

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

To:
Baader Bank Aktiengesellschaft
Weihenstephaner Str. 4
85716 Unterschleißheim

and:

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

Berlin, 19. Juni 2026

NOTICE OF PIK ELECTION

**Accentro Real Estate AG – 10% Super Senior Notes due 30 December 2027
(ISIN: DE000A4DFWD1)
Exercise of PIK Option for Interest due on 30 June 2026**

Dear Sir or Madam,

Reference is made to the terms and conditions (the "**Terms and Conditions**") governing the 10% Super Senior Notes due 30 December 2027 (ISIN: DE000A4DFWD1) (the "**Notes**") of ACCENTRO Real Estate AG (the "**Issuer**"), originally issued in the aggregate principal amount of EUR 77,000,000 on 31 October 2025 and subsequently increased by a total of EUR 14,700,000 through two exercises of the tap issuance option to an aggregate principal amount of up to EUR 91,700,000.

1. Terms and Conditions

Unless otherwise defined herein, all capitalised terms shall have the same meaning as in the Terms and Conditions.

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Vorstand Jörg Neuß, Stefan Hammen, Katja Bielecke
Vorsitzender des Aufsichtsrates Dariush Ghassemi-
Moghadam
Amtsgericht Berlin-Charlottenburg
Handelsregisternummer HRB 103691
USt-ID DE 157 362 468
Berliner Volksbank
IBAN DE80 1009 0000 8523 3560 04
BEVODEBBXXX

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The relevant provisions of the Terms and Conditions read as follows:

§ 4.2(b) (PIK) reads as follows:

*"With respect to any Interest Payment Date, the Issuer may, at its option and by notifying the Paying Agent and the Holders (in accordance with § 14) accordingly and at the latest five (5) Business Days prior to an Interest Payment Date (in each case a "**PIK Notification**"), elect to pay the full amount of interest accrued pursuant to the Rate of Interest and due on that Interest Payment Date (the "**PIK Interest Amount**") in kind and not in cash by increasing the Outstanding Principal Amount of the Notes in an amount equal to the PIK Interest Amount (the "**PIK Interest Payment**")."*

§ 4.2(c) (PIK Notification content) reads as follows:

"The PIK Notification shall specify (i) whether the Issuer elects to make a payment in kind and (ii) the amount of the increase of the Outstanding Principal Amount on that Interest Payment Date."

§ 4.2(e) (Pool factor) reads as follows:

"In the case of a payment of interest by increasing the Outstanding Principal Amount, such payment shall be reflected by use of a pool factor in compliance with the requirements and procedures of the Clearing System unless otherwise required by law or any applicable stock exchange rules."

§ 4.2(f) (Effective Date of PIK Increase) reads as follows:

"Any increase of the Outstanding Principal Amount pursuant to this § 4.2(b) shall become effective on the respective Interest Payment Date for which the Issuer elects to make the payment in kind (irrespective of whether or not the increase of the Outstanding Principal Amount has been reflected in the Clearing System already on that Interest Payment Date)."

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2. Tranches 1 to 3

The Notes issued in the aggregate principal amount of EUR 77,000,000 on 31 October 2025 and subsequently increased on 4 December 2025 by EUR 7,500,000 through the first exercise of the tap issuance option to an aggregate principal amount of EUR 84,500,000 and the Notes issued on 15 May 2026 through the second exercise of the tap issuance option in a further aggregate principal amount of EUR 7,200,000 (increasing the aggregate principal amount of the Notes to up to EUR 91,700,000) have been consolidated into a single series and therefore bear the same interest.

3. PIK Election

Pursuant to § 4.2(b) and (c) of the Terms and Conditions, the Issuer hereby notifies the Paying Agent and the Holders that it elects to pay the full amount of interest accrued pursuant to the Rate of Interest and due on the Interest Payment Date of 30 June 2026 in kind (the "**PIK Election**") and not in cash, at the Rate of Interest of 10.00% per annum, by increasing the Outstanding Principal Amount of the Notes.

Pursuant to § 4.2(c) of the Terms and Conditions, the Issuer hereby specifies the following:

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Interest Payment Date:	30 June 2026
Interest Calculation Period:	31 December 2025 (inclusive) to 30 June 2026 (exclusive) = 181 days
Determination Period:	31 December 2025 (inclusive) to 30 June 2026 (exclusive) = 181 days
Day Count Fraction (Actual/Actual (ICMA)):	$181 / (181 \times 2) = 0,5$
Rate of Interest:	10.00% p.a.
Outstanding Principal Amount immediately prior to the Interest Payment Date:	EUR 93,220,027.27
PIK Interest Amount:	EUR 4,661,001.36
New Outstanding Principal Amount as of 30 June 2026:	EUR 97,881,028.63

In accordance with §§ 4.2(e) and (f) of the Terms and Conditions, the increase of the Outstanding Principal Amount shall be reflected by use of a pool factor in compliance with the requirements and procedures of the Clearing System and shall become effective on 30 June 2026.

4. Miscellaneous

4.1 A copy of this notification will be published on the Issuer's website, pursuant to § 14.1(a) of the Terms and Conditions.

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- 4.2 A copy of this notification will be delivered to the Clearing System, pursuant to § 14.1(c) of the Terms and Conditions.
- 4.3 The Issuer hereby requests the Paying Agent to take all necessary steps to implement the PIK Election in accordance with § 4.2(e) of the Terms and Conditions, in particular to update the pool factor applied to the Notes to reflect the increase of the Outstanding Principal Amount set out in Section 2 above, effective as of 30 June 2026.
- 4.4 The Issuer further requests the Paying Agent to notify Clearstream Banking Aktiengesellschaft accordingly and to ensure that all relevant records and accounts held with or maintained by the Clearing System are updated to reflect the new Outstanding Principal Amount as of 30 June 2026.
- 4.5 The Issuer further requests the Paying Agent to notify the Börse München accordingly

Yours faithfully,

ACCENTRO Real Estate AG



Katja Bielecke
Member of the Management Board (CEO)



Stefan Hammen