Structural Frame) Expected Completion : June 2026
Next Tender award:	**end Q2'26**
Project Handover:	**H1'28**

Marina Residences & Private Club
Construction Progress

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Orilina Properties REIC Developments and surrounding neighborhood
Marina Entrance View

Marina Residences by Kengo Kuma – South Elevation | Building Works
Private Club – Close to excavation completion

Marina Residences by Kengo Kuma – Landscape Areas

Source: Inhouse

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	

Limar Plots - Thessaloniki		
GFA	12,000	sqm
Completion	2029	

4. Operating Assets Portfolio

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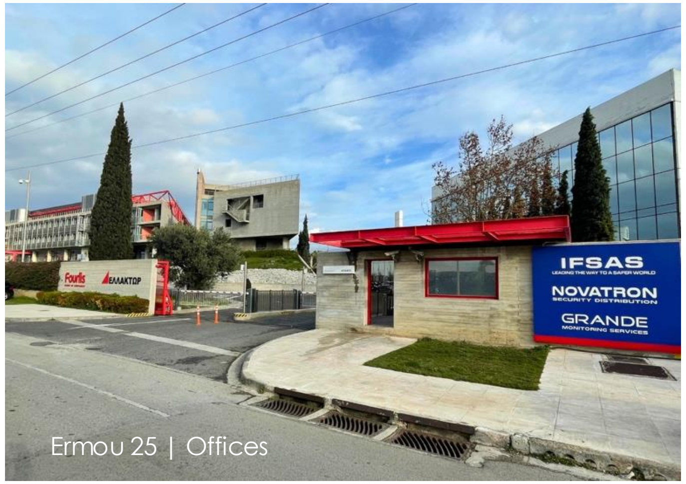
Dividend Portfolio | At a glance

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

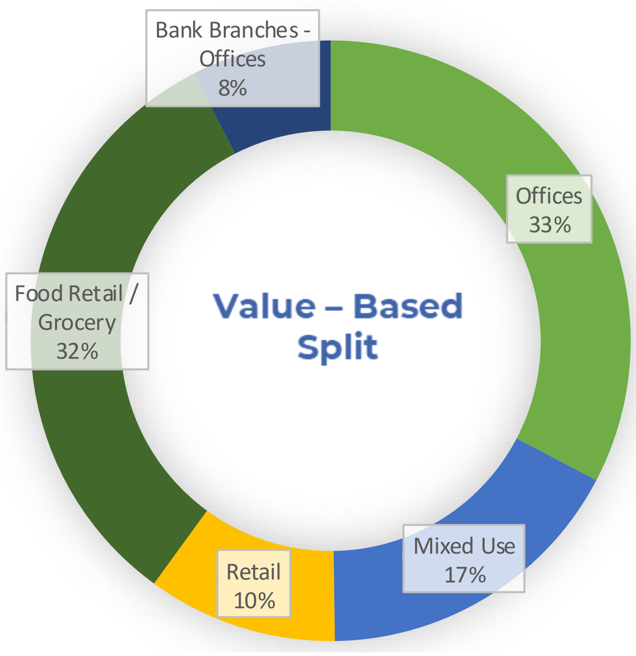
Tsimiski 43 | Retail

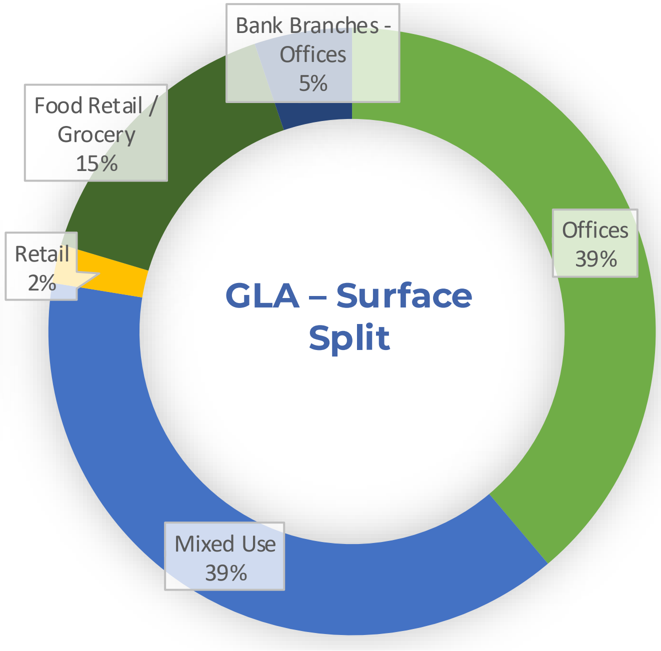

Edisson 4 | Offices

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 5,24 years.

Tenant Diversification (Indicative)

FOURLIS GROUP OF COMPANIES
ELLAKTOR GROUP
Thalis Environmental Services S.A. member of MOTOR OIL Group
Different & Different PEOPLE AND FOOD
IFSAS
NOVATRON SECURITY DISTRIBUTION
ΑΤΤΙΚΗ ΟΔΟΣ
KORRES
ΚΩΤΣΟΒΟΛΟΣ
ΣΚΛΑΒΕΝΙΤΗΣ
PIRAEUS BANK
playmobil FunPark
JUMBO
ΧΗΤΟΣ

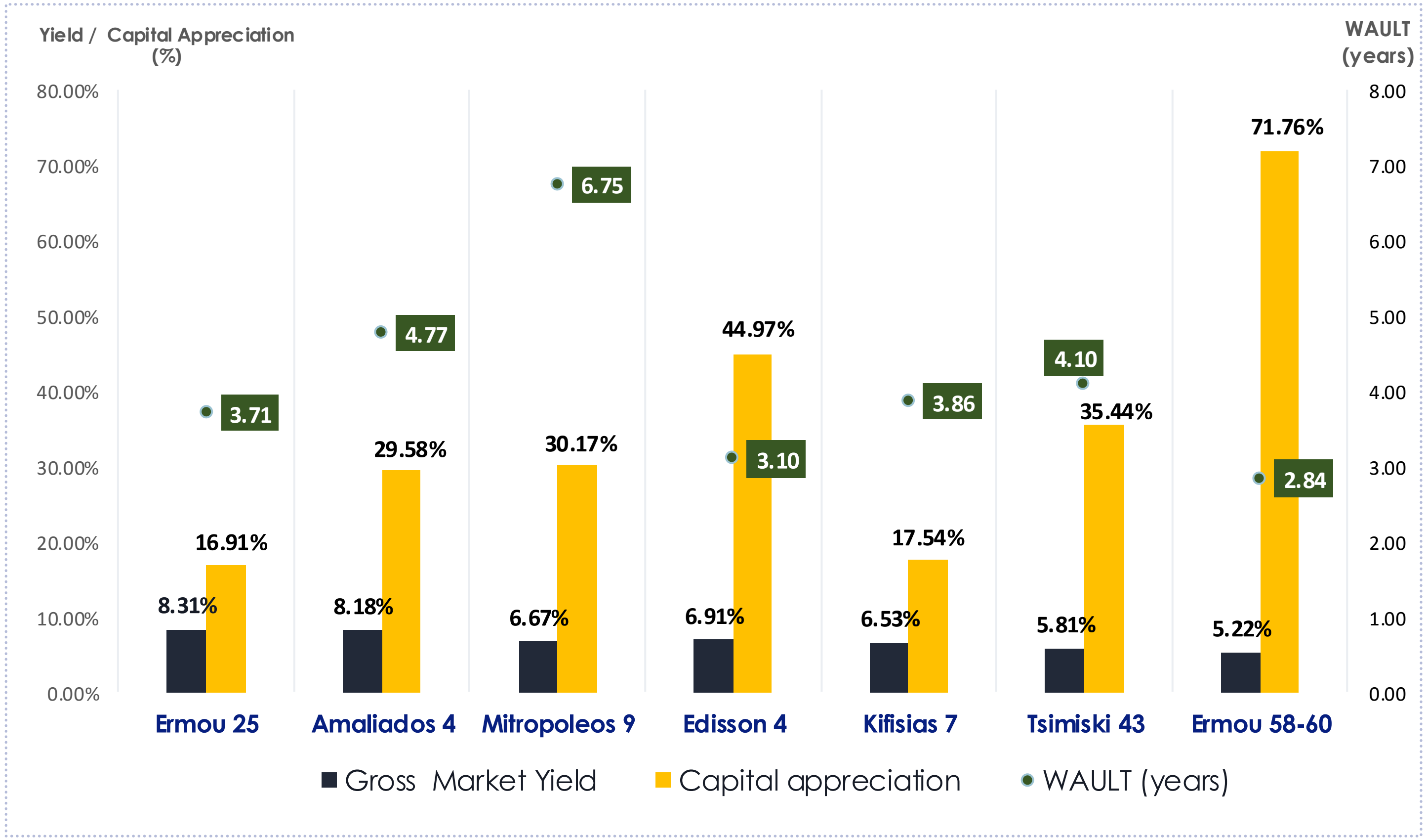
Source Inhouse

Dividend Portfolio | KPIs

Ave. Gross Yield (across portfolio) 7.31%

Ave. WAULT [1] (across portfolio) 5.24

Current market value at +22% compared to acquisition cost



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

ESG

ENVIRONMENT

- ✓ Implementation of initiatives aimed at **lowering tenant carbon emissions**, including net metering and recycling.

772.5 tons CO_2 avoided (= ~1,076 trees) through net metering installations

Responsible waste management through **collection and recycling of 140 liters** of used engine lubricating oil

- ✓ New Developments: Integrate provisions in Design and Construction to **monitor environmental impact** and safeguard issuance of relevant certifications.

Marina Residences by Kengo Kuma aim for **LEED certification**

Disposal of **607 tons of construction waste** via licensed systems (ie SEDPEKAT)

Under way:

Energy upgrades across our portfolio, with CapEx investment for LED lighting and new HVAC Technologies

ESG reporting

Sustainable Repurposing of Existing Buildings, transforming old stock in sustainable and energy efficient properties (Development in Piraeus "Roloi")

Acquisition of new sustainable assets

SOCIETY

- Promote CSR activities in our buildings
- Engage in community and charitable purposes
- Support volunteering programs for employees
- Organisation of health & safety seminars for employees

GOVERNANCE

- Strong ethical standards
- Board diversity (5 out of 8 women)
- Focus on anti-corruption and anti-bribery policies though inhouse training

03. Forward Looking

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Forward Looking 2026

- ✓ Ellinikon Developments construction to progress without delays.
- ✓ Signing of Sale and Purchase Agreements for the remaining Reserved 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.


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Appendix

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Orilina Group | Income Statement

Amounts in €

	2025	2024	2023	2022	2021	2020
Rental Income from Investment Property	**6.380.438**	**5.928.007**	**6.106.652**	**5.640.317**	**5.014.137**	**4.901.481**
Revenue from residential units sold	**8.544.418**	**0**	**0**	**0**	**0**	**0**
Total Revenues	**14.924.856**	**5.928.007**	**6.106.652**	**5.640.317**	**5.014.137**	**4.901.481**
Other Income	6.715	42.890	13.683	44.515	12.420	98.839
Net Gain from the fair value adjustment of investment property	5.927.025	3.814.484	7.381.494	4.116.493	41.936.825	-629.573
Cost of sales of residential units	-6.972.696					
Direct Property Related Expenses	-1.006.624	-1.030.097	-709.543	-756.450	-824.099	-534.098
Personel related Expenses	-1.027.722	-929.280	-1.271.981	-520.267	-296.380	-325.711
Other Operating Expenses	-829.580	-526.232	-553.905	-439.597	-429.317	-490.980
Depreciation	-43.765	-52.084	-78.886	-52.253	-42.039	-41.961
Profit from the subsidiary acquisition	-	-	-	722.308	-	-
Other Expenses	-223.408	-203.608	-151.911	-60.144	-1.385	-152.238
Operating Profit	**10.754.800**	**7.044.079**	**10.735.603**	**8.694.922**	**5.370.161**	**2.825.759**
Finance Income	702.705	767.179	29.760	118	763	193.357
Finance Cost	-14.602	-7.670	-8.330	-258.787	-5.830	-4.461
Profit Before Tax	**11.442.903**	**7.803.588**	**10.757.033**	**8.669.162**	**5.365.092**	**3.014.655**
Income Tax	-725.032	-1.004.284	-719.296	-180.513	-120.524	-117.330
Profit after Tax	**10.717.871**	**6.799.304**	**10.037.736**	**8.488.649**	**5.244.568**	**2.897.325**

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

Orilina Group | Balance Sheet –Assets

Amounts in €

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

	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	120.250.043	105.000.000	105.000.000	105.000.000
Other Equity Items & Reserves	1.058.314	738.732	15.441.467	262.910	240.224	210.633
Minority Interest	1.767.625	1.710.988	1.655.305	1.649.547	-	-
Retained Earnings	31.431.638	24.784.329	21.537.928	15.573.900	9.929.792	7.723.027
TOTAL SHAREHOLDERS EQUITY[1]	**168.157.620**	**161.134.092**	**158.884.743**	**122.486.357**	**115.170.016**	**112.933.660**
Non - Current Liabilities						
Long - Term Loans	6.487.500	13.650.000	14.241.119	-	-	-
Other Long- Term Liabilities	1.158.953	6.503.906	805.313	1.043.872	997.639	933.325
	7.646.453	**20.153.906**	**15.046.432**	**1.043.872**	**997.639**	**933.325**
Current Liabilities						
Trade and Other Liabilities	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	334.148	488.367	435.191	112.871	60.681	59.609
	7.734.150	**2.860.107**	**2.265.384**	**998.434**	**416.264**	**460.970**
TOTAL LIABILITIES	**15.380.603**	**23.014.013**	**17.311.815**	**2.042.307**	**1.413.903**	**1.394.295**
TOTAL SHAREHOLDER EQUITY & LIABILITIES	**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 191,139,446€.