

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 PIK ELECTION

Re: Accentro Real Estate AG – 10% Senior Secured Notes 2025/2027 (ISIN: DE000A4DFWD1) (the "Notes") – Exercise of PIK Option for Interest due on December 31, 2025

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

Pursuant to § 4.2(b) to (c) (*Payment of Interest / PIK Toggle*) and § 14 (*Notices*) of the Terms and Conditions, Accentro Real Estate AG as issuer of the Notes, hereby elects to pay in kind, and not in cash, the full amount of interest accrued pursuant to the Rate of Interest and due on December 31, 2025 in respect of the Notes by increasing the Outstanding Principal Amount of the Notes (the "**PIK Interest Payment**").

Pursuant to § 4.2(c) of the Terms and Conditions, the Issuer hereby announces that the Outstanding Principal Amount of each Note will be increased by EUR 1,657.61 on December 31, 2025 to EUR 101,657.61. Following such increase, the total principal amount of all Notes will accordingly be EUR 85,900,679.36.

Pursuant to § 4.2(f) of the Terms and Conditions the increase of the Outstanding Principal Amount will become effective on December 31, 2025, and shall be reflected by use of a pool factor in compliance with the requirements and procedures of the Clearing System pursuant to § 4.2(e) of the Terms and Conditions

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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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Datum 18.12.2025
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Accentro Real Estate AG



Name: Jörg Neuß

Title: Management Board