

**Report**  
**in accordance with the provisions of article 27 par. 1 of Law 4548/2018 and article 22 of**  
**Law 4706/2020, par. 4.1.1 & 4.1.2 of the Athens Exchange (“AthEx”) Regulation**  
**and the relevant decision 10A/1038/30.10.2024 of AthEx**  
**of the Board of Directors of the Company dated 5<sup>th</sup> March 2025**  
**to the Annual Ordinary General Meeting of Shareholders of 28<sup>th</sup> March 2025**

Dear Messrs. Shareholders,

The Board of Directors of the company “TRASTOR REAL ESTATE INVESTMENT COMPANY” (the “**Company**”) during its meeting on 5 March 2025, resolved to recommend to the Annual Ordinary General Meeting of the shareholders of the Company, which will be take place on 28 March 2025 (the “**Ordinary General Meeting**” or “**OGM**”), the increase of the share capital of the Company by the total amount of up to EUR One Hundred Twenty Million Thirty-Six Thousand Seven Hundred Sixty-Five (€120,036,765), through the issuance of up to Two Hundred Forty Million Seventy-Three Thousand Five Hundred Thirty (240,073,530) new, common, with voting right, registered shares, of a nominal value of €0.50 each (the “**Increase**”), as follows:

(a) by the amount of up to EUR One Hundred Twenty Million (€120,000,000), through cash payment (the “**Increase with Cash**”), with the issuance of up to Two Hundred Forty Million (240,000,000) new, common, with voting right, registered shares, of a nominal value of EUR €0.50 each (the “**New Shares**”) with abolition of the pre-emption right of the existing shareholders, in accordance with article 27 par. 1 of Law 4548/2018, which will be subscribed through public offering in Greece, pursuant to the meaning of article 2 (d) of the Regulation (EU) 2017/1129 (the “**Regulation EU**”) (the “**Public Offer**”), and

(b) by the amount of EUR Thirty-Six Thousand Seven Hundred Sixty-Five (€36,765), through capitalization of the same amount distributable reserve under the title “short-term reserve” (the “**Increase with Reserve Capitalization**”) and the issuance of Seventy-Three Thousand Five Hundred Thirty (73,530) new, common, with voting right, registered shares, of a nominal value of €0.50 each, in order for this new shares to be issued to be distributed free of charge (the “**Free Shares**”) to the Managing Director of the Company, in the context of the short-term incentives plan that the Company has established, pursuant to the provisions of article 114 of Law 4548/2018.

It is further recommended, the OGM to resolve the following in connection with the Increase:

A) the abolition of the pre-emption right of the existing shareholders in the Increase, to be given to new investors the opportunity to participate in the subscription of the Increase within the context of the Public Offer and to achieve the required free float, according to Law 3371/2005 (article 4 par. 4) and article 3.1.4.4 of the AthEx Regulation.

The proposed abolition of the pre-emption right offers flexibility to the Company, allowing it to attract new investors, who wish to participate in the Company's share capital by subscribing to new

shares, thereby ensuring and increasing the liquidity and dispersion of its shares. Therefore, the abolition of the pre-emption right for the aforementioned reasons is considered and proposed as a reasonable measure in order to achieve the adequate level of free float, as defined in the AthEx Regulation.

B) the provision of authorization to the Board of Directors to determine the issue price of the New Shares in the context of the Increase with Cash (including any maximum price and range of prices, in accordance with the applicable legislation), no later than one (1) year from the adoption of the resolution of the General Meeting. The issue price cannot be less than the nominal value of fifty Euro Cents (€0.50) per share, while any difference between the nominal value of the New Shares above par value, namely, between the issue price and the nominal value of the New Shares, will be credited to the account "Share premium account".

C) the non-issuance of fractional New Shares.

D) the capital to be raised from the Increase with Cash to be used by the Company for the implementation of its investment plan within the next two years. In particular, the net funds to be raised from the Increase, which, after deducting the estimated issuance costs of approximately €3,850,000 and assuming full subscription, will amount up to €116,150,000, will be used by the Company for investments in real estate and, possibly for working capital.

It is further recommended that the General Meeting authorizes the Board of Directors to specify the use of the raised funds based on the above.

The Company's Management, in accordance with the applicable legislation, and particularly articles 4.1.1 and 4.1.2 of the AthEx Regulation, as well as decisions 10A/1038/30.10.2024 of the Board of Directors of the AthEx and 8/754/14.4.2016 of the Board of Directors of the Hellenic Capital Market Commission, as in force, will inform the AthEx and the Hellenic Capital Market Commission regarding the allocation of the raised funds. The update of the investing public regarding the allocation of the raised funds will be provided through the AthEx website, the Company's website, and the AthEx Daily Price Bulletin, as well as, where necessary, through the means provided in Law 3556/2007, as in force.

Additionally, and specifically, the Company for any amendments to the use of the raised funds, as well as for any additional relevant information, will comply with the provisions of article 22 of Law 4706/2020, as in force. The Company will inform the investing public, the shareholders, the Hellenic Capital Market Commission, and the Board of Directors of the AthEx, in accordance with the applicable provisions.

E) the deadline for the subscription of the Increase, according to article 20 of Law 4548/2018, to be set at four (4) months from the date of registration of the resolution for the Increase of the General Meeting in the Greek General Commercial Registry,

F) in case that the subscription of the amount of the Increase with Cash, according to the aforesaid, is not fully covered, the share capital to be increased up to the amount of the subscription, pursuant to article 28 of Law 4548/2018, as in force.

G) the New Shares that will result from the Increase with Cash, as well as the Free Shares, to be entitled to a dividend and any distributions made after their issuance and onwards, in accordance with the applicable legislation and the Articles of Association of the Company, provided that the New Shares and the Free Shares have been credited to the beneficiaries' securities accounts, which are determined through the Dematerialized Securities System ("D.S.S.") managed by the Hellenic Central Securities Depository S.A. ("H.C.S.D."), on the record date for the relevant entitlement.

It is further recommended that the OGM authorizes the Board of Directors of the Company to determine, in accordance with the applicable legislation, and decide on any other matter related to the application and implementation of the proposed resolutions for the Increase, the Public Offer of the New Shares, as well as the implementation of the distribution of the Free Shares, including but not limited to the following actions:

- i. the signing and the terms of the necessary agreements or contracts with issue advisors, intermediary, organizing, coordinating, or administrative banks and/or other investment services providers,
- ii. the drafting, submission and approval of the required by the provisions of Regulation EU and Law 4706/2020, as well as the delegated Regulations (EU) 2019/979 and 2019/980, as in force, prospectus, in cooperation with the issue advisor to be appointed,
- iii. the finalization of the terms and the process of the Public Offer, such as, indicatively, the categories of eligible investors who will be able to participate in the Public Offer, as well as the allocation criteria between the different categories of investors who will subscribe for the acquisition of the New Shares through the Public Offer,
- iv. the determination, in collaboration with the coordinators lead underwriters, of the binding price range for the offering of the Company's New Shares, which will be offered through the Public Offer, as well as the final issue price of the New Shares,
- v. the execution of all other actions and contacts with the competent authorities required for the listing of the New Shares and the Free Shares of the Company on the Regulated Market of the AthEx, including, in particular, obtaining the necessary licenses and approvals from the Hellenic Capital Market Commission and AthEx,
- vi. the submission of the relevant for the Increase applications, statements, certifications, documents, and any other required documents according to the applicable legislation to the competent authorities, such as the Hellenic Capital Market Commission, the Greek General

Commercial Registry (G.E.MI.), the AthEx, and the Hellenic Central Securities Depository S.A. (H.C.S.D.), and

vii. the performance of any other necessary action related to the above,

with the granting of the right to the Board of Directors to further assign to members or third parties all or part of the abovementioned responsibilities for the implementation of the Increase, the Public Offer and the listing for trading of the New Shares and Free Shares of the Company in the Regulated Market of the AthEx.

- Details according to paragraph 4.1.1 of the AthEx Regulation and the decision 25/06.12.2024 of the Board of Directors of the AthEx

#### Report on the use of raised funds:

- **Share Capital Increase of the Company (by virtue of the Extraordinary General Meeting dated 17.11.2023 and the resolution of the Board of Directors of the Company dated 14.12.2023)**

By virtue of the resolution dated 17.11.2023 of the General Meeting of the Company, through which authorization was granted to the Board of Directors to decide on the Increase of the share capital, the Board of Directors with its resolution dated 14.12.2023, decided to increase the Company's share capital in cash up to the amount of €26,408,447.50 in order to raise capital up to the amount of €74,999,990.90 (which includes the above par amount), by issuing up to 52,816,895 new common dematerialized registered shares (the "**New Shares of the Previous Increase**"), with a nominal value of €0.50, with a pre-emption right in favor of the existing shareholders in the ratio of 0.34665707600092 New Shares of the Previous Increase for each [1] existing shares, by means of a public offer and listing of the New Shares of the Previous Increase on the Athens Stock Exchange.

The net funds raised and resulted from the aforementioned increase have been allocated by the Company to date as follows:

TABLE OF THE ALLOCATION OF THE FUNDS RAISED FROM THE SHARE CAPITAL INCREASE of 18.01.2024						
(Amounts in € rounded to the nearest unit)						
WAY OF ALLOCATION OF THE RAISED FUNDS	TOTAL RAISED FUNDS AVAILABLE FOR ALLOCATION	FUNDS ALLOCATED UNTIL 30.06.2024	ALLOCATED FUNDS IN SECOND HALF OF 2024	FUNDS ALLOCATED UNTIL 31.12.2024	DIFERENCE OF RAISED & ALLOCATED FUNDS <sup>(2)</sup>	BALANCE OF RAISED FUNDS AVAILABLE FOR ALLOCATION 31.12.2024
Acquisition of shares of companies with assets (SOLON S.M.S.A. & FINEAS S.M.S.A.)	18.600.000	19.078.976	-	19.078.976	(478.976)	-

Construction and/or upgrade of investment properties	15.900.000	5.543.545	7.822.314	13.365.859	-	2.534.141
Other investments (Investment properties & holdings)	39.800.000	17.800.000	21.790.500	39.590.500	209.500	-
Additional funds from the difference in issuance costs <sup>(1)</sup>	269.476	-	-	-	269.476	-
<b>Total</b>	<b>74.569.476</b>	<b>42.422.521</b>	<b>29.612.814</b>	<b>72.035.335</b>	<b>0</b>	<b>2.534.141</b>

(1) According to the Prospectus, the issuance costs would amount to the amount of approximately € 699,990, while they amounted to € 430,515.

(2) The differences between the Raised and Allocated Funds shown in this column, which are offset between the investment categories, indicate that the additional funds allocated to the 1<sup>st</sup> category resulted from the transfer of funds from the 3<sup>rd</sup> category and from the additional funds from the difference in issuance costs.

THE BOARD OF DIRECTORS  
MAROUSSI, MARCH 5<sup>th</sup>, 2025