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Neither this announcement nor anything contained herein shall form the basis of, or be relied upon in connection with, any offer or commitment whatsoever in any jurisdiction. Any offer to acquire shares pursuant to the proposed offering will be made, and any investor should make his investment decision solely on the basis of, the information that is contained in an information, offering or other document to be published or otherwise made available by Trastor Real Estate Investment Company in due course should the transaction proceed.



27 April 2026

PRESS RELEASE

TRASTOR REAL ESTATE INVESTMENT COMPANY PLANS TO OFFER NEWLY ISSUED ORDINARY SHARES TO ENHANCE ITS CAPITAL POSITION AND EXPAND ITS FREE FLOAT

Athens, April 27, 2026 - Trastor Real Estate Investment Company S.A. ("**Trastor**", or the "**Company**"), a leading Greek real estate investment company listed on Euronext Athens, today announces its intention to raise new equity to accelerate its growth strategy in prime office and logistics real estate, capitalising on a compelling opportunity in the Greek real estate cycle. The proposed offering will support the acquisition of high-quality assets, further strengthen Trastor's balance sheet and profitability and materially increase the free float and liquidity of its shares.

The Company intends to proceed with the issuance and offering of new ordinary, dematerialised, registered shares with voting rights (the "**New Shares**"), with the limitation and/or the exclusion of the pre-emptive rights of its existing shareholders (the "**Shareholders**"). The New Shares will be listed and admitted to trading on the Main Market of the Regulated Securities Market of Euronext Athens the "**Admission**").

The Company's Board of Directors (the "**BoD**"), acting upon the authority given to it by the Ordinary General Meeting (the "**OGM**") of the Shareholders held on 20 March 2026, is expected to approve and determine the terms of a share capital increase and the offering of the New Shares in the coming days, subject to market conditions and investor feedback.

Subject to the above, the New Shares are expected to be offered through: (i) a public offering in the Hellenic Republic to retail and qualified investors via the Electronic Book Building ("**EBB**") service of Euronext Athens (the "**Greek Public Offering**") and (ii) private placements to qualified, institutional and other eligible investors outside of the Hellenic Republic, subject to current exemptions from applicable prospectus requirements (the "**Institutional Offering**" and, together with the Greek Public Offering, the "**Combined Offering**").

In connection with the Greek Public Offering and the Admission, the Company is preparing a document in accordance with Annex IX of Regulation (EU) 2017/1129, as amended and in force.

Key Strengths¹

- **Market leading scale:** Trastor is a leading listed Real Estate Investment Company (“REIC”) in Greece, focusing on prime office buildings and modern logistics such as commercial warehouses, with a portfolio of €822.6 million gross asset value (“GAV”) on a consolidated level as of 31 December 2025, comprising 65 assets with a total gross building area of approximately 492,000 square meters. The Company’s strategic focus on office and green logistics assets in the prime Athens corridors where demand and pricing power are most resilient, representing c. 82% of its overall portfolio by GAV divided between offices (c. 54% of GAV) and its fast-scaling logistics book (c. 28% of GAV), places it at the forefront of the Greek real estate market.
- **Clear value creation strategy:** The Company’s strategy centers on building a focused investment platform targeting prime commercial assets in the most liquid and best-performing real estate sectors. Trastor acquires top-located properties at attractive discounts to market comparables and enhance value through active asset improvement – including lease re-gearing, capital improvements, repositioning, and energy upgrades. This approach is designed to deliver high yields on cost while elevating asset quality and sustainability through the achievement of green certifications. This will enable Trastor to capitalize on increasing demand in Greece for the limited spaces which meet green development and sustainability criteria, as businesses continue to relocate to newer and more energy efficient properties.
- **Highly resilient income profile:** As of 31 December 2025, Trastor’s total portfolio occupancy stood at 98% on available to let properties (excluding properties under renovation, which on 31 December 2025 had a total GAV of €46.2 million), with a weighted average unexpired lease term (“**WAULT**”) of 6.1 years without considering extension rights (and 8.9 years after considering tenants’ extension rights), and with 91.1% of tenants by rental income being multinationals, large Greek domestic companies or government entities. As of December 31, 2025, the Company’s annualized rental income reached €49.7m and reported rental income rose to €40.6m, with Adjusted EBITDA €30.1m, Adjusted EPRA Earnings €14.0m, NAV/share €1.697 and net LTV 48.3%.
- **Demonstrated high-growth track record:** Since 2017, Trastor has undergone a significant period of expansion, completing 61 asset acquisitions and 13 company acquisitions through a net aggregate funds deployment of €609.3 million, thereby significantly growing its investment portfolio and increasing its profitability. Trastor has transformed its portfolio from a fragmented base of smaller assets into a more institutional-grade real estate platform. The average asset value of Trastor’s portfolio increased from approximately €2.5 million in 2017 to approximately €12.7 million in 2025, with about 71% of our GAV now comprising assets valued at €10.0 million or more, reflecting its strategy of scaling. Trastor’s annualised rental income increased from €4.6 million in 2017 to €49.7 million in 2025, representing a compound annual growth rate of approximately 35% over the same period.

¹Based on data from company estimates of peer financial disclosures and industry data.

- **Structural market opportunity:** Greece is experiencing a strong economic expansion, with GDP growth approximately 1.5x faster than that of Europe. The Company operates in a structurally supply-constrained market with significant embedded upside: prime office and logistics rents in Greece remain approximately 27% and 31% below 2008 peak levels in real terms, respectively, while prime real estate yields in Greece currently stand at about 140-160 basis points higher than comparable yields in core European markets (office: 6.5% vs 5.1% / logistics: 6.8% vs 5.2%), with 98% occupancy (vs. 89-93% in major EU cities), offering an attractive risk-adjusted return premium.
- **Clear medium-term growth strategy underpinned by disciplined capital allocation and resilient operating performance:** The net equity proceeds, which are expected to be fully deployed within approximately 12 months, will be complemented by additional capital through debt financing to support accelerated portfolio growth. The Company targets attractive acquisition returns, with a yield on cost of 6.5%-7.0%, and rental growth of 3.5%-4.0% per annum, supporting ongoing value creation. It expects to maintain a highly resilient operating profile, with adjusted EBITDA margins targeted in the range of 80%-85%, and intends to preserve a conservative balance sheet, targeting a net loan-to-value ratio of 40%-45%. Fair value growth is targeted at 3%-4% per annum, reflecting underlying rental momentum. The Company intends also to maintain an attractive capital return policy, targeting a dividend payout ratio of approximately 80%, with dividends expected to grow progressively over time, and a total accounting return (TAR) estimated at 10%-12% per annum over the medium term, significantly outpacing other European players, and which aligns the historical annualized XIRR of 11.7% achieved over the past 5 years.
- **Experienced management at the right point in the cycle:** The Company is managed by an experienced management team with a proven track record of transformational execution and believes it is uniquely positioned to benefit from a pivotal stage of the Greek real estate cycle.

Proposed Combined Offering Highlights

The Company is proposing to conduct the Combined Offering to (i) enhance its capital position and pursue growth, (ii) increase its free float, (iii) improve the liquidity of its ordinary shares, and (iv) diversify its shareholder base. Following completion of the Combined Offering, Trastor is expected to have a free float of at least 15%.

The proposed Combined Offering is expected to consist of a primary offering of New Shares to be issued by the Company following a share capital increase, with the limitation and/or the exclusion of the pre-emptive rights of the existing Shareholders.

Piraeus Bank, which currently holds 98.6% of Trastor, is expected to participate in the Combined Offering through an investment equal to at least €50 million (subject to any adjustments which may be required to achieve a free float of at least 15%) and to remain a significant shareholder in the Company.

Use of Proceeds and Growth Strategy

Trastor is entering the next phase of its growth journey. The Company intends to deploy the net proceeds of the Combined Offering over approximately 12 months to, among other purposes, (i) fund identified near-term acquisitions and value-enhancing capital expenditure and (ii) support the Company's long-term growth strategy in offices and logistics assets.

The Company has identified an actionable investment pipeline of approximately €568 million, including €55.5 million of prioritised near-term acquisitions and investment in upgrades and improvements of three prime office properties in Athens, combining near-term income potential with long-term rental upside and positioning the Company to become the leading Greek REIC.

Lock-Up

The Company and its principal shareholder Piraeus Bank S.A. intend to enter into lock-up commitments for a period of 180 days from the commencement of trading of the New Shares on the Main Market of the Regulated Securities Market of Euronext Athens subject to customary exceptions.

Tassos Kazinos, Chief Executive Officer and Vice President of the BoD, commented:

"We are delighted to announce our plans to proceed with the Combined Offering. Successful completion of the Combined Offering will widen and diversify our investor base, increase our free float and liquidity, further strengthen our balance sheet and profitability, and provide the funds to execute the next stage in our successful growth strategy, including the acquisition of identified prime office properties to build a €1bn+ institutional-grade real estate platform.

The Greek prime real estate market is at a pivotal stage in its cycle, offering numerous structural advantages to investors including materially higher yields and faster forecast rental growth than the European average. At the same time the wider Greek economy is outperforming Europe while occupier demand remains strong.

We are confident that our experience and proven track record of consistent shareholder value creation ideally places us to benefit from these positive market fundamentals. We look forward to inviting investors to join us on our journey to becoming the institutional benchmark for Greek Commercial Real Estate."

For further information, please contact:

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Syndicate Members

For the Institutional Offering outside of Greece, Jefferies is acting as the Sole Global Coordinator and Piraeus Bank S.A., Eurobank S.A. and Euroxx Securities S.A. are acting as the Joint Bookrunners (together with the Sole Global Coordinator, the “Managers”). Piraeus Bank S.A., Eurobank S.A. and Euroxx Securities S.A. are also acting as Coordinators for the Greek Public Offering.

Important Information

The information contained in this announcement is for background purposes only and does not purport to be full or complete. No reliance may be placed by any person for any purpose on the information contained in this announcement or its accuracy, fairness or completeness.

This announcement is not an offer of securities for sale in the United States. Securities may not be offered or sold in the United States unless they are registered or are exempt from registration under the U.S. Securities Act of 1933, as amended (the “U.S. Securities Act”). The Company does not intend to register any portion of the Combined Offering in the United States or to conduct a public offering in the United States. Any public offering of securities to be made in the United States will be made by means of a prospectus that will contain detailed information about the Company and its management, as well as financial statements. Copies of this announcement are not being, and should not be, distributed in or sent into the United States. It may be unlawful to distribute these materials in certain jurisdictions. These materials are not for distribution in Canada, Japan or Australia. The information in these materials does not constitute an offer of securities for sale in Canada, Japan or Australia. The securities may be offered in the United States to qualified institutional buyers pursuant to Rule 144A under the U.S. Securities Act, and outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act.

This announcement does not contain, constitute or form a part of any offer or solicitation to purchase or subscribe for securities in Australia, Canada, Japan or any other jurisdictions where to do so would constitute a violation of the laws of such jurisdiction. The offer and

sale of the securities mentioned herein have not been, and will not be, registered under the securities laws of Australia, Canada or Japan.

The securities may not be offered or sold in Australia, Canada or Japan or to, or for the account or benefit of, any national, resident or citizen of Australia, Canada or Japan, subject to certain exceptions.

This announcement has been prepared on the basis that any offer of shares in any Member State of the European Economic Area (“EEA”), other than Greece, which has implemented 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 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. The Company is preparing an information document in accordance with Article 1(4)(db) and 1(5)(ba) of Regulation (EU) 2017/1129, as amended (the “Annex IX Document” and the “Prospectus Regulation”, respectively). The Annex IX Document will be filed with the Hellenic Capital Market Commission and published on the website of the Company, Euronext Athens and any financial intermediaries of the Greek Public Offering.

Any offer to acquire shares pursuant to the Greek Public Offering will be made, and any investor should make his investment decision on the basis of, the information that will be contained in the Annex IX Document, which includes the information required under Annex IX of the Prospectus Regulation as well as the regulated information published by the Company. Any subscription for securities in the Institutional Offering should be made solely on the basis of the information contained in the institutional offering circular, to be issued in connection with the Institutional Offering. There is no guarantee that the Combined Offering 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 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 shares 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 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.

In the United Kingdom, this document is for distribution only to and is directed only at persons who (i) have professional experience in matters relating to investments which fall

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The Combined Offering may be influenced by a range of circumstances, such as market conditions, and is subject to corporate approvals by the Company’s competent corporate bodies, and there is no guarantee that the Combined Offering will proceed. You should not base your financial decisions on the Company’s intentions in relation to the Combined Offering at this stage. Acquiring investments to which this announcement relates may expose an investor to a significant risk of losing all of the amount invested. Persons considering making such investments should consult an authorized person specializing in advising on such investments. This announcement does not constitute a recommendation concerning the Combined Offering. The value of shares can decrease as well as increase. Potential investors should consult a professional advisor as to the suitability of the Combined Offering for the person concerned.

This announcement does not identify or suggest, or purport to identify or suggest, the risks (direct or indirect) that may be associated with an investment in the New Shares.

This announcement presents certain key financial and operating measures, including but not limited to Adjusted EBITDA, Adjusted EPRA Earnings, NAV/share, Annualized Rental Income, net LTV and XIRR that are not defined under, or presented in accordance with, International Financial Reporting Standards as adopted in the European Union (“IFRS”) or any other generally accepted accounting principles. These measures are not audited, they are derived from Company’s management information systems. These measures are presented because the Company believes that they and similar measures are widely used in the Company’s industry as a means of evaluating operating performance and liquidity. These measures may not be comparable to other similarly titled measures of other companies and are not measurements under IFRS or other generally accepted accounting principles, and you should not consider such items as alternatives to performance measures derived in accordance with IFRS.

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they might otherwise be found to have in respect of this announcement or any such statement. The Managers are each acting exclusively for the Company and for no-one else in connection with any transaction mentioned in this announcement and will not regard any other person (whether or not a recipient of this announcement) as their respective clients in relation to any such transaction and will not be responsible to any other person for providing the protections afforded to their respective clients, nor for advising any such person on the contents of this announcement or in connection with any transaction or other matter referred to in this announcement.

Unless otherwise indicated, market, industry and competitive position data are estimates based on the Company's experience, internal studies and investigation of market conditions, and are not based on published statistical data or information obtained from independent third parties. Such information has not been audited or independently verified, nor has the Company ascertained or had access to the underlying economic assumptions relied upon therein. This data should be treated with caution.

The information in this announcement may constitute or include forward-looking statements. Forward-looking statements are statements that are not historical facts and may be identified by words such as "aim", "anticipate", "assume", "believe", "can have", "continue", "could", "estimate", "expect", "forecast", "intend", "may", "plan", "risk", "should", "suggest", "target", "will", "would" and similar expressions or the negatives of these expressions. These forward-looking statements reflect, at the time made, the Company's beliefs, intentions and current targets/aims concerning, among other things, the Company's results of operations, financial condition, liquidity, prospects, growth and strategies. Forward-looking statements include statements regarding: objectives, goals, strategies, outlook and growth prospects; future plans, events or performance and potential for future growth; liquidity, capital resources and capital expenditures; economic outlook and industry trends; developments of the Company's markets; the impact of regulatory initiatives; and the strength of the Company's competitors. Forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. The forward-looking statements in this announcement are based upon various assumptions, many of which are based, in turn, upon further assumptions, including without limitation, management's examination of historical operating trends, data contained in the Company's records and other data available from third parties. Although the Company believes that these assumptions were reasonable when made, these assumptions are inherently subject to significant known and unknown risks, uncertainties, contingencies and other important factors which are difficult or impossible to predict and are beyond its control. Forward-looking statements are not guarantees of future performance and such risks, uncertainties, contingencies and other important factors could cause the actual outcomes and the results of operations, financial condition and liquidity of the Company or the industry to differ materially from those results expressed or implied in this announcement by such forward-looking statements. No representation or warranty is made that any of these forward-looking statements or forecasts will come to pass or that any forecast result will be achieved. All forward-looking statements included in this announcement are expressly qualified in their entirety by the

foregoing cautionary statements. Undue influence should not be given to, and no reliance should be placed on, any forward-looking statement. No statement in this announcement is intended to be nor may be construed as a profit forecast.

For the avoidance of doubt, the contents of the Company's website (<https://trastor.gr>), or any website directly or indirectly linked to the Company's website, are not incorporated by reference into, and do not form part of, this announcement.