

Exercise by “Prodea Real Estate Investment Company Societe Anonyme” of the early partial redemption right for €120,000,000.00 of the principal of the Bonds issued under its Common Bond Loan Programme dated 09.07.2021 (Call Option)

The société anonyme “Prodea Real Estate Investment Company Societe Anonyme” (the Company or the Issuer) informs investors, under term 9.3 of the Company's Common Bond Loan Programme dated 09.07.2021 (the CBL Programme), that by its decision of 16.07.2026, the Company's Board of Directors approved the exercise of the early partial redemption right for €120,000,000.00 out of the total principal of the Bonds, under term 9.3.6 of the CBL Programme. The redemption will take place after the end of the 10th Interest Period, specifically on Friday, 31.07.2026. On that date the Company will pay the eligible Bondholders the amounts required by term 9.3.4 of the CBL Programme, namely:

- (i) €0.3373333333 per Bond, being the interest accrued up to the early redemption date under article 7.1 of the CBL, i.e. a total amount of €84,333.33 for all the Bonds;
- (ii) principal of four hundred and eighty euros (€480.00) per Bond, i.e. a total amount of one hundred and twenty million euros (€120,000,000.00) for all the Bonds; and
- (iii) an additional amount (premium) per Bond equal to 30% of one year's interest on the principal of each Bond being redeemed early, i.e. €3.312 per Bond redeemed early and a total amount of €828,000.00 for all the Bonds.

Each eligible Bondholder will therefore receive a total of €483.6493333333 per Bond. The amounts above (accrued interest, principal and premium) are payable to the investors registered in the records of the Dematerialised Securities System (DSS) on the relevant day (Record Date), namely Thursday, 30 July 2026.

From Wednesday, 29 July 2026, the Bonds will trade on Euronext Athens at their new nominal value of five hundred and twenty euros (€520.00).

From that date, 250,000 Bonds will trade on Euronext Athens in total, each with a nominal value of five hundred and twenty euros (€520.00).

The payment of the aforementioned amount, i.e. EUR 483.6493333333 per Bond, to the holders entitled thereto, will be made by the cash distribution services of EURONEXT SECURITIES ATHENS S.A. (formerly ATHEXCSD), as follows:

- i. Through the Participants that hold the eligible Bondholders' securities accounts in the DSS (banks and brokerage firms), in line with the current Operating Rulebook of EURONEXT SECURITIES ATHENS and its related decisions.
- ii. In the following specific cases:
 - a) payment to heirs of deceased holders whose securities are held in the Special Deceased Holder Account in the DSS, managed by EURONEXT SECURITIES ATHENS under Section X, Part 2; and
 - b) payment to holders whose securities are held with an investment services firm that is in liquidation, or in a special temporary transfer account,the amounts due will be paid: (i) through EURONEXT SECURITIES ATHENS within one (1) year of the payment date (to the lawful heirs once their entitlement has been established), and (ii) after one (1) year has passed, by deposit with the Deposits and Loans Fund (DLF).

The Company irrevocably undertakes to pay the above amount after the end of the 10th Interest Period, specifically on Friday, 31.07.2026.

As a result of the aforementioned early partial repayment of the Bonds, which will result in a reduction of the Nominal Value of the Bonds in accordance with Condition 9.3.6 of the Programme, the Nominal Value of each Bond will be reduced to €520.00, and the total outstanding nominal principal amount of the Bonds that will remain admitted to trading in the Fixed Income Securities Category of Euronext Athens will amount to €130,000,000.00.

Athens, 16.07.2026