



**INVITATION
TO THE ANNUAL ORDINARY GENERAL ASSEMBLY OF SHAREHOLDERS**

By decision of the Board of Directors of the Company, in accordance with the Law and the Company's Articles of Association, Messrs. Shareholders are invited to an Ordinary General Assembly, on the **5th of June 2026, a Friday at 11:00 a.m.**, at the CROWNE PLAZA ATHENS CITY CENTRE Hotel, located in Athens, at Michalakopoulou street no.50, for discussion and decision-making on the agenda.

In case of postponement or cancellation of the meeting of the above General Assembly or in the event of non-achievement of the required quorum for all or some of the issues of the agenda, the shareholders shall be invited to a **Repeat General Assembly's Meeting on the 12th of June 2026, a Friday at 11:00 a.m.**, at the offices of the Company's headquarters in Maroussi, Attica, at Sabbagh Khouri str. 3, for discussion and decision-making on the agenda issues without publishing a new invitation.

The Board of Directors shall ensure, that before the General Assembly has been convened, the ability of shareholders to actively participate in it and exercise their rights, in accordance with the procedures set out below, has been adequately guaranteed.

Agenda Issues:

1. Submission and approval of the financial statements consolidated and corporate (Annual Financial Report) accompanied by the reports of the Board of Directors and the independent Certified Auditors for the period 1/1/2025 - 31/12/2025.
2. Approval of the overall management performed by the members of the Board of Directors for the financial year 1/1/2025 - 31/12/2025 and discharge of the Independent Certified Auditors from any liability for the audit of the financial year 2025.
3. Election of an auditing company, for the audit of the financial statements, consolidated and corporate, for the financial year 1/1/2026 - 31/12/2026 and determination of their remuneration.
4. Approval of the remuneration to members of the Board of Directors for the period 1/1/2025 - 31/12/2025 and pre-approval of their remuneration for the fiscal year 1/1/2026 - 31/12/2026 in accordance with article 109 of L. 4548/2018.



5. Election of Independent Appraisers/Evaluators for the fiscal year 2026, pursuant to article 54 of L. 5193/2025.
6. Distribution of corporate profits for the fiscal year 1/1/2025 - 31/12/2025 and distribution of dividend from the profits of the Company's fiscal year 1/1/2025 - 31/12/2025.
7. Submission for discussion and voting of the Remuneration Report of the members of the Board of Directors for the fiscal year 1/1/2025 - 31/12/2025 in accordance with article 112 par. 3 of L. 4548/2018.
8. Submission by the Audit Committee of its annual report of acts in accordance with article 44 par. 1 of L. 4449/2017.
9. Submission of the report of the independent non-executive members of the Board of Directors in accordance with article 9 par. 5 of L. 4706/2020.
10. Submission and Approval of the Revision of the Fit and Proper Policy for the members of the Board of Directors, approved by the Ordinary General Assembly of the shareholders at its meeting dated 13.09.2021.
11. Submission and Approval of the Revision of the Company's Remuneration Policy approved by the Ordinary General Assembly of Shareholders on 14.06.2024.
12. Other Issues / Announcements.

A. Persons entitled to participate and vote in the General Assembly

The right to participate and vote in the Ordinary General Assembly's meeting (or in any repeat meeting thereof) is reserved only for natural and legal persons, who have a shareholder status at the beginning of the fifth day prior to the day of the initial meeting of the General Assembly, thus on the 31th-05-2026 (Record Date). Proof of shareholder status can be provided by any legal means and, in any case, on the basis of information received by the Company from the records of the Organisation, in which the Company's securities are held (Euronext Securities Athens) or through the participating and registered mediators in the central securities depository in any other case, in accordance with the provisions of the legislation (L.4548/2018, L.4569/2018, L.4706/2020, Regulation (EU) 2018/1212, Regulation of Euronext Securities Athens, Gov.Gaz.B'/1007/16.03.2021). A shareholder may participate in the General Assembly on the basis of confirmations or notifications of articles 3, 5 and 6 of the Regulation (EU) 2018/1212 provided by the mediator, unless the General Assembly refuses such



participation for a significant reason justifying its refusal, on the basis of the currently applicable provisions (article 19 par.1 of L.4569/2018, article 124 par.5 of L.4548/2018).

For the participation and exercise of the voting right in the Ordinary General Assembly's meeting and in any repeat meeting, neither the blocking of the shares of the beneficiary, nor the observance of any other similar procedure shall be required, which limits the possibility of selling and transferring them during the period between the Record Date and the date of the meeting of the General Assembly.

B. Procedure for participation and voting by proxy

The shareholders participate in the aforementioned Ordinary General Assembly's Meeting and/or in any repeat General Assembly's meeting and vote either in person or by proxy. Each shareholder may appoint up to three (3) representatives. Legal entities shall participate in the General Assembly and/or in any repeat Assembly by appointing as their representatives up to three (3) natural persons. However, if the shareholder owns shares of the Company, which appear in more than one securities' accounts, this limitation does not prevent the said shareholder from appointing different representatives for the shares that appear in each securities account in relation to the Ordinary General Assembly. A representative acting for more shareholders may vote differently for each shareholder. The shareholder's representative is obliged to notify the Company before the beginning of the meeting of the General Assembly of any specific event, which may be useful to the shareholders for the assessment of the risk that the representative may serve interests other than the interests of the shareholder, as particularly provided for in article 128 par. 5 of L. 4548/2018.

In order to participate in the General Assembly by proxy, the shareholders must submit the form "Statement of Participation – Authorization of Representation to the General Assembly with physical presence", which is posted on the company's website <https://www.trade-estates.com/>. This form should be completed and signed and sent by email to the e-mail address ir@trade-estates.gr forty-eight (48) hours at least before the specified date of the General Assembly's Meeting (initial or any repeat).

C. Minority Rights

In relation to the above Ordinary General Assembly, the shareholders of the company have the following rights:

1. Upon request of shareholders representing one twentieth (1/20) of the paid-up share capital, the Board of Directors of the Company is required to include additional issues on the agenda of the General Assembly, which has already been convened, if the relevant request is delivered to the Board of Directors at least fifteen (15) days prior to the date of the General Assembly's meeting. The additional



issues must be published or disclosed under the responsibility of the Board of Directors, in accordance with article 122 of L. 4548/2018, at least seven (7) days prior to the date of the General Assembly's meeting. If these issues are not published, the requesting shareholders are entitled to request the adjournment of the General Assembly in accordance with par. 3 of this article and proceed to the publication by themselves, according to those provided for in the previous subparagraph, at the expense of the company.

2. Upon request of a shareholder or shareholders representing one twentieth (1/20) of the paid-up share capital, the Chairman of the Meeting shall be required to adjourn only once (1) the decision-making by the General Assembly, ordinary or extraordinary, on all or certain issues, setting the day of continuation of the meeting, the one specified in the shareholders' written request, which however may not be more than twenty (20) days from the date of the adjournment. The adjourned General Assembly's Meeting constitutes a continuation of the previous one and does not require the repetition of the formalities for the publication of the invitation to the shareholders, however, new shareholders may participate, subject to the provisions of articles 123 and 124 of L. 4548/2018.

3. After request of any shareholder, submitted to the Company at least five (5) full days prior to the General Assembly's meeting, the Board of Directors shall be required to provide the General Assembly with the requested specific information on the Company's affairs, insofar as these are useful for the actual evaluation of the agenda issues. Further, upon request of shareholders representing one twentieth (1/20) of the paid-up share capital, the Board of Directors shall be required to communicate to the General Assembly, provided it is the Ordinary one, the amounts paid, during the last two years, to each member of the Board of Directors or to the Company's directors, as well as any grant or benefit to these persons on any ground whatsoever or under any contract concluded between the Company and them. In all the above cases, the Board of Directors may refuse to provide the information on reasonable substantial grounds stated in the minutes. Such grounds may be, under the relevant circumstances, the representation of the requesting shareholders in the Board of Directors, in accordance with articles 79 or 80 of L. 4548/2018.

4. Upon request of shareholders, representing one tenth (1/10) of the paid-up share capital submitted to the Company within the period of time provided in the previous paragraph, the Board of Directors shall be required to provide the General Assembly with information about the course of corporate affairs and the Company's financial situation. The Board of Directors may refuse to provide the information on reasonable substantial grounds stated in the minutes. Such grounds may be, under the relevant circumstances, the representation of the requesting shareholders in the Board of



Directors, in accordance with articles 79 or 80 of L. 4548/2018, provided that the respective members of the Board of Directors have received the relevant information in a sufficient manner.

5. In the cases of the second subparagraph of par. 4 and of par. 5 of this article, any dispute as to the grounds of the justification for refusal to provide the information, shall be resolved by the single-member Court of first instance, located at the region of the company's headquarters, by its decision, issued by way of interim measures proceedings. By the same decision, the court also requires the company to provide the information it refused. The decision shall not be challenged by legal remedies.

6. In the case of a request by shareholders representing 1/20 of the paid-up share capital, the decision-making on any issue of the agenda of the General Assembly shall be performed by roll call.

7. In all the above cases the requesting shareholders must demonstrate their shareholding and the number of shares they hold in the exercise of the relevant right.

The documents and information of par. 3 and 4 of article 123 of L. 4548/2018 are available on the webpage: <https://trade-estates.com>.

Maroussi, on the 14st of May 2026

THE BOARD OF DIRECTORS