

PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

ANNOUNCEMENT ON THE AVAILABILITY OF DOCUMENT OF ANNEX IX OF REGULATION (EU) 2017/1129

“PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME” (distinctive title “PREMIA PROPERTIES”, hereinafter the “**Company**”) announces that, as of 17.07.2025, it makes available to the investing public the document dated the same day, which has been prepared in accordance with Articles 1.4.(db) and 1.5.(ba) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017, as in force (the “**Regulation**”), pursuant to Annex IX of the Regulation (the “**Document**”), for the purpose of (i) the public offering of up to 30,769,230 new, common, dematerialized, registered shares with voting rights, with a nominal value of €0.50 each (the “**New Shares**” and the “**Public Offering**”), which are being offered as part of a share capital increase of the Company, with the possibility of partial subscription, in accordance with Article 28 of Law 4548/2018, with payment in cash, at an offer price of €1.30 per New Share (the “**Share Capital Increase**”), and (ii) the admission of the New Shares to trading on the Main Market of the Regulated Market of the Athens Exchange (hereinafter the “**ATHEX**”).

Pursuant to the decision of the Ordinary General Meeting of shareholders dated 08.05.2025, and the decision of the Board of Directors of the Company dated 17.07.2025, the Share Capital Increase is carried out with the abolition of pre-emption rights of existing shareholders. The New Shares are offered through:

(i) the Public Offering, with preferential allocation right (the “**Preferential Allocation Right**”) to existing shareholders of the Company, who are registered as shareholders of the Company in the Dematerialized Securities System (DSS) on 17.07.2025 (the “**Record Date**”), in proportion to their participation in the current share capital of the Company, so that they may maintain their participation percentage unchanged compared to the percentage that they hold in the share capital of the Company before the Share Capital Increase, and

(ii) a private placement, under one or more of the exemptions provided in Article 1(4) of Regulation (the “**Private Placement**” and together with the Public Offering, the “**Combined Offering**”), without affecting the Preferential Allocation Right of existing shareholders.

Detailed information regarding the procedure for investors’ participation in the Public Offering and the Preferential Allocation Right is included in the Document (Section XI – “Terms and Conditions of the Public Offering”) and in the public invitation to participate in the Public Offering.

The expected timeline for the completion of the Share Capital Increase, the Public Offering, and the admission of the New Shares for trading is as follows:

Date	Event
17.07.2025	Publication of the Document on the ATHEX Daily Bulletin, and the websites of the Company, the Placement Coordinator, and the Placement Service Provider
17.07.2025	Publication of the announcement - invitation to the investing public and on the commencement of the Public Offering
17.07.2025	Record Date for Preferential Allocation Right
21.07.2025	Commencement of Combined Offering

PREMIA

Properties

Date	Event
23.07.2025	End of Combined Offering
24.07.2025	Allocation of any unsubscribed New Shares by the Company's Board of Directors, at its discretion
24.07.2025	Publication of announcement on the outcome of the Combined Offering in the ATHEX Daily Bulletin and on the Company's website
25.07.2025	Release of funds of retail investors and payment for allocated shares by qualified investors
25.07.2025	Board decision on the certification of payment of the Share Capital Increase, supported by a report of a certified auditor or audit firm
25.07.2025	Approval by the competent ATHEX committee for the admission of the New Shares to trading
25.07.2025	Announcement of the trading commencement date of the New Shares in the ATHEX Daily Bulletin and on the Company's website
28.07.2025	Commencement of trading of the New Shares

It is noted that the above dates are indicative, and the above timeline may be subject to various unforeseen factors and it may change. In any case, the investing public will be informed through an announcement in the ATHEX Daily Bulletin and on the Company's website.

Further information on the New Shares, the Share Capital Increase, and the Public Offering is included in the Document.

The Document does not constitute a prospectus within the meaning of the Regulation and has not been reviewed or approved by the Hellenic Capital Market Commission.

The Document is available to the investing public electronically on the following websites:

- ATHEX: <https://www.athexgroup.gr/el/market-data/informative-material>
- Company: <https://premia.properties/ependytikes-sheseis/enimerotika-pliroforiaka-deltia/>
- Optima bank: <https://www.optimabank.gr/business/investment-banking/enimerotika-pliroforiaka-deltia>
- Pantelakis Securities S.A.: <https://www.pantelakis.gr/pantelakis/services/premia/>

During the Public Offering period, a copy of the Document will also be provided electronically and free of charge to any prospective investor upon request from the Company, Optima Bank, and Pantelakis Securities S.A.

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

Athens, 17.07.2025

PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME