

PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

ANNOUNCEMENT REGARDING THE USE OF PROCEEDS FROM THE ISSUANCE OF 30,769,230 NEW, COMMON, DEMATERIALIZED, REGISTERED SHARES, WITH VOTING RIGHTS, WITH A NOMINAL VALUE OF €0.50 EACH, ISSUED IN THE CONTEXT OF THE SHARE CAPITAL INCREASE OF “**PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME**” (THE “**COMPANY**”), WITH CASH PAYMENT AND ABOLITION OF THE PRE-EMPTIVE RIGHTS OF THE EXISTING SHAREHOLDERS, WITH THE POSSIBILITY OF PARTIAL SUBSCRIPTION THROUGH PUBLIC OFFERING AND PRIVATE PLACEMENT, BY VIRTUE OF THE DECISION OF THE COMPANY’S ORDINARY GENERAL MEETING DATED 08.05.2025 AND THE DECISION OF THE COMPANY’S BOARD OF DIRECTORS DATED 16.07.2025.

The Company announces that the proceeds from the issuance of 30,769,230 new, common, dematerialized, registered shares, with voting rights, of the Company, each with a nominal value of €0.50 (the “**New Shares**”), issued in the context of the share capital increase (the “**Increase**”) of the Company with cash payment and with the abolition of the pre-emptive rights of the existing shareholders, with preferential allocation right for the existing shareholders of the Company proportionally to their participation in the existing share capital, with the possibility of partial subscription through public offering and private placement (the “**Combined Offering**”), by virtue of the decision of the Company’s Ordinary General Meeting of Shareholders dated 08.05.2025 and the decision of the Company’s Board of Directors dated 16.07.2025, amount to €39,999,999, which after deducting the issuance expenses of €1,000,000 (excluding V.A.T.), amount to €38,999,999, and will be offered in accordance with the provisions of the Section VII “*Reasons for the Offering and Use of Proceeds*” of the Company’s Document dated 17.07.2025, Annex IX of Regulation (EU) 2017/1129 of the European Parliament and of the Council of June 14, 2017, as in force. The certification of the payment of the Increase was made by the Company’s Board of Directors on 25.07.2025, based on a report issued by an audit firm.

The above net proceeds will be used by the Company as follows:

- i. an amount of €35,999,999 will be offered for real estate investments by the Group (either additions/improvements/renovations to existing properties, or investments in properties under development and new properties, and any additions/improvements thereon), acquisition of rights, shares, or corporate parts in real estate, in accordance with the Company’s investment strategy, including repayment of loan obligations (including short-term borrowings) associated with such investments, within the framework described in the Board of Directors’ report dated 16.04.2025, approved by the Company’s Ordinary General Meeting of Shareholders on 08.05.2025; and
- ii. an amount of €3,000,000 will be offered to cover the Group’s working capital needs, excluding any return of capital or dividend distributions to the Company’s shareholders.

It is clarified that the funds may be used by the Company and/or the Company’s subsidiaries. The Company intends to use the proceeds as outlined above within eighteen (18) months, and in any case, no later than thirty (30) months from the certification of payment of the Increase (i.e., by 25.01.2028).

The proceeds of the Increase will be invested, until their full disbursement, in short-term, low-risk investments, such as term deposits, deposit accounts and repurchase agreements.

The Company, in accordance with applicable legislation, articles 4.1.2 and 4.1.3 of the Athens Stock Exchange Rulebook, and the decisions 10A/1038/30.10.2024 and 8/754/14.4.2016 of the Board of Directors of the Hellenic Capital Market Commission, as applicable, will inform the management of the Athens Stock Exchange and the Hellenic Capital Market Commission of the use of proceeds until their final disbursement. The investing public will be informed through the Athens Stock Exchange website, the Company’s website, and the Daily Bulletin of the Athens Stock Exchange.

Furthermore, the Company will comply with the provisions of article 22 of Law 4706/2020, as in force, regarding any modifications to the use of proceeds or any additional relevant information, and will inform the investing public, the shareholders, the Hellenic Capital Market Commission, and the Board of Directors of the Athens Stock Exchange, in accordance with the provisions of the capital markets legislation and applicable rules.

For further information, shareholders may contact the Company's Shareholder Services Department at +30 210 6967600, attention: Ms. Eleni Kopelousou.

Athens, 25 July 2025

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