H1 2026 RESULTS PRESENTATION

Results Conference Call / Live Webcast
17 September 2026

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Contents

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Group Results Highlights

H1 2026 Financial Performance at a glance

Group Consolidated

Revenue	EBITDA	GAV	NAV
€265m	€22m	€3.7bn	€1.5bn
	After Assets Valuation & Other adjustments		€8.81/share

Malls, Marinas & Other

Operating Malls[1] EBITDA
€50m
New Record
+5% vs. H1 2025

Flisvos Marina EBITDA
€9m
New Record
+10% vs. H1 2025

Malls GAV
€1.9bn

Malls[1] NAV
€1.3bn

The Ellinikon

Total Revenues
€188m

Cash Proceeds[3]
€1.8bn
cumulative from project start

NAV
€170m

CAPEX[4]
€1.3bn
cumulative from project start

Note: all amounts are rounded figures
Details on LAMDA MALLS Group EBITDA (slide #16) and NAV (slide #12)
[1] Operating Malls EBITDA adjusted for intragroup recharges of €3.4m

3. Cash proceeds from (i) signed contracts (SPAs) (excl. intragroup) and (ii) pre-agreement deposits. Aggregate cash proceeds from project start to 31.08.2026
4. Buildings & Infrastructure CAPEX from project start and until 30.06.2026

Group H1 2026 Highlights

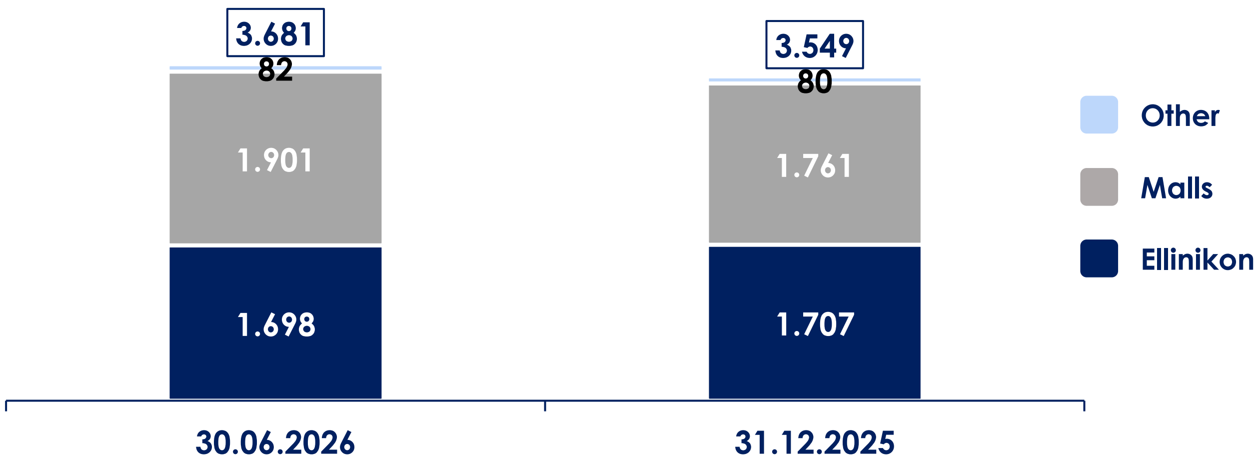
Group	**Consolidated Group EBITDA** after valuations of **€22m** **Group Revenue** of **€265m** Successfully issued a **€350m** 7-year **bond** with attractive terms in June 2026
Malls	Record **Operating Malls EBITDA** before valuations at **€50m**, or **5% increase** y-o-y, adjusted for allocation of intragroup recharges
Marinas	Record **Flisvos Marina EBITDA** of **€9m**, or **10% increase** y-o-y
Ellinikon	**Over €1.8bn of total Cash Proceeds** from property sales through August 2026 Acceleration of infrastructure activity **Completed €41.5m sale of two land plots in July 2026**, expected to generate c.€31m accounting profit before tax

Note: all amounts are rounded figures

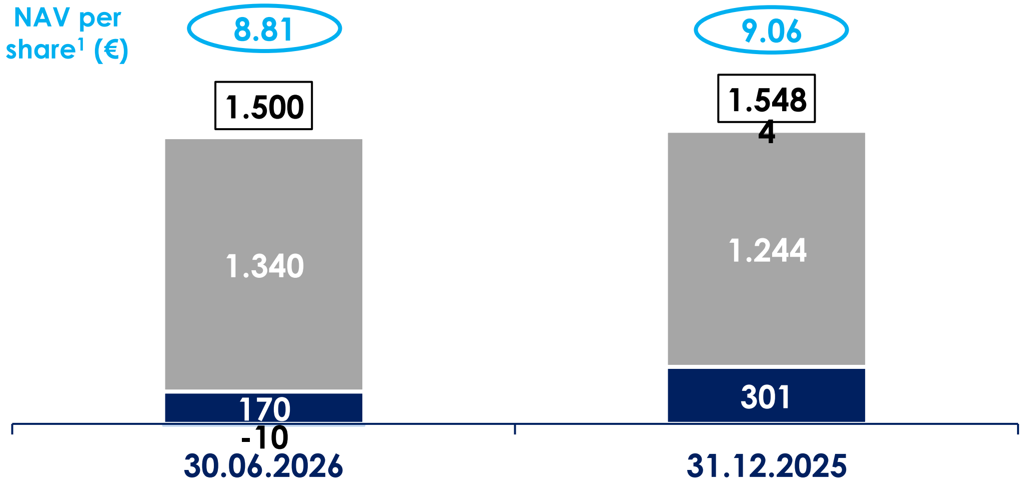
Group Balance Sheet Snapshot
30.06.2026 vs 31.12.2025

Assets Valuation (Gross Asset Value – GAV)

in €m

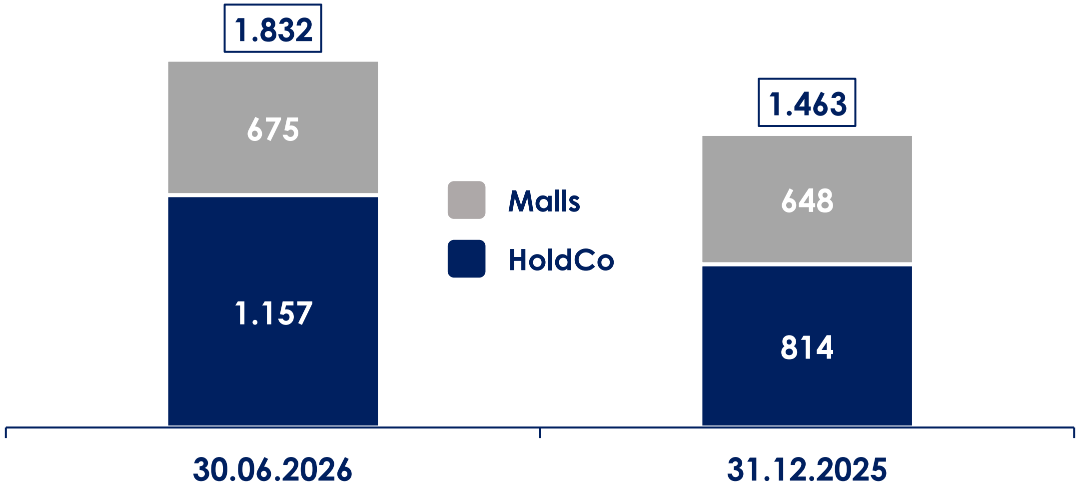


NAV (Net Asset Value)

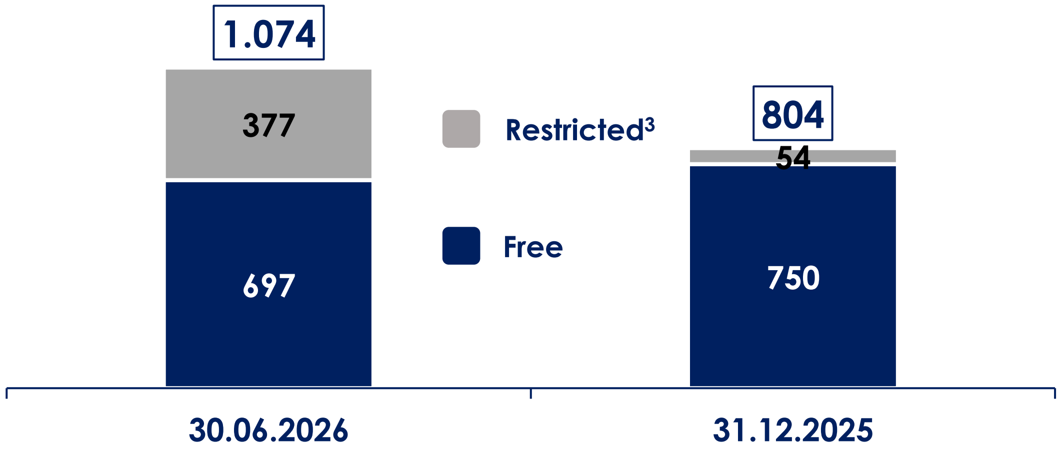


Group Borrowings[2] (Bank Loans & Bonds)

in €m



Group Cash



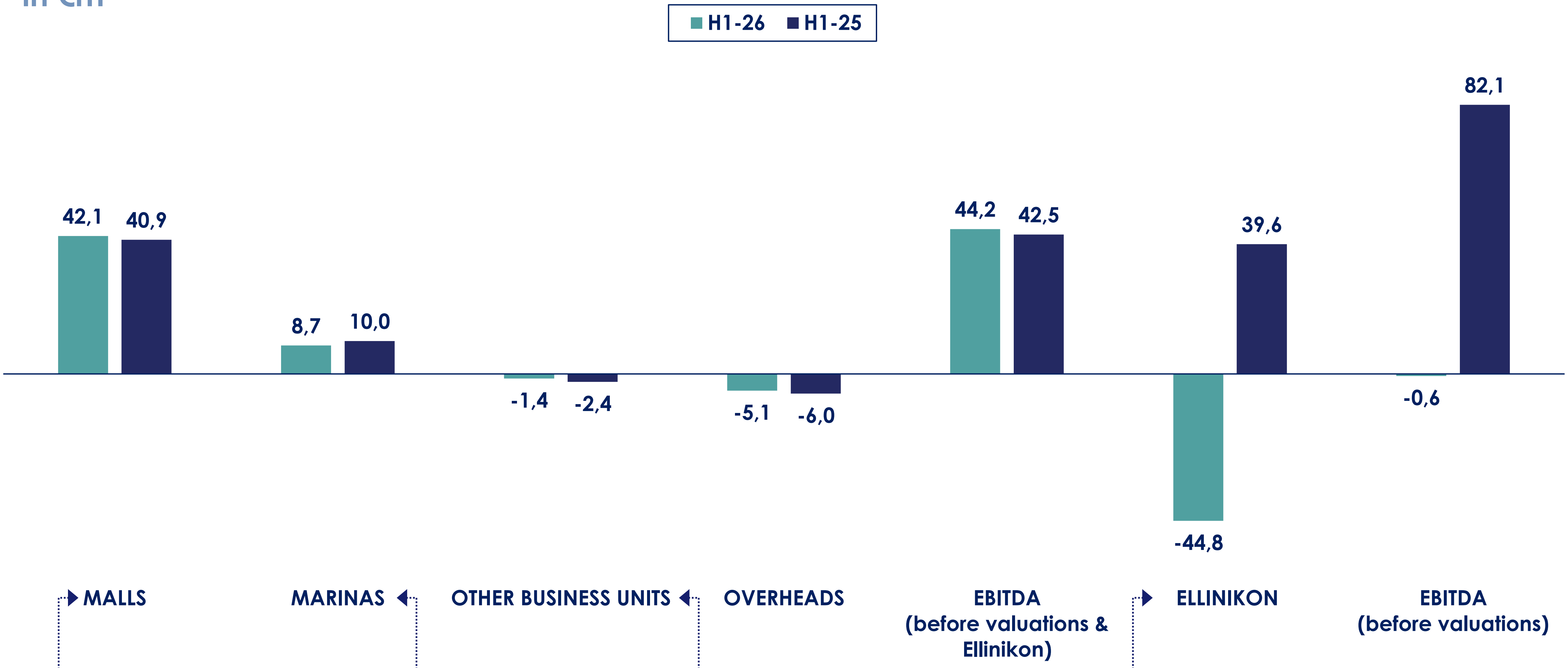
1. NAV per share adjusted for own shares: 6.43m shares as of 30.06.2026 vs. 5.81m shares as of 31.12.2025
2. Outstanding loan balance plus (+) accrued interest minus (-) capitalized loan expenses

3. As of 30.06.2026: (i) €326m repayment of €320m CBL in July 2026 including 6m coupon payment, (ii) €17m next coupon payment (ATHEX Bonds), (iii) €19m HRADF-related debt security for HELLINIKON shares deferred consideration, (iv) €6m Malls' debt service next payment, (v) €8m RRF LG security for Marina Ag. Kosmas and LG for Liabilities and Tax Authorities

Group EBITDA Before Assets Valuation

H1 2026 vs H1 2025

in €m



LAMDA MALLS GROUP
Detailed analysis slide #15

MARINAS
Detailed analysis slide #19

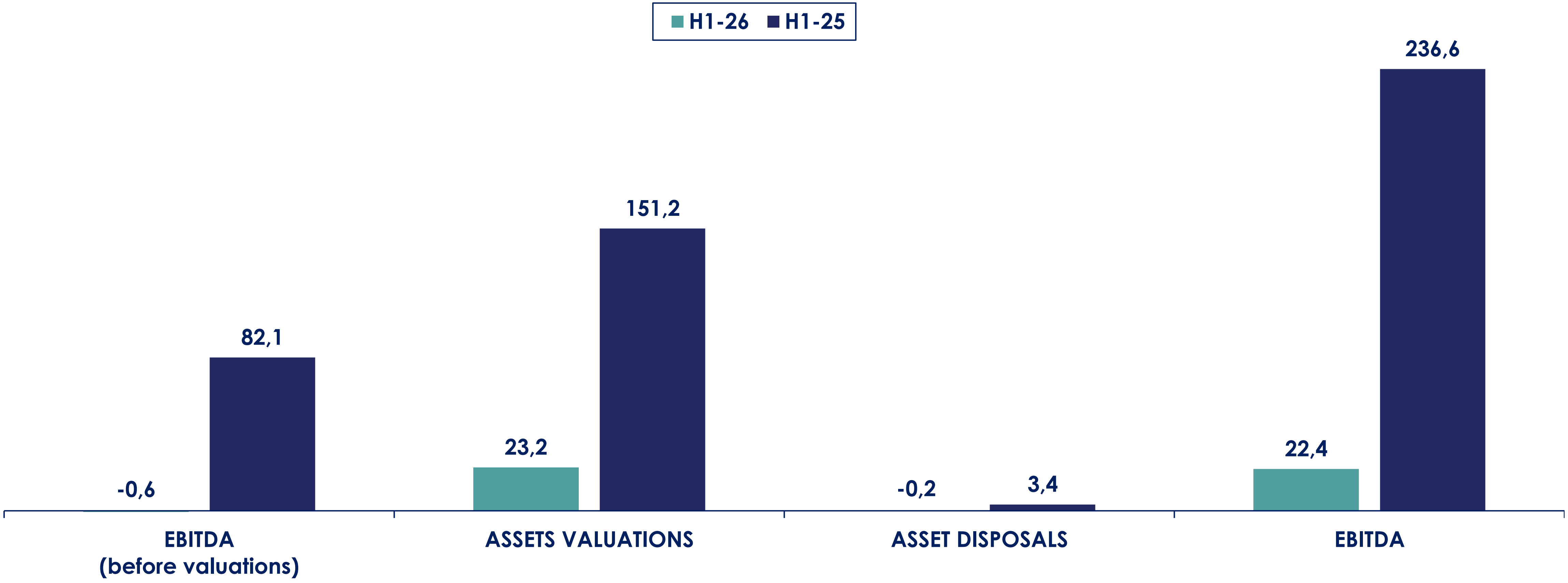
OTHER BUSINESS UNITS
Non-core other investments

ELLINIKON
Detailed analysis slide #24

Group EBITDA After Assets Valuation

H1 2026 vs H1 2025

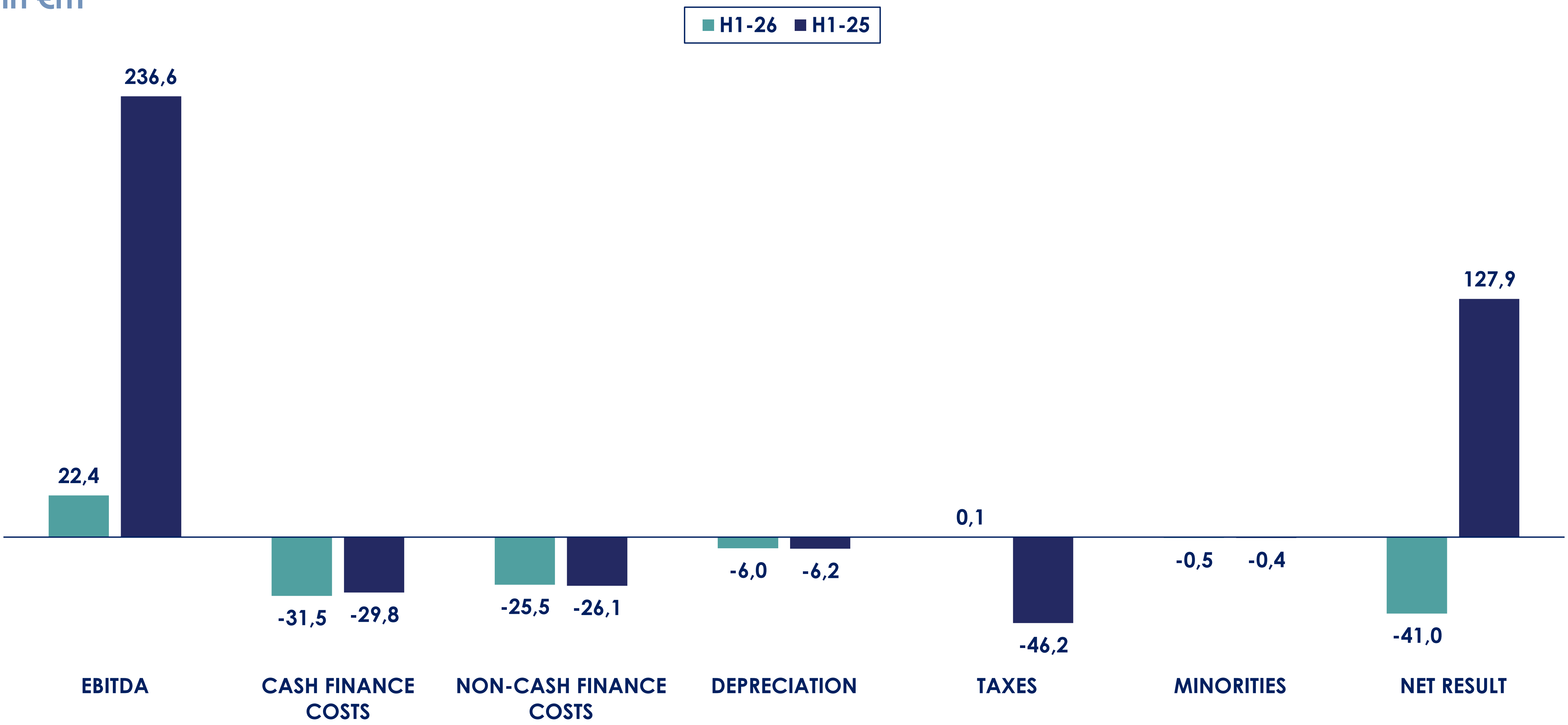
in €m



ASSET DISPOSALS
2025: Athens Metropolitan Expo (11.7% stake €3.2m)

Group Profitability evolution
H1 2026 vs H1 2025

in €m



Group Borrowings & Interest Rate Sensitivity

80% of Group Borrowings are fixed/hedged

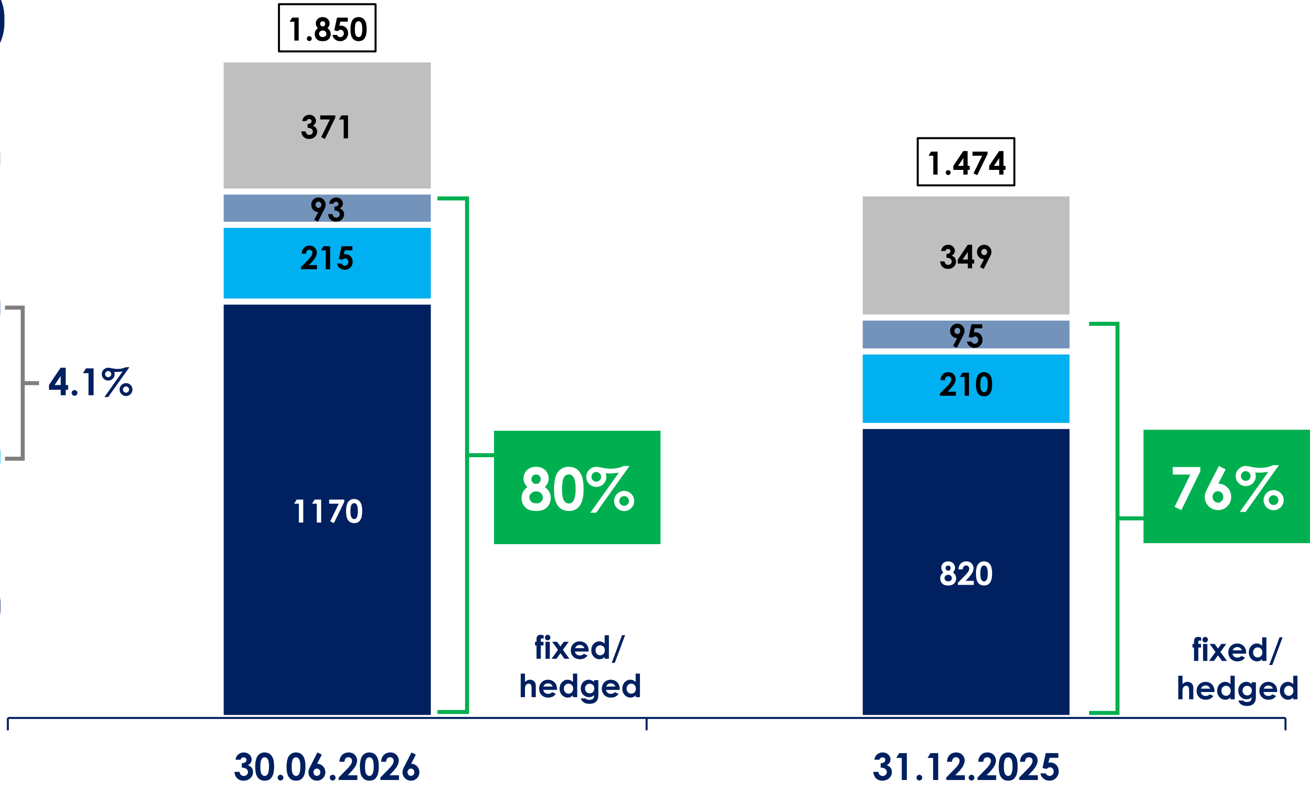
in €m

	30.06.2026
Group Borrowings[2]	3.9%
Floating Rate – Unhedged	Euribor + spread
Floating Rate – Hedged	Euribor Cap
Floating Rate – Hedged	Euribor IRS
Fixed Rate[1]	3.6%

4.1%

Financing Cost Sensitivity

+1% change in Euribor = -c€4m
-1% change in Euribor = +c€4m



1. Euronext-listed Corporate Bond Loans (i) (CBL): €320m, 2027 maturity (issued in July 2020), 3.4% coupon. (ii) (CBL): €500m, 2032 maturity (issued in November 2025), 3.8% coupon, (iii) (CBL): €350m, 2033 maturity (issued in June 2026), 4.2% coupon
2. Group Borrowings shown on Balance Sheet as of 30.06.2026 = Outstanding loan balance (€1.850m) plus accrued interest (+€8m) minus capitalized loan expenses (-€26m)

NAV Pillars

Company NAV €1.5bn and MALLS NAV above €1.3bn

	Development Assets	Investment Assets			Other	
	The Ellinikon[1]	LAMDA MALLS Group[2]		Other Properties[3]	Parent Company Net Debt, Minority, Other[4]	TOTAL 30.06.2026
		Ellinikon Malls	Operating Malls			
NAV (€m)	170	445	895	67	(77)	1,500
LAMDA MALLS Group subtotal (€m)		1,340				
NAV per share[5] (€)	1.00	2.61	5.26	0.39	(0.45)	8.81
LAMDA MALLS Group subtotal (€)		7.87				

Note: all amounts are rounded figures

1. Assets (GAV) €1,698m and Liabilities (net of cash) -€1,528m (including €656m LAMDA Bonds allocated to Ellinikon).
2. Assets (GAV) €1,901m and Liabilities (net of cash) -€560m. GAV derived from 3rd party independent valuer (Savills and Cushman & Wakefield) as of 30.06.2026
3. Other Properties: Flisvos Marina, Land plots and Other income-generating assets
4. Parent Company Debt -€495m (€1,152m less €656m LAMDA Bonds allocated to Ellinikon) & Cash +€397m, Other Group Cash +€33m, Minorities -€15m (Flisvos Marina), Other +€3m
5. NAV per share as of 30.06.2026 adjusted for 6.43m own shares (3.64% of total)

2 Highlights for Malls, Marinas & The Ellinikon

Malls
H1 2026 Results Highlights

4 MALLS	Another record-breaking performance	
Tenants Sales	5% y-o-y	• **New Record of €409m (Half-year basis)**
Footfall	5% y-o-y	• **12.5m visitors in H1 2026**
Net Base Rents	6% y-o-y	• **New Record of €52m for H1-26** • 80% of growth from Inflation Indexation • 20% of growth from Renewals/Re-lettings
Operating Malls EBITDA	5% y-o-y	• **Operating Malls EBITDA of €50m for H1-26** (adjusted for intragroup recharges of €3.4m) • Rental Income: +6% / Parking Revenue: +9%
ELLINIKON MALLS		
Commercial Leasing	**HoT with Tenants (% of GLA)**	• **The Ellinikon Mall: 73%** • **Riviera Galleria: 76%**
Riviera Galleria	**Project Financing**	• Riviera Galleria Syndicated bond loan was signed in Feb 2025 (incl. €39m VAT financing) & RRF financing participation was signed in Sep 2025

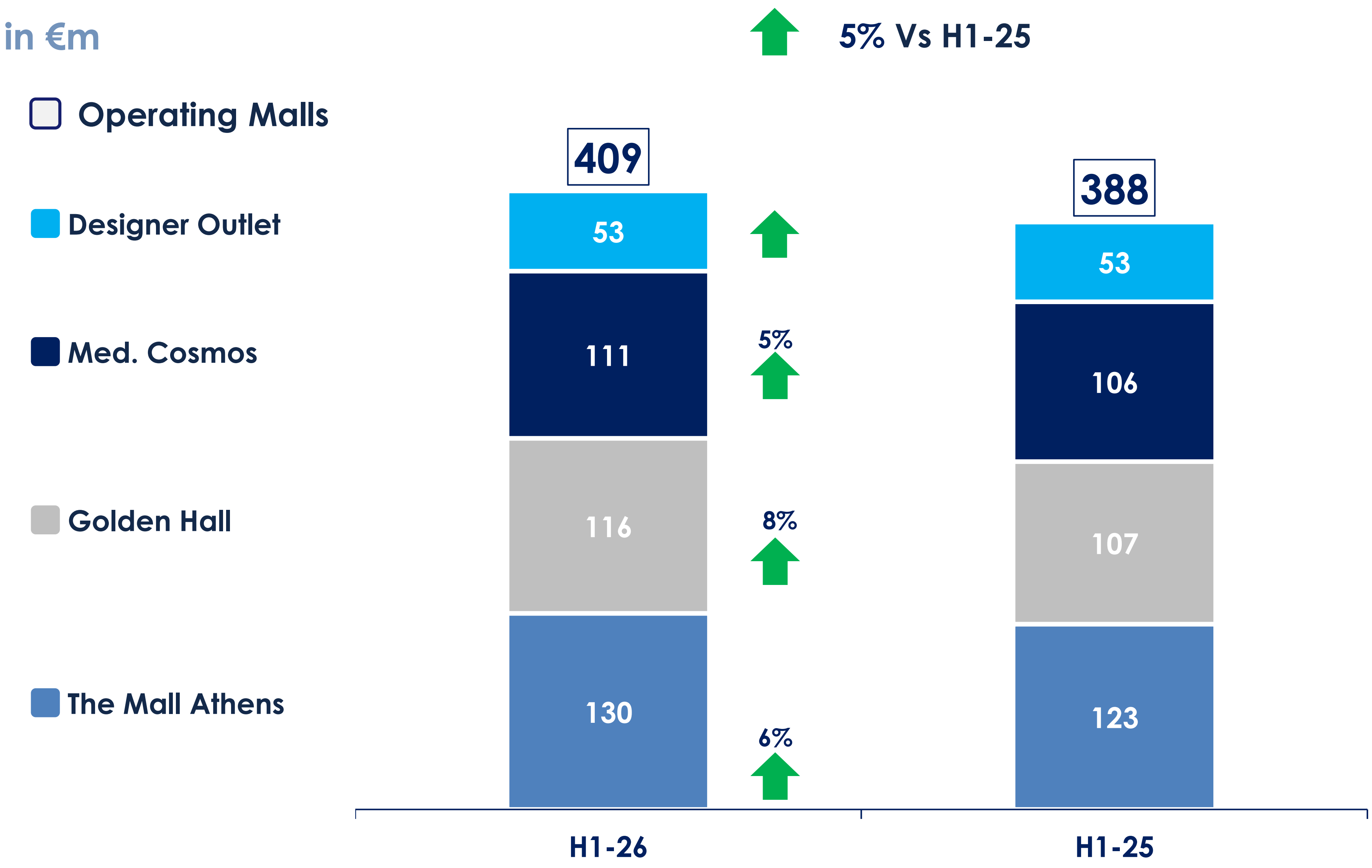
LAMDA MALLS Group Key Financials

EBITDA		
(in €m)	**H1-26**	**H1-25**
The Malls Athens	16.9	16.9
Golden Hall	12.7	11.8
Med. Cosmos	11.7	11.8
Designer Outlet Athens	5.2	4.9
Operating Malls EBITDA	**46.6**	**45.5**
Ellinikon Malls	(3.6)	(4.6)
Malls Property Management[1] & HoldCo	(0.9)	0.1
LAMDA MALLS Group (before assets valuation & other adjustments)	**42.1**	**40.9**
Assets Revaluation Gain/(Loss)	83.2	136.9
LAMDA MALLS Group (after assets valuation & other adjustments)	**125.3**	**177.8**

Net Debt / (Cash)		
(in €m)	**30.06.2026**	**31.12.2025**
4 Operating Malls	485	474
Ellinikon Malls	51	29
Malls Property Management[1] & HoldCo	34	44
LAMDA MALLS Group	**570**	**548**
Net LTV[2]	**30%**	**31%**

1. Property Management Companies MMS and Other Recreational Activities
2. Net LTV = Net Debt / GAV

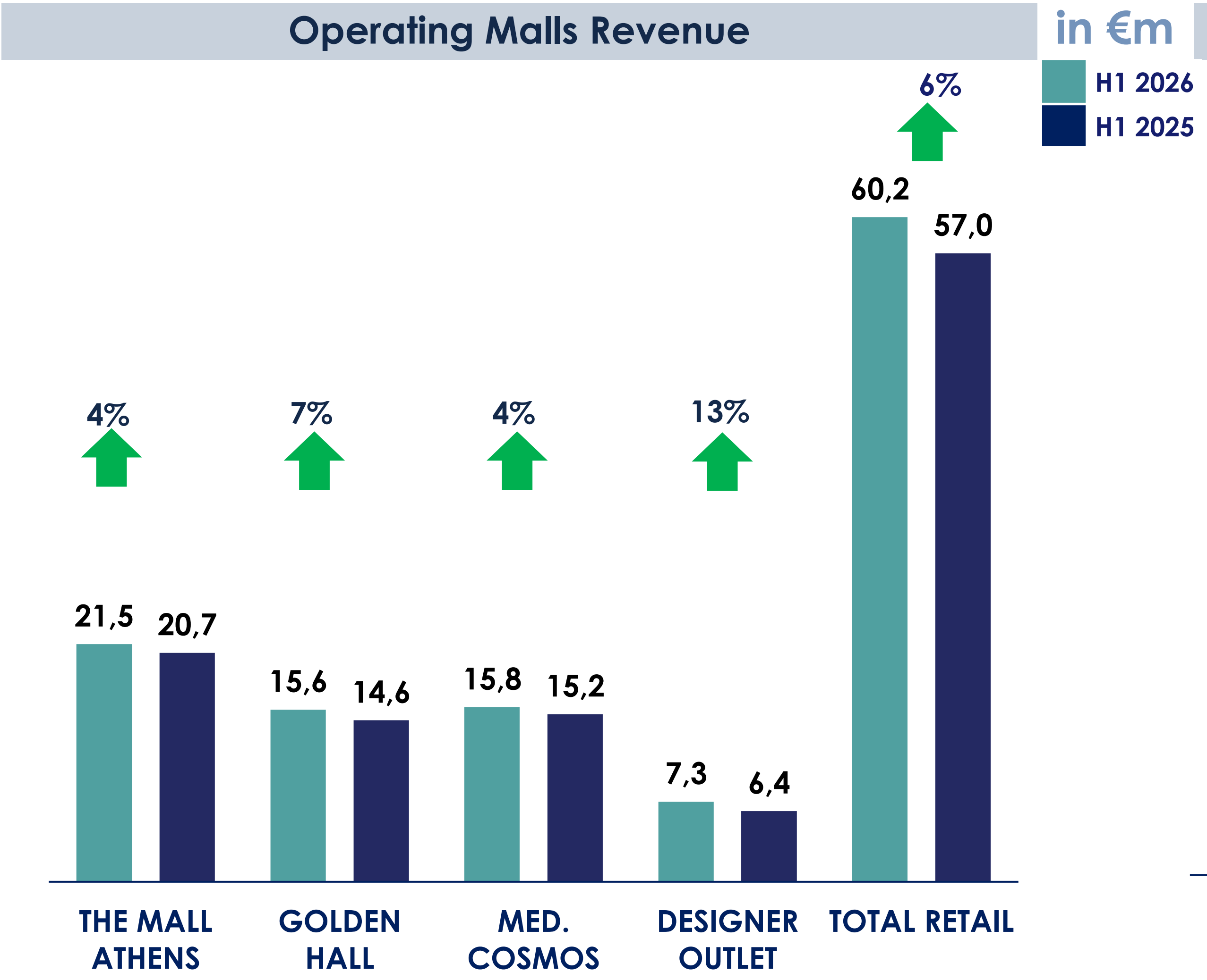
Operating Malls Tenants' Sales
Reaching new record high levels

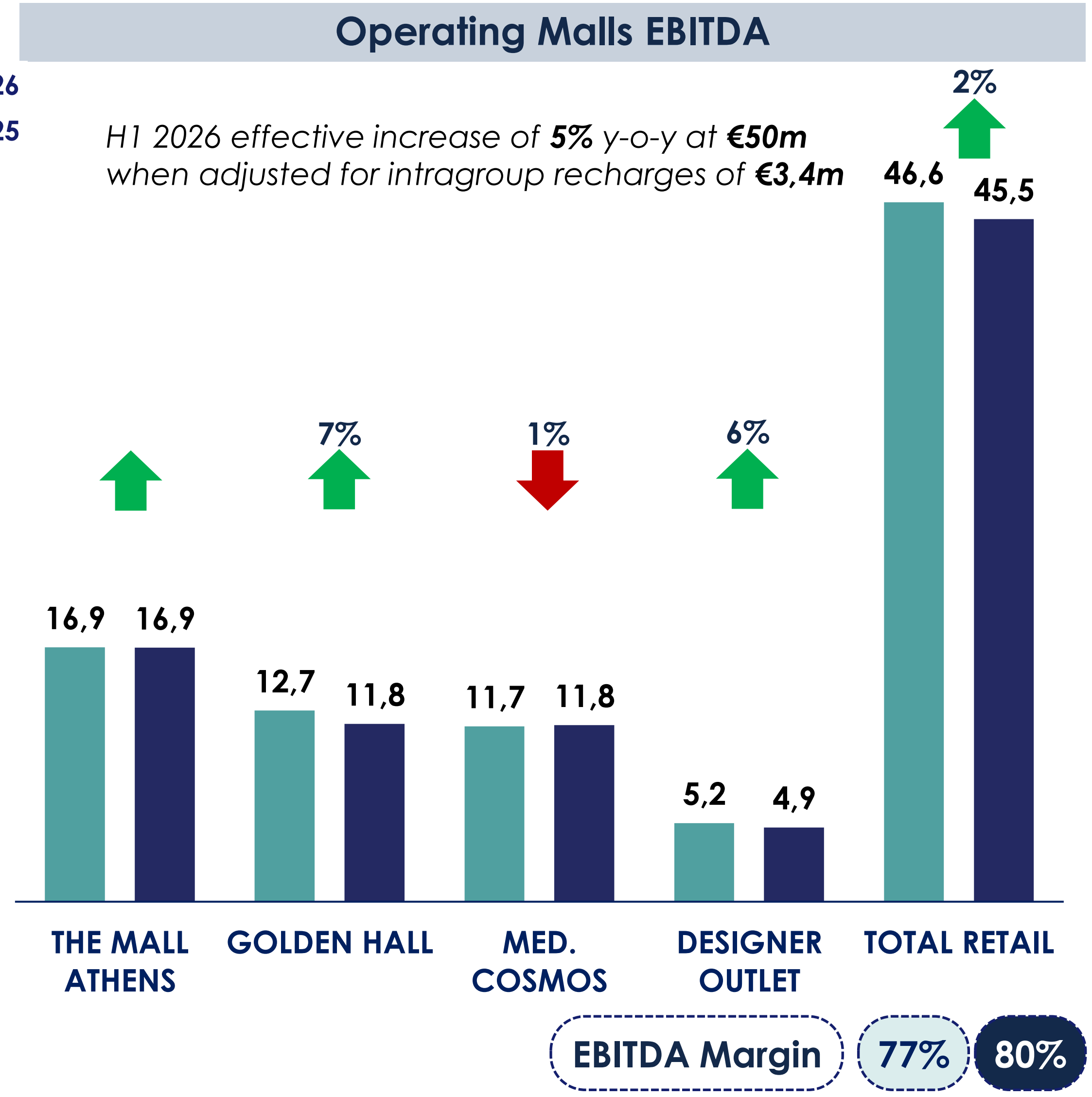


Note: all amounts are rounded figures

Operating Malls
Sustained solid growth in H1 2026

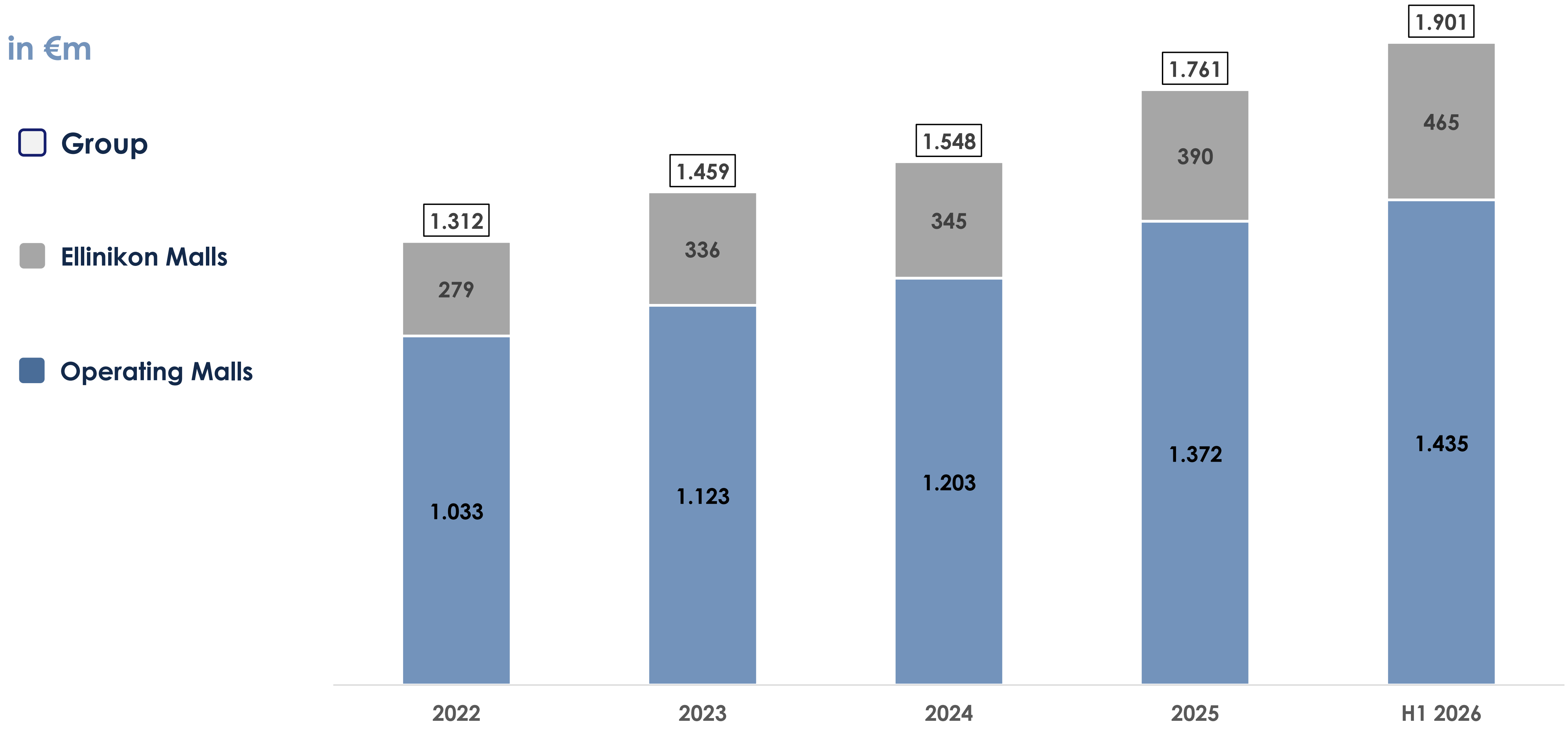
in €m





LAMDA MALLS Group

Assets Valuation (GAV) – Maintaining solid growth trends



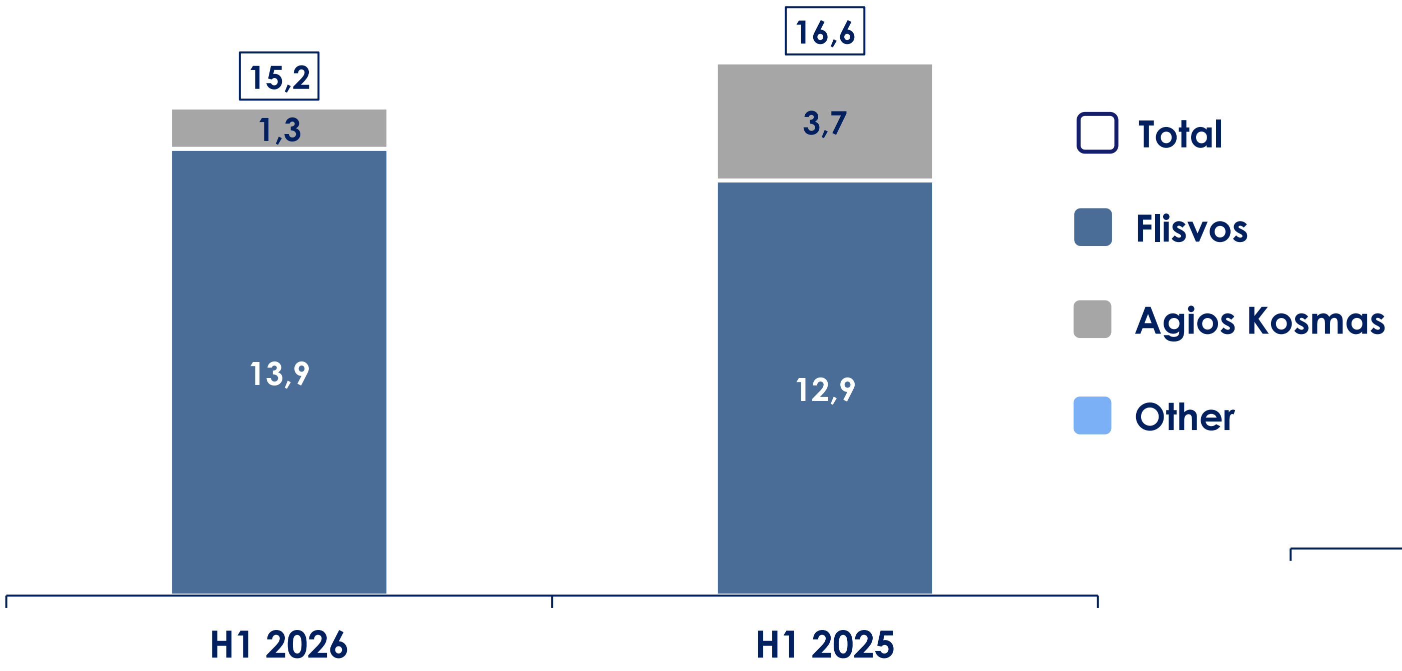
Note: all amounts are rounded figures

Marinas

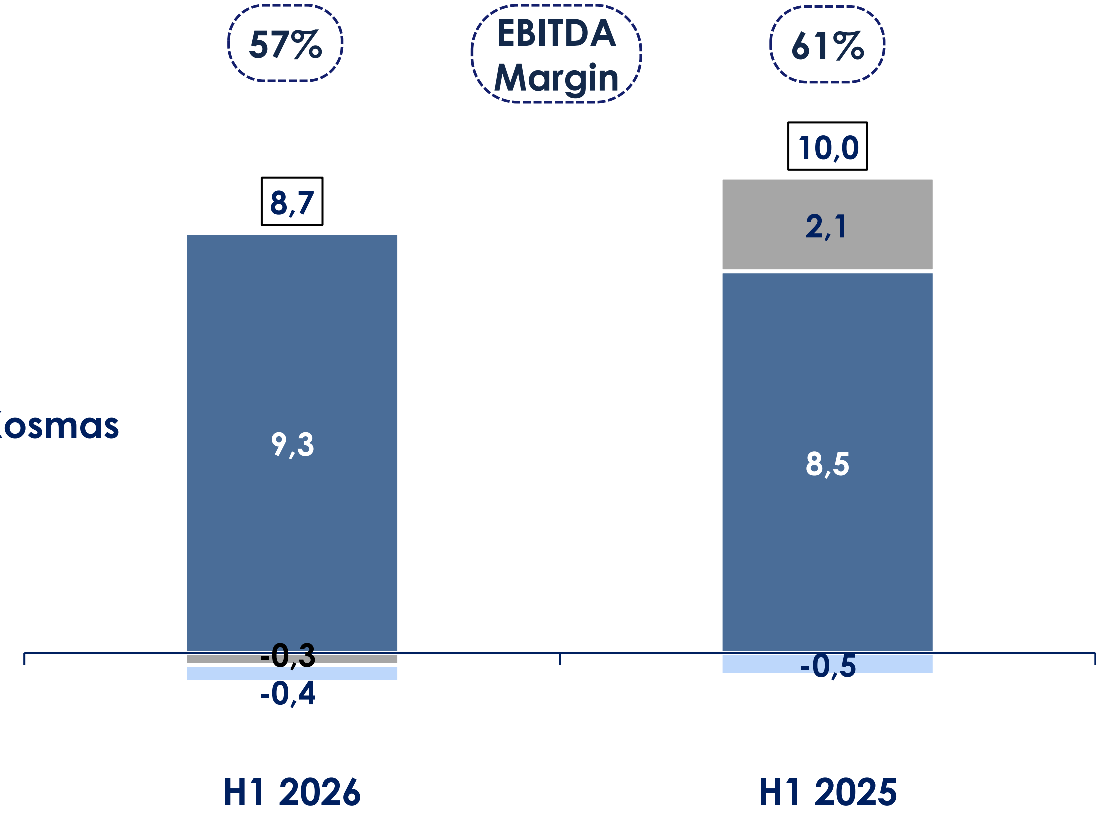
Breaking new record for Flisvos Marina EBITDA (+10% vs H1 2025)

in €m

Revenue



EBITDA[1]



Key performance drivers in H1 2026:

+ Flisvos yacht berthing fees: contracts adjusted for inflation
− Agios Kosmas: declined in number of available berths, due to the commencement of renovation works

1. EBITDA including IFRS 16 (Flisvos land lease payments are transferred from OPEX to financial expenses, hence are added back to Operating EBITDA)
2. Corfu Mega Yacht Marina and HoldCos (LAMDA Marinas Investments and LAMDA Flisvos Holding)

The Ellinikon
H1 2026 Results Highlights

Ellinikon

Liquidity at healthy levels

Cash Collections to date[1] **€1.8bn**	• Residential: **€1.3bn** • Land Plot Sales/Leases: **€0.5bn** *(excluding Ellinikon Malls intragroup sale of €0.24bn)*
Strong Absorption Rate of Residential units	• **Coastal Front: Sold out** • **Little Athens: 81% sold or reserved** (of the 750 units launched to date). Includes the launch of an additional 79 units at Courtyards East in July 2026.
Total Cash balance **€0.5bn**	• **€420m** of **deferred revenue** not yet recognized as P&L Revenue *(as of 30.06.2026)*
Construction Progress/Challenges	+ **Accelerated construction progress for Little Athens** developments expected to contribute positively to profitability going forward o CBU residential projects continue to progress on schedule + **Riviera Galleria** progressing on budget with expected completion by early 2027 + **Significant progress in Sports Park construction.** First projects delivered in July 2026. Successful hosting of WRC super special stage. – **Infrastructure and Riviera Tower** remain challenging but have shown significant progress this year

Note: all amounts are rounded figures

1. Cumulative total from project start to 31.08.2026

The Ellinikon Cash Inflows Progress

Cumulative Cash Proceeds in €bn	31.12.2025	30.06.2026	31.08.2026
Residential[1]	1.09	1.25	1.31
Land Plot Sales/Leases[1]	0.40	0.51	0.52
Sub-TOTAL	**1.49**	**1.76**	**1.83**
Ellinikon Malls *(intragroup land plot sales)*	0.24	0.24	
TOTAL	**1.73**	**2.00**	**2.07**

€0.7bn of remaining[2] proceeds from units launched to date, expected to be collected until 2028-29

2.0

Total Value of 1,065 Launched Units

Note: all amounts are rounded figures

1. Cash proceeds from (i) signed SPAs and (ii) pre-agreement customer deposits & MoUs
2. Out of the €0.8bn remaining proceeds, €0.5bn relate to SPAs & reservation agreements

Little Athens Sales Progress(7 Projects)

81% of the units placed in the market have been sold or reserved

Park Rise (50m)	POSIDONOS	ALIMOS				
	Pavilion Terraces	Promenade Heights	Atrium Gardens	Trinity Gardens	Sunset Groves	Courtyards East

Park Rise (50m)	Pavilion Terraces	Promenade Heights	Atrium Gardens	Trinity Gardens	Sunset Groves	Courtyards East
Bjarke Ingels Group (BIG)	314 Architecture Studio	314 Architecture Studio	Deda & Architects	Tsolakis Architects	A&M Architects	AUDO Architects
1 Building / **12** floors	**7** Buildings / **6** floors	**9** Buildings / **4-5** floors	**4** Buildings / **5** floors	**3** Buildings / **5** floors	**10** Buildings / **5** floors	**5** Buildings / **4** floors
89 Units Launched	**156** Units Launched	**79** Units Launched	**56** Units Launched	**80** Units Launched	**211** Units Launched	**79** Units Launched

Launched to date
750 Units*

SPAs & Reservations
610 Units

81%
absorption rate

*Includes the launch of an additional 79 units at Courtyards East
As of 31.08.2026

The Ellinikon Infrastructure Works & Buildings CAPEX

Total CAPEX	990	+	276	=	1,265

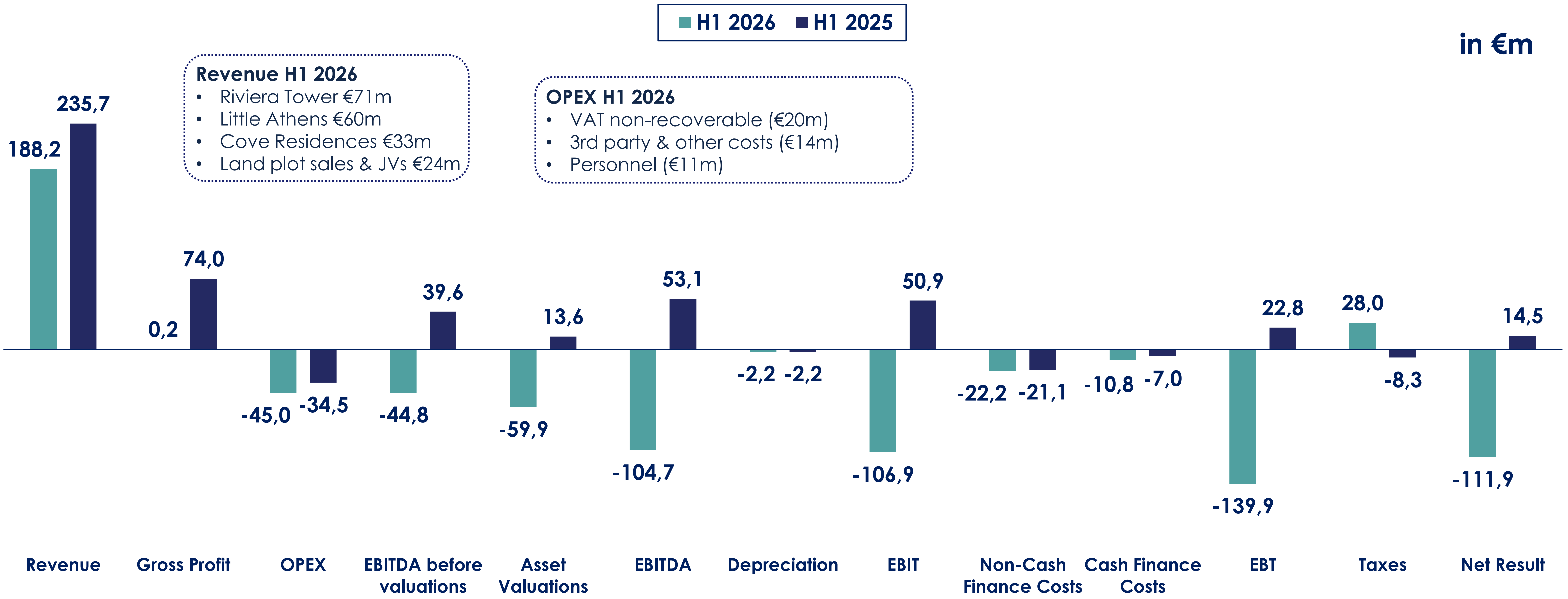
in €m	Project start until end-2025		H1-2026		Aggregate Total	
Infrastructure Works	271	+	51	=	322	Mainly related to: – Poseidonos Underpass & other road networks – Power network, Telecoms, etc. – Building Connections & other utilities
Buildings[1]	718	+	225	=	943	**Completed projects:** – The Experience Park – The Experience Center (Hangar C) – AMEA Building Complex **Main projects in progress :** – Riviera Tower – The Cove Residences – Little Athens – Sports Complex – Metropolitan Park

Note: all amounts are rounded figures

1. including construction costs, design fees, technical & project management fees. Excluding CAPEX for Ellinikon Malls

The Ellinikon Income Statement Snapshot

H1 2026 vs H1 2025



Revenue H1 2026
- Riviera Tower €71m
- Little Athens €60m
- Cove Residences €33m
- Land plot sales & JVs €24m

OPEX H1 2026
- VAT non-recoverable (€20m)
- 3rd party & other costs (€14m)
- Personnel (€11m)

Revenue (€m)	H1-26	H1-25	Δ
Residential	164	126	+30%
Land Plot Sales	15	104	--

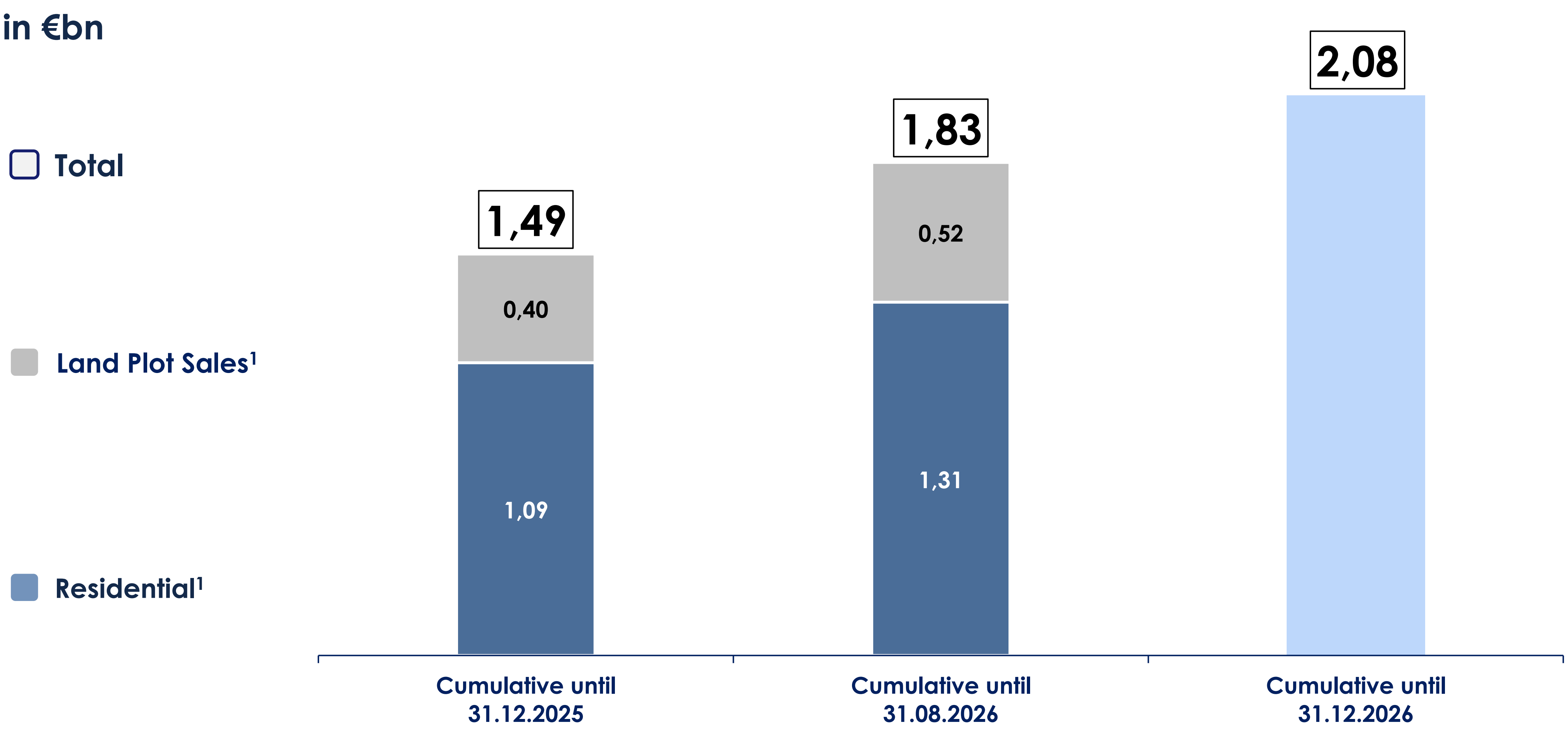
Little Athens growing contribution in H1 2026

Land Plot sales in H1-26: Lower contribution vs H1-25 on significant prior-year activity

Note: all amounts are rounded figures

Cash Inflow History & Anticipated Collections in 2026

€0.6bn anticipated cash collections for 2026



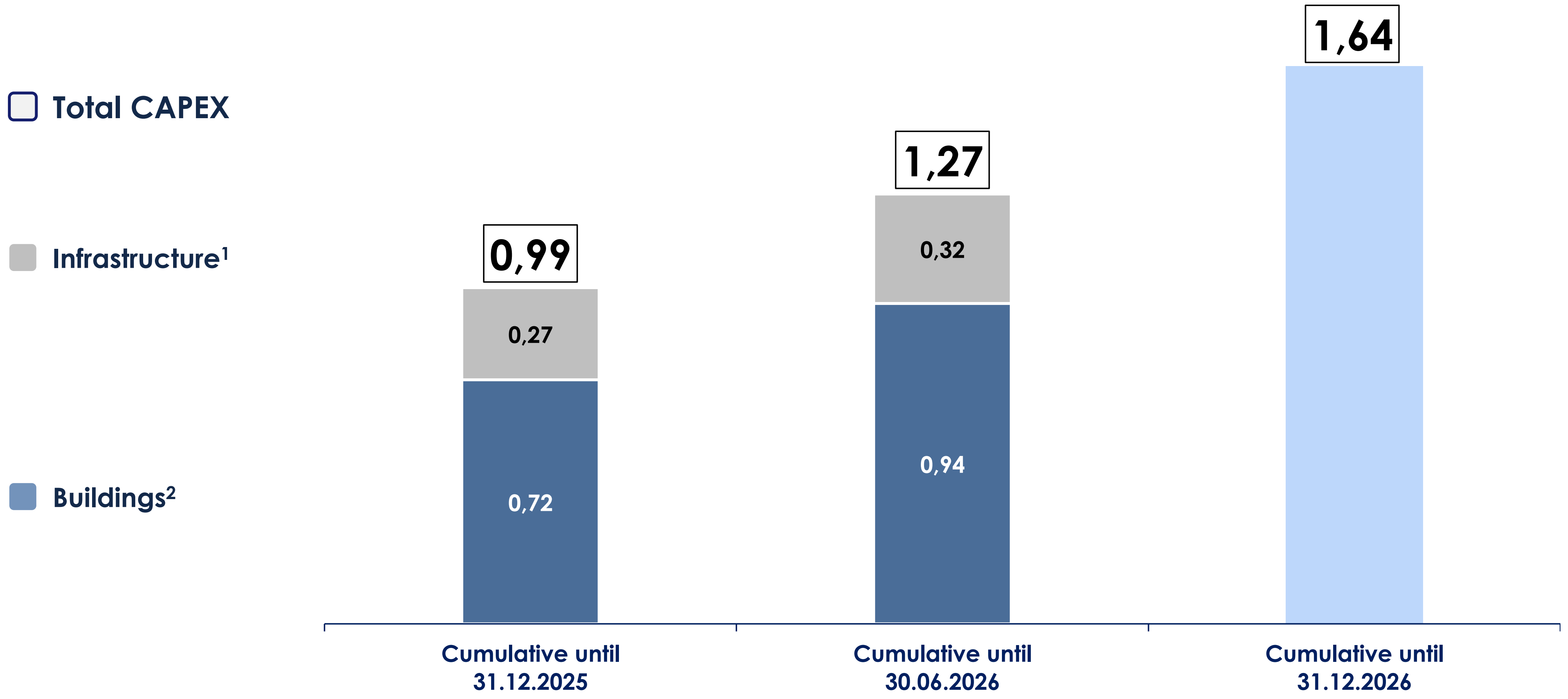
Note: all amounts are rounded figures

1. Cumulative Total Cash proceeds from (i) signed SPAs and (ii) pre-agreement customer deposits & MoUs

Buildings & Infrastructure CAPEX History & Anticipated CAPEX for 2026

€0.6bn anticipated CAPEX for 2026

in €bn



Note: all amounts are rounded figures

1. Investment Obligations for Infra Works. As of 31.03.2026, the nominal value of the remaining Investment Obligations for Infra Works amounted to €770m
2. Including construction costs, design fees, technical & project management fees. Excluding CAPEX for Ellinikon Malls

The Ellinikon Projects

3.1

Appendix

Group Balance Sheet & Key Ratios

Portfolio of Assets
Key growth drivers: Malls and Ellinikon revaluation

in €m	30.06.2026	31.12.2025	Notes
The Ellinikon			
IRC, Retail, Sports & Leisure (Investment Property)	690	711	**Measured at Fair Value** (independent appraisal by Savills)
Residential & Other (Inventory)	942	943	**Booked at cost**, incl. land, infrastructure and construction costs, as incurred. Reduction vs. 31.12.2025 due to the transfer of Inventory to COGS (Sales acceleration)
Properties for own use (PP&E)[1]	66	54	**Booked at cost**. Assets for own-use; purchased for long-term use, owner-occupied and not likely to be converted quickly into cash (e.g. land, buildings and equipment)
Total – The Ellinikon	**1,698**	**1,707**	
LAMDA MALLS Group			**Assets measured at Fair Value** (independent appraisal by Savills, Cushman & Wakefield)
The Mall Athens	597	580	
Golden Hall	396	366	
Med. Cosmos	263	254	
Designer Outlet Athens	179	172	Acquired on 05.08.2022 (transaction GAV: €109m)
Ellinikon Malls	465	390	
Total – LAMDA MALLS Group	**1,901**	**1,761**	
Other income generating assets	**58**	**55**	Mainly Flisvos Marina
Other (incl. fixed assets)	**16**	**17**	
Land	**8**	**8**	Mainly Aegina (Alkyonides Hills)
Total[2] (excluding Ellinikon)	**1,983**	**1,841**	
Total	**3,681**	**3,549**	

1. Including Intangibles (30.06.2026: €6.8m vs. 31.12.2025: €5.8m)
2. Represents 100% of each investment/asset. Under IFRS, assets consolidated under the equity method are presented on the Balance Sheet under "Investments in Associates"

Consolidated Balance Sheet Summary

in €m	30.06.2026	31.12.2025	Notes: 30.06.2026
Investment Property	2,592	2,474	Ellinikon €690m, Ellinikon Malls €465m
Fixed & Intangible Assets	139	124	Ellinikon €66m, Flisvos Marina €57m
Inventory	948	949	Ellinikon €942m
Investments in associates	41	42	Ellinikon JVs: Hospitality, MUT, AURA Residential
Investment Portfolio	**3,721**	**3,589**	
Cash	697	750	Excludes restricted cash (see below)
Restricted Cash	377	54	(a) €326m repayment of €320m CBL in July 2026, (b) ATHEX Bonds next coupon payment (€17m), (c) HRADF-related debt security for land payment (€19m), (d) Malls' debt service next payment (€6m), (e) Marina Ag. Kosmas RRF LG security (€8m)
Right-of-use assets	197	197	Represents mainly Med. Cosmos land lease and Flisvos Marina concession agreement
Other Receivables & accruals	342	425	Includes mainly Ellinikon supplier prepayments and VAT receivables
Assets classified as held for sale	0	0	Lamda Prime Properties (apartments)
Total Assets	**5,334**	**5,016**	
Share Capital & Share Premium	1,025	1,025	
Reserves	16	8	General reserve €60m minus treasury shares cost c€44m (6,43m own shares as of 30.06.2026)
Retained earnings	222	272	
Minority Interests	16	15	
Total Equity	**1,278**	**1,319**	
Borrowings	1,832	1,463	LD Parent: €1,157m (accounting); LAMDA MALLS Group €675m (accounting)
Lease Liability	208	210	Represents mainly the Med. Cosmos land lease and Flisvos Marina concession agreement
Ellinikon Transaction Consideration	399	393	Present Value (PV) of €448m outstanding Transaction Consideration (cost of debt discount factor: 3.4%)
Ellinikon Infrastructure liability	662	684	Present Value (PV) of €741m remaining Investment Obligations for Infra Works (cost of debt discount factor: 3.9%)
Deferred Tax Liability	239	247	LAMDA MALLS Group €233m; Ellinikon €6m
Payables	716	700	Includes €420m deferred revenue not yet recognized as P&L revenue (cash proceeds from SPAs) (The Ellinikon)
Liabilities classified as held for sale	--	--	
Total Liabilities	**4,056**	**3,697**	
Total Equity & Liabilities	**5,334**	**5,016**	

Total Ellinikon €1,698m
(excl. Ellinikon Malls)

Key Financial Metrics (Group)

in €m	30.06.2026	31.12.2025	Alternative Performance Measures (APM) definitions
Free Cash	697	750	
Restricted Cash *(Short & Long Term)*	377	54	
Total Cash	**1,074**	**804**	
Total Debt	2,439	2,066	= Borrowings + Lease Liability + PV Transaction Consideration
Adj. Total Debt	3,101	2,749	= Total Debt + PV Infrastructure liability
Total Investment Portfolio	3,918	3,787	= Investment Portfolio + Right-of-use assets
Total Equity (incl. minorities)	1,278	1,319	
Net Asset Value (incl. minorities)	**1,516**	**1,563**	= Total Equity + Net Deferred Tax Liabilities
Adj. Net Debt / Total Investment Portfolio	51.7%	51.4%	Adj. Net Debt = Adj. Total Debt - Total Cash
Gearing Ratio	65.6%	61.0%	Gearing Ratio = Total Debt / (Total Debt + Total Equity)
Average borrowing cost (end-of-period)	3.9%	3.8%	

3.2

The Ellinikon

Progress of Works Visuals

Ellinikon Masterplan – Active Buildings Construction Sites

Contractors

1. ELEMKA
2. JV METKA-INTRAKAT
3. ETHNOKAT
4. TEKAL
5. TERNA
6. JV BOUYGUES-INTRAKAT
7. ORILINA
8. METKA
9. TERNA
10. LAMDA CBU
11. TERNA

Residential Projects – Coastal Front

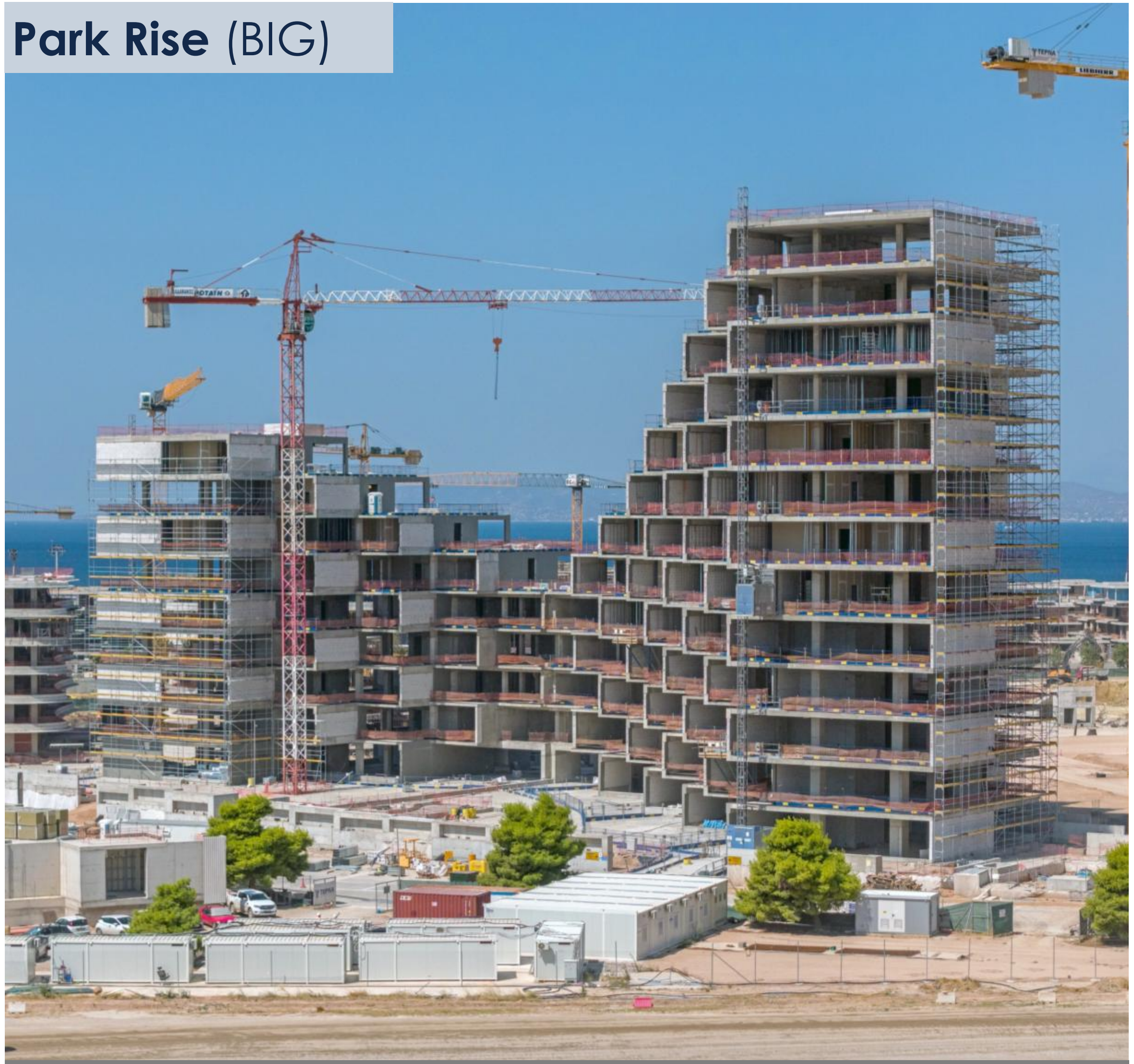
Riviera Tower

Concreting Works Completed (50th floor). Fit out works ongoing

Cove Residences

Residential Projects – Little Athens

Park Rise (BIG)



Concreting works completed

Promenade Heights

Plots 6.9-6.10: Main works in progress

Atrium & Trinity Gardens

Main works in progress

Sunset Groves (1 of 2 plots)

Concreting works completed in **Plot 6.7**; main works underway. Concreting ongoing in **Plot 6.8**

Other Projects

LAMDA DEVELOPMENT

The Ellinikon Sports Park

Track & field, throwing field, football pitches, admin building, tennis & basketball courts completed. Enters full operation this month.

Riviera Galleria

Main works in progress

The Ellinikon Mall

Main works commenced June 15 and are in progress

LAMDA
DEVELOPMENT

MOST ADMIRED COMPANIES 2025
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Thank you

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