

PRESS RELEASE

Intercontinental International R.E.I.C. presents an increase on Contractual Revenue (excluding the effect from IFRS 16) by 4,51% in the year 2021.

Intercontinental International R.E.I.C. (the "Group") announces an increase, in relation to the corresponding financial year 2020, in contractual revenues by **4.51%** (excluding the effect from IFRS 16) including mandatory reductions in rents, as a measure to support the affected companies' tenants from the COVID-19 pandemic. The value of the Group's real estate portfolio increased by **21%** compared to 31/12/2020, reaching € 111.4mill (vs € 92,3 mill in fiscal year 2020).

On 31/12/2021 the Group owned a total of 34 properties - mainly shops and offices - with a total surface of 52,936.52 sq.m. increased by 9,662.87 sq.m. or 22.33% compared to the corresponding period last year.

The main economic figures during the year, compared to last year, are as follows:

1. The total income based on lease agreements (excluding the effect from IFRS 16) amounted to € 8.1 (including IFRS 16 - € 7.55 mill) versus € 7.7 mill (including IFRS 16 - € 8,16 mill) (increase of 4.51%), including the contractually agreed annual adjustments, as well as the mandatory rent reduction of 40% for a small part of the rental income (based on relevant ministerial decisions), as one of the measures to support the affected companies from COVID 19 pandemic.
2. The fair value losses amounted to € 1.57 mill compared to fair value losses of € 0.82 mill in the corresponding period last year.
3. Operating profit amounted to € 4.38 mill against € 5.83 mill of the corresponding period last year, affected respectively: a) by the negative adjustment of contractual income under IFRS 16 of € 0.53 mill (fiscal year 2020 positive adjustment of € 0.43 mill) and b) because of fair value losses of € 1.57 mill (fiscal year 2020 - losses of € 0.82 mill).
4. Profits before taxes amounted to € 3.84 mill against € 5.5 mill of the corresponding period last year.
5. Net profit after taxes amounted to € 3.72 mill compared to € 5.37 mill in the corresponding period last year.
6. The investment tax amounted to € 113K versus € 107K due to the increase in the value of the Group's portfolio

Ratios

- Loan to Value Ratio (LTV): **35,76%** (2020: 28,64%)
- Adjusted EBITDA: **€6.155.552** (2020: €6.771.398)
- Funds from Operations (FFO): **€6.042.847** (2020: €6.644.408)
- Liquidity Ratio **1,91** (2020: 4,46).
- Net Asset Value per share (NAV p.s.): **€7,40** (2020: €7,42)
- Earnings per Share (EPS): **€0,36** (2020: €0,51)

The financial report for the year 2021 that ended on 31.12.2021 is listed on the website www.ici-reic.com