Press Release

Trade Estates announces the agreement to acquire a 50% Stake in Sofia South Ring Mall

Athens, August 7, 2026– TRADE ESTATES REAL ESTATE IVNESTMENT COMPANY (the "Company") (Bloomberg: TRESTATE:GA - Reuters: TRESTATESr.AT - ISIN: GRS534003009) announces that, through its newly established 100% subsidiary Trade Estates Cyprus SSRM Ltd, it is expected to enter into an agreement with Wyldes Ltd, a subsidiary of Fourlis Holdings S.A., for the acquisition of the indirect 50% interest currently held by Fourlis Group in SOFIA SOUTH RING MALL EAD, the owner and operator of the Sofia South Ring Mall shopping center in Sofia, Bulgaria, for a total consideration of €49.35 million.

The selling company constitutes a related party of the Company within the meaning of Article 99 paragraph 2 of Law 4548/2018. Accordingly, the transaction has been approved by the Board of Directors of the Company in accordance with Articles 99 to 101 of Law 4548/2018 and remains subject to the completion of the applicable procedure governing related-party transactions, in conjunction with the provisions of Article 48 of Law 5193/2025, which forms part of the regulatory framework governing REICs.

Sofia South Ring Mall is one of the largest and most established shopping centers in Bulgaria, featuring exceptional construction quality and world-class architectural design. It has been developed on a freehold land plot of approximately 64,500 sq.m. and comprises a total gross built area (GBA) of approximately 174,500 sq.m., of which approximately 69,000 sq.m. constitute gross leasable area (GLA). The shopping center maintains a particularly high occupancy rate of approximately 98% and hosts over 180 tenants, including leading international and domestic brands and retail groups, ranking it among the most important retail destinations in the country.

The acquisition is in line with Company's investment strategy to grow and further expand its portfolio through selective investments in high-quality commercial real estate assets with strong operating performance. Through the transaction, the Company expands its existing presence in Bulgaria, further enhancing the geographic diversification, complementarity and resilience of its portfolio. The investment is expected to contribute positively to the Company's long-term growth by strengthening its cash flows, alongside the intensive execution of its development program.

Mr. Dimitris Papoulis, Chief Executive Officer of Trade Estates REIC, commented: "*The acquisition of the 50% stake in Sofia South Ring Mall represents a strategic investment that substantially strengthens Trade Estates' presence in Southeast Europe and marks another significant step in the execution of its growth strategy. Our long-standing experience in the Bulgarian market, enable us to assess this acquisition as an outstanding investment opportunity.*

Sofia South Ring Mall is one of the most successful and dynamic retail destinations in Bulgaria. Its immediate proximity to the IKEA property, which is already part of Trade Estates' portfolio, builds on a proven model of commercial synergies and outperformance, further enhancing the investment's potential.

We look forward to working closely with Seasonal Maritime Corporation Limited, the founding partner in the investment, leveraging the complementary expertise, experience and shared vision of both parties for the further development of Sofia South Ring Mall and the creation of additional value.

This investment further strengthens Trade Estates' position as a preferred regional partner for leading international retailers expanding across Southeast Europe and reaffirms our commitment to creating long-term value for our shareholders through high-quality investments."

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

About Trade Estates

Trade Estates REIC, listed on the stock exchange of Euronext Athens, with Fourlis Group, Autohellas and Latsco Hellenic Holdings as major shareholders, is the only real estate investment company in Greece specializing in Retail Parks and next-generation Logistics Centers. With operations in Greece, Cyprus and Bulgaria, Trade Estates holds a leading position in the Greek Retail Park market and a strong presence in the large-scale logistics warehouse sector. As of 31 March 2026, the Group's Gross Asset Value (GAV) amounted to €603 million, while its portfolio comprises 16 income-producing assets, consisting of 12 Retail Parks and 4 Logistics Centers, as well as a significant investment pipeline for further growth.