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TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.

ANNOUNCEMENT OF AVAILABILITY OF THE ANNEX IX DOCUMENT UNDER REGULATION 2017/1129 (the “Document”)

The Document has been prepared for the purposes of Article 1.4(db) and Article 1.5(ba) of Regulation (EU) 2017/1129 (the “**Regulation**”), in connection with (a) the Greek Public Offering (as defined below) of up to 150,000,000 New Shares (as defined below) and (b) the admission of all New Shares to trading on the Regulated Market (Main Market) of EURONEXT ATHENS HOLDING S.A. (“**Euronext Athens**”) pursuant to the decisions of the Board of Directors of TRASTOR REAL ESTATE INVESTMENT COMPANY S.A. dated 04.05.2026 and 08.05.2026 (the “**Company**”).

Specifically, pursuant to the Company’s Board of Directors resolutions dated 04.05.2026 and 08.05.2026, pursuant to the authorization granted by the decision of the Ordinary General Meeting of the Company’s shareholders dated 20.03.2026, the Board of Directors of the Company (the “**Board**”) resolved, among others:

I. the increase of the Company’s share capital (the “**Increase**”) through cash contribution with the exclusion (abolition) of the pre-emption rights of the Company’s existing shareholders in accordance with article 27 of Law 4548/2018, in an amount up to €75,000,000 (nominal value) in order to raise funds of up to €150 million, through the issuance of up to 150,000,000 new, common, registered voting shares of the Company with a nominal value of €0.50 each (the “**New Shares**”), and the offering of the New Shares through (i) a public offering in Greece to retail investors and qualified investors (the “**Greek Public Offering**”), and (ii) a private placement abroad, in each case subject to existing exemptions from the applicable prospectus preparation requirements (the “**International Offering**” and together with the Greek Public Offering, the “**Combined Offering**”) and the admission to trading of all New Shares on the Regulated Market (Main Market) of Euronext Athens (the “**Admission**”).

II. The determination of a maximum offering price per New Share not exceeding €1.15 (the “**Maximum Offering Price**”) with the Company having the option, at its discretion, to revise downwards the Maximum Offering Price in the form of a range (the upper limit of which shall not be higher than the Maximum Offering Price) and/or to determine price point guidance (which shall not be higher than the Maximum Offering Price), in which case the Company shall duly and timely inform the investing public through a regulatory announcement which shall also be posted on the websites of the Company and Euronext Athens.

The final offering price of the New Shares in the Combined Offering (the “**Offering Price**”) shall be determined by the Board of Directors by a subsequent resolution,

following the completion of the Combined Offering, in any case at a price not higher than the Maximum Offering Price, based on the orders submitted in the book-building process of the International Offering. The Offering Price shall be common for all investors, Qualified and Retail, that will participate in the Greek Public Offering and the International Offering and shall be notified to the Hellenic Capital Market Commission and published on the Daily Official List of Euronext Athens no later than the next business day following the completion of the Combined Offering.

The difference between the nominal value of the New Shares and the Offering Price shall be credited to the Company's "share premium" equity account.

III. If the Increase is not fully subscribed, the Company's share capital shall be increased up to the amount of the final subscription, in accordance with Article 28 of Law 4548/2018, as in force, subject to the satisfaction of the required free float. In the event of failure to achieve the required free float, amounting to at least fifteen percent (15%) of the total Shares (existing and new), as a result of the Increase, and regardless of the amount of subscription of the Increase, the Increase shall be cancelled in its entirety and the Combined Offering shall be revoked. In the event of cancellation of the Increase, amounts deposited by investors in the Greek Public Offering shall be returned to them without interest within two (2) business days from the announcement of the cancellation.

In the event of revocation of the Combined Offering, the Company shall inform investors through a regulatory announcement published on the websites of the Company and Euronext Athens and shall notify the relevant development to the Hellenic Capital Market Commission, Euronext Athens and Piraeus Bank S.A., Eurobank S.A. and Euroxx Securities S.A., (the latter three collectively, the "**Placement Coordinators**"), on the date on which the revocation takes place or as soon as practicable thereafter.

Information regarding the participation process of investors in the Greek Public Offering is set out in Section XI "Terms and Conditions of the Greek Public Offering" of the Document.

Below is the expected timetable of the Public Offering and the Admission:

Date	Event
08.05.2026	Submission of the Document to the Hellenic Capital Market Commission
08.05.2026	Publication of the Document on Euronext Athens and the websites of the Company, the Placement Coordinators and the Company's Placement Coordinator and Adviser
08.05.2026	Publication of the announcement inviting the investing public and commencement of the Greek Public Offering
11.05.2026	Commencement of the Greek Public Offering
13.05.2026	End of the Greek Public Offering
13.05.2026	Announcement of the Offering Price
15.05.2026	Release of retail investor funds and payment of the consideration for the allocated New Shares by Qualified Investors
15.05.2026	Certification of payment of the Increase by the statutory auditor and the Board of Directors of the Company

Date	Event
15.05.2026	Publication of announcement regarding the outcome of the Combined Offering on the Daily Official List of Euronext Athens and the Company's website
15.05.2026	Approval by the competent committee of Euronext Athens for the admission of the New Shares to trading
15.05.2026	Announcement of the commencement date of trading of the New Shares on the Daily Official List of Euronext Athens and the Company's website
18.05.2026	Commencement of trading of the New Shares

It is noted that the above timetable depends on many unpredictable factors and may be subject to change. In such case, the investing public shall be informed through a relevant announcement on the Daily Official List of Euronext Athens and on the Company's website.

Further information on the Increase and the Greek Public Offering is included in the Document, which does not constitute a prospectus within the meaning of the Regulation and, therefore, has not been submitted for review and approval to the Hellenic Capital Market Commission.

The Document has been prepared in accordance with Article 1 paragraph 4 subparagraph (db) and Article 1 paragraph 5 subparagraph (ba) of the Regulation and the requirements set out in Annex IX of the Regulation.

The Document is available in electronic form on the following websites:

- "EURONEXT ATHENS HOLDING S.A.": <https://athens.euronext.com/el/market-data/informative-material>,
- the Company: <https://trastor.gr/investors/share-capital-increase-2026>,
- "Piraeus Bank S.A.": <https://www.piraeusgroup.gr/trastor2026>,
- "Eurobank S.A.": <https://www.eurobank.gr/el/omilos/enimerosi-ependuton/enimerotika-deltia/enimerotika-deltia-sumboulos-anadoxos-trapeza-eurobank-ergasias-ae>,
- "EUROXX Securities S.A.": <http://www.euroxx.gr/trastor.html>

In addition, during the period of the Greek Public Offering, a copy of the Document shall be provided in electronic form to any potential investor, upon relevant request and free of charge, by the Company, "Piraeus Bank S.A.", "Eurobank S.A." and "EUROXX Securities S.A."

Investors interested in further information and clarifications may contact, on business days and hours, the Company's offices at 5 Chimarras Street, Maroussi, 151 25, tel.: 210 6910016 (contact person: Mr. Costas Giannikopoulos).

Maroussi, 08.05.2026

TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.

Important Notice

The information contained in this announcement is provided solely for informational purposes and is not presented as complete or comprehensive. No one should rely on the information contained in this announcement or on the accuracy, impartiality or completeness thereof, for any purpose.

*This announcement does not constitute an offer of securities for sale in the United States. Securities may not be offered or sold in the United States unless they have been registered or are exempt from registration under the U.S. Securities Act of 1933, as amended (the “**U.S. Securities Act**”). The Company does not intend to register any portion of the securities referred to in this announcement or to conduct a public offering in the United States. Any public offering of securities in the United States would be made by means of a prospectus containing detailed information about the Company and its management, as well as financial statements. Copies of this announcement are not being distributed, nor should they be distributed, within or to the United States. The distribution of this announcement may be unlawful in certain jurisdictions. This announcement is not intended for distribution in Canada, Japan or Australia. The information in this announcement does not constitute an offer of securities for sale in Canada, Japan or Australia. The securities referred to in this announcement may be offered in the United States to qualified institutional buyers pursuant to Rule 144A under the U.S. Securities Act, and outside the United States in offshore transactions under Regulation S of the U.S. Securities Act.*

This announcement does not contain, constitute or form part of any offer or invitation to purchase or subscribe for securities in Australia, Canada, Japan or any other jurisdiction where such would constitute a violation of the laws of such jurisdiction. The offer and sale of the securities referred to in this announcement have not been and will not be registered under the securities laws of Australia, Canada or Japan.

The securities referred to in this announcement may not be offered or sold in Australia, Canada or Japan or to, or for the account or benefit of, any national, resident or citizen of Australia, Canada or Japan, subject to certain exceptions.

*This announcement has been prepared on the basis that any offer of the shares referred to herein in any Member State of the European Economic Area (“**EEA**”), other than Greece, which has implemented Regulation (EU) 2017/1129, as amended (the “**Prospectus Regulation**”) (each, a “**Relevant Member State**”), will be made pursuant to an exemption under the Prospectus Regulation, as implemented in that Relevant Member State, from the requirement to publish a prospectus for offers of shares. Accordingly, any person making or intending to make any offer in that Relevant Member State of shares which are the subject of the offering contemplated in this announcement may only do so in circumstances in which no obligation arises for the Company or any of the Placement Coordinators to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or to publish a supplement to the prospectus pursuant to Article 23 of the Prospectus Regulation, in each case, in relation to such offer.*

*Any offer to acquire securities referred to in this announcement other than the Greek public offering (the “**Institutional Offering**”) should be based solely on the information contained in the information memorandum which will be issued in connection with the Institutional Offering. There is no guarantee that the offering of shares referred to herein will take place.*

Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of the shares referred to in this announcement through any financial intermediary, other than offers made by the Placement Coordinators which constitute the final placement of the shares contemplated in this announcement. Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of shares in circumstances in which an obligation arises for the Company or any Placement Coordinator to publish or supplement a prospectus for such offer.

*This announcement has been prepared on the basis that any offer of the shares referred to herein in the United Kingdom will be made pursuant to an exemption under Part 1 of Schedule 1 of the Public Offers and Admissions to Trading Regulations 2024 (“**POATRs**”). Accordingly, any person making or intending to make any offer in the United Kingdom of shares which are the subject of the offering contemplated in this announcement may only do so in circumstances falling within Part 1 of Schedule 1 of the POATRs. Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of the shares referred to in this announcement through any financial intermediary, other than offers made by the Placement Coordinators which constitute the final placement of the shares contemplated in this announcement. Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of shares in circumstances other than those falling within Part 1 of Schedule 1 of the POATRs.*

*In the United Kingdom, this announcement is intended for distribution to and is directed only at persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the “**Financial Promotion Order**”), (ii) fall within Article 49(2)(a) to (d) (“high net worth companies, unincorporated associations, etc.”) of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons being referred to collectively as “**relevant persons**”). This announcement is directed only at relevant persons and must not be acted on or relied upon by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons.*

The offering of shares referred to in this announcement may be affected by a number of factors, including market conditions. You should not base your financial decisions on the Company’s intentions regarding the offering of shares referred to herein at this stage. The acquisition of investments to which this announcement relates may expose an investor to a significant risk of losing the entire amount invested. Persons considering such investments should consult an authorized person specializing in advising on such investments. This announcement does not constitute a recommendation regarding the offering of shares referred to herein. The value of shares can decrease as well as increase. Potential investors should consult a professional advisor regarding the suitability of the Combined Offering for the person concerned.