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TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.

ANNOUNCEMENT

Trastor REIC launches a combined offering of new ordinary, registered, voting shares with a nominal value of €0.50 each, in the context of its share capital increase through cash payment, at a maximum offering price of €1.15 per share.

Further to the announcements dated 4 May, 6 May and 7 May 2026, Trastor Real Estate Investment Company S.A. (the “**Company**”) informs the investing public that its Board of Directors, on 8 May 2026, resolved that the combined offering of up to 150,000,000 new ordinary registered voting shares (the “**New Shares**”), with a nominal value of €0.50 each, in the context of its share capital increase through cash payment resolved by its Board of Directors on 4 May 2026 (the “**SCI**”), will commence on Monday, 11 May 2026, at a maximum offering price of up to €1.15 per New Share.

The New Shares will be offered: (i) in Greece, to Retail and Qualified Investors, within the meaning of Regulation (EU) 2017/1129 of the European Parliament and of the Council (the “**Regulation**”) and Annex II of Law 4514/2018, through a public offering, by means of a disclosure document prepared in accordance with article 1(4)(db) of the Regulation, the applicable provisions of Law 4706/2020 and the delegated decisions of the Hellenic Capital Market Commission (the “**Greek Public Offering**”); and (ii) outside Greece, through a private placement to qualified, institutional and other eligible investors, subject to applicable exemptions from the prospectus publication requirements under the Regulation and other applicable legislation, including in the United States pursuant to Rule 144A (the “**International Offering**” and, together with the Greek Public Offering, the “**Combined Offering**”).

The Company expects to raise gross proceeds of up to €150 million in the Combined Offering. The proceeds will be used over an approximate period of 12 months for the consideration of near-term acquisitions, to finance part of capital expenditures in relation to the near-term acquisitions and new investments, in line with the Company’s investment strategy, and for related fees and expenses.

The Company’s principal shareholder, Piraeus Bank, has agreed to acquire, pursuant to the terms of the International Offering and subject to customary terms and conditions, and the Company has agreed to allocate to Piraeus Bank, New Shares at the price of the Combined Offering for a minimum investment amount of €50.0 million, subject to any adjustments required to achieve a free float of at least 15% of the total common shares of the Company (including existing ordinary shares and the New Shares issued in the Combined Offering) based on the Company’s total market capitalization, and certain other conditions being satisfied.

The Company and Piraeus Bank will agree to lock-up commitments for a period of 180 days from the date of commencement of trading in the New Shares.

In connection with the International Offering, Jefferies GmbH will act as Sole Global Coordinator and Joint Bookrunner, and Piraeus Bank S.A., Euroxx Securities S.A. and Eurobank S.A., will act as Joint Bookrunners.

The period of the Greek Public Offering will be three (3) business days, commencing on 11 May 2026 at 10:00 Greece time and concluding on 13 May 2026 at 14:00 Greece time. The International Offering will take place during the same period (11 May 2026 – 13 May 2026).

The Company will duly inform the investors of any material developments regarding the process of the SCI and the Combined Offering.

For further information, shareholders may contact Mr. Konstantinos Giannikopoulos, Head of Investor Relations, at email k.giannikopoulos@trastor.gr.

Athens, 8 May 2026

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This announcement has been prepared on the basis that any offer of the shares referred to herein in any Member State of the European Economic Area (“EEA”), other than Greece, which has implemented the Regulation (EU) 2017/1129, as amended (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 Jefferies

GmbH, Piraeus Bank S.A., Eurobank S.A. or Euroxx Securities S.A. (collectively, 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.

Any subscription for securities referred to herein besides the Greek Public Offering (the “International Offering”) should be made solely on the basis of the information contained in the institutional offering circular, to be issued in connection with the International Offering. There is no guarantee that the offer of shares referred to herein will complete successfully.

Neither the Company nor any of the Managers have authorised, nor do they authorise, the making of any offer of the shares referred to herein 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 the shares referred to herein 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 referred to herein 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 announcement is for distribution only to and is directed only at persons who (i) have professional experience in matters relating to investments which fall within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the “Financial Promotion Order”), (ii) are persons falling within Article 49(2)(a) to (d) (“high net worth companies, unincorporated associations etc.”) of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as “relevant persons”). This announcement is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons.

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