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4 May 2026

**TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.
ANNOUNCEMENT ON THE SHARE CAPITAL INCREASE**

The Board of Directors (the “**BoD**”) of Trastor Real Estate Investment Company S.A. (the “**Company**”), at its meeting held on 4 May 2026, pursuant to an authorisation granted to it by virtue of the resolution of the Ordinary General Meeting of the Company's shareholders dated 20 March 2026, in accordance with the provisions of articles 24 para. 1(b) and 27 par. 4 of Greek Law 4548/2018, decided, among other things:

(a) The increase of the Company's share capital, by payment in cash, by a nominal amount of up to EUR seventy five million (€75,000,000) (the “**SCI**”), through the issuance of up to one hundred fifty million (150,000,000) new ordinary, dematerialised, registered voting shares of nominal value EUR 0.50 each (the “**New Shares**”);

(b) The exclusion (abolition) of the pre-emption rights of the Company's existing shareholders in the context of the SCI, in accordance with article 27 par. 4 of Greek Law 4548/2018, so as to allow new investors to participate in the subscription of the SCI, with the aim of achieving the required free float, in accordance with Greek Law 3371/2005 (article 4 par. 4) and article 3.1.4.4 of the Euronext Athens Rulebook, based on the total market capitalisation of the Company;

(c) That the New Shares will be offered: (i) in Greece, to Retail and Qualified Investors, within the meaning of Regulation (EU) 2017/1129 of the European Parliament and of the European Council (the “**Regulation**”) and Annex II of Greek Law 4514/2018, through a public offering, in accordance with article 1(4)(db) of the Regulation, the applicable provisions of Greek Law 4706/2020 and the delegated decisions of the Hellenic Capital Market Commission (the “**Greek Public Offering**”), and (ii) outside Greece, through a private placement to qualified, institutional and other eligible investors, subject to applicable exemptions from prospectus publication requirements under the Regulation and other applicable legislation (the “**International Offering**” and together with the Greek Public Offering, the “**Combined Offering**”);

(d) That the BoD will determine the offering price of the New Shares (including any maximum offering price and price range within which it will be determined) by subsequent resolutions. The final offering price of the New Shares (the “**Offering Price**”) will be determined by the BoD after the completion of the Combined Offering, and in any case shall not exceed the maximum offering price, based on the bids submitted in the book-building process of the International Offering. The Offering Price will be the same for both the Greek Public Offering and the International Offering and will be announced to the Hellenic Capital Market Commission and published in the Daily Official List of Euronext Athens no later than the next business day following the completion of the Greek Public Offering. The Offering Price may not be lower than the nominal value of fifty cents €0.50 per share;

(e) That the final number of the New Shares will be equal to the quotient of the total amount ultimately raised through the SCI divided by the Offering Price, and the final nominal amount of the SCI will be equal to the product of the final number of the New Shares multiplied by their nominal value (€0.50 per New Share). Any difference between the Offering Price and the nominal value of the New Shares shall be credited to the Company’s equity account “Share premium”;

(f) The total number of the New Shares resulting from the SCI shall be admitted to trading in the Regulated Market (Main Market) of Euronext Athens, in accordance with article 1.5(ba) of the Regulation (the “**Listing**”), subject to the applicable exemptions from the applicable requirement to publish a prospectus;

(g) That, in the event that a free float of at least fifteen percent (15%) of the total ordinary shares of the Company (existing and New Shares from the SCI), is not achieved as a result of the SCI, the SCI shall be cancelled in its entirety, irrespective of the amount of its subscription, and the Combined Offering shall be withdrawn. In such case, investors shall not acquire shares in the Company and any funds raised shall be returned to the investors participating in the SCI without interest. In the event of withdrawal of the Combined Offering, the Company shall inform investors through a regulatory announcement to be 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 the placement coordinators of the Greek Public Offering, on the date on which the withdrawal occurs or as soon as possible thereafter;

(h) Subject to achieving the free float of 15%, if the SCI 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 par. 1 of Greek Law 4548/2018 and the BoD shall adjust the article of the Articles of Association concerning the share capital in accordance with article 28(2) of Greek Law 4548/2018; and

(i) The duration of the Combined Offering to be three (3) working days and to be carried out at a time to be determined by the BoD in cooperation with the coordinators of the International Offering and the Greek Public Offering. The Greek Public Offering to be conducted in parallel with the International Offering.

Further information regarding the New Shares, the SCI, and the procedure for participation in the Greek Public Offering will be included in the document to be published by the Company for the purposes of the Greek Public Offering and the Listing pursuant to articles 1(4)(db) and 1(5)(ba) of the Regulation, in accordance with Annex IX of the Regulation, for the availability of which the investing public will be informed by a further announcement from the Company.

For further information, shareholders may contact Mr. Konstantinos Giannikopoulos, Head of Investor Relations, at email k.giannikopoulos@trastor.gr.

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The information contained in this announcement is for background purposes only and does not purport to be full or complete. No reliance may be placed by any person for any purpose on the information contained in this announcement or its accuracy, fairness or completeness.

This announcement is not an offer of securities for sale in the United States. Securities may not be offered or sold in the United States unless they are 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 herein or to conduct a public offering in the United States. Any public offering of securities to be made in the United States will be made by means of a prospectus that will contain detailed information about the Company and its management, as well as financial statements. Copies of this announcement are not being, and should not be, distributed in or sent into the United States. It may be unlawful to distribute these materials in certain jurisdictions. These materials are not for distribution in Canada, Japan or Australia. The information in these materials does not constitute an offer of securities for sale in Canada, Japan or Australia. The securities referred to herein 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 in reliance on Regulation S under the U.S. Securities Act.

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

The securities referred to herein 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 the 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 Jefferies GmbH, Piraeus Bank S.A., Eurobank S.A. or Euroxx Securities S.A. (collectively, the "Managers") to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation, in each case, in relation to such offer.

Any subscription for securities referred to herein besides the Greek Public Offering (the "International Offering") should be made solely on the basis of the information contained in the

institutional offering circular, to be issued in connection with the International Offering. There is no guarantee that the offer of shares referred to herein will take place.

Neither the Company nor any of the Managers have authorised, nor do they authorise, the making of any offer of the shares referred to herein through any financial intermediary, other than offers made by the Managers which constitute the final placement of the shares contemplated in this announcement. Neither the Company nor any of the Managers have authorised, nor do they authorise, the making of any offer of shares in circumstances in which an obligation arises for the Company or any Manager 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 to 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 to the POATRs. Neither the Company nor any of the Managers have authorised, nor do they authorise, the making of any offer of the shares referred to herein through any financial intermediary, other than offers made by the Managers which constitute the final placement of the shares contemplated in this announcement. Neither the Company nor any of the Managers have authorised, nor do they authorise, the making of any offer of shares in circumstances other than those falling within Part 1 of Schedule 1 to the POATRs.

In the United Kingdom, this announcement is for distribution only to and is directed only at persons who (i) have professional experience in matters relating to investments which fall within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the “Financial Promotion Order”), (ii) are persons falling 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 together being referred to as “relevant persons”). This announcement is directed only at relevant persons and must not be acted on or relied on 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 herein may be influenced by a range of circumstances, such as market conditions, and is subject to corporate approvals by the Company’s competent corporate bodies, and there is no guarantee that it will proceed. You should not base your financial decisions on the Company’s intentions in relation to the offering of shares referred to herein at this stage. Acquiring investments to which this announcement relates may expose an investor to a significant risk of losing all of the amount invested. Persons considering making such investments should consult an authorized person specializing in advising on such investments. This announcement does not constitute a recommendation concerning the offering of shares referred to herein. The value of shares can decrease as well as increase. Potential investors should consult a professional advisor as to the suitability of the Combined Offering for the person concerned.