



Information Form under Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 of article 1 par. 4 (i) and article 1 par. 5 (h) of Regulation (EU) 2017/1129 regarding the admission to trading of New Common Shares of TRADE ESTATES REAL ESTATE INVESTMENT COMPANY

Athens – December 18, 2025

TRADE ESTATES REAL ESTATE INVESTMENT COMPANY (hereinafter referred to as the “Company”), in accordance with article 1(4)(i) and article 1(5)(h) of Regulation (EU) 2017/1129 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, informs the investment community regarding the admission to trading on the Main Market, of six hundred three thousand two hundred seventy-one (603,271) new common registered voting shares of the Company, with a nominal value of 1.60 euro each, to executive members of the Board of Directors of the Company, to executive officers holding positions of responsibility, and partners who provide services to the Company on an ongoing basis.

The allocation of the free new shares will be carried out in implementation of the resolution of the Company’s Annual General Meeting of shareholders dated 14 June 2024, which approved the Program and expressly authorized the Board of Directors, as required, to proceed with any legal act, action and any other necessary measure for the implementation of the relevant resolution of the aforementioned General Meeting of the Company, including the determination of the beneficiaries and the allocation of the shares to them, as well as the listing of the Shares for trading on the Athens Exchange, in accordance with the applicable legislation and subject to obtaining any required approvals from the competent authorities.

Further to the authority granted as described above by the Company’s Annual General Meeting of shareholders, the Board of Directors, at its meeting held on 8 December 2025, resolved to increase the Company’s share capital by capitalizing an equivalent amount of distributable reserves in the amount of nine hundred sixty-five thousand two hundred twenty-three euros and sixty cents (€965,223.60), through the issuance of 603,271 new common registered voting shares with a nominal value of €1.60 each (the “New Shares”), in order for such shares to be



allocated free of charge to the beneficiaries of the Program (the “Beneficiaries”), in accordance with Article 114 of

Law 4548/2018 and the specific terms of the Program, as adopted pursuant to the resolution of the Company’s Annual General Meeting of shareholders dated 14 June 2024.

Within the framework of the resolution of the Board of Directors dated 8 December 2025, the New Shares will be allocated to a total of six (6) Beneficiaries, in accordance with the provisions of Article 114 of Law 4548/2018, while the mandatory lock-up period for the shares is twelve (12) months from the date on which the rights for the free acquisition of shares are granted to the Beneficiaries.

On December 18, 2025, the decision No. 3920382 AP/18.12.2025 of the Directorate of Companies, Listed Companies Department, of the General Secretariat of Commerce, General Directorate of Market & Consumer Protection of the Ministry of Development, approving the amendment of Article 5 (Share Capital) of the Company’s Articles of Association, as a result of the above increase in share capital, was registered with the General Commercial Registry (G.E.MI.) under Registration Number 5770083.

Following the above increase in share capital, the Company’s share capital will amount to one hundred ninety-three million eight hundred eleven thousand two hundred sixty-seven euros and twenty cents (€193,811,267.20), divided into one hundred twenty-one million one hundred thirty-two thousand forty-two (121,132,042) registered shares with a nominal value of one euro and sixty cents (€1.60) per share.

The New Shares are of the same class as the Company’s shares already admitted to trading on the Main Market of the Athens Exchange (the “ATHEX”).

The Company will follow the procedure for the admission of the New Shares to trading on the Athens Exchange (“ATHEX”), in accordance with the ATHEX Regulation and the relevant decisions of the Board of Directors of ATHEX.



The New Shares are expected to commence trading on the second (2nd) business day following the approval of their admission to trading by ATHEX. The opening price of the Company's shares on ATHEX on the first day of trading will be determined in accordance with the ATHEX Regulation and Decision No. 27 of the Board of Directors of ATHEX, as in force.

The Company will inform the investing public of the exact date of commencement of trading of the New Shares on ATHEX.

Pursuant to Article 1(4)(i) and Article 1(5)(h) of Regulation (EU) 2017/1129, as in force, there is no obligation to publish a prospectus for the admission of the New Shares to trading on ATHEX, since this information document includes information regarding the number and nature of the securities to be issued, as well as the reasons for and details of their distribution.

The Investor Relations and Corporate Announcements Department (ir@trade-estates.gr and tel.: 216 2022205) is responsible for the preparation of the information form and the accuracy of its contents.

This information form is available to interested parties in hard copy at the Investor Relations and Corporate Announcements Department at its address, 3, H. Sabbagh - S. Khoury Str, Maroussi (tel. 216 2022205) and in electronic form on its website <https://www.trade-estates.com>