ACCENTRO
REAL ESTATE AG

ACCENTRO Real Estate AG, Kantstraße 44/45, 10625 Berlin

To:

Baader Bank Aktiengesellschaft
Weihenstephaner Str. 4
85716 Unterschleißheim
Deutschland

and

Each of the holder of the Notes (as defined below)

18.12.2025

NOTICE OF OPTIONAL INTEREST DEFERRAL

Re: Accentro Real Estate AG – 7%/15% Senior Secured Notes 2020/2026 (ISIN: DE000A254YS5) (the "Notes") – Deferral of Interest on Reinstated 2026 Subordinated Principal due on December 31, 2025

Capitalized terms used but not otherwise defined herein have the meanings given to them in the terms and conditions (the "**Terms and Conditions**") of the Notes.

The Issuer hereby gives notice, pursuant to § 4.2(b) (*Due date for Interest Payments; Optional Interest Deferral*) and § 14 (*Notices*) of the Terms and Conditions, that it elects to defer in whole the payment of interest that would otherwise become due on December 31, 2025 in respect of the Reinstated 2026 Subordinated Principal of the Notes.

As a consequence of this election:

- the deferred interest will constitute Arrears of Interest in accordance with §4.2(c) (*Arrears of Interest*) of the Terms and Conditions;
- such Arrears of Interest shall be non-interest-bearing in accordance with § 4.2(c) (*Arrears of Interest*) of the Terms and Conditions and qualify as subordinated pursuant to the qualified subordination provisions set out in § 2 (*Status; Subordination*) of the Terms and Conditions; and
- such Arrears of Interest will become due and payable only as and when permitted and required under § 4.2(d) (*Payment of Arrears of Interest; Mandatory and Optional*

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Vorstand Jörg Neuß, Dr. Gordon Geiser, Stefan Hammen
Vorsitzender des Aufsichtsrates Dr. Nedim Cen
Amtsgericht Berlin-Charlottenburg
Handelsregisternummer HRB 103691
USt-ID DE 157 362 468
Berliner Volksbank
IBAN DE80 1009 0000 8523 3560 04
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Settlement) of the Terms and Conditions, including upon the occurrence of the relevant payment triggers set out therein.

For the avoidance of doubt, this notice concerns only the interest in respect of the Reinstated 2026 Subordinated Principal of the Notes falling due on December 31, 2025. It does not constitute a notice in respect of any Reinstated 2026 Senior Secured Principal interest or any redemption, repurchase, or other corporate action.

Accentro Real Estate AG

Name: Jörg Neuß
Title: Management Board