

PREMIA

Properties

PRESS RELEASE

ACQUISITION OF THE COMPANY SEMELI WINERY

Athens, January 20th, 2025

PREMIA PROPERTIES announces that on January 17th, 2025, the transfer of shares of the company SEMELI WINERY S.A. ("SEMELI") from LYKTOS Holding S.A. was completed. The total consideration for the transaction (including part of assumed liabilities) amounts to **€10.6 million**.

Under the terms of the agreement, PREMIA will acquire properties with a **total surface area of 6,850 sq.m.** (including a winery facility in Nemea-Corinthia, of 5,512 sq.m., including storage area, and 10 suites with a total surface area of 1,338 sq.m. along with a multi-purpose area). Additionally, Premia will acquire land plots of total surface area of 278,000 sq.m. (of which 232,000 sq.m. consist of vineyards located in Nemea and Arcadia). The Nemea winery known for its exceptional architectural design and construction, offers significant development potential within the wine tourism sector.

The transaction structure involves the separation of the property from the commercial winery activity. The acquired properties (winery, suites, and vineyards) will be transferred to PREMIA REIC and leased back to SEMELI under a long-term lease agreement. The shares of SEMELI will be transferred to HELLENIC WINERIES S.A. (parent company of Boutaris Wineries and IOLI SPRING) along with the wine production and operational activities, including brands, production equipment, inventory, and receivables and liabilities.

We would like to thank PwC and Your Legal Partners for their financial and legal support.

Elias Georgiadis, Chairman of PREMIA and CEO of STERNER STENHUS Holding, made the following statement: "The acquisition of SEMELI is a strategic move that further strengthens the position of HELLENIC WINERIES in the industry and represents a significant step towards achieving our strategic goals. I would like to personally thank Mr. Sallas for entrusting us to continue the legacy of SEMELI estate, a distinguished asset in Greece in the sectors of winemaking and wine tourism."

Michalis Sallas, CEO of LYKTOS Holding S.A., stated: "SEMELI has completed its journey as a family-owned business. We pass on the stewardship of a company with a rich history and strong industry presence to Elias Georgiadis. I am confident that the new shareholders, with their vision and resources, will fully leverage the synergies within their Group and will succeed in creating conditions for dynamic growth for SEMELI. I wish them continued success."

Kostas Markazos, CEO of PREMIA PROPERTIES, stated: "We are pleased to announce that PREMIA has successfully completed another innovative transaction which aligns with our strategic focus. This investment enhances the Company's portfolio with high-quality, sustainable assets, such as the exemplary SEMELI winery and its vineyards in Nemea, positioning us for continue growth and success in key areas of interest."