

THIS ANNOUNCEMENT IS NOT ADDRESSED TO AND IS NOT INTENDED TO BE PUBLISHED OR DISTRIBUTED, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, IN OR TO THE UNITED STATES, CANADA, AUSTRALIA OR JAPAN OR ANY OTHER JURISDICTION IN WHICH SUCH PUBLICATION OR DISTRIBUTION WOULD BE UNLAWFUL.

This announcement does not constitute a prospectus or an offer of securities in any jurisdiction.

ANNOUNCEMENT REGARDING THE IDENTIFIED TARGET MARKET FOR THE NEW ORDINARY REGISTERED VOTING DEMATERIALIZED SHARES OF “TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.” (THE “ISSUER” OR THE “COMPANY”) OFFERED TO THE INVESTING PUBLIC THROUGH A PUBLIC OFFERING IN GREECE (THE “NEW GREEK PUBLIC OFFERING SHARES”) BY THE COMPANY

The Placement Coordinators of the Greek Public Offer (as defined below), namely “Piraeus Bank S.A.”, “Eurobank S.A.” and “Euroxx Securities S.A.”, in accordance with Article 16(3) of Law 4514/2018 and the Executive Committee Act of the Bank of Greece No. 234/23.09.2024, as well as Article 9 of the Decision of the Board of Directors of the Hellenic Capital Market Commission No. 1/808/7.2.2018 (as in force), regarding product governance obligations, announce that, in cooperation with the Issuer, have carried out an assessment of the potential target market of the New Greek Public Offer Shares offered through a public offering in Greece, as follows:

- (i) The potential target market of the New Greek Public Offer Shares includes eligible counterparties, professional clients and retail clients, as defined in Law 4514/2018, as in force, with at least basic knowledge and experience in investment products and services, with at least a moderate risk tolerance, regardless of investment time horizon, and with an investment objective of capital growth, income through the receipt of dividends and/or risk hedging.
- (ii) All distribution channels for the New Greek Public Offer Shares (i.e., investment services of investment advice, portfolio management, order reception/transmission, and order execution) are considered appropriate for investors within the identified target market.

Important Notice

The information contained in this announcement is provided solely for informational purposes and is not presented as complete or comprehensive. No one should rely on the information contained in this announcement or on the accuracy, impartiality or completeness thereof, for any purpose.

*This announcement does not constitute an offer of securities for sale in the United States. Securities may not be offered or sold in the United States unless they have been registered or are exempt from registration under the U.S. Securities Act of 1933, as amended (the “**U.S. Securities Act**”). The Company does not intend to register any portion of the securities referred to in this announcement or to conduct a public offering in the United States. Any public offering of securities in the United States would be made by means of a prospectus containing detailed information about the Company and its management, as well as financial statements. Copies of this announcement are not being distributed, nor should they be distributed, within or to the United States. The distribution of this announcement may be unlawful in certain jurisdictions. This announcement is not intended for distribution in Canada, Japan or Australia. The information in this announcement does not constitute an offer of securities for sale in Canada, Japan or Australia. The securities referred to in this announcement may be offered in the United States to qualified institutional buyers pursuant to Rule 144A under the U.S. Securities Act, and outside the United States in offshore transactions under Regulation S of the U.S. Securities Act.*

This announcement does not contain, constitute or form part of any offer or invitation to purchase or subscribe for securities in Australia, Canada, Japan or any other jurisdiction where such would constitute a violation of the laws of such jurisdiction. The offer and sale of the securities referred to in this announcement have not been and will not be registered under the securities laws of Australia, Canada or Japan.

The securities referred to in this announcement may not be offered or sold in Australia, Canada or Japan or to, or for the account or benefit of, any national, resident or citizen of Australia, Canada or Japan, subject to certain exceptions.

*This announcement has been prepared on the basis that any offer of the shares referred to herein in any Member State of the European Economic Area (“**EEA**”), other than Greece, which has implemented Regulation (EU) 2017/1129, as amended (the “**Prospectus Regulation**”) (each, a “**Relevant Member State**”), will be made pursuant to an exemption under the Prospectus Regulation, as implemented in that Relevant Member State, from the requirement to publish a prospectus for offers of shares. Accordingly, any person making or intending to make any offer in that Relevant Member State of shares which are the subject of the offering contemplated in this announcement may only do so in circumstances in which no obligation arises for the Company or any of the Placement Coordinators to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or to publish a supplement to the prospectus pursuant to Article 23 of the Prospectus Regulation, in each case, in relation to such offer.*

*Any offer to acquire securities referred to in this announcement other than the Greek public offering (the “**Institutional Offering**”) should be based solely on the information contained in the information memorandum which will be issued in connection with the Institutional Offering. There is no guarantee that the offering of shares referred to herein will take place.*

Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of the shares referred to in this announcement through any financial intermediary, other than offers made by the Placement Coordinators which constitute the final placement of the shares contemplated in this announcement. Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of shares in circumstances in which an obligation arises for the Company or any Placement Coordinator to publish or supplement a prospectus for such offer.

*This announcement has been prepared on the basis that any offer of the shares referred to herein in the United Kingdom will be made pursuant to an exemption under Part 1 of Schedule 1 of the Public Offers and Admissions to Trading Regulations 2024 (“**POATRs**”). Accordingly, any person making or intending to make any offer in the United Kingdom of shares which are the subject of the offering contemplated in this announcement may only do so in circumstances falling within Part 1 of Schedule 1 of the POATRs. Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making*

of any offer of the shares referred to in this announcement through any financial intermediary, other than offers made by the Placement Coordinators which constitute the final placement of the shares contemplated in this announcement. Neither the Company nor any of the Placement Coordinators have authorized, nor do they authorize, the making of any offer of shares in circumstances other than those falling within Part 1 of Schedule 1 of the POATRs.

*In the United Kingdom, this announcement is intended for distribution to and is directed only at persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the “**Financial Promotion Order**”), (ii) fall within Article 49(2)(a) to (d) (“high net worth companies, unincorporated associations, etc.”) of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons being referred to collectively as “relevant persons”). This announcement is directed only at relevant persons and must not be acted on or relied upon by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons.*

The offering of shares referred to in this announcement may be affected by a number of factors, including market conditions. You should not base your financial decisions on the Company’s intentions regarding the offering of shares referred to herein at this stage. The acquisition of investments to which this announcement relates may expose an investor to a significant risk of losing the entire amount invested. Persons considering such investments should consult an authorized person specializing in advising on such investments. This announcement does not constitute a recommendation regarding the offering of shares referred to herein. The value of shares can decrease as well as increase. Potential investors should consult a professional advisor regarding the suitability of the Combined Offering for the person concerned.