



Announcement of Dividend Distribution for the Corporate Fiscal Year 2024

The company "ALPHA REAL ESTATE SERVICES S.A." with the distinctive title "ALPHA REAL ESTATE SERVICES" (hereinafter the "Company") announces, in accordance with article 4.1.1 of the Athens Stock Exchange Regulation, the following:

The Ordinary General Meeting of Shareholders of the Company of June 19, 2025 (hereinafter the "OGM") approved the distribution of a gross dividend of €0.50 per share, which according to the applicable tax provisions (article 64 of Law 4172/2013, as amended and in force) is subject to a 5% withholding tax (with the exception or differentiation of the withholding tax rate for shareholders who are subject to special provisions). Consequently, the net amount of the dividend paid to Shareholders not exempt from withholding tax, amounts to €0.475 per share.

According to the decision of the Ordinary General Meeting of Shareholders, the dividend distribution will be carried out as follows:

- The ex-dividend date (i.e., the date from which the Company's shares will be traded on the Athens Stock Exchange without the right to receive the dividend) is set as **Tuesday, June 24, 2025**, before the start of the session.
- The date for determining the beneficiaries of the dividend (i.e., the date, that is, on which all shareholders registered in the Company's Dematerialized Securities System (S.A.T.) are beneficiaries of the dividend) (record date) is **Wednesday, June 25, 2025**.
- The dividend payment start date (on which the dividend distribution will begin) is **Tuesday, July 1, 2025**.

The payment of the corresponding amounts to the Shareholders will be made by the paying Bank "ALPHA BANK S.A.", using the following procedure:

- Through the Participants of the Shareholders' securities accounts (Retirement Fund or Bank Custodian), in accordance with the applicable provisions of the ELKAT Operating Regulations and the relevant decisions.
- Especially for the heirs of deceased persons whose titles are held in the Special Account of their Share in the DSS, under the management of the Hellenic Securities Depository, the payment will be made after the completion of the legitimization of the heirs by the Hellenic Securities Depository and following a written order from the Company to the Bank.
- For beneficiaries who hold their securities in a liquidating A.E.P.E.Y. or in a special temporary transfer account, payment will be made through the Bank and upon registration of an order by the Company.

It is clarified to Shareholders that the right to collect the dividend lapses if the dividend is not collected within a period of five (5) years from the end of the year that the corresponding right was created (article 250, item 15 of the Greek Civil Code) and that following such term any relevant amount shall be paid to the Hellenic Republic according to article 1 of legislative decree 1195/1942.

For any further information, Shareholders may contact the Company's Shareholder Services Department, via telephone at 210 32 66 147 and 210 32 66 155, during working days and hours and via e-mail at: maria.bogdanou@alpha.gr

Athens, 19.06.2025
ALPHA REAL ESTATE SERVICES