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TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.

ANNOUNCEMENT TO THE INVESTING PUBLIC

**OUTCOME OF THE COMBINED OFFERING OF NEW, COMMON, REGISTERED,
DEMATERIALIZED, VOTING SHARES ISSUED BY “TRASTOR REAL ESTATE INVESTMENT
COMPANY S.A.”**

PLACEMENT COORDINATORS



TRASTOR REAL ESTATE INVESTMENT COMPANY S.A. (the “**Company**”) and the Placement Coordinators of the Greek Public Offering (as defined below), announce, in accordance inter alia with Circular No. 23/22.06.2004 of the Hellenic Capital Market Commission that:

1. In accordance with the Company’s announcement dated 13.05.2026, a total of 150,000,000 new, common, registered, dematerialised, voting shares of the Company (the “**New Shares**”) were offered through the Combined Offering (as defined below) in the context of the increase of the Company’s share capital by payment in cash, pursuant to the resolution dated 04.05.2026 of the Board of Directors of the Company (the “**Increase**”). The final offering price of the New Shares (the “**Offering Price**”) was set at €1.00 per New Share. The Offering Price was the same for the International Offering (as defined below) and the Greek Public Offering.
2. The New Shares were offered in parallel through: (i) a public offering in Greece to retail investors and qualified investors (the “**Greek Public Offering**”) and (ii) a private placement abroad, in each case in accordance with exemptions from applicable prospectus requirements (the “**International Offering**”) and together with the Greek Public Offering, the “**Combined Offering**”).

Jefferies GmbH acted as Sole Global Coordinator and Joint Bookrunner for the International Offering and Piraeus Bank Société Anonyme (“**Piraeus Bank**”), Eurobank Société Anonyme and Euroxx Securities S.A. acted as Joint Bookrunners for the International Offering. Piraeus Bank, Eurobank S.A. and Euroxx Securities S.A. acted as Placement Coordinators for the Greek Public Offering.

3. The free float percentage of the total shares of the Company (including existing shares and the New Shares) based on the Company’s total capitalisation amounts to 16.08%.
4. The Combined Offering period ended on 13.05.2026.
5. The total valid demand at the Offering Price expressed by investors participating in the Combined Offering amounted to 217,079,762 shares, oversubscribing the 150,000,000 New Shares ultimately offered through the Combined Offering, by approximately 1.45 times.

Specifically, considering only the valid subscriptions of the Combined Offering:

i) the total demand expressed in the Greek Public Offering amounted to 31,673,978 shares corresponding to an amount of €31,673,978 (based on the Offering Price), and is divided as follows:

- a) 17,464,085 shares were requested by Retail Investors, corresponding to an amount of €17,464,085 (based on the Offering Price),
- b) 14,209,893 shares were requested by Qualified Investors, corresponding to an amount of €14,209,893 (based on the Offering Price).

ii) the total demand expressed in the International Offering exceeded the New Shares ultimately allocated to the International Offering, as described below.

6. The 150,000,000 New Shares were ultimately allocated between the Greek Public Offering and the International Offering as follows:

(i) 18,370,907 New Shares (corresponding to approximately 12.25 % of the total New Shares) were allocated to investors participating in the Greek Public Offering (the “**Greek Public Offering New Shares**”). It is clarified that:

- a) 10,166,310 Greek Public Offering New Shares, i.e. 55.34% of the Greek Public Offering New Shares, were allocated to Retail Investors, and
- b) 8,204,597 Greek Public Offering New Shares, i.e. 44.66% of the Greek Public Offering New Shares, were allocated to Qualified Investors.

(ii) 131,629,093 New Shares (corresponding to approximately 87.75% of the total New

Shares) were allocated to investors participating in the International Offering, including 90,000,000 New Shares allocated to Piraeus Bank.

7. It is clarified that Piraeus Bank, in the context of the binding investment agreement (Cornerstone Investment Agreement) dated 08.05.2026, undertook to subscribe for an amount of at least €50 million in the context of the Increase, and in the fulfilment of its obligation subscribed for 90,000,000 New Shares corresponding to an amount of €90 million (based on the Offering Price).
8. As a result of the above, by virtue of the decision dated 15.05.2026 of the Company's Board of Directors, the timely and full payment of the total amount raised from the Increase was certified in accordance with the provisions of Article 20 of Law 4548/2018.
9. Following the above, the share capital of the Company was increased by seventy-five million Euros (€75,000,000) through the issuance of one hundred fifty million (150,000,000) new, common, dematerialised, registered, voting shares, of nominal value €0.50 each, while the difference between the nominal value of the New Shares and their Offering Price, amounting to €75,000,000, will be credited to the special account "Share premium".

Therefore, the share capital of the Company amounts to €197,368,749, divided into 394,737,498 registered shares of a nominal value of fifty Euro cents (€0.50) each.

10. Under the placement agreement dated 08.05.2026 between the Company and the Placement Coordinators of the Greek Public Offering, the Placement Coordinators of the Greek Public Offering did not undertake any commitment to subscribe for any unsubscribed New Shares in the context of the Greek Public Offering. Furthermore, it is noted that the Placement Coordinators of the Greek Public Offering did not submit subscription applications in the Greek Public Offering for their own account.
11. The total gross proceeds of the Combined Offering, before deduction of the expenses of the Combined Offering and the Admission, amounted to €150 million (i.e. 150,000,000 New Shares at the Offering Price).
12. Furthermore, it is noted that the net proceeds from the Combined Offering, after deduction of estimated issuance expenses of approximately €8.2 million, amounted to €141.8 million and will be used in order of priority as follows:
 - a. An amount of approximately €38.6 million for the payment of consideration in relation to the acquisition of the following 3 office buildings in central Athens: i) a seven-storey building, with basement, with a total area of 6,469 sq.m., located at 8

Karageorgi Servias Street, ii) a nine-storey building, including basement and ground floor, with a total area of 3,836 sq.m., located at 58 Athinas Street, and iii) a nine-storey building, with a total area of 5,081 sq.m., located at 5 Lykourgou Street and 6 Eupolidos Street and 1 Apellou Street (the “**Acquisitions**”) subject to the receipt of the necessary relevant internal and corporate approvals,

- b. The remaining amount of €103.2 million will be used to finance part of the capital expenditures of both the above Acquisitions and capital expenditures of existing properties, and to carry out new investments in accordance with the Company’s investment strategy.

The Company intends to use the total net proceeds within 12 months from the certification of payment of the amount of the share capital increase.

The precise date when the New Shares will be credited to the securities accounts of the beneficiaries and the date of commencement of trading thereof on Euronext Athens will be announced by a subsequent announcement of the Company.

For more information, shareholders may contact the Company’s offices during business days and hours at 5 Heimarras Street, Marousi, Postal Code 151 25, tel.: 210 6910016 (contact person: Mr. Kostas Giannikopoulos).

Marousi, 15 May 2026

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Any offer to acquire securities referred to in this announcement in connection with the International Offering should be based exclusively on the information contained in the offering memorandum prepared in connection with the International Offering.

Neither the Company nor any of the Placement Coordinators have authorised, nor do they authorise, the making of any offer of the shares referred to in this announcement through any financial intermediary, other than offers made by the Placement Coordinators which constitute the final placement of shares contemplated in this announcement. Neither the Company nor any of the Placement Coordinators 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 of the Placement Coordinators 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 in this announcement in the United Kingdom has been made pursuant to an exemption under Part 1 of Schedule 1 of 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 of the POATRs. Neither the Company nor any of the Placement Coordinators have authorised, nor do they authorise, the making of any offer of the shares referred to in this announcement through any financial intermediary, other than offers made by the Placement Coordinators which constitute the final placement of shares contemplated in this announcement. Neither the Company nor any of the Placement Coordinators

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 of the POATRs.

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