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REPORT OF THE INDEPENDENT NON-EXECUTIVE MEMBERS OF THE BOARD OF DIRECTORS OF THE COMPANY WITH THE TRADE NAME "TRASTOR REAL ESTATE INVESTMENT COMPANY" TO THE ANNUAL ORDINARY GENERAL MEETING OF ITS SHAREHOLDERS

The Independent Non-Executive Members of the Board of Directors of the société anonyme with the trade name "TRASTOR REAL ESTATE INVESTMENT COMPANY" (hereinafter the "Company"), jointly submit to the Annual Ordinary General Meeting of the Company's Shareholders scheduled to take place on March 20th, 2026 and to any iterative or postponed meeting thereof, their report, pursuant to par. 5 of article 9 of Law 4706/2020, as in force, and the guidelines of the Hellenic Capital Market Commission.

The subject of this report is to inform the Company's shareholders regarding the key actions of the Independent Non-Executive Members of the Board of Directors of the Company, as well as to confirm that they duly performed their duties, aligned with their obligations arising out of the Law and in accordance with the provisions of article 7 of Law 4706/2020, as in force.

More specifically, the current Board of Directors of the Company consists of eight (8) members in total, three (3) of which are Independent Non-Executive Members, pursuant to the provisions of articles 3, 5 and 9 of Law 4706/2020, as in force, out of which Mr. Lambros Papadopoulos has been appointed as Independent Non-Executive Chairman. Furthermore, the Board of Directors consists of one (1) Executive Member, Mr. Tassos Kazinos, who holds the position of the Vice Chairman, while he is also the Managing Director of the Company.

The term of the current Board of Directors is four years, starting from its election by the Company's General Shareholders' Meeting held on 28.03.2025 and, according to the provisions of article 85 par. 1 subparagraph c of Law 4548/2018, is extended until the deadline for convening the immediately following annual general meeting and until the relevant decision regarding the election of the Board of Directors is made.

The Board of Directors of the Company convenes in meetings regularly and mainly on a monthly basis, but also extraordinary on several times depending on the importance of the issues and the need for decision making. During 2025, the Board of Directors convened in a meeting twelve (12) times, one (1) of which was with physical attendance and the others through the combination of teleconference and physical attendance, and also adopted three (3) written resolutions without a meeting. The regular meetings are attended by all the Members of the Board of Directors. So far, there has been no case in which it was not possible for the Members of the Board to reach a decision due to lack of quorum. Additionally, in cases where there was a conflict of interest, the Member(s) of the Board of Directors involved refrained from

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participating in the decision-making process. However, even in such cases, the decision on the relevant agenda item could still be made by the remaining Members of the Board of Directors.

Two (2) out of three (3) Committees of the Board of Directors, and in particular, the Audit Committee and the Remunerations and Nominations Committee consist, in their majority, of independent non-executive members and the Chairperson of both of them is an independent non-executive member. During 2025, the Audit Committee convened in a meeting thirteen (13) times and also adopted two (2) written resolutions without a meeting, while the Remunerations and Nominations Committee convened in a meeting five (5) times and also adopted three (3) written resolutions without a meeting.

In accordance with the Company's practice, the relevant annual declarations of independence were received from the three (3) Independent Members of the Board of Directors, namely, Mr. Lambros Papadopoulos (Board Chairman), Ms. Susana Poyiadjis and Mr. Jeremy Greenhalgh and on 21.01.2026 the Remunerations & Nominations Committee and on 05.02.2026 the Board of Directors evaluated the fulfillment of the independence requirements to the aforesaid Members and confirmed both the legal and substantive independence of the Independent Non-Executive Members of the Board of Directors.

On 05.02.2026 a meeting of the Non-Executive Members of the Company's Board of Directors was held, without the presence of the sole Executive Member, in order to discuss the performance of the latter and in compliance with his duties during the previous year, as provided indicatively in article 7 of Law 4706/2020. Similarly, the Non-Executive Members unanimously concluded to the following for the financial year 2025:

- The Board of Directors of the Company operates effectively aiming to serve both the long-term and short-term of the Company's purposes and interests with due regard to the interests of its shareholders. The Board of Directors ensures, through its work and decisions, the viability and successful implementation of the investment plan and strategy established by the Company, contributing also to the achievement of the Company's business objectives, while its composition is characterized by diversity of knowledge, experience and qualifications, complying also to the provisions of the Law on gender representation, as it was in effect according to the Law throughout the financial year 2025.

- For one more year, the Company, managed by the Board of Directors, voluntarily complied and applied the corporate governance practices of the "Hellenic Corporate Governance Code (HCGC)", published in June 2021, by the "Hellenic Corporate Governance Council", as in force, justifying cases of non-compliance ("comply or explain"), and also consistently complied with the provisions of its Internal Regulation Code, as it was amended and in force. In general, the actions of the sole Executive Member of the Company's Board of Directors have been deemed to be in accordance

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with the provisions of the Company's Internal Regulation Code and the aforesaid Corporate Governance Code applied by the Company.

- Within the context of the self-assessment of the Committees and the Board of Directors, as well as the evaluation of the Company's Committees by the Board of Directors that took place at the beginning of 2026 with reference year the 2025, it was determined that the Company's Board of Directors and its Committees, once again, fully met expectations in all areas of oversight regarding their efficiency and effectiveness. Moreover, the Company in respect to the operation of the Board of Directors and its Committees, meets the requirements of the applicable Law on Corporate Governance for listed companies on the Athens Stock Exchange (as indicatively, Law 4706/2020 etc.), as well as the majority of the best practices, as included in the new "Hellenic Corporate Governance Code (HCGC)".

- The Independent Non-Executive Members of the Board of Directors participate in the meetings of the Board of Directors and its Committees, acting with independence of spirit, sense of duty and transparency, ensuring the implementation of good corporate governance practices and providing effective supervision on the management's decisions, thus ensuring the interests of both internal and external stakeholders and ensuring that the Company examines and adopts sustainable development practices, reinforcing its green footprint. They also create a constructive discussion on the proposals and resolutions of the Company's directors and management team, so that the interests of the Company's shareholders and employees are considered during the meetings and decision making. In fact, the Non-Executive Members of the Company's Board of Directors have been afforded the ability of uninterrupted and direct communication with the Company's management, as well as regular update by the Heads and Managers of the Company's Departments.

- The Executive and Non-Executive Members of the Board of Directors of the Company effectively manage the corporate affairs, taking into account the Company's targets, its strategic planning and investment schedule, and make decisions with the aim of protecting the interests of the Company's shareholders and ensuring the better management of the capital they have invested.

- The Independent Non-Executive Members reviewed, amongst others, the Financial Statements, the Investment Schedules, the revised Business Continuity Plan, the revised Internal Audit Charter, being part of the Internal Audit Unit Regulation, the revised Suitability Policy, in which minor importance regulatory updates have been incorporated, as well as the Company's Annual Remuneration Report, providing their comments where they deemed necessary. They also kept themselves continuously informed about the processes and policies of the Company that were adopted or revised during 2025, including those mentioned above. Additionally, the Independent Non-Executive Members also reviewed the external evaluation of the Internal Control System for

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the reporting period 01.01.2023 – 31.12.2025, which was conducted by an independent external evaluator. With regard to a matter of particular importance for the Company, namely, its compliance with the free float requirements of the Athens Stock Exchange, the Independent Non-Executive Members reviewed the request letter sent by the Company to the competent Directorate of the Stock Exchange on 07.11.2025, seeking the grant of a 6-month extension of the deadline for restoring its minimum required free float percentage, which was due to expire on 31.12.2025. The request was accepted by the Athens Stock Exchange.

- In the employment sector, the Company encourages a generally safe and healthy working environment, without discrimination, harassment or retaliation and ensures working relationships that promote mutual trust, constructive cooperation, two-way communication and recognition, eliminating all kinds of forced or compulsory labor and discrimination at work. The Company has developed an organized whistleblowing system and policy, which is properly communicated to the Company's staff to reinforce their awareness and trust in the mechanism. Moreover, on 18.12.2025, the Board of Directors took also notice of the annual review of the Whistleblowing Framework as reviewed by the Audit Committee of the Company, with no reports-incidents within the year.

- In terms of regulatory compliance, the Company has appointed a Compliance Officer and has provisioned audit procedures of said compliance.

Furthermore, the items submitted for voting and/or notification to the General Meeting of the Company's Shareholders, to which this report is addressed, have been unanimously approved by the Members of the Board of Directors, including its Independent Non-Executive Members.

Finally, the Independent Non-Executive Members of the Company's Board of Directors fully agree with the content of the Board of Directors' Annual Report and the Corporate Governance Declaration for the year 2025, which is an integral part of the aforesaid Annual Report and has been approved by the Board of Directors on 26.02.2026. The Board of Directors' Annual Report has been included in the Annual Financial Report for the financial year commencing on 1st January 2025 and ending at 31st December 2025. The Board of Directors' Annual Report is available on the Company's website and specifically at the link: https://trastor.gr/en/investors/financial-information/

The Independent Non-Executive Members of the Board of Directors of the Company
"TRASTOR REAL ESTATE INVESTMENT COMPANY"