

**PREMIA REAL ESTATE INVESTMENT COMPANY S.A.
(the “Company”)**

Invitation to the Bondholders of the €100,000,000 Common Bond Loan (the “CBL”) issued by the Company pursuant to the Common Bond Loan Programme of up to €100,000,000 and the Bondholders’ Representative Appointment Agreement dated 12 January 2022 (the “CBL Programme”)

Athens, Greece – 26 May 2026

Capitalised terms used in this invitation without definition shall have the meanings assigned to them in the CBL Programme.

Premia Properties currently manages 74 properties and 562 thousand sq.m. of buildings, with a total investment value of €706.5 million, and maintains a strong presence in sectors such as hotels, logistics properties, student housing, social infrastructure properties (schools), sustainable industrial properties, commercial properties and green office buildings. The Company owns high-quality, income-generating assets (average gross yield of 7.1%), a diversified portfolio with occupancy approaching 100% for income-producing properties, long-term lease agreements (weighted average lease term – WALT of 10 years), and a strong tenant base.¹

In April 2026, the Company issued a new common bond loan with a nominal principal amount of €150,000,000 and a seven-year maturity through a public offering, the bonds of which have been admitted to trading and are listed on Euronext Athens (the “2026 CBL”). As already announced, the Company intends to use €100 million of the proceeds raised through the 2026 CBL for the full early redemption of the CBL through the exercise of its call option before 31 July 2026.

Under the terms of the CBL Programme, the Company has the right to proceed with the early redemption of all or part of the bonds of the CBL after the expiry of the fourth Interest Period and until the expiry of the ninth Interest Period. Such early redemption may take place on the relevant Interest Payment Date. Specifically, if the early redemption is effected on the expiry date of the ninth Interest Period (i.e. 27 July 2026), the Company shall pay the Bondholders the principal amount being redeemed together with accrued interest, while no premium payment is required.

For the optimal management of its cash reserves, the more efficient utilisation of its financing resources and the more accurate presentation of its financial figures, the Company intends to redeem the entire principal amount of the CBL before the expiry date of the ninth Interest Period (i.e. before 27 July 2026). Accordingly, the Bondholders are invited to approve amendments to the terms of the CBL Programme that would allow the Company to exercise its redemption right during the ninth Interest Period (and not necessarily only on its expiry

¹ Reference date: 31.03.2026

date), provided that, in such case, the Company shall pay the Bondholders, in addition to the redeemed principal amount and accrued interest up to the redemption date, an additional amount equal to the interest that would have been payable had the redemption taken place on the expiry date of the ninth Interest Period.

The proposed amendment fully safeguards the interests of the Bondholders by ensuring that they will receive, in any event, the same amount upon redemption of the CBL. The fact that the redemption occurs before the expiry of the ninth Interest Period will not adversely affect their position, as the total amount paid to them will be equal to the amount they would have received had the redemption taken place on the expiry date of the ninth Interest Period. Therefore, the proposed amendment fully protects the interests of the Bondholders while simultaneously providing the Company with the flexibility required to optimise its financial management.

Pursuant to Clauses 13.1 and 13.2 of the CBL Programme, the Board of Directors of the Company hereby convenes a **Bondholders' Meeting on Tuesday, 9 June 2026, at 11:00 a.m.**, to be held at the Company's registered offices, 59 Vasilissis Sofias Avenue, 11521 Athens, 2nd Floor, in accordance with the provisions set out below, for discussion and resolution on the following agenda item:

Sole Agenda Item: Approval by the Bondholders of the following amendments to the terms of the CBL Programme and authorisation of the Bondholders' Representative to execute the relevant amendment agreement:

(a) Amendment of the definition of "Prepayment Date" in Clause 1.8 by adding a reference to Clause 4.8, so that the definition shall read as follows:

"Prepayment Date" means the date on which an early redemption of part or all of the principal amount of the Bonds takes place, as provided in Clause 4.4 and Clause 4.8.

(b) Addition of the following paragraph at the end of Clause 4 of the CBL Programme:

"4.8 In addition, the Issuer shall have the right to proceed with the early redemption (call option) of all Bonds during the period following the expiry of the eighth (8th) Interest Period and prior to the expiry of the ninth (9th) Interest Period, following notice to the Representative and announcement to the Athens Exchange at least ten (10) days before the proposed redemption date. Upon exercising the early redemption right as described above, the Issuer shall be required to pay the Bondholders the full principal amount (nominal value) being redeemed, together with accrued interest, as well as an additional amount equal to the interest that would have been payable had the early redemption taken place on the ninth (9th) Interest Payment Date."

Should the quorum required under the CBL Programme not be achieved, the Bondholders are invited to attend a **reconvened Bondholders' Meeting** to be held at the Company's registered offices, 59 Vasilissis Sofias Avenue, 11521 Athens, 2nd Floor, **on Wednesday, 10 June 2026, at 11:00 a.m.**, for discussion and resolution on the same agenda item, without publication of a new invitation.

A. Quorum and Majority Requirements

In accordance with the terms of the CBL Programme, the Bondholders' Meeting shall be duly constituted and validly resolve on the agenda item provided that one or more Bondholders are present representing at least 50% of the total outstanding principal amount of the CBL. In the case of a reconvened meeting, the Bondholders' Meeting shall be deemed to have quorum regardless of the portion of the total outstanding nominal amount of the Bonds represented thereat.

Provided that quorum is achieved, a resolution on the agenda item requires approval by the Majority Bondholders, namely Bondholders representing 50.01% of the nominal value (principal amount) of the Bonds represented at the meeting, whether at the initial or any reconvened meeting. If the required quorum is not achieved at the reconvened meeting, the proceedings cannot continue and no resolution may be adopted on the agenda item.

B. Right to Participate and Vote

The right to participate and vote at both the Bondholders' Meeting of **9 June 2026** and the reconvened Bondholders' Meeting **on 10 June 2026** is granted to persons recorded as Bondholders in the records of the Dematerialised Securities System (DSS) maintained by EURONEXT SECURITIES ATHENS S.A., or identified as such through registered intermediaries or other intermediaries, in accordance with applicable law, at the beginning of the fifth (5th) day preceding the date of the initial Bondholders' Meeting, namely **4 June 2026 (the "Record Date")**, without any requirement to block their Bonds.

Bondholder status may be evidenced by any lawful means and, in any event, based on information received by the Bondholders' Representative from EURONEXT SECURITIES ATHENS S.A. or through the aforementioned intermediaries prior to the commencement of the Bondholders' Meeting.

Bondholders may participate either in person or through a proxy by completing and signing the relevant proxy appointment form, which is available on the Company's website (see Section C below).

For participation in the Bondholders' Meeting, any **documentation evidencing authority and representation (including proxy authorisations)** must be submitted to the Bondholders' Representative, ALPHA BANK S.A., by email to syndicationadmin@alpha.gr no later than two (2) full days prior to the scheduled meeting date, **i.e. by 6 June 2026**. The same requirement applies mutatis mutandis to any reconvened meeting.

Any Bondholder holding a percentage representing at least one-quarter (25%) of the Company's share capital shall be deprived of voting rights at the Bondholders' Meeting in accordance with the terms of the CBL Programme and applicable legislation. By participating either in person or through a proxy, Bondholders declare that no circumstances exist which would trigger the above restriction and that they are therefore entitled to participate and vote at the Bondholders' Meeting of 9 June 2026 or any reconvened meeting.

C. Participation Through a Proxy

Each Bondholder entitled to participate as described above may attend and vote either in person or through a proxy.

Each Bondholder may appoint up to three (3) proxies. However, where a Bondholder holds Bonds through more than one securities account, this limitation shall not prevent the Bondholder from appointing different proxies for Bonds held in each account. A proxy acting on behalf of multiple Bondholders may vote differently for each Bondholder represented.

A proxy must disclose to the Bondholders' Representative, prior to the commencement of the meeting, any specific fact that may be relevant to Bondholders in assessing whether the proxy may serve interests other than those of the represented Bondholder. A Bondholder may not be represented by a person having any of the capacities referred to in Article 99(2) of Greek Law 4548/2018 in relation to the Company.

Revocation of a proxy appointment must be made in writing and notified to the Bondholders' Representative.

The proxy appointment form (the "Proxy Appointment Form") is available on the Company's website at www.premia.gr.

The completed and signed Proxy Appointment Form, together with any revocation notice and, where the Bondholder is a legal entity, the relevant authorisation documents and copies of the identification documents (both sides) or passports of the legal representative and proxy, must be submitted to ALPHA BANK S.A. by email to syndicationadmin@alpha.gr no later than two (2) full days before the Bondholders' Meeting, **namely by 6 June 2026, and in the case of a reconvened meeting by 7 June 2026.**

Bondholders are requested to verify successful submission of the Proxy Appointment Form (or proxy revocation notice) by calling +30 210 3268018 (ALPHA BANK S.A. – Wholesale Lending Products, Mr. Vlasios Lyras and Ms. Maria Goutzioupa).

Bondholders may contact the Company's Investor Relations Department for any questions or information at info@premia.gr or by telephone at +30 210 6967000, during business days and business hours.

The Board of Directors