



**Announcement for the Company's share capital increase through the free offer of shares**

Athens – December 22, 2025

TRADE ESTATES REAL ESTATE INVESTMENT COMPANY (hereinafter referred to as the “Company”) informs the investment community that the Company's Board of Directors on December 8, 2025, acting pursuant to an explicit authorization granted by the Annual General Meeting of the Shareholders dated June 14, 2024, resolved, among other matters, to increase the Company's share capital by the amount of nine hundred sixty-five thousand two hundred thirty-three euros and sixty cents (€965,233.60) through the capitalization of an equivalent portion of distributable reserves, and to issue six hundred three thousand two hundred seventy-one (603,271) new registered shares, each with a nominal value of one euro and sixty cents (€1.60).

Pursuant to the above decision, six hundred three thousand two hundred seventy-one (603,271) new, common, registered shares were issued, with a nominal value of one euro and sixty cents (€1.60) each, which will be distributed for free to executive members of the Board of Directors of the Company, to executive officers holding positions of responsibility, and partners who provide services to the Company on an ongoing basis, in accordance with article 114 of Law 4548/ 2018, as applicable.

It is noted that the Company's shareholders did not have a preemptive right to the aforementioned share capital increase, as it was carried out through the capitalization of the above reserve and in accordance with the provisions of article 27 par. 2 of Law 4548/2018, while in addition no subsequent certification is required of the payment of the increase according to article 20 par. 5 of Law 4548/2018.

For the issuance of the above shares, no publication of a prospectus was required, as it falls under the exception of article 1 par. 4 (i) and article 1 par. 5 (h) of Regulation (EU) 2017/1129.

The six hundred three thousand two hundred seventy-one (603,271) new shares issued represent 0.50% of the number of shares of the same category that are already listed for trading on the Athens Exchange market.



Following the above increase in share capital, the Company's share capital will henceforth amount to one hundred ninety-three million eight hundred eleven thousand two hundred sixty-seven euros and twenty cents (€193,811,267.20), divided into one hundred twenty-one million one hundred thirty-two thousand forty-two (121,132,042) registered shares, each with a nominal value of one euro and sixty cents (€1.60).

On December 18, 2025, the decision of the Department of Listed Companies, No. 3920382 AP/18.12.2025) was filed in the Commercial Business Registry ("G.E.M.I."), with Entry Number 5770083, of the General Secretariat of Commerce, Department of Market & Consumer Protection of the Ministry of Development, which approved the amendment of Article 5 (Share Capital) of the Company's Articles of Association, as a result of the aforementioned share capital increase.

The Athens Exchange on December 22, 2025, approved the admission to trading on the Stock Exchange of the above new free shares.

The New Shares will be admitted for trading on December 29, 2025, while the opening price will be determined in accordance with the Rulebook of the Athens Exchange and the resolution of the Board of Directors of the Stock Exchange No. 26, as applicable. The New Shares will be deposited in the records of the Greek Central Securities Depository (ATHEXCSD) and in the accounts held by the Beneficial Owners in the Dematerialized Securities System (D.S.S.) of the Stock Exchange.

For more information, shareholders may contact the Investor Relations and Corporate Announcements Department during working days and hours ([ir@trade-estates.com](mailto:ir@trade-estates.com) and tel.: 216 2022205).