

## PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

### ANNOUNCEMENT TO THE INVESTING PUBLIC REGARDING THE OUTCOME OF THE COMBINED OFFERING

ANNOUNCEMENT REGARDING THE OUTCOME OF THE COMBINED OFFERING OF 30,769,230 NEW, COMMON, REGISTERED, DEMATERIALIZED, SHARES, WITH VOTING RIGHTS, WITH A NOMINAL VALUE OF €0.50 EACH (THE “**NEW SHARES**”) ISSUED BY “**PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME**” IN THE CONTEXT OF THE SHARE CAPITAL INCREASE (THE “**INCREASE**”) WITH CASH PAYMENT AND ABOLITION OF THE PRE-EMPTIVE RIGHTS OF THE EXISTING SHAREHOLDERS, AND PREFERENTIAL ALLOCATION RIGHT TO THE EXISTING SHAREHOLDERS OF THE COMPANY PROPORTIONALLY TO THEIR PARTICIPATION IN THE EXISTING SHARE CAPITAL OF THE COMPANY (THE “**PREFERENTIAL ALLOCATION RIGHT**”), WITH THE POSSIBILITY OF PARTIAL SUBSCRIPTION, BY VIRTU 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, AND THE LISTING OF THE NEW SHARES ON THE MAIN MARKET OF THE REGULATED MARKET OF THE ATHENS STOCK EXCHANGE.

#### PLACEMENT COORDINATOR



**PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME** (the “**Company**”) and “**Optima bank S.A.**” as Placement Coordinator, announce that:

On Wednesday, 23 July, 2025, the offering of 30,769,230 New Shares was successfully completed through public offering in Greece to retail and qualified investors, in accordance with the provisions of Regulation (EU) 2017/1129 of the European Parliament and the Council of June 14, 2017, the applicable provisions of Greek Law 4706/2020, and the relevant decisions of the Hellenic Capital Market Commission (the “**Public Offering**”), and through private placement, by virtue of one or more of the exemptions provided for in Article 1(4) of Regulation (EU) 2017/1129 of the European Parliament and the Council of June 14, 2017 (the “**Private Placement**”; and together with the Public Offering, the “**Combined Offering**”).

The New Shares, offered with cash payment at an offering price of €1.30 per New Share (the “**Offering Price**”), were allocated in accordance with the decision of the Company’s Ordinary General Meeting of Shareholders dated 08.05.2025, the decision of the Company’s Board of Directors dated 16.07.2025, and the relevant information provided in the Company’s Document dated 17.07.2025, prepared in accordance with Articles 1.4(db) and 1.5(ba) of Regulation (EU) 2017/1129 of the European Parliament and the Council of June 14, 2017 (the “**Regulation**”) and in accordance with Annex IX of the Regulation (the “**Document**”).

More specifically:

- (a) The total demand from 1,657 investors in total who submitted subscription applications in the context of the Public Offering amounted to 17,328,422 New Shares, of which demand from existing shareholders accounted for 3,498,571 New Shares. Through Private Placement, 7 investors requested 29,069,229 New Shares. Therefore, the total demand for New Shares under the Combined Offering corresponds to 46,397,651 Company’s shares, thus oversubscribing the total number of the New Shares offered though Combined Offering by approximately 1.5 times.
- (b) 1,373,798 New Shares were preferentially allocated to the existing shareholders who exercised their Preferential Allocation Right through the Public Offering, at a ratio of 0.3214060400610848 New Shares for each existing share of the Company.

(c) Subsequently, from the remaining 29,395,432 New Shares after satisfying exercised Preferential Allocation Rights of the existing shareholders, pursuant to the decision of the Board of Directors dated 23.07.2025, 26,529,998 New Shares were offered through Private Placement, covering the full demand expressed therein, and 2,865,434 New Shares were offered through Public Offering on a pro rata basis to the total demand (i.e., both the unmet demand from exercised Preferential Allocation Rights and demand from other investors who participated in the Public Offering). It is noted that the following major shareholders and investors, who had expressed their intention to the Company to subscribe for New Shares as detailed in the Document, subscribed through the Private Placement, as follows:

- “Sterner Stenhus Greece AB” and “Fastighets AB Balder”, shareholders of the Company, subscribed for 6,000,000 and 9,230,769 New Shares, respectively, for total amounts of €7,800,000 and €12,000,000, respectively. It is clarified that these shareholders did not participate in the Public Offering and thus did not receive shares through the exercise of Preferential Allocation Rights.
- “ANIKA General Investments and Investment Services S.A.” subscribed for 2,307,692 New Shares, for a total amount of €3,000,000.
- Mr. Georgios Daskalakis subscribed for 3,846,153 New Shares, for a total amount of €5,000,000.
- “Airtours Resort Ownership Espana S.L.U.” (a company of the NLTG Group) subscribed for 2,615,384 New Shares, for a total amount of €3,400,000.
- “GFI Ltd” subscribed for 2,530,000 New Shares, for a total amount of €3,289,000.

None of the above investors submitted a subscription application under the Public Offering.

*It is clarified that, due to the excess demand expressed under the Public Offering, to the Company's shareholder, Sterner Stenhus Greece AB, and the company Airtours Resort Ownership Espana S.L.U. (a company of the NLTG Group) were allocated through Private Placement less shares than the shares initially requested to subscribe for, in order to increase accordingly the number of New Shares offered through Public Offering, while the company NOE S.A. did not participate in the Share Capital Increase.*

According to the placement agreement entered into between the Company, the Placement Coordinator “Optima bank S.A.” and the Placement Services Provider “Pantelakis Securities S.A.”, no underwriting commitments were undertaken for any unsubscribed New Shares. Furthermore, the Placement Service Providers did not submit subscription applications in the Public Offering for their own account.

The certification of payment of the Increase pursuant to Article 20 of Law 4548/2018 will be completed in the coming days, and the New Shares of the Increase will be credited to the beneficiaries in dematerialized form via the D.S.S..

The exact date of credit of the New Shares to the investors' securities accounts and the commencement of trading on the Athens Stock Exchange will be announced in a subsequent Company announcement.

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

**Athens, 24 July 2025**

**PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME**