

8 May 2026

### **Approval of Transactions with a Related Party pursuant to Article 101(2) of Law 4548/2018**

The Board of Directors of the société anonyme under the trade name “**TRASTOR Real Estate Investment Company S.A.**” and the distinctive title “**TRASTOR R.E.I.C.**”, with General Commercial Number 003548801000 (hereinafter the “**Company**”), announces that it resolved and approved on 08.05.2026 the conclusion by the Company with its majority shareholder, namely, the banking société anonyme under the trade name “Piraeus Bank Société Anonyme” and the distinctive title “Piraeus Bank”, having its registered seat in Athens, at 4 Amerikis Street, with General Commercial Number 157660660000 and TAX ID No. 996763330 of the KEFODE of Attica, as lawfully represented (hereinafter “**Piraeus Bank**”), which holds more than 98% of the Company’s paid-up share capital, of the following transactions, namely:

(a) the agreement for the provision of advisory services for the company, for a fee of EUR three hundred fifty thousand (€350,000.00),

(b) the placement agreement without underwriting commitment, pursuant to which Piraeus Bank is appointed as bookrunner for the private placement abroad which does not constitute a public offering, and

(c) the Greek placement agreement without underwriting commitment, pursuant to which Piraeus Bank is appointed as placement coordinator for the public offering in Greece, for a fee - commission equal to 4% of 30% of the “Gross Proceeds”, defined as the product of the number of new shares to be issued (excluding the shares allocated to the Company’s majority shareholder) and the offering price of those new shares—multiplied by the allocation percentage agreed in the relevant agreement for the investment service of placing securities regarding the placement coordinator in question. Additionally, it is provided that, at the Company’s discretion, a success fee of up to 1% of the 30% of the “Gross Proceeds” multiplied by the allocation percentage agreed in the relevant placement agreement and applicable to the placement coordinator in question. It is also agreed that, in accordance with the terms of the agreements, the Company shall be responsible for all expenses required to complete the scope of the agreements, subject to agreed limits.

All of the above fees shall be payable plus VAT.

The above agreements will be concluded within the context of the Company’s share capital increase, which was decided by virtue of the resolution dated 04.05.2026 of the Board of Directors, in accordance with the specific terms and agreements contained in each of the three agreements, drafts of which were submitted to the members of the Board of Directors.

Furthermore, the Board of Directors granted, pursuant to Article 100 of Law 4548/2018, as in force, a special authorisation for the conclusion of the above transactions between the Company and a related party. The above decision of the Board of Directors to grant authorisation for the execution of the said transactions was taken in accordance with Article 101(1) of Law 4548/2018, as in force, based on the attached on the above resolution “Independent Auditor’s Fairness Opinion”, dated 07.05.2026, prepared by the independent Certified Public Accountant, Mr. Eleftherios Koutsopoulos (SOEL Reg. No. 44651), of the audit firm “Grant Thornton”, according to which the three transactions are assessed as fair and reasonable from a financial point of view for the Company and its shareholders who are not a related party, including minority shareholders.

These transactions serve the corporate interest because, in the context of the share capital increase resolved by the Company, they ensure speed and efficiency, given that Piraeus Bank has also been appointed in the past as advisor in a previous capital increase of the Company, thereby promoting the corporate interest. Based on this, and on the fact that regarding the first agreement under (a) above similar contracts for similar services on similar terms have been concluded in the past, while regarding the other two agreements under (b) and (c) not only Piraeus Bank but also other financial advisors to the share capital increase participate under the same or similar terms, it is concluded that each of the above transactions is fair and reasonable for the Company and therefore also fair and reasonable for all of its shareholders.

The majority shareholder, Piraeus Bank, has submitted a declaration pursuant to Article 100(3) of Law 4548/2018, as in force, stating that it does not intend to request the convening of a General Meeting to decide on the granting of the special authorisation under Article 99 of Law 4548/2018, as in force. Given that the aforementioned majority shareholder holds more than 98% of the Company’s paid-up share capital and the Company’s Articles of Association do not provide for a reduced threshold for exercising the right under Article 100(3) of Law 4548/2018, as in force, there is no other shareholder holding at least 5% of the Company’s share capital who could request the convening of a General Meeting to decide on this matter.