



Accentro Real Estate AG
(hereinafter "**Company**")

based in Berlin

ISIN DE000A0KFKB3 WKN
A0KFKB

We invite our shareholders to the **Extraordinary General Meeting** to be held on **Wednesday, 9 April 2025 at 11:00 a.m. (CEST)** in the form of a virtual Annual General Meeting without the physical presence of shareholders or their proxies (with the exception of the proxy appointed by the company).

Shareholders may only exercise their voting rights by postal vote (including via electronic communication) or by authorising a proxy appointed by the company. Please note in particular the regulations regarding the continued requirement to register for the Annual General Meeting. Only duly registered shareholders and their authorised representatives can register by means of electronic communication via the Internet service at the Internet address

<https://investors.accentro.de/en/annual-general-meeting>

the virtual Annual General Meeting.

The place of the Annual General Meeting within the meaning of the German Stock Corporation Act is the company's registered office, Kantstrasse 44/45, 10625 Berlin.

I.
Agenda

The only item on the agenda of the Annual General Meeting is as follows:

TOP - Notification by the Executive Board of the loss of half of the share capital pursuant to Section 92 AktG

The Annual General Meeting is informed that the company has incurred a loss amounting to half of the share capital.

No resolution of the Annual General Meeting is planned for this (only) item on the agenda, as it is limited to the notification of the Management Board of the loss of half of the share capital pursuant to Section 92 AktG in accordance with the statutory provisions.

II.
Further information

Even if no resolutions are provided for on the agenda, it is not ruled out that resolutions may also be passed at the Annual General Meeting. This is particularly conceivable if the agenda is subsequently expanded to include resolution items, for example by a request to supplement the agenda by shareholders in accordance with Section 122 (2) AktG. Against this background, shareholders are also informed below about exercising their voting rights and the possibility of voting by proxy.

Submissions to the shareholders

The following documents are available on the company's website at <https://investors.accentro.de/en/annual-general-meeting> and will also be available to shareholders there during the Annual General Meeting:

- current statutes,

Upon request, each shareholder will be sent a copy of these documents immediately and free of charge.

Virtual Annual General Meeting

The Annual General Meeting is held as a virtual Annual General Meeting in accordance with Section 118a of the German Stock Corporation Act and

§ Section 13 (2) of the company's Articles of Association. This year, we would ask our shareholders to pay particular attention to the following information, especially regarding the possibility of following the **Annual General Meeting** in video and audio, exercising voting rights, the right to submit motions, the right to submit statements, the right to speak, the right to information and the right to object.

When deciding on the format of the Annual General Meeting, the Executive Board took into account the interests of the company and its shareholders and, in particular, the election of shareholder rights, as well as effort and costs and sustainability considerations.

Eligibility to participate through registration and proof of shareholding

In order to participate in the Annual General Meeting and exercise voting rights

§ Section 13 (4) of the company's Articles of Association entitles those shareholders whose **registration** in text form (Section 126b BGB) in German or English, together with **proof of share ownership**, is received no later than six days prior to the Annual General Meeting, whereby the day of receipt and the day of the Annual General Meeting are not counted, i.e. by

Wednesday, 2 April 2025, 24:00 hours (CEST),

is received. In order to participate in the Annual General Meeting and exercise voting rights

§ Section 13 para. 5 of the company's Articles of Association requires proof of share ownership, for which proof from the last intermediary pursuant to Section 67c para. 3 AktG is sufficient. Pursuant to Section 123 para. 4 sentence 2 of the German Stock Corporation Act, **proof of share ownership** must relate to the close of business on the 22nd day before the Annual General Meeting, i.e. the

Tuesday, 18 March 2025, 24:00 (CET)

than the so-called "record date".

The application and proof of authorisation must be sent to the following address:

Accentro Real Estate AG
c/o UBJ. GmbH Accentro
aoHV 2025
Cape Town ring 10
22297 Hamburg
or
E-Mailhv@ubj.de

In relation to the company, only those who have provided proof of share ownership shall be deemed shareholders for the purposes of exercising shareholder rights, in particular voting rights, at this extraordinary virtual Annual General Meeting. The authorisation to shareholder rights and the scope of voting rights are based solely on the proven shareholding of the shareholder on the record date. The record date is not associated with a block on the saleability of the shareholding. In particular, sales or other transfers of shares after the record date have no significance for the authorisation to exercise shareholder rights and the scope of voting rights in relation to the company. The same applies to the acquisition of shares after the record date. Persons who only acquire shares after the record date cannot derive any rights as shareholders from these shares for this extraordinary virtual Annual General Meeting, in particular no voting rights. The record date has no significance for dividend entitlement. This depends on who owns the shares at the end of the day of the Annual General Meeting.

Access to the AGM shareholder portal

Upon receipt of registration and proof of shareholding by the company at the above address or e-mail address, registered shareholders will receive access cards the number of votes they hold and the required log-in data (access card number and PIN) for the Internet-based shareholder portal ("**AGM shareholder portal**"). The AGM shareholder portal can be accessed via the company's website at **<https://investors.accentro.de/en/annual-general-meeting>**.

Authorised representatives do not receive their own access data to the AGM shareholder portal, but log in with the access data of the shareholder authorising them (as described in more detail in the section "Exercising voting rights by granting power of attorney and proxy voting by persons other than company proxies").

Exercising voting rights by postal vote

Shareholders may exercise their voting rights postal vote (also by means of electronic communication). In this case, timely registration and timely proof of share ownership are also required.

Votes to be cast by postal vote can cast via the AGM shareholder portal on the Internet or using the postal vote form provided for this purpose on the access cards and made available on the company's website at <https://investors.accentro.de/en/annual-general-meeting>. The access card, on which the required log-in data (access card number and PIN) are printed, is required in order to cast postal votes via the AGM shareholder portal. The AGM shareholder portal can be accessed via the company's website at <https://investors.accentro.de/annual-general-meeting>.

For organisational reasons, votes cast not via the AGM shareholder portal but **using the postal vote form** must be received by the company at the following postal address or electronically at the following e-mail address by the end of **7 April 2025, 24:00 hours (CEST)** at the latest:

Accentro Real Estate AG
c/o UBJ. GmbH Accentro
aoHV 2025
Cape Town ring 10
22297 Hamburg
or
e-mailhv@ubj.de

The above information on the options for submitting votes and the deadlines apply accordingly to the cancellation of votes cast by postal vote.

Authorised representatives, including intermediaries, shareholders' associations and legal advisors pursuant to Section 134a para. 1 no. 3 of the German Stock Corporation Act and persons deemed equivalent to these pursuant to Section 135 para. 8 of the German Stock Corporation Act, may also use postal voting.

In connection with the authorisation to exercise voting rights, reference is made to any reporting obligations pursuant to Sections 33 et seq. of the German Securities Trading Act.

Exercising voting rights via company proxies

As a service, this year we are again offering our shareholders the opportunity to authorise a proxy appointed by the company and bound by instructions prior to the Annual General Meeting. The proxy appointed by the company is only available to vote by proxy and not to exercise any other rights. Shareholders who wish to authorise the proxy appointed by the company must register for the Annual General Meeting in due time as described above and provide proof of share ownership in due time. The proxy appointed by the company obliged by the authorisation to exercise the voting right on the agenda item exclusively in accordance with the shareholder's instructions. The proxy appointed by the company has no discretionary powers when exercising voting rights. In the case of votes for which no express instructions have been issued, the proxy will abstain from voting.

A form that can be used to authorise and instruct the proxy appointed by the company can be found on the access cards sent to shareholders and can be downloaded from the company's website at <https://investors.accentro.de/annual-general-meeting>.

For organisational reasons, the **power of attorney and the instructions** for the proxy appointed by the company must be received by the company at the following address by the end of **7 April 2025, 24:00 hours (CEST)**:

Accentro Real Estate AG
c/o UBJ. GmbH Accentro
aoHV 2025
Cape Town ring 10
22297 Hamburg
or
E-Mailhv@ubj.de

This does not affect the possibility of authorising the proxy appointed by the company via the **AGM shareholder portal**, as described below, even during the current Annual General Meeting.

The proxy appointed by the company can also be authorised via the internet-based AGM shareholder portal. Authorisations and instructions issued to the proxy appointed by the company via the AGM shareholder portal must be issued in full by the start of voting at the Annual General Meeting. Until this time

It is also possible to revoke authorisations issued via the Internet or to change instructions issued via the Internet. In order to use the AGM shareholder portal, the necessary log-in data (access card number and PIN) printed on the access card is required. Shareholders can access the AGM shareholder portal via the company's website at <https://investors.accentro.de/annual-general-meeting>.

Exercise of voting rights via authorisation and proxy voting by persons other than company proxies

Shareholders may have their voting rights exercised by a proxy, including by a shareholders' association or intermediary (e.g. a bank). In this case, timely registration and timely proof of share ownership are also required. However, the authorised representative may also only exercise the shareholder's rights by postal vote or by granting a power of attorney (also to the proxy appointed by the company) as explained above.

In accordance with Section 134 para. 3 sentence 3 AktG, the granting of a proxy, its revocation and proof of authorisation to the company must be in text form (Section 126b BGB) if no proxy is granted in accordance with Section 135 AktG. A proxy authorisation form that can be used for this purpose can be found on the admission cards sent to shareholders and is available for download at <https://investors.accentro.de/annual-general-meeting>. When authorising proxies to exercise voting rights in accordance with Section 135 AktG (granting of proxy to intermediaries or equivalent representatives in accordance with Section 135 para. 8 AktG), the proxy declaration must be verifiably recorded by the authorised representative. The proxy declaration must be complete and may only contain declarations related to the exercise of voting rights. In these cases, shareholders should consult with the person to be authorised about the form of the proxy. For organisational reasons, **proof of authorisation** must be submitted by the shareholder or the relevant proxy to the company by no later than the end of **7 April 2025, 24:00 hours (CEST)** at the following address

Accentro Real Estate AG
c/o UBJ. GmbH Accentro
aoHV 2025
Cape Town ring 10
22297 Hamburg
or
e-mailhv@ubj.de

have been received. This does not affect the possibility of issuing a proxy authorisation during the Annual General Meeting by uploading it via the **AGM shareholder portal before voting closes**.

By using the AGM shareholder portal and entering their first name, surname and place of residence, the proxy declares that they have been duly authorised. In this case, however, proof of authorisation must also be submitted to the company within the aforementioned period. To submit this proof, please use the upload option via the AGM shareholder portal.

Authorised representatives (with the exception of proxies appointed by the company) cannot physically attend the Annual General Meeting. They may only exercise the voting rights of shareholders they represent by postal vote (including by means of electronic communication) or by issuing (sub)authorisations and instructions to the proxies appointed by the company. The above explanations also apply accordingly in this respect.

Please note that although each shareholder has the right to authorise more than one person, the company is entitled to reject one or more of these under the conditions of Section 134 (3) sentence 2 of the German Stock Corporation Act in conjunction with Article 10 (2) of the Shareholder Rights Directive (Directive 2007/36/EC of the European Parliament and of the Council of 11 July 2007 on the exercise of certain rights of shareholders in listed companies).

Motions for additions to the agenda by shareholders pursuant to Section 122 (2) AktG

Shareholders whose shares together amount to at least one twentieth (5%) of the share capital (currently corresponds to 1,621,897 no-par value shares) or the proportionate amount of EUR 500,000.00 (currently corresponds to 500,000 no-par value shares) may request that items be placed on the agenda and announced in accordance with Section 122 (2) AktG. Each new item must be accompanied by a statement of reasons or a draft resolution. The request must be sent to the company at the following address

**Accentro Real Estate AG
Kantstrasse 44/45
10625 Berlin**

in writing by Sunday, 9 March 2025, 24:00 (CET)

or **in electronic form in accordance with § 126a BGB**, i.e. by e-mail with the addition of your name and a qualified electronic signature, to

ir@accentro.ag

have been received.

Pursuant to Section 122 para. 1 sentence 3 AktG, applicants must prove that they have held the shares for at least 90 days prior to receipt of the request or are entitled to them within the meaning of Section 70 AktG and that they hold the shares until the Management Board's decision on the request or are entitled to them within the meaning of Section 70 AktG. Section 121 (7) AktG shall apply accordingly.

Motions or election proposals from shareholders pursuant to Sections 126 (1), 127 AktG

Countermotions and - insofar as this is an item on the agenda - nominations by shareholders for the election of the auditor and for the election of the Supervisory Board in accordance with the German Corporate Governance Code.

§ Section 127 AktG must be sent exclusively to the following address

Accentro Real Estate AG
Kantstrasse 44/45
10625 Berlin
or
e-mailir@accentro.ag

to be sent.

Countermotions or election proposals addressed otherwise will not be considered.

Countermotions or election proposals from shareholders by the end of **25 March 2025, 24:00 hours (CET)** will be made available on the Internet at **<https://investors.accentro.de/annual-general-meeting>**, stating the name of the shareholder, subject to the requirements of Sections 126 and 127 AktG. Any statements by the management can also be found there.

The company may refrain from making a countermotion and its grounds available if one of the exclusionary circumstances pursuant to Section 126 para. 2 AktG applies, for example because the countermotion would lead to a resolution of the Annual General Meeting that is in breach of the law or the Articles of Association. The grounds for a countermotion need not be accessible.

if it totals more than 5,000 characters. In addition to the exclusion provisions of Section 126 para. 2 AktG, a nomination does not need to be made accessible if the nomination does not contain the name, profession and place of residence of the auditor or Supervisory Board member proposed for election and, in the case of nominations for the election of Supervisory Board members, does not also contain information on memberships in other statutory supervisory boards.

Countermotions and election proposals by shareholders that must be made accessible in accordance with Section 126 or Section 127 of the German Stock Corporation Act are deemed to have been submitted at the time of publication in accordance with Section 126 (4) sentence 1 of the German Stock Corporation Act. Voting rights can be exercised in respect of these after timely registration in the ways described above. If the shareholder who has submitted the countermotion or election proposal has not properly proven their shareholder status or has not properly registered for the Annual General Meeting, the countermotion or election proposal does not have to be dealt with at the Annual General Meeting.

We would like to point out that it is not possible to submit motions via the proxy appointed by the company.

Submission of statements in accordance with Section 130a (1) to (4) of the German Stock Corporation Act (AktG)

Duly registered shareholders may submit statements on items on the agenda prior to the Annual General Meeting by means of electronic communication.

Such comments can be submitted in text form and should be sent by e-mail to

ir@accentro.ag

or submitted via the AGM shareholder portal and must be received no later than

Thursday, 3 April 2025, 24:00 (CEST),

to the aforementioned e-mail address or in the AGM shareholder portal. We request that the scope of statements be limited to a reasonable amount to enable shareholders to properly review the statements. A length of 10,000 characters should serve as a guide. We will publish statements from shareholders, including the name of the submitting shareholder, at the Internet address **<https://investors.accentro.de/en/annual-general-meeting>** no later than **Friday, Friday, 30 June 2020**.

4 April 2025. The name of the shareholder submitting the statement will not be published if the shareholder's name is objected to at the same time as the statement is sent to the company. Any statements by the management will also be published there.

Right to speak in accordance with Section 130a (5) and (6) of the German Stock Corporation Act (AktG)

During the virtual Annual General Meeting, shareholders connected electronically to the Annual General Meeting and their representatives have the right to speak by means of video communication. Motions and election proposals in accordance with Section 118a (1) sentence 2 no. 3 AktG and all types of requests for information authorised at the Annual General Meeting in accordance with Section 131 AktG (see the following paragraph) may form part of the speech. Speeches during the virtual Annual General Meeting must be registered via the AGM shareholder portal at the Internet address <https://investors.accentro.de/en/annual-general-meeting> upon request by the chairman of the meeting. The specific procedure for requesting and giving the floor will be explained in more detail by the chairman of the meeting at the Annual General Meeting.

The company expressly reserves the right to check the functionality of the video communication between the shareholder and the company during the Annual General Meeting and prior to the speech and to reject the speech if the functionality is not ensured. The minimum technical requirement for a live speech is therefore an internet-capable device with camera and microphone as well as a stable internet connection.

Right to information pursuant to Section 131 (1) to (1f) of the German Stock Corporation Act (AktG)

The main content of the Executive Board's report will be published by Tuesday, **Tuesday 1 April 2025** on the company's website at <https://investors.accentro.de/annual-general-meeting>.

Duly registered shareholders and their representatives may submit requests for information on company matters prior to the Annual General Meeting - insofar as this is necessary for the proper assessment of the agenda item - by means of electronic communication. Such questions can be sent in text form by e-mail to

ir@accentro.ag

or via the AGM shareholder portal and must be submitted no later than three days before the meeting, i.e. by no later than

Saturday, 5 April 2025, 24:00 (CEST),

to the aforementioned e-mail address or in the AGM shareholder portal. We ask that the number of questions be kept to a reasonable level to allow shareholders to properly review all questions. As a guide, any catalogue of questions should not exceed 10 questions if possible. We will publish questions to be considered from shareholders, including the name of the submitting shareholder and the company's corresponding answers, for all shareholders on the company's website at **<https://investors.accentro.de/en/annual-general-meeting>** no later than **Monday, 7 April 2025**. The name of the shareholder submitting the question(s) will not be published if the name of the shareholder is objected to at the same time as the question(s) are sent to the company.

The answers will be available at least one day before the start of the meeting and throughout the meeting, meaning that the Executive Board reserves the right to refuse to provide information on these questions at the Annual General Meeting. Irrespective of this, every duly registered shareholder who is connected to the meeting electronically or their representative at the Annual General Meeting has the right to ask questions about all answers provided by the Executive Board before and during the meeting by means of electronic communication. In addition, every shareholder who has duly registered and joined the meeting electronically, or their representative at the meeting by means of electronic communication, is granted the right to questions on matters that only arise after the aforementioned three-day period expired. In both cases, the Chairman of the Supervisory Board, as the chair of the meeting, is authorised to limit the shareholder's right to ask questions and speak for a reasonable period of time in accordance with Section 14 of the company's Articles of Association.

In this respect, requests for information regarding such matters that only arise after the deadline for submitting questions has expired and follow-up or further questions during the virtual Annual General Meeting must be submitted via the AGM shareholder portal at the Internet address **<https://investors.accentro.de/annual-general-meeting>**.

In the event that the chairman of the meeting - as currently planned - restricts the right to request information and ask questions to video communication, the company expressly reserves the right to check the functionality of the video communication between the shareholder and the company during the Annual General Meeting and prior to the request for information and to reject the request for information if the functionality is not ensured. The minimum technical requirement for a live request for information is therefore an internet-capable device with a camera and microphone as well as a stable internet connection.

Declaration of an objection

In accordance with Section 118a para. 1 sentence 2 no. 8 of the German Stock Corporation Act, duly registered shareholders and their proxies who are connected electronically to the virtual Annual General Meeting have the opportunity to object to one or more resolutions of the Annual General Meeting by means of electronic communication. A valid declaration of objection requires that the shareholder or the authorised representative sends the objection, stating the resolution against which the objection is directed, to the notary public notarising the Annual General Meeting via the AGM shareholder portal at <https://investors.accentro.de/en/annual-general-meeting> via the company by the end of the Annual General Meeting.

The declaration of objection must also include the corresponding access card number as proof of shareholder status.

Further information on the company's website

Further explanations pursuant to Section 121 (3) sentence 3 no. 3 AktG and information pursuant to Section 124a AktG are available on the Internet at <https://investors.accentro.de/en/annual-general-meeting>.

The voting results will be announced after the Annual General Meeting at the same Internet address.

Total number of shares and voting rights at the time of convening the Annual General Meeting

At the time of the announcement of the convening of the Annual General Meeting in the Federal Gazette, the company's share capital amounts to EUR 32,437,934.00 and is divided into 32,437,934 no-par value bearer shares, each with a pro rata amount of the share capital of EUR 1.00 and with one vote per no-par value share. The total number of shares and voting rights at the time of the announcement of the convening of the Annual General Meeting in the Bundesanzeiger is therefore 32,437,934. No voting rights can be exercised from treasury shares held by the company. The company currently holds no treasury shares.

Information on data protection

The company processes the following categories of personal data of shareholders, shareholder representatives and guests as part of the Annual General Meeting: contact data (e.g. name or email address), information about the shares held by each individual shareholder (e.g. number of shares) and administrative data (e.g. access card number, votes cast and questions submitted in advance of the Annual General Meeting). The processing of personal data in the context of the Annual General Meeting is based on Art. 6 para. 1 lit. c of the General Data Protection Regulation (GDPR) in conjunction with Sections 118 et seq. §§ Sections 118 et seq. German Stock Corporation Act. Accordingly, the processing of personal data is lawful if the processing necessary to fulfil a legal obligation. The company is legally obliged to the Annual General Meeting of Shareholders. In order to this obligation, the processing of the above-mentioned categories of personal data is indispensable. The company's shareholders cannot register for the Annual General Meeting without providing their personal data.

The company is responsible for data processing. The contact details of the controller are as follows:

Accentro Real Estate AG
Data Protection Officer
Kantstraße 44/45
10625 Berlin
Phone: 030 - 887181798
E-Mail: datenschutz@accentro.de

Personal data relating to the company's shareholders is generally not passed on to third parties. By way of exception, third parties are also given access to this data if they have been commissioned by the company to provide services in connection with the organisation of the Annual General Meeting. These are typical AGM service providers, such as AGM agencies, lawyers or auditors. The service providers only receive personal data to the extent necessary for the provision of the service.

As part of the statutory right to inspect the list of participants at the Annual General Meeting, other participants and shareholders may gain insight into the data recorded about them in the list of participants. Their personal data is also published in the context of requests for additions to the agenda, counter motions or election proposals that are subject to disclosure, if these motions are submitted by shareholders and shareholder representatives.

The above-mentioned data will be deleted after the end of the Annual General Meeting, unless further processing of the data is still necessary in individual cases for the processing of motions, decisions or legal proceedings in relation to the Annual General Meeting or there is a legal obligation to retain the data. With regard to statutory retention obligations, it should be noted, for example, that in accordance with Section 129 (4) AktG, the list of participants must be displayed at the Annual General Meeting and kept at the company for at least two years after the end of the Annual General Meeting for inspection by the shareholders. Furthermore, a declaration of authorisation to a proxy nominated by the company must be verifiably recorded for three years in accordance with Section 134 para. 3 sentence 5 AktG.

For the virtual Annual General Meeting, additional personal data is processed in so-called "log files" in order to make virtualisation technically possible and to simplify its administration. This concerns, for example, your IP address, the web browser you are using and the date and time of access. This data is deleted after the Annual General Meeting has been held. The company does not use this data for any other purposes than those stated here. In addition, your personal data may be processed in individual cases (e.g. to exercise shareholder rights), in particular your name, contact details and other information that you provide to us. Insofar as this data processing is based on legal obligations, the legal basis for this is Art. 6 para. 1 lit. c GDPR. In other cases (e.g. the publication of data), the legal basis may be our legitimate interest (Art. 6 para. 1 lit. f GDPR).

Shareholders and shareholder representatives have the right to receive information about the personal data about them free of charge upon request. In addition, they have the right to correct incorrect data, the right to request the restriction of the processing of data that has been processed too extensively, the right to object to the processing if this is done to protect the legitimate interests of the controller and the right to erasure of unlawfully processed personal data or personal data that has been stored for too long (insofar as this does not conflict with any statutory retention obligation or other reasons pursuant to Art. 17 para. 3 GDPR). In , shareholders and shareholder representatives have the right to transfer all data they have provided to the company in a commonly used file format ("right to data portability").

These rights can be asserted against the company using the following contact details:

Accentro Real Estate AG for the
attention of the Data Protection Officer

Kantstrasse 44/45

10625 Berlin
e-maildatenschutz@accentro.de

In addition, shareholders and shareholder representatives also have the right to lodge a complaint with a data protection supervisory authority.

Shareholders and shareholder representatives can contact the data protection officer of Accentro Real Estate AG at the following address:

Accentro Real Estate AG for the
attention of the Data Protection Officer

Kantstraße 44/45
10625 Berlin
E-Maildatenschutz@accentro.de

Berlin, February 2025

Accentro Real Estate AG
The Management Board