



12 December 2025, Nicosia, Cyprus

**Supplementary Announcement
Acquisition of a Real Estate Portfolio**

On 8th December YODA PLC (the “**Company**”) announced that on December 5th, 2025, certain of its subsidiaries entered into a series of transactions with Prodea Real Estate Investment Company Société Anonyme (“**Prodea**”) for the acquisition of a diversified real estate portfolio comprising prominent commercial, office and retail properties in Greece and Italy.

1. Acquisition of Milora Single Member Société Anonyme (“Milora”)

The Company through its wholly owned subsidiary VYP Group Ltd (“**VYP**”), acquired from Prodea 100% of the issued share capital of Milora. Milora owns a portfolio of prime commercial, office and retail real estate assets in Greece with a total market value of €676.5m.

The consideration payable by VYP to Prodea consists of:

- (a) cash; and
- (b) transfer of ownership of Papalon Investments Limited (“**Papalon**”) to Prodea. Papalon owns 30% of MHV Bluekey One Single Member S.A., which holds the development project of Porto Paros Resort.

The consideration will be adjusted according to the net asset value of Milora on 31.12.2025. VYP has already paid Prodea the amount of €130m (out of the €283.2 net cash consideration, after adjusting for the debt and the value of Papalon), while the remaining consideration, as well as any adjustment amount, will be paid in two installments, the first on or about 30th January 2026, and the second on or about 30th June, 2026.

2. Acquisition of 30% of Piraeus Tower Société Anonyme

The Company through VYP purchased 30% of the issued share capital of Piraeus Tower Société Anonyme, which owns the office building Piraeus Tower in Piraeus, Greece, with market value of €107m. The net consideration (after taking into account debt and liabilities) amounted to €16.6m and already paid in cash. The closing of this transaction is subject to the approvals of the competent parties involved.

3. Acquisition of 80% of Intracento - Fondo Comune di Investimento Alternative Immobiliare di Tipo Chiuso Riservato (“Intracento”)

The Company through its wholly owned subsidiary Papaitaly Investments Limited (“**Papaitaly**”) has subscribed in cash for 80% shareholding in Langostinos Investments RAIF V.C.I.C. (“**Langostinos**”). Langostinos held 20% of Intracento, an Italian real estate fund, which owns an office building in Rome with market value of €46.6m and is in the process of acquiring another office building in Milan with market value of €17.7m once certain CPs are satisfied.

With the additional funding from Papaitaly’s subscription for new shares, Langostinos acquired the remaining 80% of Intracento from Prodea and will now own 100% of Intracento.

The net consideration (after taking into account debt and liabilities) amounted to €18.6m and already paid in cash.



The CEO of the company stated:

“Real Estate represents a significant portion of our total asset value, positioning it as one of our core investment pillars alongside Hospitality and Shipping. We remain committed to capturing growth opportunities and delivering sustainable returns by focusing on income-generating assets and enhancing the value of our portfolio.

These transactions underscore our deliberate approach to identifying and executing investments that not only provide long-term, recurring EBITDA and cash flow generation but also result in meaningful value appreciation across our balance sheet”

The above transactions were executed with a third party, have been conducted at arm’s length taking into consideration the latest available financial information of the entities acquired as well as the advice received from various advisors, and form part of the Company’s business plan. The accounting treatment of the transactions in the Company’s consolidated financial statements and their impact to the Company’s goodwill and/or profit or loss (on a consolidated basis) as well as the anticipated effect on the Company’s prospects or results, will be assessed upon the completion of the audit procedures during the first quarter of the next year. Any goodwill and/or profit or loss will be presented in the Company’s audited consolidated financial statements for the financial year 2025.

Finally, the aforesaid transactions do not affect the interest of the secretary of the Company or a designated person as such is defined in article 137(3) of the CSE Law.