

Approval of the draft demerger deed through the spin-off of the logistics sector and its contribution to the Company's 100% wholly owned subsidiary with the corporate name "Thriaseus Single Member Societe Anonyme"

"PRODEA REAL ESTATE INVESTMENT SOCIETE ANONYME" (the "**Demerged Entity**" or the "**Company**") announces that its Board of Directors resolved on 27.04.2026 to approve the draft demerger deed (hereinafter the "**Draft Demerger Deed**") for the spin-off of the Company's logistics sector (hereinafter the "**Sector**") and its contribution to the Company's 100% subsidiary with the corporate name "Thriaseus Single-Member Société Anonyme" (the "**Beneficiary**"), in accordance with articles 54 par. 3, 57 par. 2, 58-73 and 83-87 of Law 4601/2019 and the relevant provisions of Law 4548/2018 (hereinafter the "**Demerger**").

The Sector includes all assets and liabilities related to the acquisition, development, utilisation and management of logistics properties (such as warehouses, distribution centers, logistics hubs, transit centers and related infrastructure intended to support the supply chain), as reflected in the accounting statement of the Sector dated 31.03.2026 (hereinafter the "**Accounting Statement of the Sector**"). All operations of the Demerged Entity carried out after the date of the Accounting Statement of the Sector and relating to the Sector are considered from an accounting perspective to be carried out on behalf of the Beneficiary.

Upon completion of the Demerger (on the date of registration with the General Commercial Registry (G.E.MI.) of the relevant approval decision of the competent authority), the following effects shall occur:

- a. the Demerged Entity, as the sole shareholder of the Beneficiary, shall receive all the new shares issued by the Beneficiary, namely thirty-seven million nine hundred ninety-five thousand four hundred fifty-six (37,995,456) common registered voting shares, with a nominal value of one euro (€1) each; and
- b. the Beneficiary shall be substituted, by way of universal succession, to all the transferred assets and liabilities, as set out in the Accounting Statement of the Sector and finally determined up to the date of completion of the Demerger.

The following documents were filed and published with the G.E.MI.:

- a. the Draft Demerger Deed together with the Accounting Statement of the Sector;
- b. the valuation report on the assets of the Sector pursuant to Article 17 of Law 4548/2018, prepared by the audit firm "ASSOCIATED CERTIFIED PUBLIC ACCOUNTANTS S.A." with the distinctive title "Crowe" (L.K. 43335), and in particular by the certified auditors Mr. Anastasios Dalla and Ms. Vagia Oikonomou;
- c. the explanatory report of the Board of Directors of the Demerged Entity pursuant to Article 61 of Law 4601/2019; and
- d. the written report on the examination of the Draft Demerger Deed of the Demerged Entity by an independent expert, pursuant to Articles 62 and 10 of Law 4601/2019,

prepared by the audit firm ASSOCIATED CERTIFIED PUBLIC ACCOUNTANTS S.A.” with the distinctive title “Crowe” (L.K. 43335), and in particular by the certified auditors Mr. Anastasios Dalla and Ms. Vagia Oikonomou acting as independent experts.

In addition, the above documents listed under items (a)-(d), the annual financial statements, as well as the annual management reports of the Board of Directors of the Demerged Entity for the last three (3) years, are available on the Demerged Entity’s website at (<https://prodea.gr/ependytes/oikonomika-apotelesmata-omilou> and <https://prodea.gr/anakoinwseis/deltia-typou>), as well as at the registered offices of the Beneficiary.

The completion of the Demerger is subject to all necessary by Law approvals of the General Meeting of the shareholders of the Company and the Beneficiary, as well as receipt of all necessary approvals by the competent authorities.

The Company will inform investors on the progress of the Demerger process, in compliance with the legislative and regulatory framework.

Athens, 30 April 2026