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Annual Ordinary General Meeting

March 20, 2026

Suggestions/comments of the Board of Directors on the items of the agenda

The Board of Directors ("**BoD**"), following a proposal from the Chairman, unanimously decided to submit to the Annual Ordinary General Meeting of Shareholders of March 20th, 2026 and any iterative or postponed meeting thereof, the following suggestions / comments on the items of the Agenda:

Item 1: ***Approval of the Annual Financial Statements for the financial year 2025, along with the Board of Directors' Annual Report and the Auditors' Report.***

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

The BoD recommends the approval of the Annual Financial Statements of the Company, along with the relevant Board of Directors' Annual Report and the Statutory Auditor's Report for the financial year 2025 (01/01/2025 to 31/12/2025). The Company's Annual Financial Statements and the relevant Board of Directors' and Auditor's Reports are available on the Company's website http://www.trastor.gr.

Item 2: ***Approval for the distribution of profits of the year 2025 and previous years and authorization to the Board of Directors.***

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

Given that the net profits for distribution of the Company according to the law, excluding the unrealized profits from revaluation to fair value of the properties, amounted to € 18,836,022.42 on 31.12.2025, the BoD recommends their distribution according to the following table:

Statutory Reserve for the year 2025	€ 502,318.70
Dividend (shares 244,737,498*0.040)	€ 9,789,499.92
Distribution to the Company's staff	€ 294,268.00
Profits for Distribution carried forward	€ 8,249,935.80

Based on the above table, the proposed dividend for the year 2025 amounts to € 0,04/ share.
Regarding the proposed distribution to the Company's staff, it is clarified that part of it concerns members of the staff falling within the ambit of the categories of article 13 of law 4209/2013, as in force, covered by the current Remuneration Policy of the Company, and indicatively, senior management executives, executives responsible for risk management, control functions etc., except that the distribution will not be carried out and on shares, deferred for three years, but only in cash and in lump sum due to the fact that the total amount to be distributed through distribution of profits individually is less than 50% of their fixed annualized remunerations.

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Finally, the Board of Directors will recommend to the General Meeting the authorization of the Board of Directors to take the necessary actions for the implementation of the forthcoming decision of the General Meeting, as well as the distribution of the abovementioned amount to be distributed to the staff per its beneficiary in accordance with the relevant recommendations of the Remuneration and Nomination Committee.

***Item 3**: Approval, pursuant to article 108 of law 4548/2018, of the overall management for the financial year 2025 and discharge of the auditors.*

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

The BoD proposes the approval of the overall management taken place by the BoD during the financial year 2025 and the discharge of the auditors.

***Item 4**: Approval of the fees and remuneration of the members of the Board of Directors and the Committees for the financial year 2025 and determination of the same for the financial year 2026.*

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

The BoD recommends the approval of the remuneration and indemnities paid to the members of the Board of Directors and the Committees for their participation in the Board of Directors and the Committees during the year 2025, which amounted to a total of 261,249.96 Euros.
Moreover, the BoD recommends to this Annual General Meeting to approve the remuneration and indemnities to be paid by the Company to the Members of the BoD and the Committees for their participation in the BoD and the Committees for the financial year 2026 up to the total amount of 300.000 Euros.

It is noted that both the remuneration and indemnities paid during the financial year 2025, as well as those proposed for pre-approval for the financial year 2026 are in line with the Remuneration Policy of the Company.

***Item 5**: Submission for discussion and voting by the General Meeting of the Remuneration Report for the year 2025.*

The BoD submits to the shareholders the Remuneration Report of the members of the BoD for the financial year 2025, the final draft of which has been examined by the Remuneration and Nomination Committee, which includes a comprehensive overview of the total remuneration received by the members of the BoD and the Committees in the financial year 2025, in accordance with the specific provisions of article 112 of Law 4548/2018. The text of the Remuneration Report is available on the Company's website (Remuneration report).

It should be clarified that the shareholders' vote on the Remuneration Report is of advisory nature, in accordance with article 112 par. 3 of Law 4548/2018.

***Item 6**: Election of Auditing Company for the financial year 2026 statutory audit and relevant authorization.*

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

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The BoD proposes the appointment of the auditing company "DELOITTE CERTIFIED PUBLIC ACCOUNTANTS S.A.", for the statutory audit of the Company for the year 2026, from which a regular and a substitute auditor will be appointed, as well as the authorization of the BoD for the determination of their remuneration in accordance with the applicable legislation.

Item 7: Election of the Company's Independent Valuers for the financial year 2026 and relevant authorization.

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

Pursuant to article 54 par. 1 of law 5193/2025, as in force, the Company is obliged to appoint an independent valuer for the valuation of its investments.
The BoD recommends for the financial year 2026 the appointment of the companies "CBRE Axies S.A.", "P. Danos & Associates S.A." and "RIALAKT SINGLE MEMBER LIMITED LIABILITY COMPANY" as the independent valuers, to assess the value of the Company's investments for the financial year 2026, as well as the provision of authorization to the BoD to determine their remuneration. The distribution of the portfolio assets to each valuer as well as the assignment of new assets to either valuer should be made by the BoD at its free discretion.
Finally, the BoD proposes to the General Meeting to authorize the BoD to appoint an additional valuer, if deemed either necessary or in the Company's best interest and to negotiate and agree its remuneration.

Item 8: Granting of permission, as per article 98 par. 1 of law 4548/2018 to the Members of the Board of Directors and Executives to participate on the board of directors and/or in the management of other companies.

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

The BoD proposes to provide permission, according to article 98 par. 1 of law 4548/2018, to the members of the Company's Board of Directors and its Executives, to participate in the Board of Directors and / or the management of other companies.

Item 9: Approval of the offering of new ordinary registered shares of the Company to the Chief Executive Officer free of charge, pursuant to a short-term incentives plan and in accordance with article 114 of law 4548/2018. Granting of authorisation.

Required quorum: 1/2 of the paid-up share capital
Required majority: 2/3 of the represented capital plus one vote

The Board of Directors refers to the employment agreement dated 01.05.2017 (the "**Employment Agreement**") and made between the Company and Mr. Tassos Kazinos, Vice Chairman of the Board of Directors and Chief Executive Officer of the Company (the "**CEO**"), which has been approved by the Annual General Meeting of the Shareholders held on 26.05.2017, in accordance with article 23a par. 5 of C.L. 2190/1920, as in force by that time. The Board of Directors reminds that the CEO's remuneration under the Employment Agreement consists of (i) an annual fixed cash component (the "**Fixed Remuneration**"), and (ii) a variable, performance based, component equal to up to 40% (amended to up to 50% from 2019 onwards) of the Fixed Remuneration (the "**Variable**

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Component"). The terms of the Variable Component are set out in the short-term incentive plan (the "STI Plan") annexed to the Employment Agreement, as amended by virtue of the resolution of the Annual Ordinary General Meeting of the Shareholders of the Company dated 30.07.2020.
In addition, the Board of Directors refers to previous resolutions of the General Meeting regarding the approval of offering of shares free of charge to the CEO within the framework of its obligations arising out of the STI Plan and proposes to the General Meeting of Shareholders in execution of the STI Plan:
a) to approve the issuance and distribution to the CEO free of charge of 72,217 new, ordinary shares, of a nominal value of €0.50 each, by virtue of a share capital increase to be made through the capitalization of an amount of 36,108.50 euros of the distributable reserve under the title "short-term reserve" that the Company has created for this purpose, in accordance with article 114 of Law 4548/2018, and
b) to authorize the Board of Directors to proceed with any legal act or action to implement the resolution of the Shareholders' General Meeting.

Item 10: Ascertainment of the non-implementation of the Company's share capital increase pursuant to the resolution of the Ordinary General Meeting of 28/03/2025 – Revocation of the relevant resolution and amendment of Article 5 of the Company's Articles of Association.

Required quorum: 1/2 of the paid-up share capital
Required majority: 2/3 of the represented capital plus one vote

The Board of Directors notes that the increase of the Company's share capital in cash (through the issuance of new common registered shares, the exclusion of pre-emption rights of existing shareholders, and coverage through a public offering in Greece) and through the capitalization of reserves, for a total amount of one hundred twenty million thirty-six thousand seven hundred sixty-five euros (€120,036,765), which was decided by the Ordinary General Meeting of 28/03/2025 (Item 10 of the agenda), was not implemented, and the cash component of the increase was not covered within the deadline set by the above Ordinary General Meeting, since, due to the volatile conditions prevailing in the capital markets in July 2025, the Company decided to temporarily postpone the public offering of its shares to new investors and, in general, the completion of the share capital increase process, despite the advanced stage it had already reached.

It is noted that the Board of Directors, having assessed that, under the current circumstances, based on the latest conditions shaping the Greek economy and the international capital markets during the first quarter of 2026, it is in the Company's best interest to restart the share capital increase process, will propose to the present Ordinary General Meeting of 20th March 2026 to adopt a new resolution for a share capital increase, granting the relevant authorization to the Board of Directors (under Item 11 below), while at the same time making use of the preparatory work already carried out both internally and by external advisors for the share capital increase that was not executed, thereby ensuring continuity of planning and saving resources and time for the Company.

In light of the above, the Board of Directors recommends that the Ordinary General Meeting adopt a resolution:
(a) to revoke the resolution of the Ordinary General Meeting of 28/03/2025 regarding the increase of the Company's share capital (Item 10 of the agenda), and
(b) to amend Article 5 of the Company's Articles of Association regarding share capital, by deleting the last paragraph 1.22. and reverting Article 5 of the Articles of Association to its previous form, as it existed before the resolution of the Ordinary General Meeting of 28/03/2025.

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***Item 11**: Granting authorisation to the Board of Directors for the increase of the Company's share capital and for the limitation or exclusion of the pre-emption rights of existing shareholders, in accordance with the provisions of articles 24 para. 1(b) and 27 para. 4 of Law 4548/2018.*

Required quorum: 1/2 of the paid-up share capital
Required majority: 2/3 of the represented capital plus one vote

The Board of Directors proposes to the Ordinary General Meeting the granting of authorisation to the Board of Directors:
(a) to decide, with the quorum and majority provided by law, on the share capital increase of the Company by payment in cash, in accordance with article 24 para. 1(b) of Law 4548/2018, as in force, by an amount not exceeding, in total, three times the paid-up share capital existing on the date on which this authorisation is granted to the Board of Directors, namely by an amount not exceeding three hundred sixty-seven million one hundred six thousand two hundred forty-seven euros (€367,106,247) (nominal amount), with the issuance of up to seven hundred thirty-four million two hundred twelve thousand four hundred ninety-four (734,212,494) new common registered shares with a nominal value of €0.50 each (hereinafter the "SCI");
(b) within the framework of the SCI, to decide, at its discretion and with the quorum and majority provided by law, on the limitation and/or the exclusion of the pre-emption rights of existing shareholders, pursuant to article 27 para. 4 of Law 4548/2018, so that new investors may have the opportunity to participate in the coverage of the SCI and the required free float may be achieved, in accordance with Law 3371/2005 (article 4 para. 4) and article 3.1.4.4 of the Athens Exchange («ATHEX») Rulebook;
(c) to determine and finalize, at its discretion, the remaining terms of the SCI, including indicatively its timeline and structure, the offering method of the new shares (including, without limitation, through a public offering in Greece and/or by private placement to institutional and qualified investors internationally), the offer price of the new shares, the selection of investors and the allocation criteria among the various investor categories, the drafting, negotiation and execution of the necessary contracts or agreements with intermediary, arranging, coordinating or managing banks, underwriters, bookrunners, and/or other investment services firms or advisors, the deadline for the payment of the SCI amount within the time limits of article 20 of Law 4548/2018, as in force, the use of proceeds and, generally, to take any necessary, desirable or appropriate act, action, declaration or legal act for the implementation of the resolution of the Ordinary General Meeting and for executing and completing the SCI, including the amendment of article 5 of the Company's Articles of Association on the share capital, in line with the above, and the listing and trading of the new shares on the regulated market of the ATHEX; and
(d) to decide that, in the event the SCI is not fully subscribed, the share capital shall increase up to the amount of the subscription, in accordance with article 28 of Law 4548/2018, provided that the required free float has been achieved, and to set any conditions related thereto.

It is further proposed that the Ordinary General Meeting set as a condition that, in the event that the required free float, amounting to at least fifteen percent (15%) of the total common shares of the Company (existing and new shares issued in the SCI), based on its total market capitalization, is not achieved in accordance with Law 3371/2005 (article 4 para. 4) and article 3.1.4.4 of the ATHEX Rulebook, and irrespective of the amount of the Share Capital Increase (SCI) subscribed, the SCI shall be cancelled in its entirety; the investors shall not receive any shares of the Company; and any funds raised shall be returned to participating investors without interest.

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In this context, it is further proposed that the Board of Directors be authorised to take any necessary act, action or declaration for the implementation of the above.

This authorisation to the Board of Directors for the share capital increase of the Company, in accordance with the above, is proposed to remain valid for twelve (12) months from the date of the resolution of the Ordinary General Meeting.

The granting of authorisation to the Board of Directors facilitates and accelerates the procedure required for an extraordinary share capital increase, while providing the necessary flexibility for the Board to determine the appropriate timing for launching the SCI, taking into account the Company's capital needs, its regulatory obligations in relation to achieving the required free float, and its other business objectives.

Item 12: Election of new Board of Directors and designation of Independent Non-Executive Members.

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented capital plus one vote

The Board of Directors, aiming to better manage the Company's corporate affairs and make decisions on key matters, proposes the election of a new 9-member Board of Directors with a four-year tenure, which, according to the provisions of article 85 par. 1. c of Law 4548/2018, as in force, is extended until the expiry of the deadline within which the next ordinary general meeting must be held and until such decision is taken.

Following the above, the following persons are proposed for re-election by the General Assembly, namely:

1. Lambros Papadopoulos son of Georgios and Evanthia, resident of Limassol Cyprus, 4 Mich. Kassialou str., born in Limassol Cyprus in 1971, holder of of the Passport number K00497532/24.01.2020, issued by the Republic of Cyprus and Tax Reg. No. 163343433 of KEFODE of Attica, recommended as Independent Non-Executive Member,
2. Tassos Kazinos son of Georgios and Athena, resident of Kifissia, 75A Charilaou Trikoupi str., born in Nicosia in 1968, holder of ID Card Republic of Cyprus under the number 669747/23.09.2024 and Tax Reg. No. 063092950 of KEFODE of Attica,
3. George Kormas son of Ioannis and Eleftheria, resident of Paiania, Attica, 45 Diadochou Konstantinou str., born in Athens in 1972, holder of ID Card under the number AK 247849/27.03.2013/ Police Department of Paiania, Attica and Tax Reg. No. 115318430 of KEFODE of Attica, recommended as Independent Non-Executive Member,
4. Susana Poyiadjis daughter of Ioannis and Sylvia, resident of Nicosia, 2 Sophouli Street, born in Nicosia in 1978, holder of ID Card Republic of Cyprus under the number 773997/06.11.2020 and Tax Reg. No. 143460892 of KEFODE of Attica, recommended as Independent Non-Executive Member,
5. Ioannis Vogiatzis son of Georgios and Varvara, resident of Dublin, Ireland, 8 The Harvey, Lansdowne Place, Lansdowne Road, born in Athens in 1972, holder of ID Card under the number AB 595665/20.11.2006/Police Department of Nea Erythraia and Tax Reg. No. 074313302 of KEFODE of Attica,
6. Dimitrios Ragias son of Georgios and Marianthi, resident of Kifissia of Attica, 33 Pleiadon Str., born in Xanthi in 1981, holder of ID Card under the number A00974861/10.10.2024 /Police Department of Kifissia and Tax Reg. No. 116307622 of KEFODE Attica, and

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7. **Artemisia Kourkoumeli daughter of Aristovoulos** and Dimitroula, resident of Glyfada of Attica, 30 Azofikis Str., born in Chania in 1974, holder of ID Card under the number AE 616109/20.06.2007/ Police Department of Glyfada and Tax Reg. No. 104807940 of KEFODE of Attica.

While the following person is proposed to be elected for the first time by the General Assembly:

8. **Adam Golebiowski son of Henryk** and Elzbieta, resident of London, United Kingdom, Flat G, 11 Lyndhurst Road, NW3 5PX, born in Lublin of Poland in the year 1981, holder of Passport No. X0F99J41/15.01.2024, issued in Switzerland, **recommended as Independent Non-Executive Member**, and
9. **Megan Greene daughter of Alan** and Brenda, resident of London, United Kingdom, Flat 40, Tufton Court, SW1P 3QH, born in Stamford of the state of Connecticut of USA, of in the year 1978, holder of Passport No. 132879137/22.07.2022, issued by the United Kingdom of Great Britain and Northern Ireland, **recommended as Independent Non-Executive Member**.

The above persons have been deemed fit and proper, both from the perspective of individual and collective suitability, for their re-election or election, as the case may be, as members of the Board of Directors by the Remuneration and Nomination Committee of the Company, by virtue of the latter's relevant recommendation dated 25.02.2026 and pursuant to the provisions of the applicable Greek Corporate Governance Code of ESED, the Internal Regulation Code, the Suitability Policy of the Members of the Board of Directors of the Company, the provisions of Law 4706/2020 and Law 4548/2018, as in force, as well as the provisions of decision No. 4/452/01.11.2007 of the Board of Directors of the Hellenic Capital Markets Commission, as in force. Moreover, the Remuneration and Nomination Committee has thoroughly examined and confirmed compliance with the independence criteria in the faces of Messrs. Lambros Papadopoulos, George Kormas, Susana Poyiadjis, Adam Golebiowski and Megan Greene, who fully comply with the requisites of article 9 of Law 4706/2020, as in force, and, therefore, they do not have a dependency relationship with the Company or with its affiliate entities.

The CVs of the candidate members, the justification of the proposal for their election, as well as the ascertainment of their individual and collective suitability criteria have been made available to the shareholders on the Company's website http://www.trastor.gr in accordance with article 18 par. 1 of Law 4706/2020, as in force.

The new Board of Directors will be constituted into body immediately after its election and will appoint its executive and non-executive members according to the provisions of the current legislation.

***Item 13**: Decision making regarding the type, term and composition of the Audit Committee.*

Required quorum: 1/5 of the paid-up share capital
Required majority: 50% of the represented share capital, plus one vote

The Board of Directors recommends that the Company's Audit Committee continue to be a committee of its Board of Directors and be elected by the Board of Directors of the Company, as well as being composed exclusively of non-executive members of it.

The Audit Committee of the Company will have three members, in which the independent members will have the majority, consisted of a Chairperson and two members, with the same term as the Board of Directors of the Company.

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Item 14: Update from the Chairwoman of the Audit Committee to the shareholders on the Audit Committee's activities during the financial year 2025.

The Chairwoman of the Audit Committee of the Company will update the General Meeting of the Shareholders about the operation of the Audit Committee within the Company during the financial year 2025.

Item 15: Update from the Chairman of the Board of Directors to the shareholders on the Report prepared by the Independent Non-Executive Members of the Board of Directors, in accordance with article 9 par. 5 of law 4706/2020.

The Chairman of the Company's BoD will update the General Meeting of the Shareholders about the Report of the Independent Non-Executive Members of the BoD for the financial year 2025, in accordance with the provisions of article 9 par. 5 of law 4706/2020, as in force.

Item 16: Other items

Discussion of issues that will not be put to vote and any other announcements.