

PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

ANNOUNCEMENT ON THE SHARE CAPITAL INCREASE OF THE COMPANY

"PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME" (the "**Company**"), further to the resolutions of the Ordinary General Meeting of its shareholders held on 08.05.2025, pursuant to which (i) the increase of the Company's share capital was approved, aiming to raise funds up to the amount of €40,000,000, with the possibility of partial subscription (the "**Share Capital Increase**"), with abolition of the pre-emptive rights, and with a preferential allocation right to existing shareholders of the Company, proportionally to their participation in the Company's existing share capital (the "**Preferential Allocation Right**"), and (ii) the Board of Directors was authorised to determine the offer price and the final number of the new, common, dematerialised, registered shares with voting rights to be issued under the Share Capital Increase (the "**New Shares**"), hereby announces, in accordance with Regulation (EU) 596/2014, section 4.1.1. of the Athens Stock Exchange Rulebook and the decision no. 25/15.04.2025 of the Exchange Markets Steering Committee, that the Board of Directors of the Company, at its meeting held on 16.07.2025, approved the following:

(a) The offering price of the New Shares to be set at €1.30 per New Share (the "**Offer Price**") and, accordingly, the final number of New Shares to be offered in the context of the Share Capital Increase to be set at 30,769,230 New Shares (as derived from the division of the amount to be raised, i.e. €40,000,000 by the Offer Price, rounded down to the nearest integer number). The total difference between the nominal value of the New Shares (€0.50 per New Share) and the Offer Price (€1.30 per New Share), i.e., a total of €24,615,384 (in the event of full subscription of the 30,769,230 New Shares), will be credited to the Company's equity account "Share premium".

(b) The offering of the New Shares at the Offer Price through a public offering to retail and qualified investors, in accordance with the provisions of Regulation (EU) 2017/1129, the applicable provisions of Law 4706/2020, and the implementing decisions of the Hellenic Capital Market Commission (the "**Public Offering**"), and through a private placement under the exemptions of article 1 par. 4 of Regulation (EU) 2017/1129 (the "**Private Placement**", and collectively with the Public Offering, the "**Combined Offering**"), without prejudice to the Preferential Allocation Right of existing shareholders.

(c) Shareholders of the Company, registered in the Dematerialised Securities System (DSS) on 17.07.2025 (the "**Record Date**"), to be the beneficiaries of the Preferential Allocation Right.

(d) The Combined Offering to take place from 21.07.2025 to 23.07.2025.

(e) The deadline for payment of the Share Capital Increase not exceeding four (4) months from the date of the Board of Directors' resolution, in accordance with article 20(2) and article 25(2) of Law 4548/2018, and coinciding with the period of the Combined Offering and any subsequent private placement of unsubscribed New Shares.

(f) The allocation of the New Shares with priority to existing shareholders who exercised their Preferential Allocation Right in the Public Offering, at a ratio of 0.3214060400610848 New Shares for each existing share of the Company. In case of fractional New Shares upon exercise of the Preferential Allocation Right, rounding down to the nearest integer number will apply.

(g) In the event that, following satisfaction of the Preferential Allocation Rights of existing shareholders, unsubscribed New Shares remain (the "**Unsubscribed New Shares**"), these may be allocated through the Private Placement and/or the Public Offering. The allocation of the Unsubscribed New Shares between the Private Placement and the Public Offering will be determined after completion of the Combined Offering, at the discretion of the Board of Directors.

Unsubscribed New Shares ultimately allocated through the Private Placement shall be distributed at the discretion of the Board of Directors.

Unsubscribed New Shares ultimately allocated through the Public Offering shall be distributed among the investors participating in the Public Offering, as follows:

(i) In case of no oversubscription of the Public Offering, all subscription applications validly submitted in the context of the Public Offering shall be fully satisfied.

(ii) In case of oversubscription of the Public Offering, demand for New Shares by existing shareholders exercising their Preferential Allocation Right, to the extent not satisfied through such exercise (i.e., the requested quantity exceeding the New Shares allocated under the Preferential Allocation Right) shall be added to the demand for New Shares (requested quantity) by other investors participating in the Public Offering and satisfied on a pro rata basis, to the extent that Unsubscribed New Shares allocated through the Public Offering are available.

Any further Unsubscribed New Shares remaining after the Combined Offering may be allocated at the Offer Price, at the discretion of the Board of Directors, within one (1) business day following the completion of the Combined Offering.

(h) The use of the proceeds from the Share Capital Increase, net of related expenses, as follows:

Assuming full subscription of the New Shares which are offered for subscription through the Combined Offering, the total gross proceeds, net of estimated issuance expenses of approximately €1.0 million (excluding VAT), will amount to €39.0 million, and will be used by the Company as follows:

(i) An amount of €36.0 million will be used 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 thereto), rights, shares, or participations in real estate, in line with the Company's investment strategy, including the repayment of loan obligations (including short-term loans) related to such investments, in the context described in the Board of Directors' report dated 16.04.2025 ("BoD Report 16.04.2025"), approved by the Ordinary General Meeting of shareholders on 08.05.2025 and available at https://premia.properties/wp-content/uploads/2025/04/Ekthesi_DS_gia_AMK_16042025.pdf.

(ii) An amount of €3.0 million will be used to cover working capital needs of the Group, excluding any capital returns or dividend distributions to the Company's shareholders.

It is clarified that the funds will be used either by the Company and/or its subsidiaries.

The Company intends to use the funds raised as described above within eighteen (18) months and, in any case, in accordance with the BoD Report 16.04.2025, no later than thirty (30) months from certification of the Share Capital Increase payment.

In case of partial subscription of the New Shares, the net proceeds will be allocated with priority to the uses under point (i) above until the full amount specified therein is used, and then to the use under point

(ii). Until fully utilised, the proceeds from the Share Capital Increase will be invested in liquid, low-risk placements, such as time deposits, sight deposit accounts, and repurchase agreements.

Further information regarding the New Shares, the Share Capital Increase, the participation procedure in the Public Offering and the exercise of the Preferential Allocation Right will be included in the document to be published by the Company in accordance with articles 1.4(db) and 1.5(ba) of Regulation (EU) 2017/1129 and Annex IX thereof, for the availability of which the investing public will be informed through a subsequent announcement of the Company.

For further information, shareholders may contact the Company's Shareholder Services Department (tel. +30 210 6967600, Ms. Eleni Kopelousou), (59 Vasilissis Sofias Avenue, Athens, 11521, Greece).

Athens, 16.07.2025