



**INVITATION
TO THE ORDINARY GENERAL ASSEMBLY OF SHAREHOLDERS**

By decision of the Board of Directors of the Company, in accordance with the Law and the Company's Articles of Association, Messrs. Shareholders are invited to an Ordinary General Assembly, on the **14th of June 2024, a Friday at 11:00 a.m.**, at the CROWNE PLAZA ATHENS CITY CENTRE Hotel, located in Athens, at Michalakopoulou street no.50, for discussion and decision-making on the agenda.

In case of postponement or cancellation of the meeting of the above General Assembly or in the event of non-achievement of the required quorum for all or some of the issues of the agenda, the shareholders shall be invited to a **Repeat General Assembly's Meeting on the 21th of June 2024, a Friday at 11:00**, at the offices of the Company's headquarters in Maroussi, Attica, at 3, H. Sabbagh - S. Khoury Str., for discussion and decision-making on the agenda issues without publishing a new invitation.

The Board of Directors shall assure that before the General Assembly has been convened, the ability of shareholders to actively participate in it and exercise their rights, in accordance with the procedures set out below, has been adequately guaranteed.

Agenda Issues:

1. Submission and approval of the financial statements consolidated and corporate (Financial Report) accompanied by the reports of the Board of Directors and the independent Certified Auditors for the period 1/1/2023 - 31/12/1/2023.
2. Approval of the overall management and discharge of the Independent Certified Auditors from any liability.
3. Election of one (1) Regular and one (1) Deputy Certified Public Accountant-Auditor, for the audit of financial statements, consolidated and corporate, for the financial year 1/1/2024 - 31/12/2024 and determination of their remuneration.
4. Approval of the remuneration to members of the Board of Directors for the fiscal year 1/1/2023 - 31/12/2023 and pre-approval of their remuneration for the fiscal year 1/1/2024 - 31/12/2024 in accordance with article 109 of L. 4548/2018.
5. Election of Independent Valuers for the fiscal year 2024.



6. Distribution of profits for the period 1/1/2023 - 31/12/2023 and distribution of dividends from the profits of the period 1/1/2023 - 31/12/2023
7. Submission for discussion and voting of the Remuneration Report of the members of the Board of Directors for the fiscal year 1/1/2023 - 31/12/2023 in accordance with article 112 par. 3 of L. 4548/2018.
8. Submission by the Audit Committee of its annual activity report in accordance with article 44 par. 1 of L. 4449/2017.
9. Submission of the report of the independent non-executive members of the Board of Directors in accordance with article 9 par. 5 of L. 4706/2020.
10. Submission and approval of review of the Company's Approved Remuneration Policy, with the addition of the new Free Stock Awarding Plan (LTI), in accordance with laws 4548/2018, 4209/2013 and 4706/2020 and in conjunction with the Guidelines on sound remuneration policies under the ESMA Alternative Investment Fund Managers Directive (AIFM) (03.07.2013 | ESMA/2013/232).
11. Decision on the establishment of a Free Stock Awarding Plan (LTI), in accordance with article 114 of L. 4548/2028 and granting the relevant authorization to the BoD for its implementation, in accordance with the terms of the Plan and in accordance with article 114 of L. 4548/2018.
12. Appointment of a new member of the Audit Committee, as a third person, a non-member of the Board of Directors, as non-independent by the audited entity within the meaning of article 9 of L. 4706/2020, in replacement of a resigned member pursuant to article 44 par. 1 lit. (f) cl. b' of L. 4449/2017.
13. Renewal of the power of the Board of Directors, as provided for in article 6 of the Company's Articles of Association, on the increase of the share capital during the first five years after the company's establishment, for another five years, at the end of the first five-year period.
14. Following the decision of the Extraordinary General Assembly of Shareholders dated 04.10.2023, after its correct repetition regarding the determination of the new member of the Audit Committee, third person, non-member of the Board of Directors, as non-independent from the audited entity within the meaning of article 9 of L. 4706/2020.

A. Persons entitled to participate and vote in the General Assembly

The right to participate and vote in the Ordinary General Assembly's meeting (or in any repeat meeting thereof) is reserved only for natural and legal persons who have a shareholder status at the beginning of 09.06.2024 (Record Date). Proof of shareholder status can be provided by any legal means and,



however, on the basis of information received by the Company from the records of the Organisation, in which the Company's securities are held ("Hellenic Central Securities Depository S.A." ("ATHEXCSD SA" or "ELKAT" in greek abbreviation)) or through the participating and registered mediators in the central securities depository in any other case, in accordance with the provisions of the legislation (L.4548/2018, L.4569/2018, L.4706/2020, Regulation (EU) 2018/1212, Regulation of the Hellenic Central Securities Depository, Gov.Gaz.B'/1007/16.03.2021). A shareholder may participate in the General Assembly on the basis of confirmations or notifications of articles 5 and 6 of the Regulation (EU) 2018/1212 provided by the mediator, unless the General Assembly refuses such participation for a significant reason justifying its refusal, on the basis of the currently applicable provisions (article 19 par.1 of L.4569/2018, article 124 par.5 of L.4548/2018).

For the participation and exercise of the voting right in the Ordinary General Assembly's meeting and in any repeat meeting, neither the blocking of the shares of the beneficiary, nor the observance of any other similar procedure shall be required, which limits the possibility of selling and transferring them during the period between the Record Date and the date of the meeting of the General Assembly.

B. Procedure for participation and voting by proxy

The shareholders participate in the aforementioned Ordinary General Assembly's Meeting and/or in any repeat General Assembly's meeting and vote either in person or by proxy. Each shareholder may appoint up to three (3) representatives. Legal entities shall participate in the General Assembly and/or in any repeat Assembly by appointing as their representatives up to three (3) natural persons. However, if the shareholder owns shares of the Company, which appear in more than one securities' accounts, this limitation does not prevent the said shareholder from appointing different representatives for the shares that appear in each securities account in relation to the Ordinary General Assembly. A representative acting for more shareholders may vote differently for each shareholder. The shareholder's representative is obliged to notify the Company before the beginning of the meeting of the General Assembly of any specific event, which may be useful to the shareholders for the assessment of the risk that the representative may serve interests other than the interests of the shareholder, as particularly provided for in article 128 par. 5 of L. 4548/2018.

In order to participate in the General Assembly by proxy, the shareholders must submit the form "Statement of Participation – Authorization of Representation to the General Assembly with physical presence", which is posted on the company's website <https://www.trade-estates.com/>. This form should be completed and signed and sent by email to the e-mail address ir@trade-estates.gr forty-eight (48) hours at least before the specified date of the General Assembly's Meeting (initial or any repeat).



C. Minority Rights

In relation to the above Ordinary General Assembly, the shareholders of the company have the following rights:

1. Upon request of shareholders representing one twentieth (1/20) of the paid-up share capital, the Board of Directors shall be required to convene an extraordinary General Assembly of shareholders, setting the meeting day, which shall not be more than forty-five (45) days from the date of service of the relevant request to the Chairman of the Board of Directors. The request shall contain the subject-matter of the agenda. If a General Meeting is not convened by the Board of Directors within twenty (20) days from the service of the relevant request, the convening is carried out by the requesting shareholders at the company's expense, by decision of the single-member Court of first instance, located at region of the company's headquarters, issued by way of interim measures proceedings. That decision shall specify the place and time of the meeting and the agenda as well.
2. Upon request of shareholders representing one twentieth (1/20) of the paid-up share capital, the Board of Directors of the Company is required to include additional issues on the agenda of the General Assembly, which has already been convened, if the relevant request is delivered to the Board of Directors at least fifteen (15) days prior to the date of the General Assembly's meeting. The additional issues must be published or disclosed, under the responsibility of the Board of Directors, in accordance with article 122 of L. 4548/2018, at least seven (7) days prior to the date of the General Assembly's meeting. If these issues are not published, the requesting shareholders are entitled to request the adjournment of the General Assembly in accordance with par. 3 of this article and proceed to the publication by themselves, according to those provided for in the previous subparagraph, at the expense of the company.
3. Upon request of a shareholder or shareholders representing one twentieth (1/20) of the paid-up share capital, the Chairman of the Meeting shall be required to adjourn only once (1) the decision-making by the General Assembly, ordinary or extraordinary, on all or certain issues, setting the day of continuation of the meeting, the one specified in the shareholders' written request, which however may not be more than twenty (20) days from the date of the adjournment. The adjourned General Assembly's Meeting constitutes a continuation of the previous one and does not require the repetition of the formalities for the publication of the invitation to the shareholders, in it, however, new shareholders may participate, subject to the provisions of articles 123 and 124 of L. 4548/2018 has been provided.
4. After request of any shareholder, submitted to the Company at least five (5) full days prior to the General Assembly's meeting, the Board of Directors shall be required to provide the General Assembly with the requested specific information on the Company's affairs, insofar as these are useful for the



actual evaluation of the agenda issues. Further, upon request of shareholders representing one twentieth (1/20) of the paid-up share capital, the Board of Directors shall be required to communicate to the General Assembly, provided it is the Ordinary one, the amounts paid, during the last two years, to each member of the Board of Directors or to the Company's directors, as well as any grant or benefit to these persons on any ground whatsoever or under any contract concluded between the Company and them. In all the above cases, the Board of Directors may refuse to provide the information on reasonable substantial grounds, stated in the minutes. Such grounds may be, under the relevant circumstances, the representation of the requesting shareholders in the Board of Directors, in accordance with articles 79 or 80 of L. 4548/2018 has been provided.

5. Upon request of shareholders, representing one tenth (1/10) of the paid-up share capital submitted to the Company within the period of time provided in the previous paragraph, the Board of Directors shall be required to provide the General Assembly with information about the course of corporate affairs and the Company's financial situation. The Board of Directors may refuse to provide the information on reasonable substantial grounds, stated in the minutes. Such grounds may be, under the relevant circumstances, the representation of the requesting shareholders in the Board of Directors, in accordance with articles 79 or 80 of L. 4548/2018, provided that the respective members of the Board of Directors have received the relevant information in a sufficient manner.
6. In the cases of the second subparagraph of par. 4 and of par. 5 of this article, any dispute as to the grounds of the justification for refusal to provide the information, shall be resolved by the single-member Court of first instance, located at the region of the company's headquarters, by its decision, issued by way of interim measures proceedings. By the same decision, the court also requires the company to provide the information it refused. The decision shall not be challenged by legal remedies.
7. In the case of a request by shareholders representing 1/20 of the paid-up share capital, the decision-making on any issue of the agenda of the General Assembly shall be performed by roll call.
8. In all the above cases of this article, the requesting shareholders must demonstrate their shareholding and the number of shares they hold in the exercise of the relevant right.

The documents and information of par. 3 and 4 of article 123 of L. 4548/2018 are available on the webpage: <https://www.trade-estates.com/>.

Maroussi, on the 24th of May 2024

THE BOARD OF DIRECTORS