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TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.

ANNOUNCEMENT ON THE SHARE CAPITAL INCREASE

Further to the announcement dated May 4, 2026, Trastor Real Estate Investment Company S.A. (the “Company”) informs investors of the following, in relation to the share capital increase by payment in cash resolved by its Board of Directors (the “SCI”):

The nominal amount of the SCI shall be up to seventy-five million euros (€75,000,000). Through the SCI, the Company intends to raise funds of up to one hundred fifty million euros (€150,000,000), including any share premium.

The Company will duly inform the investors of any material developments regarding the process of the SCI.

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

Athens, 6 May 2026

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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.

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The offering of shares referred to herein may be influenced by a range of circumstances, such as market

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