



Announcement for the payment of interim dividend for financial year 2025

TRADE ESTATES REAL ESTATE INVESTMENT COMPANY announces that its Board of Directors on November 17, 2025 approved the distribution of a total net interim dividend of 0.065 euro per share for the financial year 2025.

The net amount of interim dividend for the financial year 2025 amounts in total to 7,834,370.12 euros and corresponds to a net amount of 0.065 euro per share of the Company. It is reminded that the amount payable is net as according to article 58 of Law 5193/2025, as in force, the distributed dividends of Real Estate Investment Companies are not subject to withholding tax (5%). It is also noted that treasury shares are not entitled to interim dividend payment; therefore, the net interim dividend per share will be increased by the amount corresponding to the treasury shares held on the ex-dividend date.

The shareholders being eligible to receive the interim dividend for the financial year 2025 are the shareholders of the Company being registered in Dematerialized Security System's records on Wednesday, 31.12.2025 (record date). As of Tuesday, 30.12.2025 (cut-off date), the shares of the Company will be trading in Athens Exchange without the right to the interim dividend for the financial year 2025.

The payment of the interim dividend for the financial year 2025 to the beneficiaries will commence on Thursday, **08.01.2026**, and will be processed through the paying bank EUROBANK SA, as follows:

1. Through the operators of the beneficiaries in the Dematerialized Security System (Banks, custodians and securities firms), according to the ATHEXCSD Rulebook and ATHEXCSD's relevant resolutions.
2. Especially in cases of interim dividend payment to heirs of deceased beneficiaries, whose securities are kept in the Special Account of their Share in the DSS under the management of ATHEXCSD, dividend payment process will be carried out after the completion of the legitimization of their heirs, through "PIRAEUS BANK S.A." network for five (5) years from the end of this year (namely, until December 31st, 2030).

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

November 18, 2025

Investor Relations and Corporate Announcements Department