



**ANNOUNCEMENT OF APPROVAL OF TRANSACTION WITH A RELATED PARTY PURSUANT TO Article 101, par. 2 of Greek Law 4548/2018**

The Board of Directors of "TRADE ESTATES REAL ESTATE INVESTMENT COMPANY" with General Commercial Registry Number 160110060000, (hereinafter the "Company") hereby announces in accordance with article 101 of L. 4548/2018 that, pursuant to its decision of 10.10.2024 which was registered in the General Commercial Registry under no. 4531207/22-10-2024 ("First Announcement"):

It was decided to grant by the Board of Directors the special permission, according to article 99 of L. 4548/2018, for the Company to cover an unsecured Bond Loan of up to €9 mn issued by the company "EVITENCO DEVELOPMENT AND REAL ESTATE EXPLOITATION SOCIETE ANONYME" (hereinafter "EVITENCO"), in order for the latter to cover the construction of a complex of storage and distribution buildings (logistics centre) in the industrial zone of Aspropyrgos in the Municipality of Aspropyrgos, Regional Unit of West Attica, for the creation of an International Distribution Centre of InterIkea. The main terms of this Bond Loan will be as follows: duration of three (3) years, fixed interest rate of 5% per annum and one-time repayment of principal and interest at maturity.

TRADE ESTATES REAL ESTATE INVESTMENT COMPANY and EVITENCO DEVELOPMENT AND REAL ESTATE EXPLOITATION SOCIETE ANONYME, which are going to sign the Common Bond Loan Programme and the Bond Purchase Agreement, as mentioned above, are assessed as related parties within the meaning of article 99 of L. 4548/2018 and IAS 24.

The subscription of the bonds is deemed to be in the interest of the Company as it concerns the construction of a major project for the Company's real estate investment portfolio, with a long-term lease with "TRADE LOGISTICS S.A.". Furthermore, and within the next period of time, the Company, which already participates in the share capital of EVITENCO with a 44.69% stake, is going to acquire its entire share capital.

Furthermore, a fairness opinion report dated October 8. 2024 has been received from the independent certified public accountant Mr. Antonios Prokopidis of PKF EUROLEGKTIKI SA (Registry Number of Certified Public Accountants 14511), dated October 8, 2024, which evaluates the fairness and reasonableness of the proposed terms and was accepted by the Board of Directors of the Company. Furthermore, the Board of Directors has resolved to grant authority to Andreas Skyrilas, Chief Financial Officer and Georgios Tassopoulos, Chief Accountant, acting jointly or each separately, in the name and on behalf of the Company, to take any necessary action and/or act to comply with the publicity formalities of the announcement for the granting of this special authorization of the Board of Directors of the Company and the completion of the transaction, as provided for under Article 101 of L. 4548/2018.



The signing of the Bond Purchase Agreement and of the Programme will take place after the following formalities have been complied with, in order to satisfy the formalities of article 99 of L.4548/2018: 1) after the aforementioned posting of the relevant Announcement in the Company's section of the General Commercial Register ("First Announcement") ten (10) days have elapsed without any request by shareholders representing 1/20 of the capital to convene a General Meeting for the same issue. 2) A resolution of the Board of Directors certifying the fact of the lapse of ten days from the publication of the First Announcement, to register such resolution of the Board of Directors with the General Commercial Registry and to publish the relevant Notice of Registration ("Second Announcement").

TRADE ESTATES REAL ESTATE INVESTMENT COMPANY  
Investor Relations and Corporate Announcements Department