

PREMIA

Properties

ANNOUNCEMENT – INVITATION TO INVESTORS

REGARDING THE PUBLIC OFFERING IN GREECE WITH PAYMENT IN CASH AND THE ADMISSION TO TRADING ON THE FIXED INCOME SECURITIES SEGMENT OF THE REGULATED MARKET OF THE ATHENS EXCHANGE OF THE BONDS OF THE COMPANY

“PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME”

WITH THE ISSUANCE OF A COMMON BOND LOAN

PUBLIC OFFERING

FROM TUESDAY MARCH 31 UNTIL THURSDAY APRIL 02, 2026

YIELD RANGE

4.10% - 4.40%

JOINT COORDINATORS AND BOOKRUNNERS OF THE PUBLIC OFFERING



LEAD UNDERWRITER



UNDERWRITER



ISSUE ADVISORS



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By virtue of the decision of the Board of Directors of the company “PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME” (hereinafter the “**Issuer**” or the “**Company**”) dated 17.03.2026, the Issuer, inter alia, decided:

(a) the issuance of a common, interest bearing, bond loan by the Issuer (“**Bond Loan**” or “**CBL**”), pursuant to the provisions of art. 59 - 74 of Law 4548/2018, as in force, and the provisions of Greek Law 3156/2003 that remain in force (the “**Issuance**”), of a total nominal amount of up to one hundred fifty million euros (€150,000,000) with a duration of seven (7) years, divided into up to one hundred fifty thousand (150,000) dematerialized, common, registered bonds of nominal value of one thousand euros (€1,000) each (the “**Bonds**”), with a minimum amount of one hundred five million euros (€105,000,000), as well as the approval of the specific terms of the CBL, which constitute the CBL programme (the “**CBL Programme**”);

(b) that the Bonds will not be secured by any real or personal security or collateral, except for a pledge over a bank account of the Company, into which the Company shall ensure that the amounts specified in detail in the terms of the CBL Programme are deposited;

(c) that the Bonds will be offered for subscription through a Public Offering within the Greek Territory to the entire investing public, i.e. to qualified and retail investors, within a period of three (3) business days, during which the subscription of the Bond Loan will take place (the “**Public Offering**”), using the Electronic Book Building (the “**E.BB.**”) service of the Athens Exchange and will be recorded in the Dematerialised Securities System (“**DSS**”) and will be admitted to trading on the Fixed Income Securities Segment of the Regulated Market of the Athens Exchange (“**ATHEX**”);

(d) the offer price of each Bond will be at par of its nominal value, i.e. one thousand euros (€1,000) per Bond;

(e) that the final yield and the (fixed) interest rate will be determined by the Joint Coordinators and Bookrunners, on the basis of the final yield of the Bonds, through the EBB process, in accordance with the specific provisions of the Prospectus (as defined below), and will be announced by the Issuer to the ATHEX Daily Statistical Bulletin on the next Business Day after the end of the Public Offering period;

(f) that the allocation of the Bonds to the interested investors will be carried out in accordance with the criteria and allocation percentages to each category of investors that will be reflected in detail in the Prospectus; and

(g) to appoint “Piraeus Bank S.A.” as the bondholder agent of the Bond Loan.

If the CBL is not subscribed to for an amount of at least one hundred five million euros (€105,000,000) the Issuance of the Bond Loan will be cancelled and the amount corresponding to the blocked subscription amount of each Retail Investor will be released within two (2) business days at the latest, without interest.

DETERMINATION OF FINAL YIELD AND INTEREST RATE OF THE BONDS THROUGH PUBLIC OFFERING BY WAY OF BOOK BUILDING PROCESS

The determination of the yield and the interest rate of the Bonds (“**Interest Rate**”) shall be effected by way of the book building process (“**Book Building**”), which shall be kept by the Joint Coordinators and Bookrunners, and will be conducted through the E.BB. process. In the E.BB. process only Qualified Investors may participate.

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The offer price has been set at par, i.e. one thousand euros (€1,000) per Bond.

The Interest Rate and the final yield shall be determined by the Joint Coordinators and Bookrunners, within the yield range, by the E.BB., as further specified in the Prospectus, which was approved by the Board of Directors of the Hellenic Capital Market Commission in its meeting held on 23.03.2026 (the “**Prospectus**”), will be approved by a person authorized by the Board of Directors of the Issuer and will be announced on the Company's website and on the website of the ATHEX no later than the next business day after the end of the Public Offering period.

The final yield will be determined by the Joint Coordinators and Bookrunners within the yield range for the participants of E.BB. process.

The yield range, which was determined by the Joint Coordinators and Bookrunners and within which the Qualified Investors will submit their bond subscription applications (the “**Subscription Applications**”), is as follows:

RANGE	
Low-end yield	High-end yield
4.10%	4.40%

The final yield and Interest Rate shall be notified to the Hellenic Capital Market Commission and shall be published on the website of the Issuer and ATHEX, at the latest on the next business day following the completion of the Public Offering.

The criteria and conditions, on the basis of which the final yield and Interest Rate shall be determined, include the bond market conditions, the volume of demand per yield by Qualified Investors, the volume and type of Qualified Investors, the volume of demand by Retail Investors (to the extent that the final allocation to them exceeds the minimum allocation percentage of 30%), as well as the bond loan issuance service cost that the Issuer is willing to undertake.

Indicatively, if the demand by Qualified Investors covers the Issuance up to the high end of the yield range but at the same time a material part of the Issuance is subscribed for at a lower level of yield, the lower level may be selected, even if this results in a smaller amount of proceeds raised, and provided that the condition for the issuance of the Bonds is met.

Concurrently with the determination of the final yield, the final allocation of the Bonds will be decided. In any case, the Interest Rate shall be determined within the aforementioned binding yield range.

The Interest Rate and offer price will be common for all investors, Qualified and Retail, that will participate in the Issuance of the Bonds through the Public Offering.

In accordance with Circular 23/22.06.2004 of the Hellenic Capital Market Commission, within two (2) business days following the end of the Public Offering, a detailed announcement will be issued by the Joint Coordinators and Bookrunners regarding the outcome of the Public Offering, including the Interest Rate, which will be published in the Daily Statistical Bulletin of ATHEX.

Detailed information on the final yield and interest rate is provided in section 7.3 “Determination of final yield and Interest Rate of the Bonds by means of a Public Offering through the Book Building” of the Prospectus.

BONDS OFFERING PROCESS BY WAY OF A PUBLIC OFFERING

The offering of the Bonds for subscription, namely the offering of Bonds of a total nominal value up to one hundred

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fifty million euros (€150,000,000), shall be conducted by way of a Public Offering to investors in Greece through the E.BB. process. The Public Offering and the E.BB. keeping will be conducted according to Greek Law 4514/2018, Greek Law 4706/2020, Regulation (EU) 2017/1129 and the delegated regulations, decision 34 of the ATHEX and the decision of the Board of Directors of the Company dated 17.03.2026.

The title of one (1) Bond shall be the trading unit in ATHEX. Each investor may subscribe for and file the relevant subscription application (“**Subscription Application**”) for the purchase of Bonds, via the E.BB. process for at least one (1) offered Bond or for an integral number of Bonds. The maximum amount for subscription for each investor is the total amount of the Public Offering, namely up to one hundred fifty thousand (150,000) Bonds. The minimum amount for participation is one (1) Bond of a nominal value of one thousand euros (€1,000).

The Public Offering and subscription period for interested investors will have a duration of three (3) business days.

The Joint Coordinators and Bookrunners have been designated as coordinators of the E.BB. process, as set out in E.BB. Decision. In particular, the Public Offering will commence on Tuesday, March 31, 2026, at 10:00 a.m. Greek time and shall be concluded on Thursday, April 02, 2026, at 4:00 p.m., Greek time.

The E.BB. will remain open throughout the term of the Public Offering from 10:00 a.m. until 5:00 p.m. (Greek time), except on Thursday, April 02, 2026, when it will close at 4:00 p.m.

In order for an interested Investor to participate in the Public Offering of the Bonds, a Subscription Application for Bonds shall be submitted during the term of the Public Offering, pursuant to the terms and conditions of the Prospectus and the CBL Programme.

Amendment or cancellation of the Subscription Application for the offer to purchase Bonds is possible throughout the term of the Public Offering, following a similar process to the initial submission.

In case the Subscription Application is not properly filled in, pursuant to the terms and conditions for the participation and subscription in the Public Offering, according to the Prospectus, the CBL Program and the E.BB Decision, the Subscription Application will not be accepted.

The Bonds will not be registered, in accordance with the relevant securities legislation, in any country other than Greece.

Detailed information on the process for the Bonds offering is provided in section 7.2. “Offering and Allocation Process” of the Prospectus.

PROCESS FOR PARTICIPATION OF RETAIL INVESTORS IN THE PUBLIC OFFERING

Interested Retail Investors may file their Subscription Applications through the Joint Coordinators and Bookrunners, the Lead Underwriter and Underwriter, as well as the E.BB Members and the Participants of the D.S.S. that cooperate with E.BB. Members for the filing of Subscription Applications via the E.BB. service from the first until the last day of the Public Offering.

Interested Retail Investors, who will directly attend the branches of the Joint Coordinators and Bookrunners, the Lead Underwriter and the Underwriter for their participation in the Public Offering, must provide their identity card or passport, their tax identification number and a print-out of their D.S.S. data.

In case of a Subscription Application submitted on behalf of a Retail Investor through a Client Securities Account, including Joint Investor Shares, this application will be accepted only if said Retail Investor is the beneficiary or co-beneficiary of the Securities Accounts, through which subscription was conducted.

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Interested Retail Investors will subscribe for the lowest yield of the aforementioned announced yield range. The value of subscription for Retail Investors is the product of the number of Bonds requested multiplied by the nominal value of one thousand euros (€1,000) per Bond.

Detailed information on the participation of Retail Investors is provided in section 7.2 “Offering and Allocation Process” of the Prospectus.

PROCESS FOR PARTICIPATION OF QUALIFIED INVESTORS IN THE ELECTRONIC BOOK BUILDING

Interested Qualified Investors for the participation of Public Offering must file their Subscription Applications directly to the Joint Coordinators and Bookrunners, the Lead Underwriter and Underwriter.

The process for submission of offers by Qualified Investors will last from the first until the last day of the Public Offering.

The yield that will be included in the Subscription Application, within the range referenced above, will be in increment of five (5) basis points, namely 0.05%.

Offers submitted by Qualified Investors will be collected throughout the term of the E.BB. process, which will be managed by the Joint Coordinators and Bookrunners, in order to determine the requested volume per alternative yield, as well as the total number of requested Bonds.

The E.BB. will close on the last day of the Public Offering period (4:00 p.m. Greek time), and all offers, as in force at that time, will be considered as final.

Detailed information on the participation of Qualified Investors is provided in section 7.2 “Offering and Allocation Process” of the Prospectus.

ALLOCATION PROCESS

Following the determination of the final yield and Interest Rate, the Joint Coordinators and Bookrunners shall determine the size of the Issuance and, subsequently, the Bonds will be allocated to investors as follows:

- at least 30% of the Bonds of the Public Offering (namely at least 45,000 Bonds in the event of full subscription of the CBL, i.e. issuance of 150,000 Bonds) will be allocated to Retail Investors; and
- up to 70% of the Bonds of the Public Offering (namely up to 105,000 Bonds in the event of full subscription of the CBL, i.e. issuance of 150,000 Bonds) will be allocated among Qualified Investors and Retail Investors.

As long as the subscriptions of Retail Investors for the 30% of the Bonds of the Public Offering have been satisfied, the following will be taken into consideration, for the final determination of the percentage of allocation to each category of investors:

(a) the demand by Qualified Investors, (b) the demand in the remaining 30% segment by Retail Investors, (c) the number of Subscription Applications submitted by Retail Investors, as well as (d) the need to create conditions for the smooth trading of the Bonds in the secondary market.

Detailed information on the allocation process is provided in section 7.2 “Offering and Allocation Process” of the Prospectus.

PROSPECTUS AVAILABILITY

Further information about the Issuer, the Bonds and their offering are included in the Prospectus, which was

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approved by the Board of the Hellenic Capital Market Commission during its meeting on 23.03.2026, only with regard to the compliance with the information requirements for investors, as set out in Regulation (EU) 2017/1129 and, and Greek Law 4706/2020, as amended and in force.

The Prospectus, as approved by the Board of Directors of the Hellenic Capital Market Commission on 23.03.2026, will be available to investors, pursuant to article 21, para. 2 of Regulation (EU) 2017/1129, in an electronic form, on the following websites:

- “HELLENIC EXCHANGES – ATHENS EXCHANGE S.A.”: <https://www.athexgroup.gr/el/raise-capital/list/how-to/new-listed-issuers>,
- The Company: <https://premia.properties/ependytikes-schisis/enimerotika-pliroforiaka-deltia/>,
- “NATIONAL BANK OF GREECE S.A.”: <https://www.nbg.gr/el/footer/enimerwtika-deltia>,
- “PIRAEUS BANK S.A.”: <https://www.piraeusgroup.gr/premia2026>,
- “ALPHA BANK S.A.”: <https://www.alpha.gr/el/idiotes/ependuseis/metoxes-kai-xrimatistirio/enimerotika-deltia>,
- “OPTIMA BANK S.A.”: <https://www.optimabank.gr/business/investment-banking/enimerotika-pliroforiaka-deltia>,
- “CREDIA BANK S.A.”: <https://www.crediabank.com/idiotes/ependyseis/enimerotika-deltia/premia-properties>, and
- “VIGOR FINANCE INVESTMENT SERVICES S.A.”: <https://vigor.finance/investor-content/>.

Moreover, throughout the term of the Public Offering and at the Company’s initiative, a copy of the Prospectus will be available to investors free of charge in printed form upon request, at the Company’s headquarters, located at 59, Vasilissis Sofias Ave., Athens, 115 21, Greece, the branches of the Joint Coordinators, Bookrunners and Issue Advisors, “NATIONAL BANK OF GREECE S.A.” and “PIRAEUS BANK S.A.”, the Joint Coordinators and Bookrunners “ALPHA BANK S.A.”, and “OPTIMA BANK S.A.”, the Lead Underwriter “CREDIA BANK S.A.” and the Underwriter “VIGOR FINANCE INVESTMENT SERVICES S.A.”.

Investors interested in additional information or clarifications may contact the Company’s offices, during business days and hours, at 59, Vas. Sofias Av., 115 21, Athens, Greece Tel.: +30 210 6967600 (contact person: Pantelis Voutirakis, Finance & IR Manager).

Athens, 30.03.2026

PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

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