

Agenda



Introduction & Key Highlights

Traffic

Business Developments

Strategy Update & ESG

Financial Performance

Outlook



Athens International Airport – An introduction



Airport Overview

- 1. Largest Airport in Greece with 31.9m Pax as of FY 2024
- 30 + 20 Year Concession Operating under a Dual-Till Regulation Starting in 1996 and Expiring in 2046
- 3. Law 5045/23: New tender latest 2040 **AIA has right to** match
- 4. Located in Athens, a **Prime Tourist Destination** and **Most Important Entry Point to Greece**
- Connected to 157 Destination-cities in 55 Countries operated by a Total of 68 Carriers⁽¹⁾
- 6. Sole and **Exclusive Operator** within Catchment Area⁽²⁾ of approx. 6m people⁽³⁾
- A Regional Airport Recognised as 8th Most Connected Hub in Europe by OAG 2025 Rankings



Sources: Company Information, OAG.

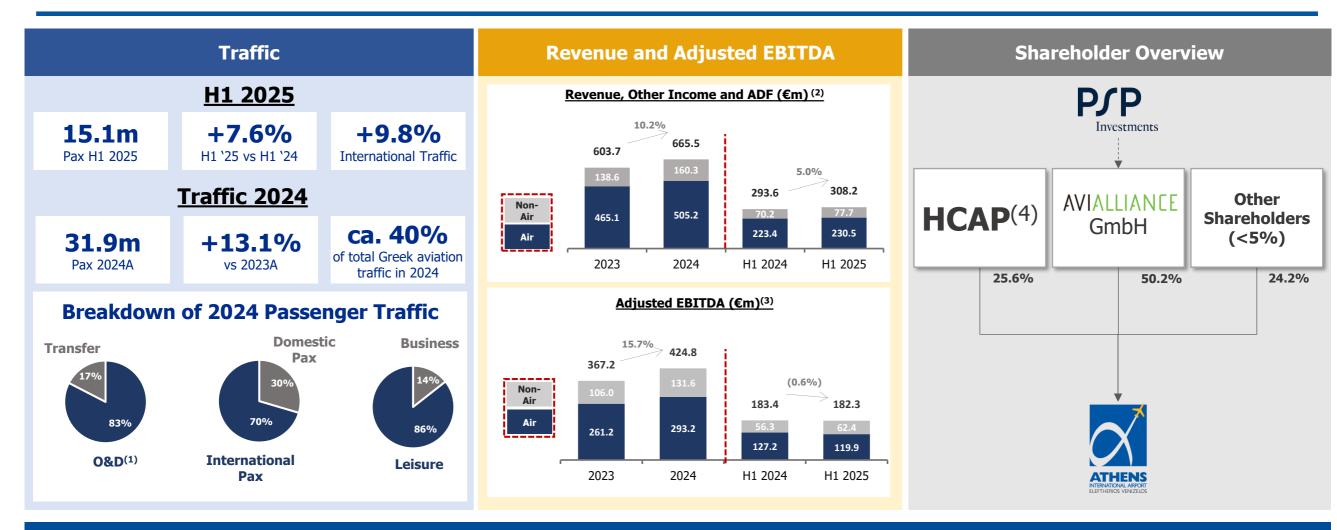
^{(1) 2024} Figures.

⁽²⁾ Pursuant to Law 2338-95, no new airport will be developed as an International airport within 50km of Syntagma Square with the benefit of the Greek State Support until and unless more than 50mn passengers by air use the airport in any continuous period of 12 months. An existing airport in this area may be developed to an international airport once AIA crosses 30 million passengers in 12 months, with airport charges and fees not lower than AIA (ref. 3.2.1 ADA).

⁽³⁾ Estimated catchment area of Athens airport, based on its business model, location and the destinations that it serves, concerns in general a geographical market, of or around of six million people, including Athens, and a radius of at least 250 kilometres or alternatively of at least 180 minutes travelling time by car, bus, or train, to and from Athens airport taking into account the population of Attica, Sterea Ellada (in the region of Central Greece), Dytiki Ellada (in the region of Western Greece) and Peloponnisos.

Key highlights





gross dividend €0.7862 per share for FY'24 (100% of Net Profit)

⁽¹⁾ O&D: Origin & destination passengers.

⁽²⁾ Total revenue and other income for H1 2025 does not include the €19.5 million Revenue for Airport Expansion Program (AEP), in accordance with IFRIC 12 Service Concession Arrangements par. 14, which requires that revenue and costs relating to construction or upgrade services are recognised in accordance with IFRS 15.

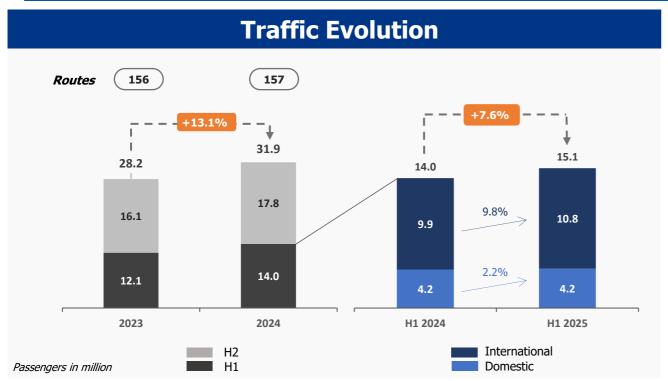
⁽³⁾ Including Grant of Rights fee of €15m annually and excluding Covid compensation of 20.0m in 2023.

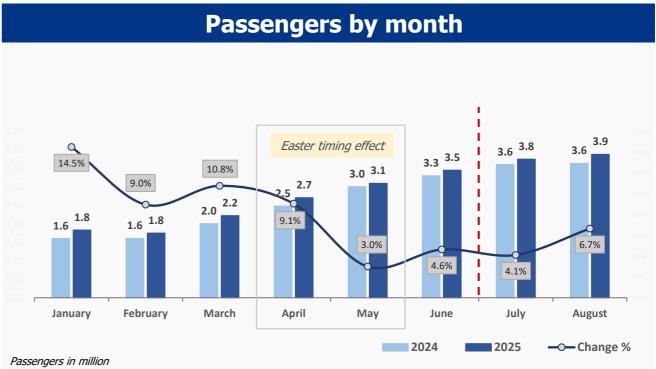
⁽⁴⁾ Hellenic Corporation of Assets and Participations (Greek State is sole shareholder).



Record-breaking passenger traffic in H1 2025, paving the way for another record year





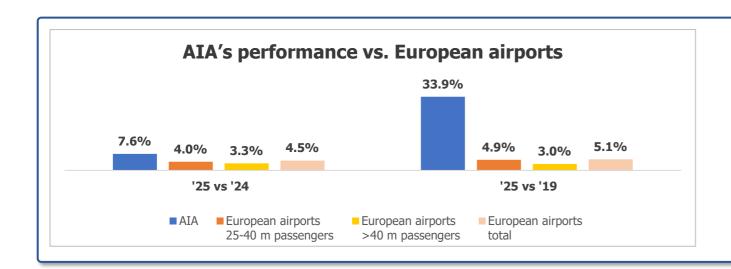


- ✓ H1 2025 vs H1 2024 +7.6%
- ✓ International passengers the key driver at +9.8%, reflecting the attractiveness of destination and successful AIA's route and traffic development strategy
- ✓ Domestic passengers increase at +2.2%

- ✓ Strong winter season, modestly reducing growth in peak summer months
- √ YTD August at 6.8% increase

AIA at the top of European traffic and connectivity ranking for 2025





- ✓ Ranked 1st with the strongest rebound momentum (+34%) since 2019⁽¹⁾across Europe
- ✓ among top performers vs H1 2024

MEGA AIRPORTS (25 TO 40 MILLION PASSENGERS)									
CODE	CITY	RANK 2025	RANK 2019	VS. 2019	VS. 2024				
ZRH	Zurich	1	9	-7%	9% 13%				
ATH	Athens	2	21	33%					
DUB	Dublin	3	14	3%	8%				
LIS	Lisbon	4	15	1%	6%				
СРН	Copenhagen	5	13	-9%	3%				

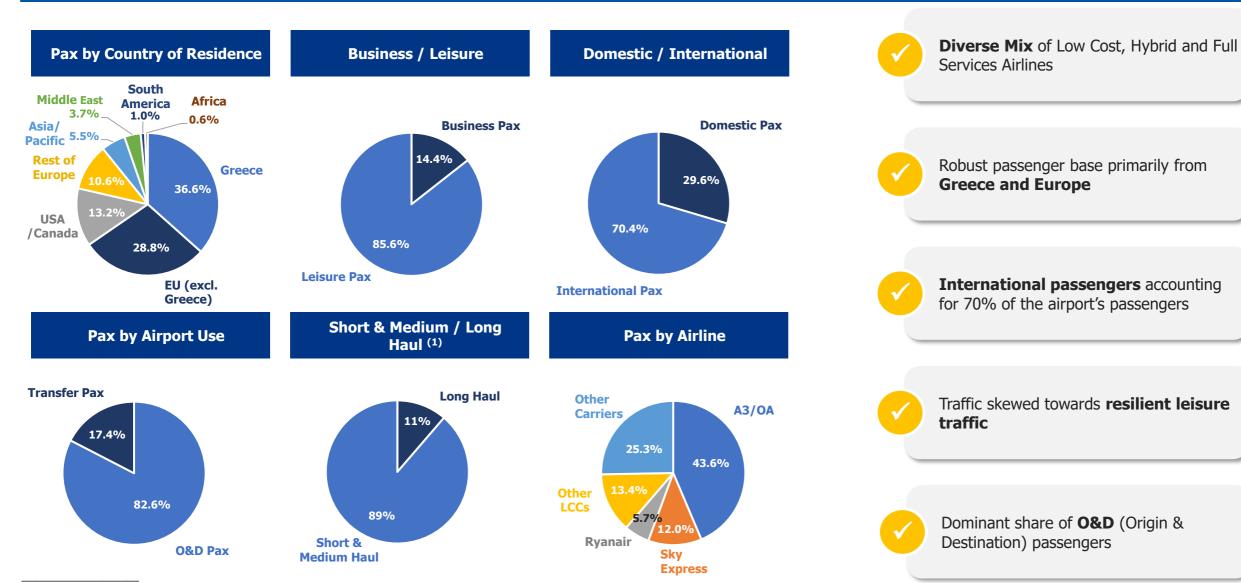
✓ Athens Air Connectivity is expanding rapidly with the fastest growth in 2025 versus 2019 and 2024⁽²⁾

⁽¹⁾ Source: ACI EUROPE Airport Traffic Report – June 2025. European airports >25m passengers.

⁽²⁾ Source: ACI – Europe AIRPORT INDUSTRY CONNECTIVITY REPORT 2025.

Well diversified traffic mix - limited exposure on business travel





Note: Based on 2024 data.

⁽¹⁾ Short & Medium/ Long haul as % of international scheduled passengers; long-haul are flights of over 1,700 nautical miles from AIA.



Business developments and achievements H1 2025



Operational achievements solidifying AIA's strong performance

Home Based Carriers









- √ +8 new destinations for the Home-Based **Carriers on existing routes**
- √ +3 new routes for the Airport

New Airlines







- √ +11 new network developments from visiting airlines, including major Long-Haul routes:
 - Charlotte with American Airlines
 - Los Angeles with Norse
 - · Chengdu with Sichuan Airlines
- + 12 new network developments to be added in H2 2025 from Home based and Visiting Carriers

Commercial **Develop**ment

Airlines



- ✓ Continuous enhancement of the "Best of Greece" offerings
- ✓ New concept openings and store upgrades
- ✓ Capitalization of improved passenger profile from key high-spending destinations

Recent Awards Received



ACI EUROPE 2025 Best Airport Award (1st place, 25-40 MILLION PASSENGERS CATEGORY)

Highly Commended in the Digital Transformation Award category

Change of status from "non-coordinated" to "schedule facilitated" for the summer of 2025 to effectively address ATC related capacity constraints during peak hours

Other key accomplishments



Scrip Dividend Program 2025

- Strong shareholder participation with 89.22% take up, generating €84.75m for Air Activities Capital
 effective from 16 May 2025
- First year implementation of the 4-year program up to €240m

Airport Charges adjustment

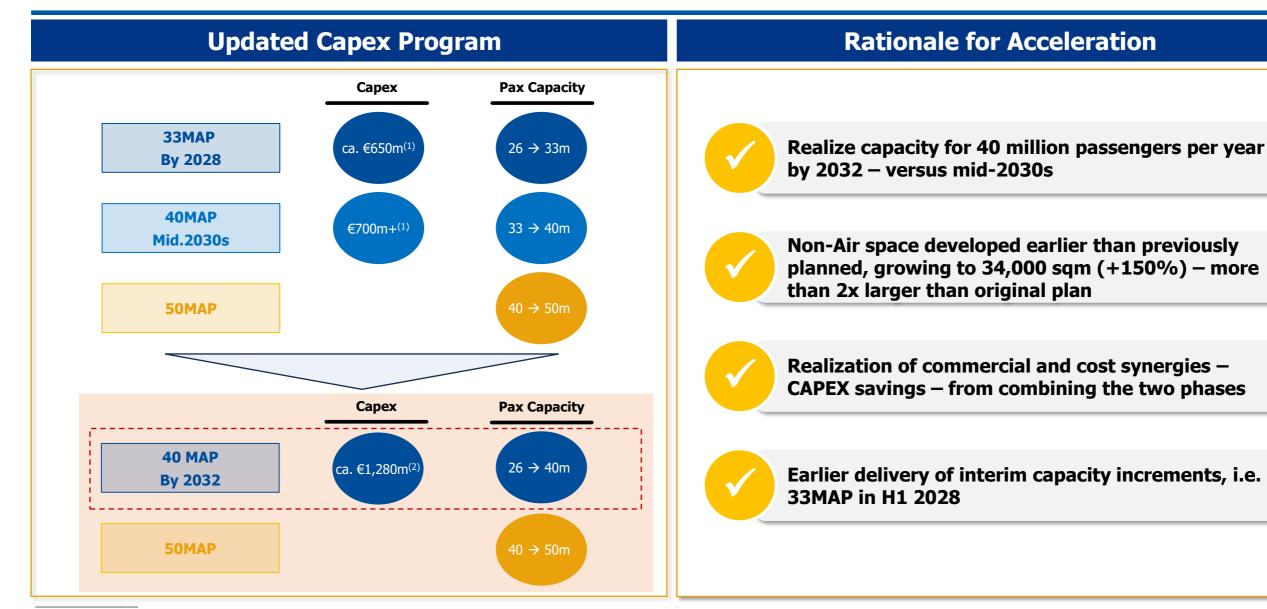
- Temporary reduction of the Passenger Terminal Fee (PTF) charge by 30%, effective from October 1st, 2025
 and until April 30th, 2026, to incentivize growth during the off-peak period, while keeping all other charges unchanged for 2025
- Introduction of a Sustainability Support Scheme (SSS) from January 1st to December 31st, 2025:
 - ✓ per departing passenger rebate on the PTF, ranging from €0.80 to €1.50 depending on aircraft type,
 - √ aiming to incentivize higher load factors and fuel-efficient aircrafts,
 - ✓ supporting airlines in the first year of the 2% EU SAF mandate, towards the reduction of **Scope 3 emissions**



Accelerated Airport Expansion Program and resulting benefits



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Company estimates based on business plan using 2022 prices.

Company estimates based on business plan using 2024 prices.

Our Expansion Program is well on track anchored on three main pillars



- Consolidated 33 MAP and 40 MAP plans, accelerating completion to 2032
- Approx. +150,000 sqm (+68%) versus current terminal
- Faster delivery of capacity up to 50% of CapEx to be utilised until 2028 and the remaining until 2032
- Key features:
 - Expanded passenger processing facilities
 - ✓ New boarding lounges

- ✓ New aircraft contact stands
- ✓ Expanded retail and F&B areas

Total Budget⁽¹⁾: €1,280m

track

New Apron Area



- New apron area for 32 code C remote stands at the Northwest part of airport
- Construction commenced expected Q2 2027

Acceler ated

Main Terminal Building and Satellite buildings



- Outline Design in the completion stage
- Launched construction tender through Early Contractor Involvement (ECI) approach

Multi S

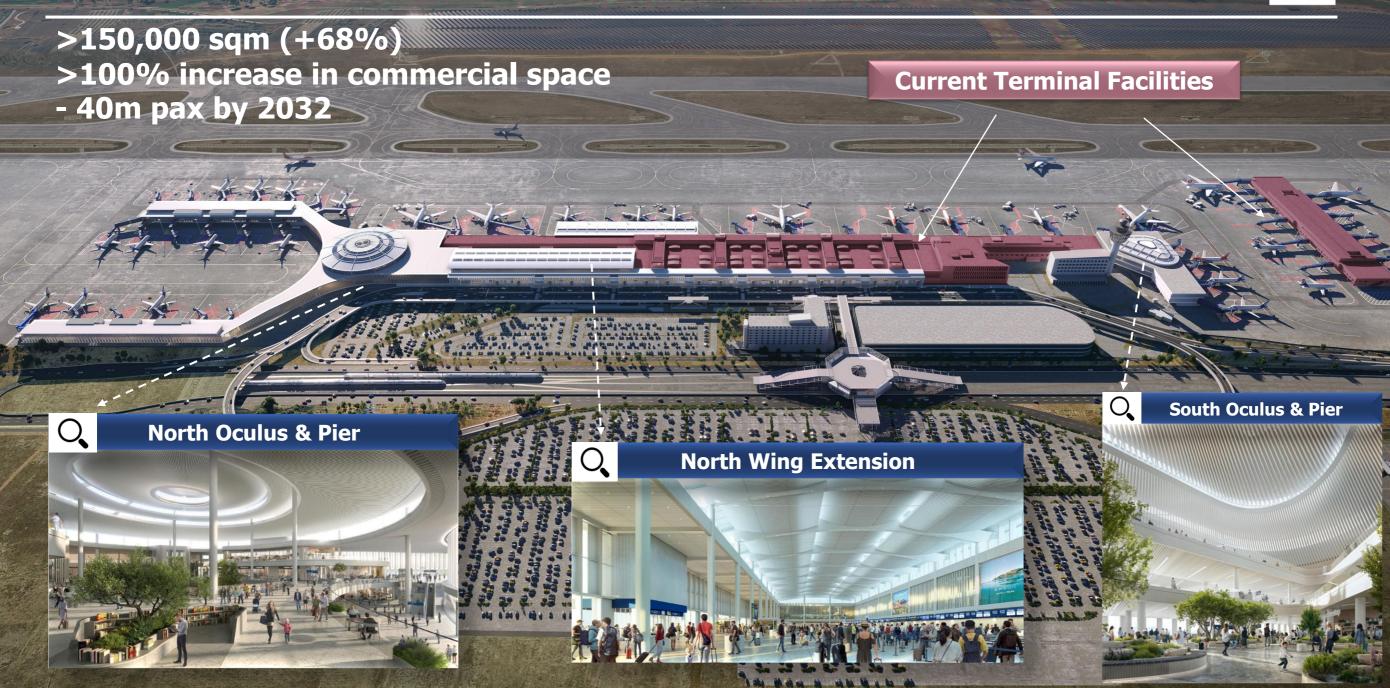
Multi Storey Car Park



- 7-storey multi-storey car park with 3,500 positions
- Construction commenced expected in Q2 2027

Main Terminal and Satellite Expansion

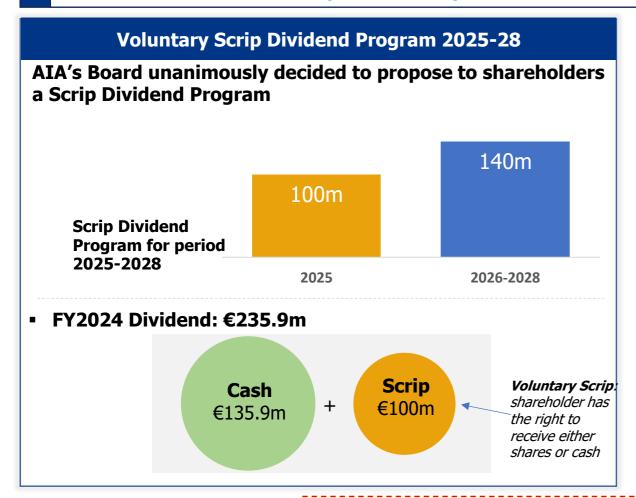




Enhanced shareholder value through Air Activities capital increase and earlier delivery of commercial space



The capex acceleration will be partially funded by capital increase through a **voluntary Scrip Dividend of up to €100 million from 2024**profits, and up to another €140 million over the subsequent 3 years



Key Benefits of the Program

- ✓ Increases shareholder value through investment in Air Activities and increase in Air Activities Equity Capital and respective returns consistent with our regulatory framework
- ✓ Enables non-Air revenues potential higher than previously expected due to earlier delivery and increased size of commercial space through accelerated investment program
- ✓ Consistent with AIA's commitment to maintain a healthy balance sheet ND to EBITDA at 2.0x -3.0x and not to exceed 3.5x

89.22% take up, resulting in €84.75 million proceeds to Air Activities Capital for 2025

Completion of Route 2025 by December, towards net-zero carbon emissions





2030 Shrussels (3)

- 1. 35.5 MWp Photovoltaic (PV) and 82MWh Battery Energy Storage System (BESS) project awarded in H1 2024 and on track for completion by end 2025
- 2. Secured financing for PV + BESS development, vehicle fleet electrification and heat pump installation, including RRF funding
- CO₂ emissions reduced by 60% since 2005 and 45% of electricity needs provided by clean energy
- Carbon neutral since 2016, currently accredited as most ambitious level of ACA (Level 4+ "Transition")
- First airport in Europe to achieve 100% of electricity needs produced on-site from clean sources
- Marginalise the exposure to volatility in energy cost

2025



Sources: ACI Europe

⁽¹⁾ Stockholm-Arlanda Airport

⁽²⁾ Helsinki Airport

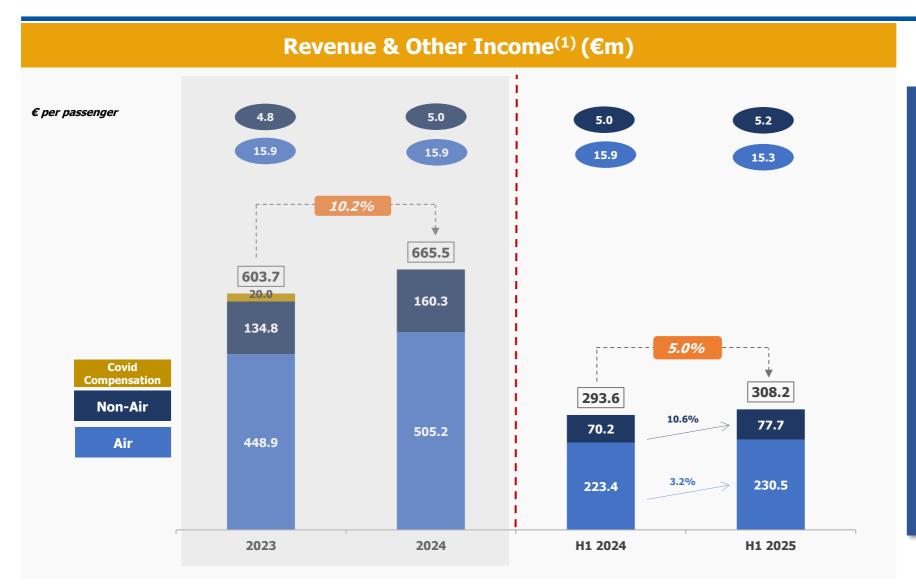
⁽³⁾ Paris-Orly and Paris-Le Bourget airports

⁽⁴⁾ Paris-Charles de Gaulle Airport



Air Activities grew in line with regulation; non-Air outperformed traffic levels



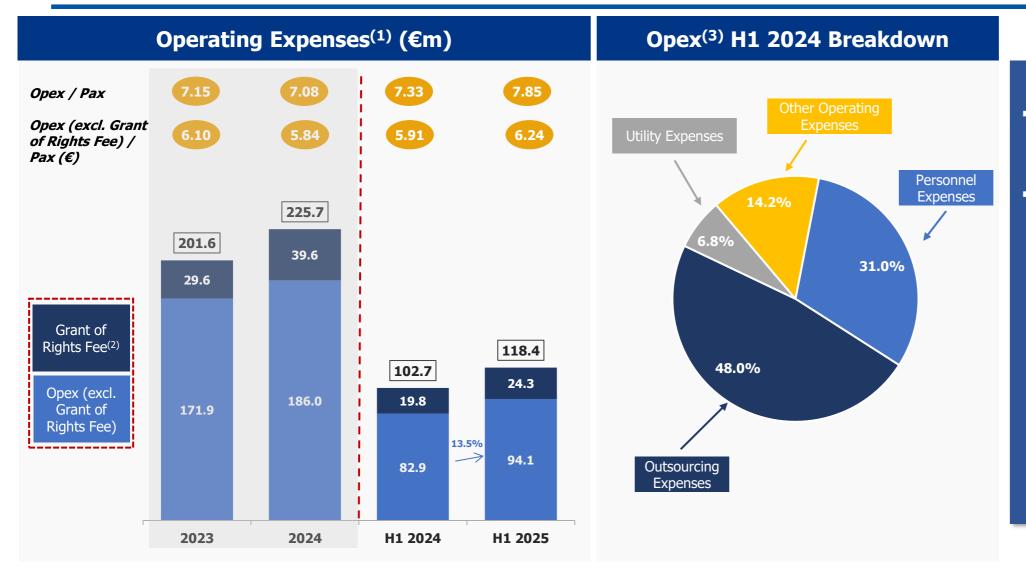


- Air Activities Revenue increased by 3.2%;
 Airport Charges adjustments reflecting:
 - ✓ gradual depletion of the Carry Forward Amount and
 - ✓ Air Activities capital increase
- Non-Air Activities Revenue outperformed traffic expanding by 10.6%, mainly driven by:
 - ✓ new concepts introduced in mid-2024
 - ✓ increased passenger volumes of high yield destinations
 - ✓ favorable comps due to refurbishmentrelated disruptions in Q1 2024

⁽¹⁾ Total revenue and other income for H1 2025 does not include the €19.5 million Revenue for Airport Expansion Program (AEP), in accordance with IFRIC 12 Service Concession Arrangements par. 14, which requires that revenue and costs relating to construction or upgrade services are recognised in accordance with IFRS 15.

Continued investment in our operations to maintain the highest levels of service





- Increased variable component of Grant of Rights Fee due to the 2024 higher profitability
- Operating Expenses³ increased by
 €11.2m or 13.5% compared to H1 2024:
 - ✓ Additional resources due to higher traffic
 - ✓ Increase in minimum wages in April 2025, along with the full year impact of the minimum wage increases in April 2024
 - ✓ **Increased electricity cost** attributed to higher electricity prices
 - Enhanced **provision for heavy maintenance** of runways, taxiways
 and airfield lighting

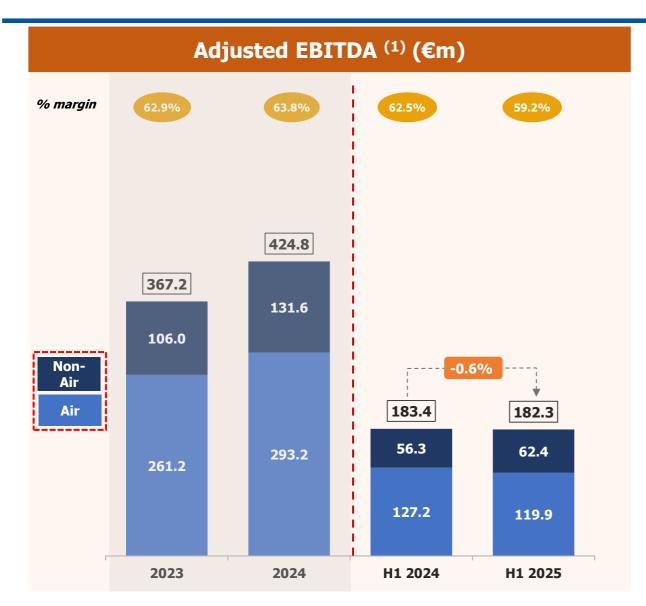
⁽¹⁾ Operating expenses for H1 2025 do not include the €19.5 million cost for Airport Expansion Program (AEP), in accordance with IFRIC 12 Service Concession Arrangements par. 14, which requires that revenue and costs relating to construction or upgrade services are recognised in accordance with IFRS 15.

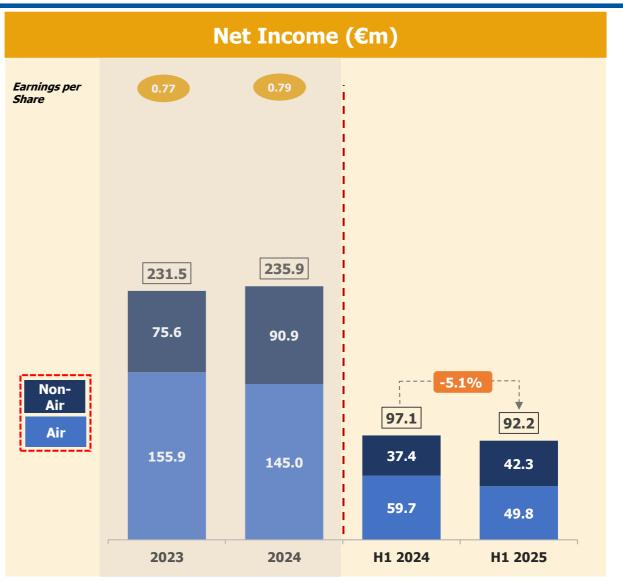
⁽²⁾ Variable component only.

⁽³⁾ Excluding Variable portion of Grant of Rights Fee and AEP cost.

On target performance: Air Activities profits in line with regulation, increased Non-Air profitability

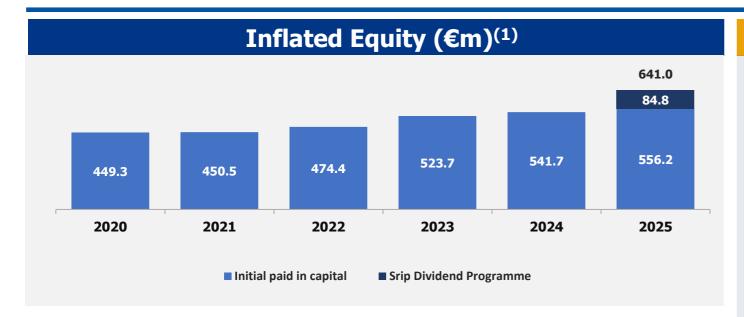




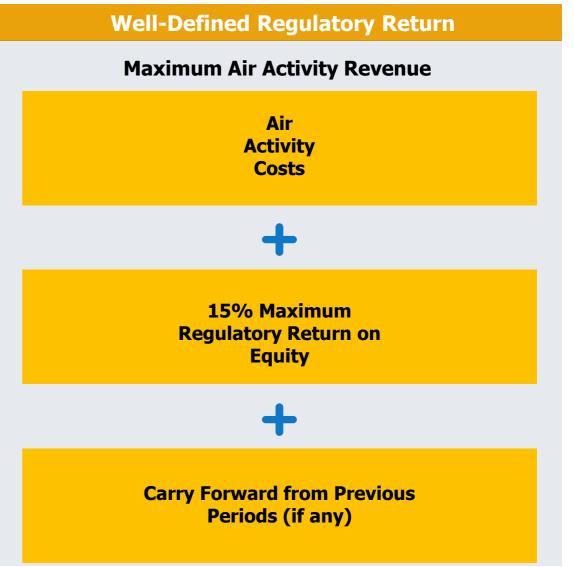


Increased Air Activities Equity supported by Scrip Dividend; Carry Forward amount on 30 June at €16.5m





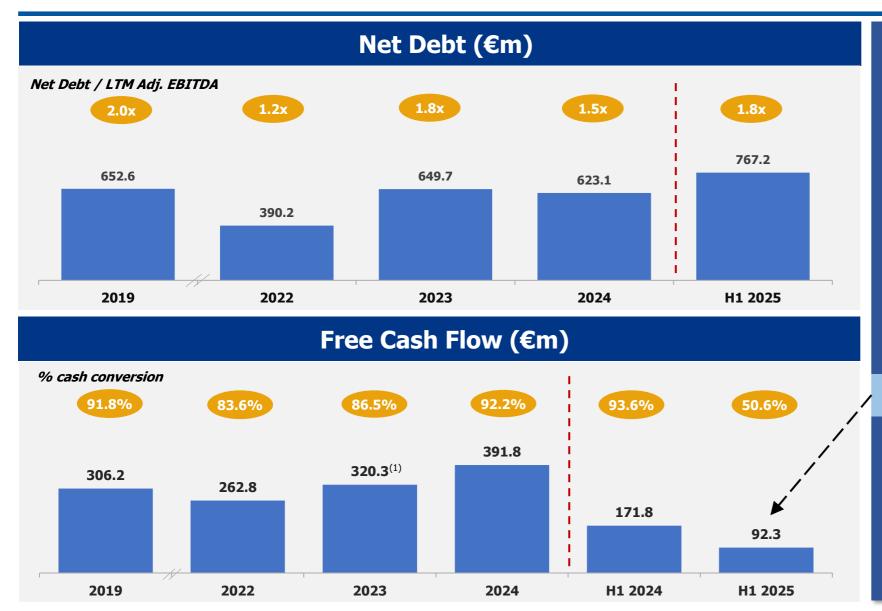




⁽¹⁾ Base Equity for the calculation of the 15% Regulatory RoE. Means the equity initially paid-in, equal to €300m, adjusted for inflation, as determined by the Harmonised Index of Consumer Prices (HICP) plus the additional Air Activities capital of €84.8m added through the Scrip Dividend Program. H1 2025 includes the half year inflated initial paid in capital and 1.5 month of the additional Air Activities capital through the Scrip.

Leverage at 1.8x Net debt to LTM adj. EBITDA with 50.6% free cash flow conversion due to increased investments





- AIA's principal sources of liquidity are cash from operating activities and bank loans.
- H1 2025 leverage of 1.8x Net Debt to LTM Adjusted EBITDA.
- Strong profitability accompanied with healthy Cash Flow generation.
- H1 2025 Free Cash Flow at €92.3m and 50.6% Cash Conversion, lower this year as anticipated, due to the commencement of the Airport Expansion Program
- Capex at €90m (vs. €11.7m H1'24)
- Company's financial stability fully safeguarded through:
 - ✓ secured debt financing,
 - ✓ Scrip Dividend Program, and
 - ✓ Company's strong financial position.



2025 Outlook confirmed



Performance Outlook

Traffic forecasts



Revenues



Adj. EBITDA



Net Income



Airport Expansion Program

FY 2025 & mid-term Guidance

- Expect mid-single digit growth for passenger traffic during full year 2025
- Mid-to-long term traffic in low single digits



- Air Activities: Aeronautical Charges adjusted due to the gradual depletion of the Carry Forward.
- Annual Air Activities profitability will align with a 15% Return on Equity, supported by the multi-year capital increase Program for Air Activities via Scrip Dividend
- Non-Air Activities: flat per pax yield for 2025 impact on parking revenues from MSP construction
- Mid term impact on retail revenues due to limitations in available commercial space during terminal expansion



Adj. EBITDA margin ca. 100 bps below long-term 60%+ target for 2025/26



- Net income for 2025 and 2026 of ca. €200 million annually
- Maintain commitment to dividend policy



- Finalisation of Outline Design for MTB & STB and ongoing construction tender through ECI approach
- 50% capex spending until the end of 2028 and the remaining amount until the end of 2032

Summary



- ✓ Strong Traffic growth (13.1% 2024 vs 2023 and 7.6% H1 2025 vs H1 2024) with solid profitability
- √ 100% dividend payout of €0.78 per share
- ✓ Accelerate Airport Expansion to deliver 40MAP capacity by 2032 5 years earlier than originally planned with gradual incremental deliveries throughout the period
- ✓ Higher Air Activity profits due to increase in equity balance through Scrip Dividend Program
- ✓ Non-Air Activities Revenues expected to benefit from substantially expanded commercial space earlier than previously expected

The accelerated expansion of AIA will create significant value for our shareholders and enable us to continue delivering a world class experience to passengers and airlines

Financial Calendar 2025



Polonce O2 2025 Trading Undate:	Monday, 3 November 2025
Release Q3 2025 Trading Update:	(before market opening)

^{*}Within the first days of each month, we publish previous month's traffic figures

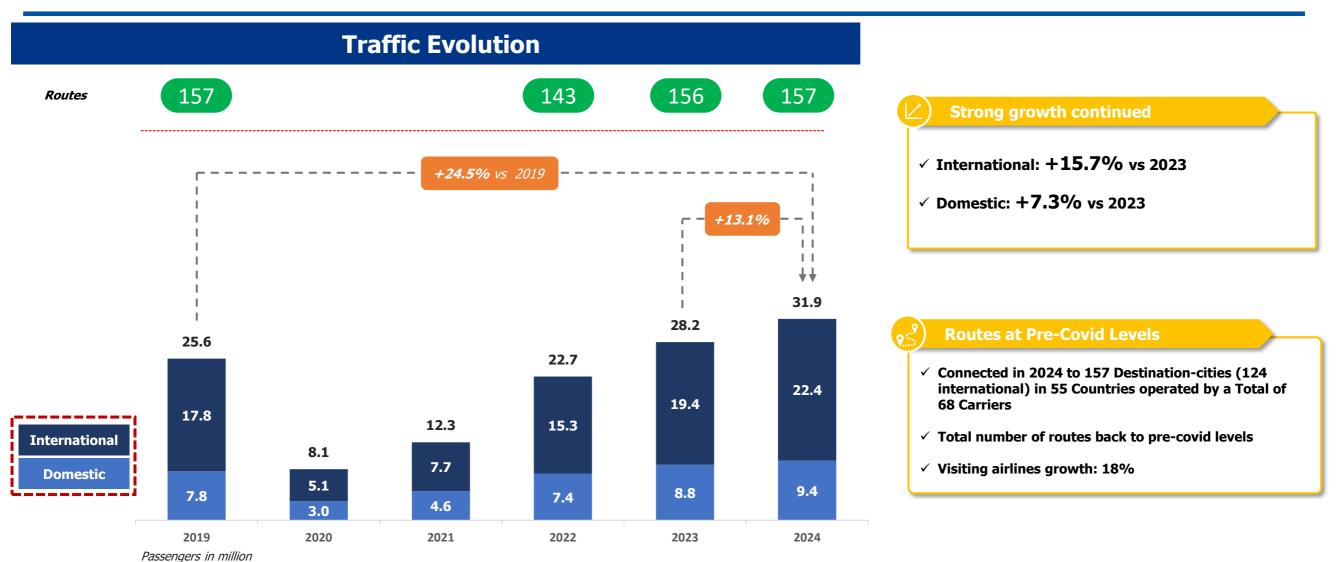


Appendix



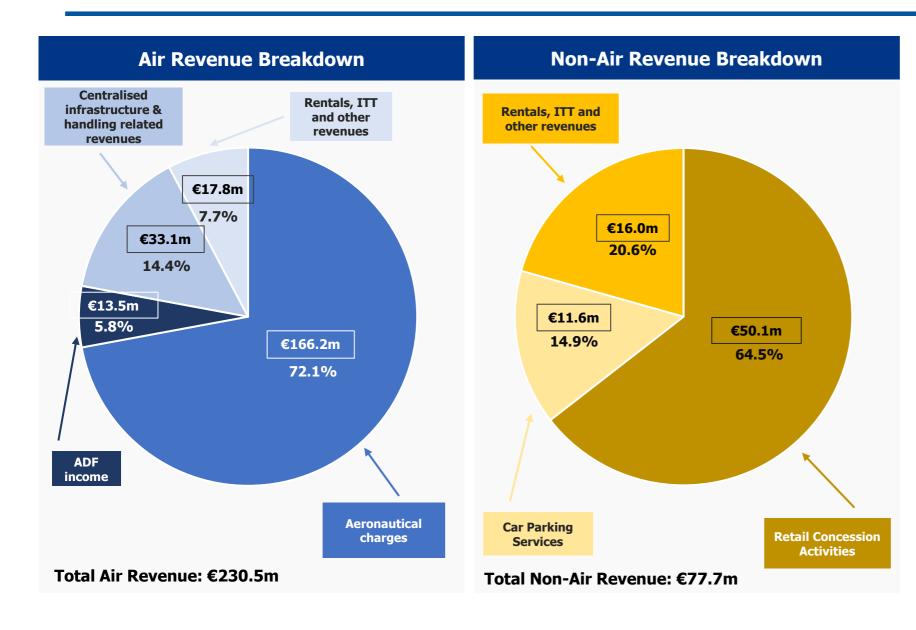
New record levels for 2024 passenger traffic exceeding 2023 by 13.1% and 2019 by 24.5%





Aero charges and ADF dominate Air revenues; Retail Concessions make up almost 65% of Non-Air revenues





Air/Non-Air Activities

Allocation based on whether activities fall under the profit cap on air activities as imposed by the regulator

Air Activities

gulated

Aeronautical charges (incl. landing, parking)
Passenger charges (incl. security, pax charge)
Airport Development Fund
Ground handling

Including in-flight catering, cargo, fuel, Rentals, ITT and other revenues

Non-Air Activities

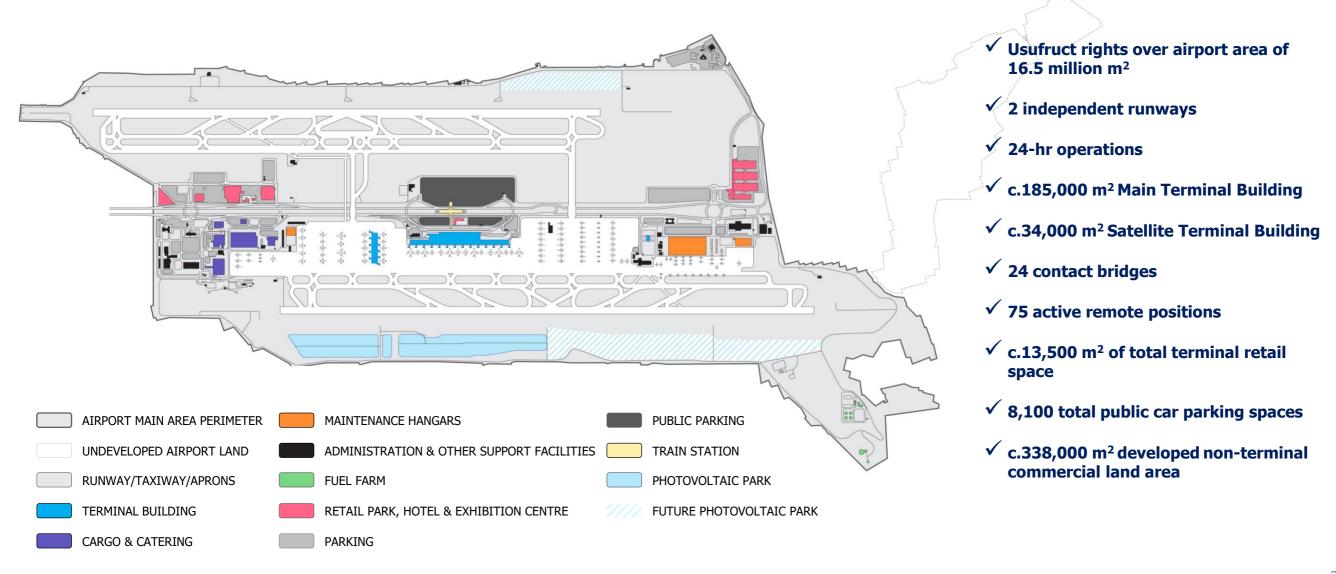
on-Regulated

Terminal retail, concession activities, car parking

Including Real Estate, Rentals, ITT and other revenues

An 'Airport Community' of 400 Businesses and 18,900 People

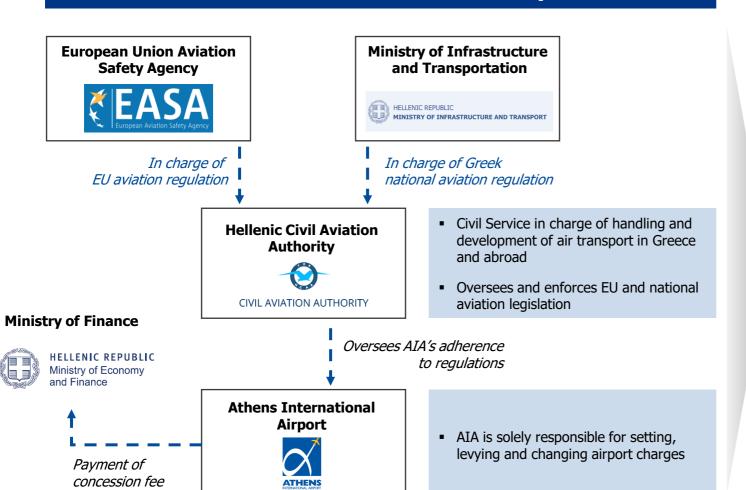




The Concession Agreement transparently lays out the Regulatory Framework



Relevant Authorities and Relationships with AIA



Key Terms

Term of Concession

Concession term of 30 + 20 Years

Starting date: 12th June 1996

End date: 11th June 2046

Dual Till Regulation

- AIA able to set air activity charges allowing for 15% annual cumulative regulatory return on equity
 - Carry forward mechanism allowing for recovery of under-recovered regulatory return
- Uncapped upside from non-air activities

Grant of Rights Fee

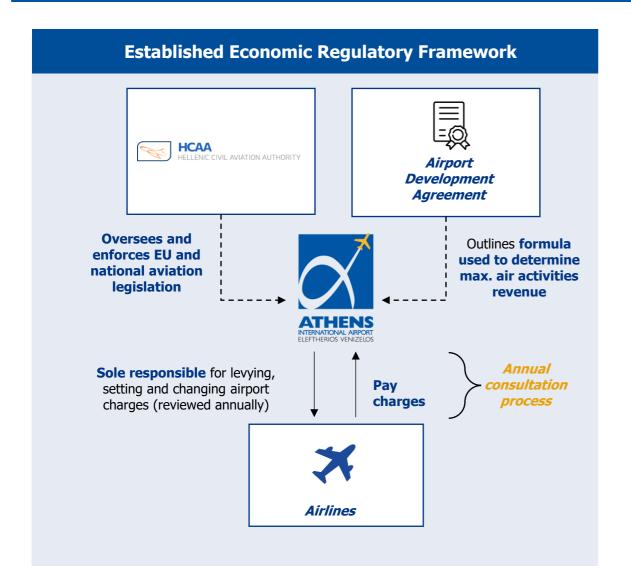
- AIA to pay annually a concession fee equal to the greater of
 - (i) €15m Grant of Rights Fee (fixed) and
 - (ii) a variable fee of 15% on Consolidated operating profit⁽¹⁾

Sources: Company Information, Law 2338/95.

⁽¹⁾ Defined as "Consolidated Operating Profit" in Schedule of Law 2338/95 as the operating profit of the Airport Company and its subsidiaries (before interest, extraordinary and exceptional items, taxation calculated on profits or distributions and similar charges), all as determined on a consolidated basis and excluding amounts attributable to minority interests in Subsidiaries, in respect of a Financial Year as shown by the Audited Accounts in respect of that Financial Year less interest paid during that Financial Year (other than any interest paid on or as a result of a prepayment of all or part of the relevant indebtedness) in respect of indebtedness for borrowed money incurred in respect of the provision, acquisition, construction, maintenance, repair, renewal and operation of the assets allocated to Air activities.

Benign Dual-Till regulation providing for some downside protection and growth upside





Comprehensive Concession Agreement

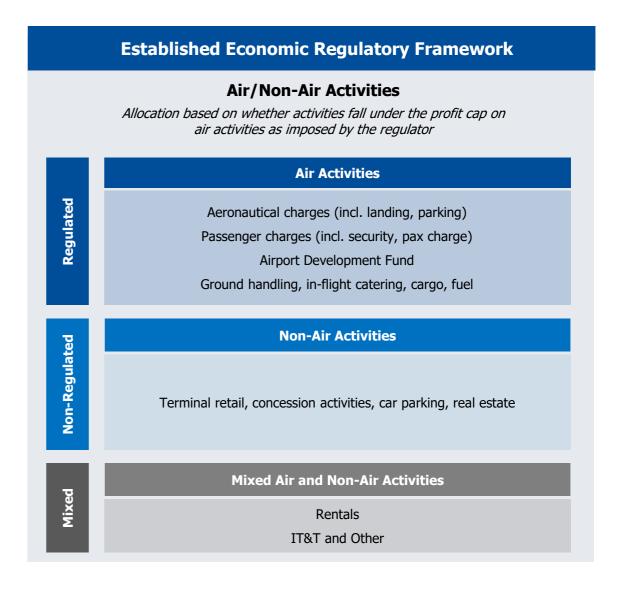
- Attractive Dual-Till Regulatory Framework
 - ✓ **Uncapped upside** from non-air activity streams
 - ✓ **Strong revenue base from air activities** allowing a 15% Annual Cumulative Regulatory RoE
 - ✓ Stable regulation with no annual or periodic reviews
- Clear Regulatory Framework
 - ✓ 20 + 30-year concession granted until 2046
 - ✓ **23 years** remaining concession period until 2046
 - ✓ Concession allows opportunity to **pursue additional revenue streams**
 - ✓ Well-established and long-standing relationship with HCAA
 - ✓ **Transparent** tariff framework, no material elements subject to negotiation
 - ✓ **Streamlined** licensing approvals
- 3 Predictable Capex Program
 - ✓ Well-defined trigger points for airport expansion
 - ✓ Predictable capex program with air-activity investments recoverable at cost

Dual-Till regulation provides downside protection to Athens International Airport along with an uncapped growth potential to Non-Air Activities



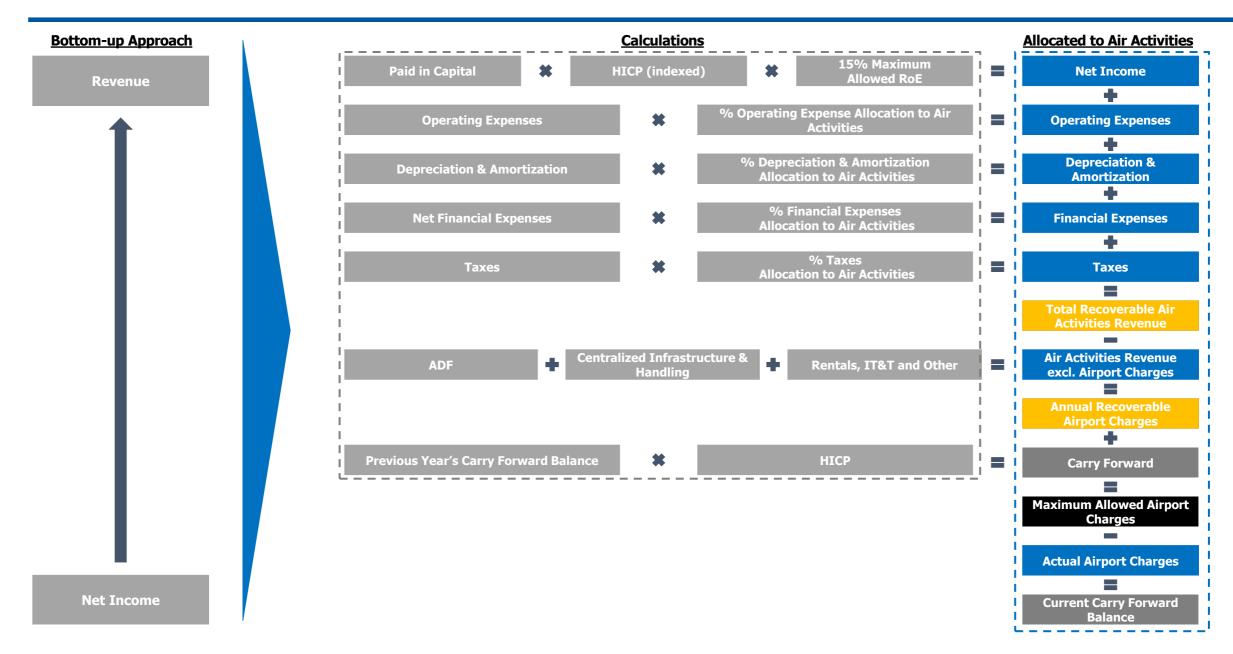
Tariff Mechanism Maximum Air Activity Revenue Air Activity Costs Air Activity Costs Carry Forward from Previous Periods (if any)

- Regulation not subject to annual reviews
- The Maximum Air Activity Revenue determines the maximum Athens
 International Airport is allowed to recover from airport charges levied on airlines and passengers (after accounting for all other air activities and revenue)
- It aims to cover all costs connected to air activities plus a 15% maximum cumulative annual regulatory return on equity⁽¹⁾
 - Unrealised profits can be carried forward to subsequent periods adjusted periodically by inflation (EU RPI)
 - In the event that Athens International Airport's actual compounded cumulative return exceeds 15.0%, in 3 out of any 4 consecutive financial periods, the Company is obliged to pay any excess return to the Greek State
- The expansion capex for air activities will only be recovered at cost and will not receive additional return



Allowed Airport Charges Build-up





Non-Air Revenue: Solid, profitable agreements and proven long-term partnerships



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Retail Concession activities (1)

- Variable fee determined as % of turnover
- MAG amount and cash or bank security guarantees









Car Rentals









Offering the Best of Greece





18 new concept openings in 2024

Car Parking

- ✓ Long term car park increased by 500 spaces in 2024 to 3,600 spaces
 - √ Focus on optimising parking capacity management by closely monitoring the daily occupancy

Property revenues



Incremental revenues due to new contracts:

✓ IKEA building concept and store assortment; addition of Plaisio, Intersport and Holland & Barrett (throughout 2024)

(1) Figures represent 31.12.2024 status.

Highly resilient, efficient and profitable Airport Operator



1	Critical Infrastructure Connecting the World to Greece, Underpinned by Attractive Demand Fundamentals and Strong Macro Tailwinds	86% Leisure Traffic (1)	70 [©] International	Traffic (1) of tota	40% al Greek aviation traffic (1)
2	Trophy Airport with Excellent Track Record 120+ Awards			68 Airlines ⁽¹⁾	
3	Benign Dual-Till Regulation Providing for Some Downside Protection and Growth Upside 15% Maximum Annual Regulatory RoE on Air Activities		ulatory RoE	100% Non-Air Upside	
4	Resilient Financial Performance & Operational Excellence 63.8% Adj. EBITDA margin in 2024		_	+15.7% Adj. EBITDA growth 2024	
5	Multiple Levers to Enable Long-term Growth	Airport Expansion Program to increase capacity to 50m Decision to forward to the accelerated Airport Expansion Plan up to 40MAP capacity by 2032			
6	Best-in-Class ESG Practices with Leading Environmental Performance	Low Carbon Frontrunner CO ₂ Neutral Since 2016 Net Zero Target for Scope 1 + 2 by 2025		_	
7	Industry-Leading Management Team with Seasoned Experience	20+ Years Avg. Experience for Key Leadership			

Disclaimer



IMPORTANT: This document presents the Financial Results and the basic financial information of AIA for the first half of 2025 ended on 30 June 2025 and has been prepared, in all material aspects, in accordance with International Financial Reporting Standards (IFRS) and the basic accounting principles applied by AIA.

This document also contains forward-looking statements that involve risks and uncertainties. These statements may generally, but not always, be identified by the use of words such as "outlook", "guidance", "expect", "plan", "intend", "anticipate", "believe", "target" and similar expressions to identify forward-looking statements. All statements other than statements of historical facts, including, among others, statements regarding the future financial position and results of AIA, the outlook for 2025 and future years as per AIA's business strategy, the effects of global and local economic conditions, effective tax rates, dividend distribution, and Management initiatives regarding AIA's business and financial conditions are forward-looking statements. Forward-looking statements and financial projections are not quarantees of future performance and involve numerous known and unknown risks, uncertainties, both generic and specific, and assumptions which are difficult to predict and outside of the control of the Company. We have based these assumptions on information currently available to us at the date the statements are made, and if any one or more of these assumptions turn out to be incorrect, actual outcomes and results may differ materially from what is expressed in such forward-looking statements. While we do not know what impact any such differences may have on our business, if there are such differences, our future results of operations and financial condition could be materially adversely affected. Therefore, you should not place undue reliance on these forward-looking statements and financial projections.

Although the Company believes that, as of the date of this document, the expectations reflected in the forward-looking statements are reasonable, we cannot assure you that our future results, level of activity, performance or achievements will meet these expectations. Moreover, neither the Company's directors, employees, advisors nor any other person assumes responsibility for the accuracy and completeness of the forward-looking statements. After the date of this document, which includes audited financial figures, unless required by law to update these forward-looking statements, the Company will not necessarily update any of these forward-looking statements to adjust them either to actual results or to changes in expectations.