



ATHENS MARKET REPORT

Despite the adverse international environment, the Greek economy continues to grow at a steady pace in 2025, demonstrating notable resilience. The annual growth for 2025 is estimated at 2.3% (BoG), significantly exceeding the Eurozone average. Main drivers for the growth remain private consumption, investment and buildup of inventories, while inflation continues to decelerate primarily due to the decline in energy costs. The side-effects of the newly imposed U.S. tariffs, such as global trade slow down, heightened uncertainty and shifts in international investment flows may adversely affect external demand.

Macro Figures

Economic activity continued to expand at a satisfactory pace in Q1-2025 (2.2% y-o-y), outperforming the euro area (1.5% y-o-y), despite the elevated uncertainty despite the elevated uncertainty of the international economic environment.

Greece's GDP increased by 2.2% y-o-y, remaining flat in quarterly terms (+0.04% q-o-q) in comparison with previous quarterly increase of +2.5% in Q4-2024 and annual increase of +2.3% in FY-2024.

Core inflation stood at 3.6% in 2024, down from 5.3% in 2023, remaining though, at elevated levels. In May 2025, core inflation increased to 4.0% from 3.8% in April.

Indicators	2024	2025	2026
GDP growth (% , y-o-y)	2.3	2.3	2.2
Inflation (% , y-o-y)	3.0	2.8	2.3
Unemployment (%)	10.1	9.3	8.7
General government balance (% of GDP)	1.3	0.7	1.4
Gross public debt (% of GDP)	153.6	146.6	140.6
Current account balance (% of GDP)	-8.3	-8.2	-7.9

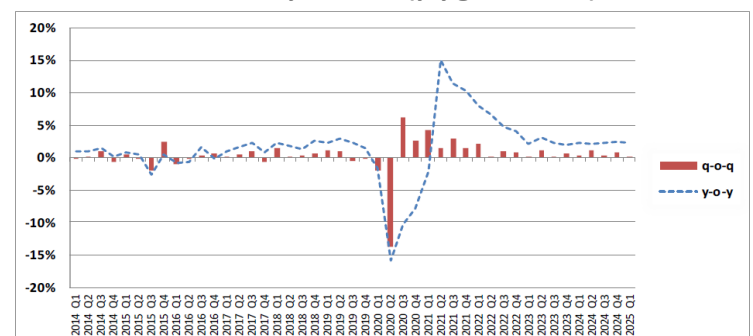
Source: ec.europa.eu

Greek Economy Overview

HICP inflation increased to 3.3% in May 2025, a monthly 0.7% increase, mainly because of increases in the inflation rates of food and of non-energy industrial goods as well as due to a less negative rate in energy inflation.

Core inflation (HICP excluding energy and food) is at high levels, 4.0% in May picking up from 3.8% in April, showing a significant deviation from the euro area average and partly reflecting the large positive output gap of the Greek economy. It is expected to decline to 2.2% by 2027, reflecting mainly the easing of non-energy industrial goods inflation.

Quarterly real GDP (y/y growth rate)



Source: ELSTAT

Private consumption rose by an average pace of 1.9% y-o-y in Q1-2025, remaining the primary factor of growth, contributing 1.3 pps to the annual GDP growth. The average annual increase of labour compensation by 6.4%, the steady drop of the unemployment rate and the solid consumer credit growth reflect the improvement of labour market conditions.

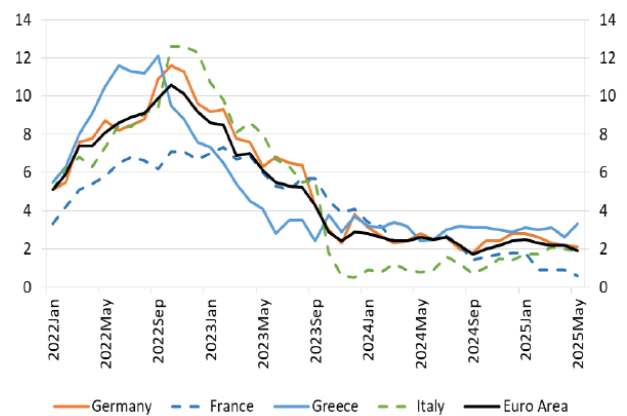
Inventories also played a significant role in shaping GDP levels, contributing 1.6 pps of the annual change, in Q1-2025. Strong demand, shorter inventory cycles, and contingency stockpiling were amongst the main drivers.

Strong labor market fundamentals, shaping the unemployment rate at 8.3% in April 2025, approaching the 2008 historical low of 7.8%, with real wage growth projected at approximately 2.5%—combined with increased non-wage income and elevated levels of financial and real estate wealth, is expected to support private consumption growth at around 2.0% for the current year.

The significant drop in gross fixed capital formation declined markedly, by 6.1% quarterly in Q1-2025, the largest drop after Covid-19 pandemic. This is attributed largely to the fall in other construction investment, partly related to a lag in the implementation of construction projects.

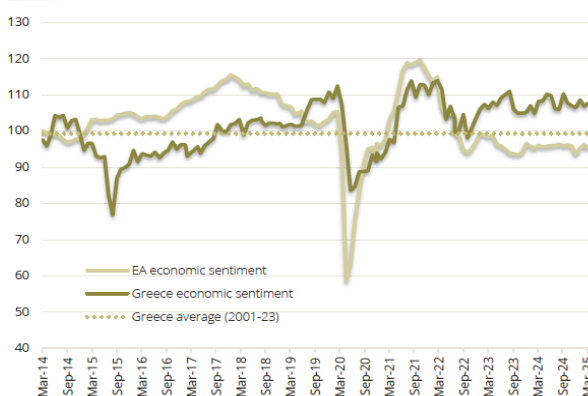
Both housing and commercial property prices (prime office and retail) increased at a strong pace in 2024 and continued on an upward trend in early 2025 due to both external and internal demand. In Q1-2025, apartment prices continued to increase at a strong, though decelerating, rate (6.8% y-o-y). In the commercial real estate sector, prime office prices increased by 6.2% y-o-y in H2-2024, while prime retail prices increased by 9.2% y-o-y over the same period.

The sharp decline in gross fixed capital formation raises legitimate concerns, as it appears inconsistent with other investment-related leading indicators across industry, services, and construction during the same period. Machinery, including defence systems and intellectual property products were the only components of the GFCF that recorded positive annual growth. In contrast, non-residential construction experienced its steepest decline in five years, while residential construction contracted slightly by 0.3% y-o-y. Investments in transportation equipment fell by 3.2%, and ICT equipment saw a sharp decline of 10.2% y-o-y.



HICP Headline inflation, annual changes %, Source: Eurostat, Latest observation May 2025

Economic Sentiment Index



Source: IOBE, European Commission

The Economic Sentiment Indicator (ESI) averaged 107.2 in April-May 2025, slightly below its Q1-2025 level (107.6), and well below its Q2-2024 average of 109.4.

Total employment growth remained positive, largely due to higher demand for labour in the construction, trade and professional service sectors. The employment rate in Q1-2025 decreased by 1.7 pp y-o-y.

The unemployment rate is estimated to reach 9.4% in 2025, and is expected to decline rapidly as low as 8.2% in 2027, reflective of the projected continued rebound in economic activity over the medium term.

Corporate bank credit expanded significantly throughout 2024 and into the early months of 2025, in line with underlying economic growth and the downward trend in interest rates.

In contrast, household lending continued to contract, primarily due to net repayments of outstanding housing loans. Nonetheless, the negative momentum in housing credit has moderated.

The Greek economy continues to outperform the euro area average, supported by robust corporate credit, rising private consumption, and improving labour market conditions. Consumption, driven by higher real disposable income, is expected to grow at 2.0%, while total investment is projected to rise by 7.5% annually over 2025–2026. Despite declining public investment in 2027, residential investment remains stable, though below pre-crisis levels. Risks include global trade tensions, inflationary pressures, climate-related disruptions, and slower reform implementation. Full utilization of EU Recovery Funds could boost GDP by 7% by 2026. Key policy priorities include inflation control, investment acceleration, labour market efficiency, and maintaining fiscal and debt sustainability.



OFFICE MARKET REPORT

OVERVIEW

The office market in Greece is gradually recovering, with increased activity concentrated mainly in major urban centers. While Athens remains the dominant market for office space and investment, other regional cities such as Thessaloniki and Patras are also experiencing steady growth, supported by domestic demand and expanding international business presence.

Across the country, there is a rising emphasis on sustainability, with new developments focusing on energy-efficient and environmentally responsible buildings. Flexible workspace solutions, including co-working and serviced offices, are gaining popularity nationwide as companies adapt to modern working trends.

Although market size and activity vary across regions, the overall outlook for Greece's office sector is cautiously optimistic, supported by improving economic conditions and growing corporate demand.

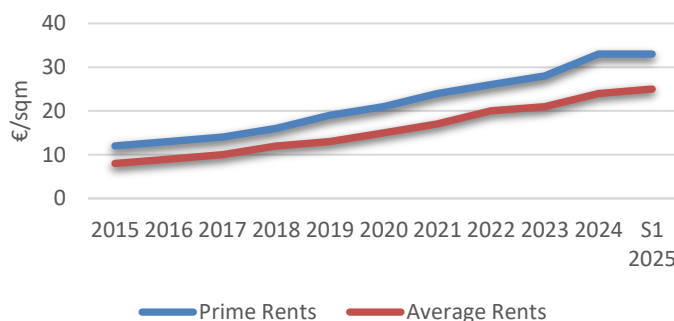
ATHENS OFFICE MARKET

The office market in Greece is showing steady signs of recovery and growth in 2025, supported mainly by increased activity in major cities. Athens remains the country's dominant office market, driving most leasing and investment activity. Other regional cities such as Thessaloniki and Patras are also developing modern office spaces, but Athens continues to attract the majority of demand due to its role as Greece's main business and economic hub.

Focusing on Athens, the city's office market has demonstrated strong momentum in the first half of 2025, with rising rental values and high demand for quality office spaces. This reflects a broader trend towards sustainable, energy-efficient buildings, which have become the preferred choice for many tenants.

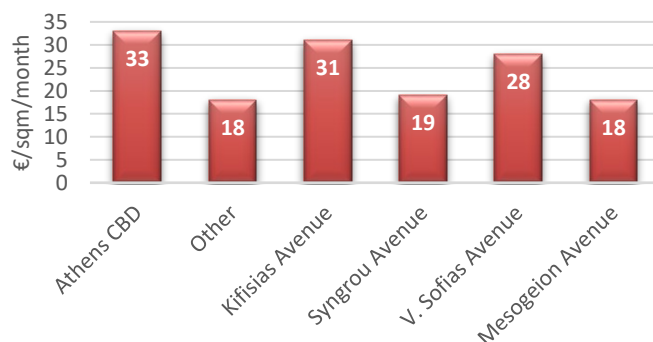
Remarkable Recovery and Strong Demand Dynamics in Athens Office Market During H1 2025

Office Market Rental Values



Source: Danos, an alliance member of BNP Paribas Real Estate

Main Markets Avg Rent



Source: Danos, an alliance member of BNP Paribas Real Estate

Significant Rental Growth Driven by High Demand for Modern and Sustainable Workspaces

Athens has witnessed a significant increase in rental prices, with values rising approximately 15.4% year-on-year. Demand is concentrated in prime locations in the city center such as Vas. Sofias Ave. and Stadiou Str., where rents can reach up to €33 per square meter per month. Emerging suburban business districts including Elliniko, Glyfada, Kifisia are also experiencing growing interest, with rental levels typically ranging between €20 and €26 per square meter, while in Marousi the rental levels for green, certified buildings are approaching or even overcome (for smaller units) the € 35 per square meter per month.

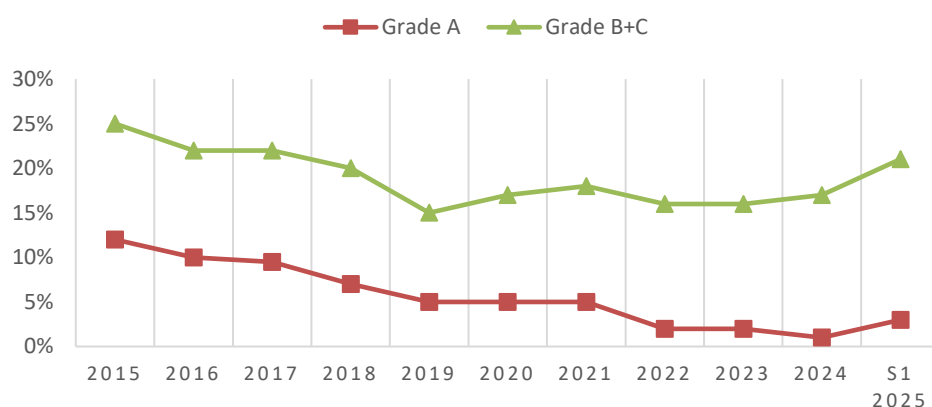
Vacancy rates remain impressively low, particularly for Grade A office buildings, generally below 5%, highlighting a tight market with limited supply. Investment activity has been robust, with transaction volumes totaling around €58 million in the first half of 2025.

Investors are attracted by yields ranging from 5.7% to 7.0% and the prospect of stable income from high-quality office assets.

In addition, flexible workspace solutions such as co-working and serviced offices continue to gain traction, especially among technology companies and startups that value adaptability and cost efficiency.

Looking ahead, Athens is expected to add approximately 245,000 square meters of new office space by 2027, focusing on sustainable, energy-certified developments designed to meet the evolving demands of modern businesses. The market outlook remains positive for the remainder of 2025, with projected rental growth of 5-7% and ongoing investments in upgrading existing office stock to enhance attractiveness and functionality.

OFFICE SPACES VACANCY RATES



Source: Danos, an alliance member of BNP Paribas Real Estate

MARKET TRENDS GRADE A' OFFICES

RENTALS



YIELD



VACANCY RATE



ABSORPTION



Yields	Locations
5,7%-6,5%	Grade A Prime Locations
7%-7,5%	Grade B Prime Locations
7,5%-8,0%	Grade B Secondary Locations

KEY FIGURES S1 2025



2.590.000 SQM-
TOTAL SUPPLY



245,000 SQM
ACTIVELY
UNDER
REFURBISHMENT
OR
CONSTRUCTION



12% AVRG
VACANCY
RATE



€58 MIL
INVESTMENTS
IN S1 2025



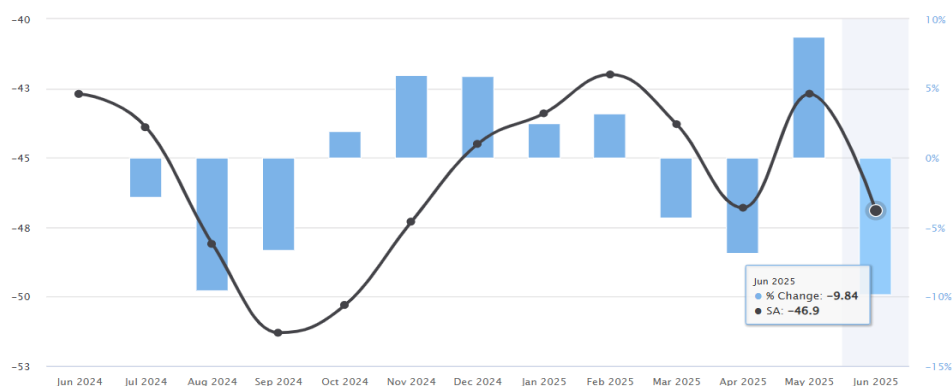
ATHENS RETAIL MARKET REPORT

OVERVIEW

Consumer confidence

Consumer Confidence in Greece decreased to -46.90 points in June from -42.70 points in May of 2025, averaging -32.90 points from 1985 until 2025, reaching an all time high of 0.50 points in April of 2000 and a record low of -81.30 points in February of 2012.

Consumer confidence indicator

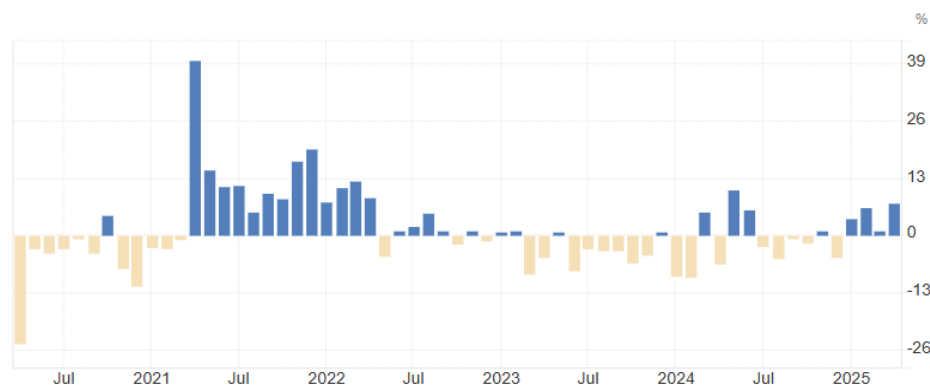


Sources: IOBE, European Commission

Retail Sales in Greece

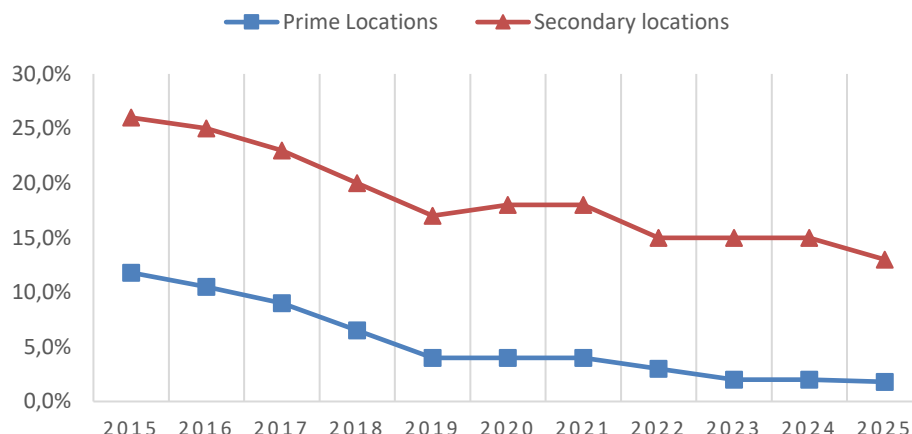
Retail sales in Greece surged by 7.5% year-on-year in April 2025, following an upwardly revised 1.1% gain in the previous month. This marked the highest retail activity since May 2025 as sales growth accelerated for food products (12.9% vs -0.2% in April), non-food products (6.4% vs 3.4%), and automotive fuel (4.7% vs 0.3%). On a seasonally adjusted monthly basis, retail sales increased by 4.1% in April.

Retail Sales in Greece (YoY) 2020 - 2025



Source: National Statistical Service of Greece

RETAIL MARKET VACANCY RATES

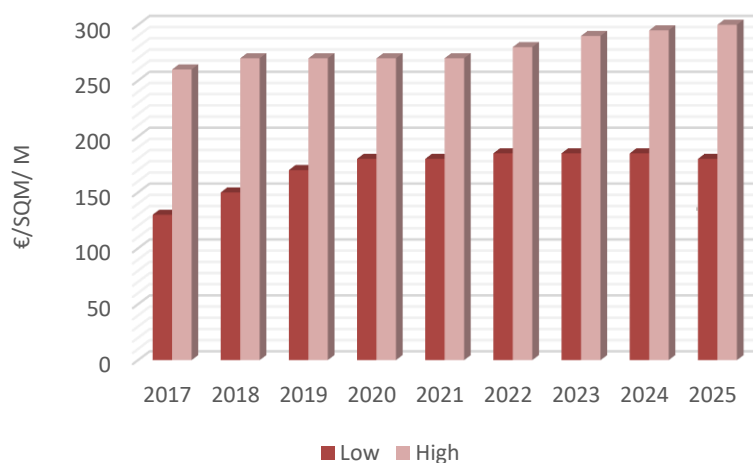


Source: Danos an alliance member of BNP Paribas Real Estate

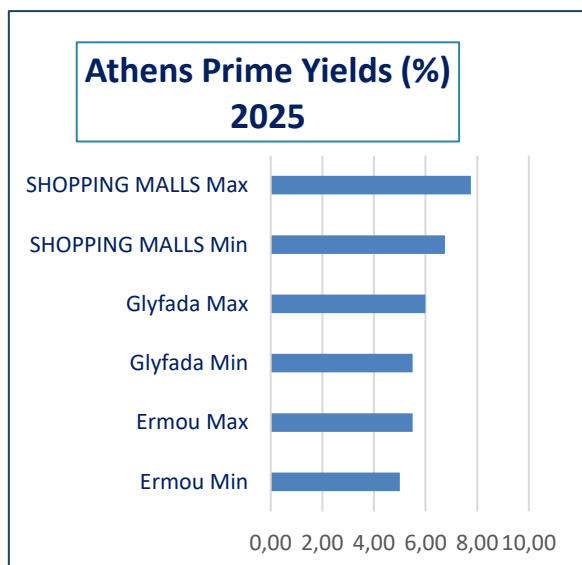
MARKET TRENDS PRIMARY RETAIL LOCATIONS	
RENTALS	➔
YIELD	➔
VACANCY RATE	➔
ABSORPTION	➔

Main yields: The yields for 2025 are 6.75%-7.75% in the shopping malls and 5%-5.5% in Ermou street. Prime locations so far seem to be resilient and are expected to be stable in the short term.

Retail Average Rents



Source: Danos an alliance member of BNP Paribas Real Estate



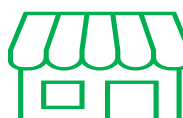
KEY FIGURES S1-2025



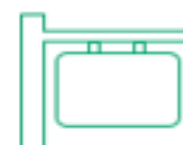
€40/SQM
MALLS
AVERAGE
MONTHLY
RENTS



€13/SQM SUPER
MARKET
AVERAGE
MONTHLY RENTS



€25-30/SQM
SECONDARY HIGH
STREET AVERAGE
MONTHLY RENTS



11% AVRG
VACANCY RATE



LOGISTICS MARKET REPORT

OVERVIEW

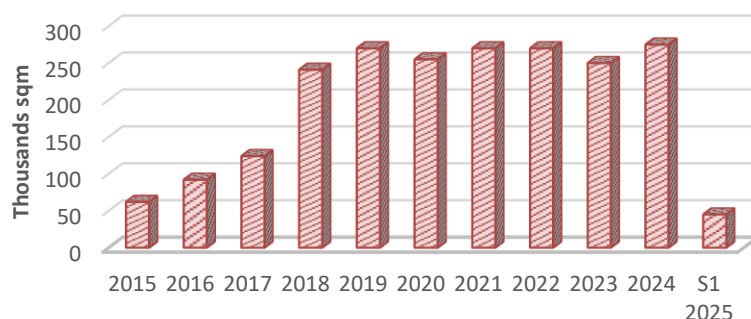
The logistics real estate sector in Athens demonstrated exceptional resilience and growth momentum during the first half of 2025, underpinned by robust demand dynamics from expanding e-commerce operations, evolving supply chain strategies, and industrial sector growth. Total leasing activity (take-up) in prime logistics hubs such as Aspropyrgos, Inofyta, and the Thriasio Plain reached approximately 85,000 square meters, marking a 12% year-on-year increase and reaffirming Athens' status as the dominant logistics market in Greece.

Rental rates continued their upward trajectory amid tightening supply conditions, with prime logistics warehouses commanding rents in the range of €5.5 to €6 per square meter per month, reflecting a 7% annual growth. Secondary locations reported more moderate rents between €3.5 and €4.5 per square meter, driven by a balanced mix of demand and slightly elevated vacancy levels.

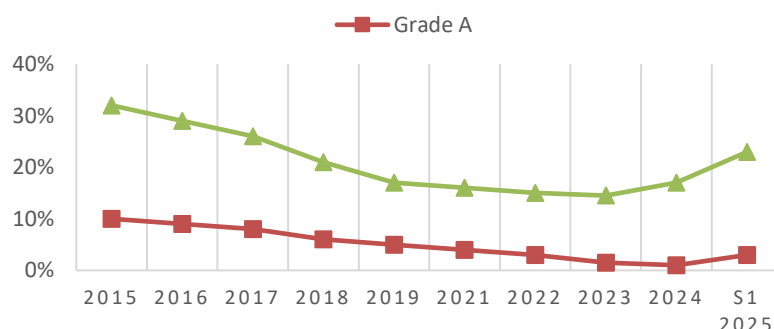
Vacancy rates across the prime logistics stock tightened further to an average of 4.5%, a significant reduction from 5.3% recorded in the previous semester. This compression underscores the scarcity of modern, well-located logistics space, accentuated by limited new completions totaling approximately 30,000 square meters in H1 2025, the majority of which were either pre-leased or owner-occupied.

Investments to Transform Greece into a Global Logistics Gateway - More than 140,000 square meters of new logistics buildings are estimated to be delivered by 2025.

TAKE UP OF INDUSTRIAL PROPERTIES



VACANCY RATES LOGISTICS & INDUSTRIAL SPACES



Source: Danos, an alliance member of BNP Paribas Real Estate

Investment interest in the Athens logistics market intensified substantially, with transaction volumes reaching around **€23 million** during the first half of 2025. Institutional investors and private equity funds increasingly target logistics assets for their resilient income profiles, resulting in prime yield compression to the 6.5% range. This trend signals heightened confidence in the sector's long-term fundamentals.

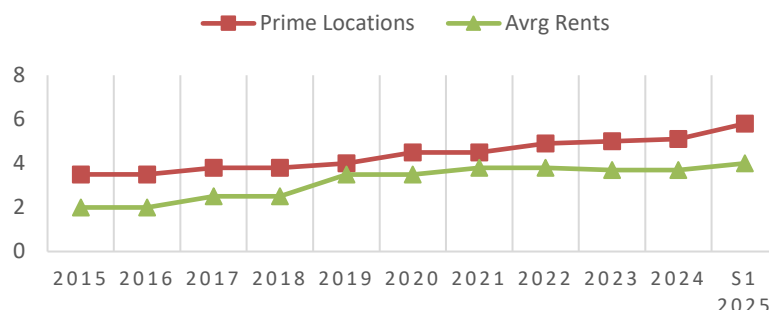
The first half of 2025 highlighted a clear shift towards modern, large-scale logistics facilities equipped with advanced technology and sustainable features, responding to evolving supply chain needs and booming e-commerce demand.

Prime logistics hubs like Aspropyrgos and the Thriasio Plain remain highly sought after due to their strategic location and connectivity to key transport infrastructure.

Looking ahead, around **110,000 sqm** of new logistics space is expected by 2026, mostly pre-leased and designed with sustainability in mind.

Rental rates are forecasted to grow by **4-6%** by the end of 2025, supported by tight vacancy levels averaging **4.5%**. Investor interest stays strong, driven by stable returns and ongoing yield compression, confirming logistics as a core sector within Athens' real estate market.

LOGISTICS & INDUSTRIAL MARKET RENTS



Source: Danos an alliance member of BNP Paribas Real Estate

	MARKET TRENDS LOGISTICS			
	RENTS	YIELDS	DEMAND	SUPPLY
GRADE A	↗	↘	↗	↘
GRADE B	→	→	→	→

KEY FIGURES S1-2025



€5,6/SQM
PRIMARY
LOCATION
RENTS



€4,0/SQM
SECONDARY
LOCATION
RENTS



4% AVRG
VACANCY
RATE



€ 23 MIL
INVESTMENTS
IN S1 2025



RESIDENTIAL MARKET REPORT

OVERVIEW

In the first quarter of 2025, the annual rate of change in apartment prices for the entire country was 6.8%. Based on the age of the property, the annual rate of change in prices for new apartments was 8.0% and for old apartments was 6.0%.

The analysis of the data by geographical area shows, that the increase in apartment prices in the first quarter of 2025, compared to the corresponding quarter of 2024, was 5.5% in Athens.

Based on the available provisional data, it is estimated that in the first quarter of 2025 apartment prices (in nominal terms) were on average increased by 6.8% compared to the corresponding quarter of 2024. For 2024, apartment prices increased at an average annual rate of 8.9% (revised data), compared to an increase of 13.9% in 2023.

More specifically, the price increase in the first quarter of 2025 compared to the corresponding quarter of 2024 was 8.0% for new apartments, i. e. up to 5 years old, and 6.0% for old ones, i.e. over 5 years old. Based on the revised data, for 2024 the average annual price increase rate for new apartments was 10.2%, compared to an increase of 12.9% in 2023, while the average annual price increase rate for old apartments was 8.1% in 2024, compared to an increase of 14.5% in 2023.

Nowadays, the issue of affordability is one of the main constraints for Greeks. There is a need for comprehensive interventions that also focus on the supply side. Among the measures proposed or indirectly inferred from the analysis are:

- Simplification and acceleration of licensing and transfer procedures.
- Legislation of a stable land use framework with clear building conditions.
- Strengthening regional development, so that there is a balanced distribution of demand and decongestion of metropolitan centers.
- Utilization of vacant or abandoned properties, through incentives to individuals or PPPs for their restoration and conversion into housing.
- Creation of special financial tools for the construction of socially affordable housing with private participation.

Source: Bank of Greece



Average house asking prices

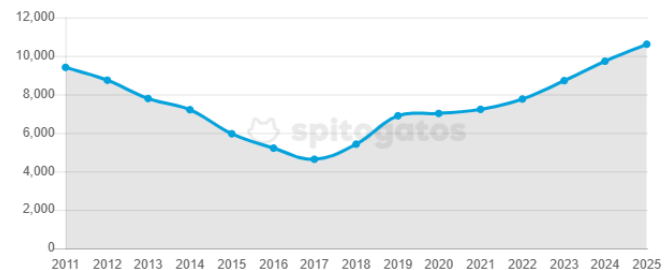
The following tables show the average asking price (€/sqm) in houses for the first quarter of 2025 compared to the previous year. During January-February-March 2025, the asking price for houses for sale was the highest in the south suburbs of Athens with 4.000€ per square meter.

RESIDENTIAL MARKET REPORT

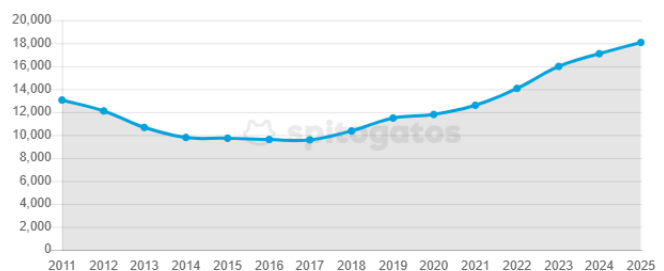
House prices for sale

Area	Q1 2025 (€/sqm)	Q1 2024 (€/sqm)	Change %
Athens - Center	2,317	2,073	11.80%
Athens - North	3,222	3,000	7.40%
Athens - South	4,000	3,664	9.20%
Athens - West	2,055	1,880	9.30%
Athens - East	2,281	2,083	9.50%

SPI - Residential properties for sale, Athens - Center
Annual changes



SPI - Residential properties for sale, Athens - South
Annual changes



Source: Spitogatos



HOTEL & TOURISM MARKET REPORT

OVERVIEW

The Greek tourism sector continues to demonstrate strong performance and dynamic development during the first half of 2025, driven by robust international arrivals, increased traveler spending, and expanding hospitality infrastructure. The market has attracted significant investment, reflecting growing confidence from both domestic and global stakeholders.

Several high-profile hospitality transactions were completed in H1 2025, totaling over €120 million in investment volume. These deals highlight sustained investor appetite for premium assets in prime locations.

The first half of 2025 witnessed the opening of multiple new hotel properties across Greece, including boutique hotels in Santorini, large-scale resorts in Crete, and urban lifestyle hotels in Athens. These new operations reflect market demand for diverse hospitality experiences catering to different traveler segments, from luxury leisure to business tourism.

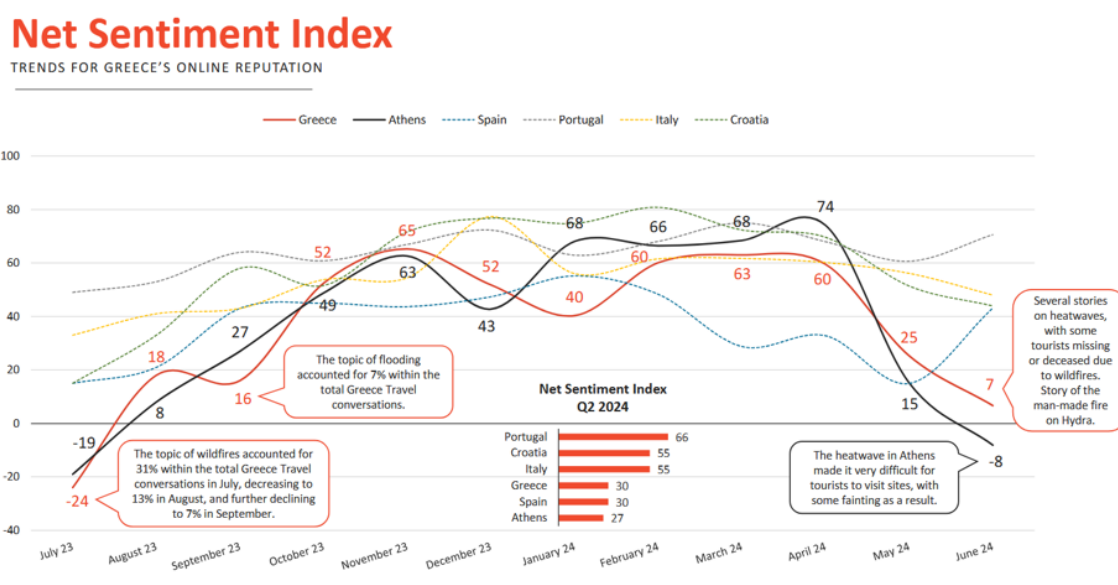
Several international hotel chains and hospitality companies entered the Greek market during H1 2025, expanding their footprint and diversifying the competitive landscape. Key entrants include major brands from the Middle East and Asia, which have introduced innovative service models and digital guest experiences, contributing to the sector's modernization.

The outlook for the remainder of 2025 remains highly positive, with projections indicating a continued rise in tourist arrivals and occupancy rates. Investment momentum is expected to sustain, driven by strong fundamentals and Greece's position as a preferred Mediterranean destination. Focus on sustainability and digital transformation will be key themes shaping future developments.

The first half of 2025 saw a significant rise in alternative tourism segments such as agritourism, marine tourism, and wellness tourism. Regions like the Peloponnese, Crete, and the Ionian Islands are investing in new infrastructure to attract more specialized and higher-spending travelers.

Greece continues to consolidate its position as a major Mediterranean cruise hub, with increased cruise ship arrivals at key ports including Piraeus, Mykonos, and Santorini. This trend is creating opportunities for development of small-scale hotels and service providers near ports.

To meet growing demand, the tourism sector is investing in workforce training and attracting specialized professionals. Partnerships with universities and private educational institutions play a crucial role in enhancing sector capabilities.



Source: INSETE –SETE INSTITUTE

Pipeline - Main transactions & developments

Acquisition of Four Seasons Astir Palace Hotel Athens - Greek shipowner George Prokopiou completed the acquisition of 100% ownership of the luxury Astir Palace complex in Vouliagmeni, which includes the Four Seasons Astir Palace Hotel Athens, Astir Marina, and Astir Beach. This transaction was finalized in March 2025, following an initial purchase of 33.75% from the Dogus Group in October 2024.

Zelia Halkidiki by Hyatt - The first "Destination by Hyatt" resort in Greece opened in May 2025 in Halkidiki. This adults-only hotel features 122 rooms and offers modern Greek cuisine and wellness services.

JW Marriott Crete Resort & Spa - Marriott entered the Greek market with its first property in Crete, opening in June 2025 near Chania. The 160-room resort is managed by the Greek company SWOT Hospitality.

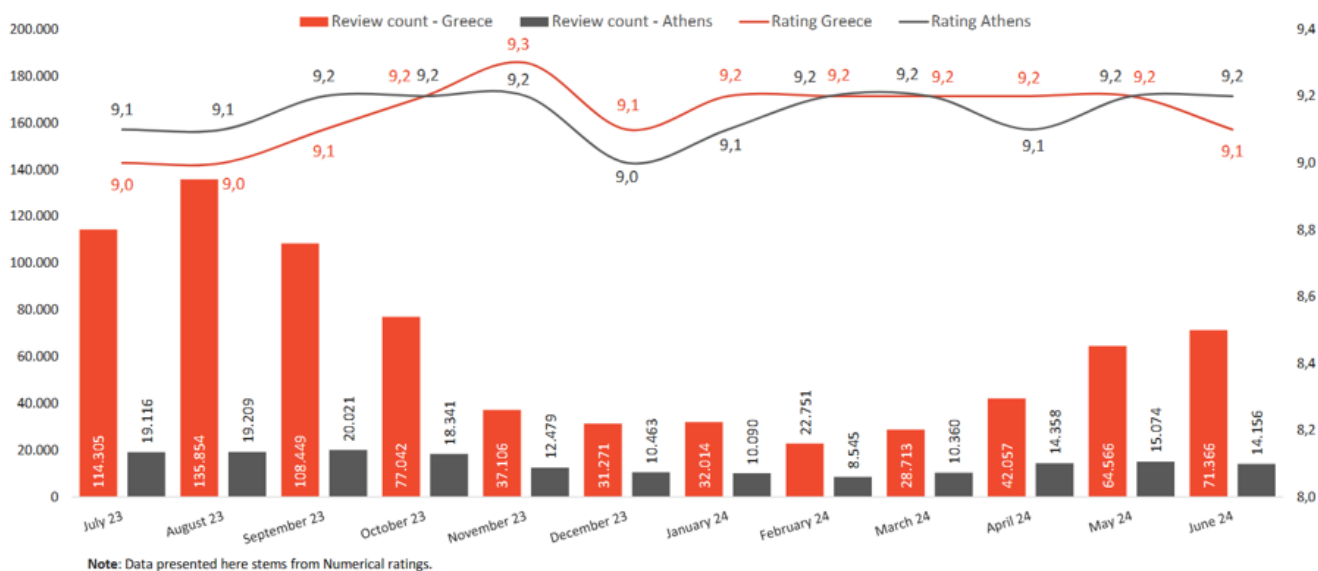
Mövenpick Resort Agios Nikolaos Sivota - Accor introduced the Mövenpick brand in Greece with the opening of its first international resort in the Epirus region, launching in May 2025.

Four Seasons Mykonos - Four Seasons opened its second Greek resort in June 2025 at Kalo Livadi beach, Mykonos. The complex includes 94 rooms, villas, and suites inspired by traditional Cycladic architecture. (citizen-femme.com)

Overall Experience Reputation Trends

Overall Experience Reputation

MONTHLY BREAKDOWN OF REVIEW VOLUME & OVERALL RATING FOR RESTAURANTS, BARS & ATTRACTIONS



SOURCE: INSIDE-SETE INSTITUTE

Passenger Traffic	Domestic			International			Total		
	2025	2024	%2025 / 2024	2025	2024	%2025 / 2024	2025	2024	%2025 / 2024
January	510,750	486,187	5.1%	1,323,936	1,115,815	18.7%	1,834,686	1,602,002	14.5%
February	504,460	493,307	2.3%	1,247,479	1,114,465	11.9%	1,751,939	1,607,772	9.0%
March	606,158	593,749	2.1%	1,617,021	1,413,072	14.4%	2,223,179	2,006,821	10.8%
April	732,781	687,485	6.6%	1,976,946	1,797,152	10.0%	2,709,727	2,484,637	9.1%
May	876,582	895,265	-2.1%	2,221,905	2,115,375	5.0%	3,098,487	3,010,640	2.9%
Total	3,230,731	3,155,993	2.4%	8,387,287	7,555,879	11.0%	11,618,018	10,711,872	8.5%

During May 2025, the airport's passenger traffic amounted to 3.1 million, 2.9% higher than May 2024. Domestic passengers presented a reduction of 2.1% compared to 2024 levels, while international passengers continued their positive course surpassing the 2024 levels by 5.0%.

Overall, during the first five months of 2025, the airport's passenger traffic reached 11.62 million, above the 2024 levels by 8.5%. Analytically, domestic and international passengers surpassed the 2024 levels by 2.4% and 11.0%, respectively.

* It is noted that this year's Orthodox Easter holiday period fell in April, while in 2024 it took place in May.

Source: ATHENS INTERNATIONAL AIRPORT

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