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PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

ANNOUNCEMENT OF AVAILABILITY OF THE ANNEX IX DOCUMENT UNDER REGULATION (EU) 2017/1129 (the “Document”)

The Document has been prepared in accordance with Articles 1.4.(da) and 1.5.(a) and the requirements of Annex IX of Regulation (EU) 2017/1129 (the “Regulation”) regarding (a) the offering of up to 10,000,000 new, ordinary, registered voting shares with a nominal value of €2.71 (the “**New Shares**”) of PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME (the “**Company**” or the “**Issuer**” and, with respect to the Tender Offer as defined below, the “**Offeror**”), through a public offering in Greece (the “**Public Offering**”) in the context of the Tender Offer. The New Shares will result from the Company’s share capital increase of up to €27,100,000 (the “**Increase**”), with the possibility of partial subscription, at an offering price of €5.00 per share, in accordance with Article 24(1)(b) of Law 4548/2018, that will be covered through contribution in kind consisting of the Transferred Bonds (as defined below) and by the abolition of pre-emption rights of existing shareholders, and (b) the admission of all New Shares to trading on the Regulated Market of Euronext Athens (“**EURONEXT ATHENS**”) (the “**Admission**”).

Pursuant to the decision of the Board of Directors dated 14.04.2026, on the basis of the authorization granted to It by the Extraordinary Meeting of the Company’s Shareholders dated 02.04.2026, the Offeror submitted a voluntary tender offer to the holders of bonds of the Issuer’s Common Bond Loan issued under the Common Bond Loan Programme dated 09.07.2021, with issue date 20.07.2021, as amended and in force (the “**Bonds**”), for the acquisition of up to 50,000 Bonds of the Company in exchange for New Shares. The Company offers New Shares for each bond that will be transferred to the Offeror by bondholders who validly, lawfully, and timely accept the Tender Offer, as a result of acceptance of the Tender Offer (the “**Accepting Bondholders**” and the “**Transferred Bond**”, respectively). Specifically, the Issuer offers 200 New Shares for each Transferred Bond, in accordance with the terms and conditions described in the Information Memorandum approved on 05.05.2026 and Law 3461/2006 (the “**Tender Offer**”).

Information regarding the process for investors to participate in the Public Offering is provided in Section XI, “Terms and Conditions of the Public Offering,” of the Document.

Below is the expected timetable for the Greek Public Offering and the Admission:

Date	Event
14.04.2026	Launch of the Tender Offer and submission of the draft Information Memorandum to the Hellenic Capital Market Commission (“ HCMC ”)
14.04.2026	Announcement of the commencement of the Tender Offer
05.05.2026	Approval of the Information Memorandum by the HCMC
07.05.2026	Publication of the Information Memorandum
07.05.2026	Submission of the Document to the HCMC
07.05.2026	Publication of the Document on EURONEXT ATHENS and the Issuer’s and Advisors’ websites
07.05.2026	Commencement of the Acceptance Period of the Tender Offer
04.06.2026	End of the Acceptance Period of the Tender Offer

Date	Event
08.06.2026	Announcement of the results of the Tender Offer
08.06.2026	Decision of the Board of Directors regarding the certification of the payment of the Company's capital in the context of the Increase by the Board of Directors of the Company
09.06.2026	Completion and settlement of the Tender Offer and issuance of the New Shares
09.06.2026	Crediting of the New Shares to the Dematerialized Securities System ("DSS") accounts of the Accepting Bondholders
09.06.2026	Approval of the admission to trading of the New Shares and the cancellation of the Bonds by EURONEXT ATHENS
09.06.2026	Announcement regarding the date of commencement of trading of the New Shares and the cancellation of the Bonds, on EURONEXT ATHENS and the Company's website
10.06.2026	Listing and commencement of trading of the New Shares on EURONEXT ATHENS and the cancellation of the Bonds

It should be noted that the above timetable depends on several unpredictable factors and may change. In such a case, the investing public will be informed via EURONEXT ATHENS DOL and the Company's website.

Further information regarding the Increase and the Public Offering is included in the Document, which does not constitute a prospectus within the meaning of the Regulation and, therefore, has not been reviewed or approved by the Hellenic Capital Market Commission.

The Document has been prepared in accordance with Article 1.4.(da) and Article 1.5.(a) of the Regulation and the requirements set out in Annex IX of the Regulation.

The Document can be accessed electronically on the websites of:

- Euronext Athens Holding: (<https://www.athexgroup.gr/el/market-data/informative-material>),
- The Company: (<https://prodea.gr/en/investors/information-releases/share-capital-increase>),
- AXIA Ventures Ltd (<https://www.axiavg.gr/prospectus/>),
- Piraeus Bank: (<https://www.piraeusgroup.gr/prodea2026>).

Additionally, during the period of the Public Offering, an electronic copy of the Document will be provided free of charge, upon request, to any potential investor by the Company, AXIA Ventures Ltd and Piraeus Bank.

For further information, shareholders may contact the Company's Shareholder Services Department representative Mrs Thiresia Messari via email tmessari@prodea.gr and telephone 0030 213 333 4397.

Athens, 07.05.2026

PRODEA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME

IMPORTANT NOTICE

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Without prejudice to the generality of the foregoing, no action has been or will be taken to conduct a public offering of securities that would require the publication of a prospectus in accordance with Regulation (EU) 2017/1129 or any other applicable regulatory framework.