

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 – 7%/15% Senior Secured Notes 2020/2026 (ISIN: DE000A254YS5) (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 § 4.1(b)(ii) and (iii) (*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 and due on December 31, 2025 in respect of the Outstanding Reinstated 2026 Senior Secured Principal Amount by increasing the Outstanding Reinstated 2026 Senior Secured Principal Amount of the Notes (the "**Reinstated 2026 Senior Secured Principal PIK Interest Payment**").

Pursuant to § 4.1(b)(iii) of the Terms and Conditions, the Issuer hereby announces that the Outstanding Reinstated 2026 Senior Secured Principal Amount of each Note will be increased by EUR 3.35 on December 31, 2025 to EUR 324,47. Following such increase, the total Outstanding 2026 Senior Secured Principal Amount of all Notes will accordingly be EUR 81,118,667.75.

Pursuant to § 4.1(b)(vi) of the Terms and Conditions,, the increase of the Outstanding Reinstated 2026 Senior Secured Principal Amount will become effective on December 31, 2025, and such payment shall be reflected by use of a pool factor in compliance with the requirements and procedures of the Clearing System pursuant to § 4.1(b)(v) 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



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Name: Jörg Neuß  
Title: Management Board