

ACCENTRO

REAL ESTATE AG

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

with headquarters in Berlin

ISIN DE000A0KFKB3
WKN. A0KFKB

We invite our shareholders to the **Annual General Meeting to** be held on **Wednesday, 31 August 2022 at 2:00 p.m. (CEST), in the** form of a virtual general meeting without the physical presence of the shareholders or their proxies (except for the proxy appointed by the Company).

A video and audio transmission of the entire Annual General Meeting will be broadcast live on the internet. Shareholders may exercise their voting rights exclusively by postal vote or by granting a power of attorney to a proxy appointed by the Company. Please note in particular the regulations regarding the registration for the Annual General Meeting, which is still required.

The place of the Annual General Meeting within the meaning of the German Stock Corporation Act shall be the registered office of the Company, Kantstraße 44/45, 10625 Berlin.

I.

Agenda

- 1. presentation of the adopted annual financial statements and the consolidated financial statements approved by the Supervisory Board as well as the management report and the Group management report for the financial year 2021 with the report of the Supervisory Board and the report of the Executive Board with the explanatory notes pursuant to Sections 289a, 315a of the German Commercial Code (HGB)**

No resolution is required for agenda item 1, as the Supervisory Board has already approved the annual financial statements and the consolidated financial statements in accordance with § 172 of the German Stock Corporation Act (AktG) and the annual financial statements have thus been adopted. The documents presented serve to inform the general meeting about the past financial year and the situation of the company and the group. All of the above documents are available from the day the Annual General Meeting is convened at www.accentro.ag/investor-relations/hauptversammlung and will be available in this way during the Annual General Meeting.

- 2. Resolution on the appropriation of the balance sheet profit**

Accentro Real Estate AG was able to generate a net profit under commercial law of EUR 3,463,011.44 in the 2021 financial year. Together with the balance sheet profit carried forward from previous years, this results in a cumulative balance sheet profit of EUR 113,403,010.80.

The Executive Board and the Supervisory Board propose that the accumulated retained earnings of the annual financial statements under commercial law as at 31 December 2021 in the amount of EUR 113,403,010.80 be appropriated as follows:

- to distribute 4% of the share capital as a dividend, i.e. EUR 1,297,517.36.
- Carry forward the remaining share to new account

- 3. Resolution on the discharge of the Executive Board for the financial year 2021**

The Executive Board and the Supervisory Board propose that the actions of the members of the Executive Board in office in the financial year 2021 be approved for this period.

- 4. Resolution on the discharge of the members of the Supervisory Board for the financial year 2021**

The Executive Board and the Supervisory Board propose that the actions of the

members of the Supervisory Board holding office in the financial year 2021 be ratified for this period.

5. Election of the auditor and group auditor for the financial year from 1 January to 31 December 2022

The Supervisory Board proposes that Grant Thornton AG Wirtschaftsprüfungsgesellschaft, Berlin branch, be appointed as auditors of the annual financial statements and auditors of the consolidated financial statements for the financial year from 1 January to 31 December 2022. Furthermore, the Supervisory Board proposes that Grant Thornton AG Wirtschaftsprüfungsgesellschaft, Berlin branch, be appointed as auditor for the audit review of any interim financial reports for the financial year from 1 January to 31 December 2022 in the event that the Executive Board decides to conduct a corresponding audit review.

6. resolution on the approval of the remuneration report for the financial year 2021

The Executive Board and the Supervisory Board propose to approve the remuneration report for the financial year 2021.

II.

Remuneration report according to § 162 AktG for presentation at the Annual General Meeting

Overview of remuneration granted and owed to the Executive Board

In the reporting period, the remuneration granted to the Executive Board corresponds to the remuneration owed to the Executive Board, so that no differentiation is made here in the presentation.

Lars Schriewer

In the reporting period, Mr Lars Schriewer received the promised remuneration of EUR 463,164.43 plus the promised fixed annual bonus for the 2021 financial year of EUR 200,000.00 gross. In the reporting period, 100% of the remuneration of the Executive Board member concerned consisted of fixed remuneration components. The fixed, non-performance-related remuneration (fixed remuneration) also includes benefits in kind, other fringe benefits such as the company car allowance, an allowance for health and long-term care insurance as well as for retirement benefits and term life insurance. Furthermore, accident and disability insurance as well as pecuniary damage liability insurance (D&O insurance) has been taken out for him. For the first period after the change in the Executive Board, the Supervisory Board

initially opted for continuity in Executive Board remuneration. For this period, a variable remuneration component in addition to the acquisition of shares with a holding period on the part of the Executive Board, as explained below, was not necessary in the view of the Supervisory Board in order to promote the long-term development of the company. From the 2022 financial year onwards, however, a variable remuneration component has been agreed from the beginning.

In the reporting period, the pro rata fixed annual bonus for the 2020 financial year of EUR 157,923.50 was also paid out.

In order to promote a long-term positive development of the company, Mr Lars Schriewer acquired 251,572 shares in the company over the counter through Anden Beteiligungs GmbH in April 2020. The shares originate from the holdings of a British group company of the company's main shareholder. In this context, a loan was granted to finance the shares, which will become due upon termination of the term of office and can be repaid both in cash and - irrespective of the share price development - by means of the acquired shares.

It is therefore an agreement on share-based remuneration between a third party within the meaning of § 162 para. 2 no. 1 of the German Stock Corporation Act (AktG) and the respective Executive Board member, which, like a stock option, is to be measured at its fair value at the grant date in accordance with IFRS 2 and recognised as remuneration expense in the consolidated financial statements over the term. The expense from this share-based remuneration for Mr Schriewer amounts to approximately EUR 355,662.00 over the term until March 2023, of which EUR 118,553.88 was to be accrued in the 2021 financial year.

In the event of premature termination of the Executive Board service contract by notice of termination due to dismissal for good cause, which does not at the same time constitute good cause within the meaning of § 626 BGB for termination of the Executive Board service contract without notice, or due to a change of control, the Executive Board member concerned shall receive a severance payment amounting to a maximum of the sum of two years' salary, limited to the remuneration due for the original remaining term of the service contract from an amount of EUR 400,000.00 gross per year as well as 50% of the remuneration due for the original remaining term of the service contract from an amount of EUR 200,000.00 gross per year for the first two years of the service contract. If the Executive Board service contract is terminated for an important reason for which the Executive Board member is responsible, no payments shall be made. In the event of the death of the Executive Board member during the term of the Executive Board service contract, his widow and his children, insofar as they have not yet reached the age of 25 and are still in professional training, shall be entitled as joint creditors to continued payment of the fixed remuneration from an amount of EUR 400,000.00 gross per annum for the month of death and for the three following months, but no longer than until the termination of the Executive Board service contract.

Hans-Peter Kneip

Mr Hans-Peter Kneip received the fixed remuneration owed of EUR 208,964.88 plus variable remuneration (STI) totalling EUR 75,000.00. The short-term variable remuneration component accounts for 27.99% of the Executive Board member's total remuneration. Consequently, 72.01 % of the total remuneration consists of fixed remuneration components. The fixed, non-performance-related remuneration (fixed remuneration) also includes benefits in kind, other fringe benefits, such as the company car allowance, an allowance for health and long-term care insurance as well as for retirement benefits and term life insurance. Furthermore, an accident and invalidity insurance as well as pecuniary damage liability insurance (D&O insurance) was taken out for Mr Hans-Peter Kneip. The acquisition of shares by the Executive Board with holding periods, as explained below, and the short-term variable remuneration component were intended to promote a long-term and sustainable corporate policy. In the first year of Mr Hans-Peter Kneip's term of office, the Supervisory Board focused primarily on individual performance in the short-term variable remuneration component, in addition to the overall performance of the company in the form of the operational implementation of the business strategy.

In addition, the variable remuneration (STI) owed for the 2020 financial year was paid out in the amount of EUR 18,852.46 in the reporting period.

In November 2020, Mr Hans-Peter Kneip acquired 166,667 shares in the Company over-the-counter from Brookline Capital Limited Partnership, a group company of the Company's major shareholder. To finance the acquisition of the shares, Brookline Capital Limited Partnership granted a loan, which became due upon termination of the term of office and could be and was repaid in accordance with the contract in fulfilment instead of by means of the acquired shares. As a result of the retransfer of all shares, all liabilities including the interest claims from the loan from Brookline Capital Limited Partnership have been fulfilled.

In connection with the amicable termination of the Executive Board employment contract, the Executive Board member Hans-Peter Kneip was promised and granted a total of EUR 25,000.00 for holiday days not taken until his departure. In addition, Mr Hans-Peter Kneip was promised and paid a severance payment of EUR 40,000.00 plus reimbursement of expenses and legal fees totalling EUR 5,000.00.

There is no provision for the possibility of reclaiming variable remuneration components. Accordingly, no variable remuneration components were reclaimed in the reporting year. However, there would have been no reason to do so in the reporting year.

In the event of premature termination of the Executive Board service contract by way of notice due to dismissal for good cause, which does not at the same time constitute good cause within the meaning of section 626 of the German Civil Code for termination of the Executive Board service contract without notice, or due to a change of control, the Executive Board member concerned would have received a severance payment amounting to a maximum of the sum of two years' salary, limited to the fixed remuneration due for the original remaining term of the

service contract from an amount of EUR 325. The member of the Executive Board shall receive a severance payment amounting to a maximum of two annual salaries, limited to the fixed remuneration due for the original remaining term of the contract of employment from an amount of EUR 325,000.00 gross per annum and 50% of the variable remuneration due for the original remaining term of the contract of employment from an amount of maximum EUR 150,000.00 gross per annum. In the event of termination of the Executive Board service contract for an important reason for which the Executive Board member is responsible, no payments would have been made. In the event of the death of the Executive Board member during the term of the Executive Board service contract, his widow and his children, insofar as they have not yet reached the age of 25 and are still in professional training, would have been entitled as joint creditors to continued payment of the fixed remuneration for the month of death and for the three following months, but no longer than until the termination of the Executive Board service contract.

Deviations from the applicable remuneration system

The current remuneration system was approved at the Annual General Meeting on 22 June 2021. However, this system has no effect on Executive Board service contracts already in place prior to the adoption of the current remuneration system. In this respect, any deviations refer to the old remuneration system applicable to the respective Executive Board service contract. Contrary to what was initially envisaged by the Supervisory Board, no long-term performance-related remuneration was agreed. In accordance with the remuneration system approved on 22 June 2021, a variable long-term remuneration component will therefore only be agreed in the event of a contract amendment/extension of the existing Executive Board service contract or new contracts.

Former members of the Board of Directors

In the 2021 financial year, there are no remuneration obligations to former members of the Executive Board pursuant to § 162 para. 1 sentence 1 AktG.

Overview of the remuneration granted and owed to the Supervisory Board

The remuneration of the Supervisory Board members for the reporting period is based on the resolution passed by the Annual General Meeting on 15 May 2017, which was also confirmed for the following financial years by resolution on 22 June 2021. The assessment of the Supervisory Board remuneration takes into account the requirements of the Supervisory Board office, the time required and the responsibility of the Supervisory Board members for the company. At the same time, the remuneration is intended to ensure that the company continues to attract qualified and outstanding Supervisory Board members. In this way, the remuneration

of the Supervisory Board contributes to the promotion of the business strategy and the long-term development of the company.

In the reporting period, the remuneration granted corresponds to the remuneration owed to the Supervisory Board, so that no differentiation is made here in the presentation.

The Chairman of the Supervisory Board, Mr Axel Harloff, received the promised remuneration of EUR 60,000.00, the Deputy Chairman of the Supervisory Board, Mr Carsten Wolff, received the promised remuneration of EUR 45,000.00 and the Supervisory Board member Natig Ganiyev received the promised remuneration of EUR 30,000.00. In accordance with the current remuneration system, 100 % of the remuneration of the Supervisory Board members concerned consisted of fixed remuneration components. Expenses were reimbursed to the members of the Supervisory Board to an appropriate extent.

In the 2021 financial year, there are no remuneration obligations to former members of the Supervisory Board pursuant to § 162 para. 1 sentence 1 AktG.

Consideration of the resolution of the Annual General Meeting on last year's remuneration report

Last year, the Company was not required to prepare a remuneration report.

Independent auditor's report on the audit of the remuneration report pursuant to section 162 (3) AktG

We have formally audited the remuneration report of ACCENTRO Real Estate AG for the financial year from 1 January to 31 December 2021 to determine whether the disclosures pursuant to section 162 (1) and (2) AktG were made in the remuneration report. In accordance with section 162 (3) of the AktG, we did not perform a substantive audit of the remuneration report.

In our opinion, the accompanying remuneration report complies, in all material respects, with the disclosures required by section 162 (1) and (2) of the AktG. Our audit opinion does not cover the content of the remuneration report.

Basis for the audit opinion

We conducted our audit of the remuneration report in accordance with section 162 (3) AktG and IDW Auditing Standard: The audit of the remuneration report in accordance with section 162 (3) AktG (IDW PS 870 (08.2021)). Our responsibility under that provision and standard is further described in the Auditor's Responsibility section of our report. As an auditing practice, we have complied with the requirements of the IDW Quality Assurance Standard: Requirements for Quality Assurance in Auditing Practice (IDW QS 1). We have complied with the professional duties pursuant to the Auditors' Code and the Professional Statutes for Auditors / Sworn Auditors including the requirements for independence.

Responsibility of the Executive Board and the Supervisory Board

The Executive Board and the Supervisory Board are responsible for the preparation of the remuneration report, including the related disclosures, which complies with the requirements of § 162 AktG. They are further responsible for such internal control as they determine is necessary to enable the preparation of the remuneration report, including the related disclosures, that is free from material misstatement, whether due to fraud or error.

Responsibility of the auditor

Our objective is to obtain reasonable assurance about whether the disclosures pursuant to § 162 (1) and (2) AktG have been made in all material respects in the remuneration report and to express an opinion thereon in an audit report.

We planned and performed our audit to obtain evidence about the formal completeness of the remuneration report by comparing the disclosures made in the remuneration report with the disclosures required by section 162 (1) and (2) AktG. In accordance with section 162 (3) AktG, we did not audit the accuracy of the disclosures, the completeness of the individual disclosures or the fair presentation of the remuneration report.

Dealing with any misleading representations

In connection with our audit, we have a responsibility to read the remuneration report, taking into account the knowledge gained from the audit of the financial statements, and to remain alert for indications as to whether the remuneration report contains misleading representations as to the accuracy of the content of the disclosures, the completeness of the content of the individual disclosures or the fair presentation of the remuneration report.

If, based on the work we have performed, we conclude that such misleading representation exists, we are required to report that fact. We have nothing to report in this regard.

Hamburg, 30 April 2022

Ebner Stolz GmbH & Co KG
Auditing firm Tax consultancy firm

Julian Breidhardt Glenn Friedrich
German Public Accountant German Public Auditor

III. Further information

Submissions to the shareholders

The following documents are posted on the Company's website at <https://www.accentro.ag/investor-relations/hauptversammlung/> and will also be available to shareholders there during the Annual General Meeting:

- firmed annual financial statements of Accentro Real Estate AG for the financial year 2021,
- Consolidated financial statements for the 2021 financial year approved by the Supervisory Board,
- Management Report and Group Management Report for the financial year 2021,
- Report of the Supervisory Board to the Annual General Meeting on the financial year 2021,
- Proposal of the Board of Directors for the appropriation of the balance sheet profit,
- current statutes,
- Remuneration report for the financial year 2021

Upon request, each shareholder shall receive a copy of these documents without delay and free of charge.

Requirements for participation in the virtual general meeting and the exercise of voting rights

Virtual Annual General Meeting

The Executive Board of the Company has decided, with the consent of the Supervisory Board, that this year's Annual General Meeting of the Company will also be held as a virtual Annual General Meeting without the physical presence of the shareholders or their proxies (with the exception of the proxy appointed by the Company) in accordance with § 1 para 1, para 2 of the Act on Measures in Company, Cooperative, Association, Foundation and Residential Property Law to Combat the Effects of the COVID-19 Pandemic ("**COVID-19 Act**"), the validity of which has been extended until 31 August 2022. The Annual General Meeting will be held in the presence of the Chairman of the Supervisory Board, the members of the Executive Board, the proxy appointed by the Company and the other members of the Supervisory Board - in some cases via video conference - at Kantstraße 44/45, 10625 Berlin. A notary commissioned to record the minutes of the Annual General Meeting will also be present. Due to the holding of the Annual General Meeting in the form of a virtual Annual General Meeting, a physical

attendance of the shareholders or their proxies (with the exception of the proxy appointed by the Company) at the place of the meeting is not possible.

Shareholders and their proxies may follow the entire Annual General Meeting live in picture and sound on Wednesday, 31 August 2022 from 2:00 p.m. (CEST) by using the shareholder portal at <https://accentro.hvanmeldung.de>. This does not enable participation within the meaning of section 118 (1) sentence 2 AktG.

The holding of the Annual General Meeting 2022 as a virtual Annual General Meeting in accordance with the COVID-19 Act in its current version leads to modifications in the procedures of the Annual General Meeting as well as in the rights of the shareholders. Shareholders will be able to exercise their voting rights via electronic communication (postal voting) and by granting power of attorney to the proxy appointed by the Company. In addition, motions and election proposals may be submitted to the Company by sending them to the Company in due time and otherwise in compliance with the requirements of § 126 of the German Stock Corporation Act (AktG) and § 127 of the German Stock Corporation Act (AktG). Shareholders are granted their right to ask questions by means of electronic communication and shareholders who have exercised their voting rights may object to resolutions of the Annual General Meeting by means of electronic communication.

This year, we ask our shareholders to pay special attention to the following information regarding registration, the exercise of voting rights and other shareholder rights.

Entitlement to participate through registration and proof of shareholding

Pursuant to section 13 para. 3 of the Articles of Association, shareholders are entitled to attend the Annual General Meeting and exercise their voting rights if their **registration in** text form (section 126b of the German Civil Code (BGB)) in German or English, together with **proof of shareholding**, 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, 24 August 2022, 24:00 hours (CEST)**. In order to attend the Annual General Meeting and to exercise voting rights, proof of share ownership is required pursuant to section 13 para. 4 of the German Stock Corporation Act (AktG), for which proof by the ultimate intermediary pursuant to section 67c para. 3 of the German Stock Corporation Act (AktG) is sufficient. The **proof of shareholding** pursuant to section 123 para. 4 sentence 2 AktG shall refer to the beginning of the 21st day prior to the Annual General Meeting, i.e. **to Wednesday, 10. August 2022, 0:00 a.m. (CEST)**, as the so-called "record date".

In relation to the Company, only those persons who have provided proof of share ownership shall be deemed to be shareholders for the purpose of exercising shareholder rights, in particular voting rights, at this year's Annual General Meeting. The entitlement to exercise shareholder rights and the scope of voting rights shall be determined exclusively by the shareholder's proven shareholding on the record date. The record date does not imply any block on the saleability of the shareholding. In particular, sales or other transfers of shares after the record date in relation to the Company shall have no significance for the entitlement to exercise shareholder rights and the scope of voting rights. The same applies to the acquisition of shares after the record date. Persons who acquire shares only after the record date cannot derive any rights as shareholders, in particular no voting rights, from these shares for this year's Annual General Meeting. The record date has no significance for dividend entitlement. This is determined by who owns the shares at the end of the day of the general meeting.

The application and credentials must be sent to the following address:

Accentro Real Estate AG
c/o UBJ. GmbH
Accentro HV 2022
Cape Town Ring 10
22297 Hamburg
Fax: 040 - 6378-5423
E-mail: hv@ubj.de

After receipt of registration and proof of shareholding by the Company at the above address, fax number or e-mail address, the registered shareholders will receive so-called access cards on which the number of their votes is recorded and the required log-in data (access card number and PIN) for the Internet-based shareholder portal ("**AGM shareholder portal**") are printed. Access to the AGM shareholder portal is provided via the Company's website <https://www.accentro.ag/investor-relations/hauptversammlung/>.

Exercise of the voting right

Voting by postal ballot

As last year, shareholders may exercise their voting rights by postal vote. In this case, too, timely registration and timely proof of share ownership are required.

Votes to be cast by postal ballot may be cast via the AGM shareholder portal via the internet or by using the postal ballot form provided for this purpose on the access cards and made available on the Company's website at <https://www.accentro.ag/investor-relations/hauptversammlung/>.

Voting by postal vote via the internet-based **AGM shareholder portal** must be completed at the latest by the start of voting at the AGM. Until this time, it is also possible to revoke or

change the vote cast via the internet. In order to be able to cast the postal vote via the internet, the access card is required, on which the necessary log-in data (access card number and PIN) are printed. Access to the AGM shareholder portal is via the Company's website <https://www.accentro.ag/investor-relations/hauptversammlung/>.

For organisational reasons, votes cast by means of the **postal voting form** must be received by the Company at the following postal address, by fax at the fax number below or electronically at the following e-mail address by no later than **the end of Tuesday, 30 August 2022 (24:00 CEST)**:

Accentro Real Estate AG
c/o UBJ. GmbH
Accentro HV 2022
Cape Town Ring 10
22297 Hamburg
Fax: 040 - 6378-5423
E-mail: hv@ubj.de

For a revocation of the vote by postal ballot, the above information on the possibilities of transmitting the vote and on the deadlines shall apply accordingly.

Proxies, including intermediaries, shareholders' associations and proxy advisors pursuant to section 134a of the German Stock Corporation Act (AktG) as well as persons equivalent to these pursuant to section 135 para. 8 of the German Stock Corporation Act (AktG), may also use postal voting.

In connection with the entitlement to exercise voting rights, attention is drawn to any reporting obligations pursuant to §§ 33 et seq. German Securities Trading Act (Wertpapierhandelsgesetz).

Granting of power of attorney and voting by proxy

Shareholders may have their voting rights exercised by a proxy, also by a shareholders' association or intermediaries (e.g. a bank). In this case, too, timely registration and timely proof of share ownership are required. However, the proxy may also only exercise the rights of the shareholder by way of postal vote or by granting a power of attorney (also to the proxy appointed by the Company) as specified in these conditions of participation.

The granting of the proxy, its revocation and the proof of authorisation vis-à-vis the Company generally require text form (§ 126b BGB) pursuant to § 134 para. 3 sentence 3 AktG, if no proxy is granted pursuant to § 135 AktG. A proxy form that can be used for this purpose can be found on the access cards sent to shareholders and is available for download at <https://www.accentro.ag/investor-relations/hauptversammlung/>. In the case of authorisation to

exercise voting rights in accordance with § 135 AktG (granting of proxy to intermediaries, voting advisors, shareholders' associations or persons acting in a businesslike manner), the proxy declaration must be recorded by the authorised person in a verifiable manner. The proxy declaration must be complete and may only contain declarations related to the exercise of voting rights. In such cases, shareholders should consult with the proxy about the form of the proxy.

For organisational reasons, the **proof of authorisation** must have been uploaded by the shareholder or the respective proxy on the internet-based AGM shareholder portal or received by the Company at the following address by the end of **Tuesday, 30 August 2022 (24:00 CEST) at the latest:**

Accentro Real Estate AG
c/o UBJ. GmbH
Accentro HV 2022
Cape Town Ring 10
22297 Hamburg
Fax: 040 - 6378-5423
E-mail: hv@ubj.de

If the proof of authorisation is not provided in due time as described above, the following shall apply:

By using the AGM shareholder portal and entering the proxy's first and last name and place of residence, the proxy declares that he or she has been duly authorised. In this case, however, additional proof of authorisation must be submitted to the Company by the end of the voting at the AGM. For the transmission of this proof, we kindly ask you to use the upload option via the AGM shareholder portal or to use the aforementioned e-mail address.

Proxy of the Company

As a service, 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 Company-nominated proxy is only available to vote by proxy and not to exercise any other rights. Shareholders who wish to authorise the Company-nominated proxy must register for the Annual General Meeting in due time as described above and provide proof of entitlement in due time. The Company-nominated proxy is obliged by the power of attorney to exercise the voting right on the agenda items exclusively in accordance with the instructions of the shareholder. The proxy appointed by the Company shall not have any discretionary power in exercising the voting right. In the case of votes for which no express instructions have been given, the proxy abstains from voting.

A form that can be used to grant power of attorney and issue instructions to the Company's proxy appointed by the Company can be found on the access cards sent to shareholders and

is available for download at the Company's internet address at <https://www.accentro.ag/investor-relations/hauptversammlung/>.

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 **Tuesday, 30 August 2022 (24:00 CEST)**:

Accentro Real Estate AG
c/o UBJ. GmbH
Accentro HV 2022
Cape Town Ring 10
22297 Hamburg
Fax: 040 - 6378-5423
E-mail: hv@ubj.de

This does not affect the possibility to authorise the proxy appointed by the Company via the AGM **Shareholders' Portal**, as described below, even during the current AGM.

Alternatively, the proxy appointed by the Company may also be authorised via the internet-based AGM shareholder portal. Powers of attorney and instructions issued via the shareholder portal to the proxy appointed by the Company must be issued in full by the start of voting at the Annual General Meeting. Until this point in time, it is also possible to revoke the powers of attorney 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 are required. Shareholders can access the portal via the Company's website at <https://www.accentro.ag/investor-relations/hauptversammlung/>.

Please note that while each shareholder has the right to appoint more than one person as proxy, the Company has the right to reject one or more of such persons.

Right to ask questions by means of electronic communication

Pursuant to § 1 para. 1, para. 2 COVID-19 Act, shareholders are granted a right to ask questions by way of electronic communication. The Executive Board has specified that shareholders registered for the Annual General Meeting may submit their questions to the Company by way of electronic communication via the AGM shareholder portal no **later than midnight (CEST) on Tuesday, 30 August 2022**.

The Board of Directors will use its dutiful discretion in deciding how to answer the questions.

Explanation contradiction

Shareholders who have exercised their voting rights by postal vote or through a proxy, as explained above, have the possibility, in deviation from § 245 no. 1 AktG, to declare an objection to one or more resolutions of the general meeting by means of electronic communication with the certifying notary without appearing at the general meeting. In addition to the requirement to vote, a valid declaration of objection requires that the shareholder or the proxy sends the objection, stating the resolution against which the objection is directed, to the notary certifying the general meeting via the AGM shareholder portal at <https://accentro.hvanmeldung.de> by the end of the general meeting.

The declaration of objection must also be accompanied by the relevant access card number as proof of shareholder status.

Supplementary motions to the agenda by shareholders pursuant to § 122 (2) AktG

Shareholders whose shares together amount to at least one-twentieth (5%) of the share capital (currently equivalent to 1,621,897 no-par value shares) or the proportionate amount of EUR 500,000.00 (currently equivalent to 500,000 no-par value shares) may, pursuant to § 122 para. 2 of the German Stock Corporation Act (AktG), request that items be placed on the agenda and published. Each new item must be accompanied by a statement of reasons or a draft resolution. The request must be submitted to the company at the following address

Accentro Real Estate AG
c/o UBJ. GmbH
Accentro HV 2022
Cape Town Ring 10
22297 Hamburg

in writing by 24:00 (CEST) on Sunday, 31 July 2022.

Pursuant to section 122 (1) sentence 3 AktG, the applicants must prove that they have held the shares for at least 90 days prior to the receipt of the request and that they will hold the shares until the decision of the board of directors on the request. Section 121 para. 7 AktG shall be applied accordingly.

Counter motions or election proposals by shareholders pursuant to Sections 126 (1), 127 AktG

Counter motions and nominations by shareholders for the election of the auditor and - if this is an item on the agenda - for the election of the supervisory board pursuant to § 127 AktG shall be sent exclusively to the following address:

Accentro Real Estate AG

c/o UBJ. GmbH

Accentro HV 2022

Cape Town Ring 10

22297 Hamburg

Fax: 040 - 6378-5423

E-mail: hv@ubj.de

Counter motions or election proposals addressed otherwise shall not be considered. **Counter motions or election proposals** from shareholders received by the end of **Tuesday, 16 August 2022, 24:00 hours (CEST)**, will be made available on the Internet at <https://www.accentro.ag/investor-relations/hauptversammlung/> subject to the requirements of Sections 126, 127 AktG. There you will also find any comments by the administration.

The company may refrain from making a counter-motion and its grounds available if one of the grounds for exclusion pursuant to section 126 para. 2 of the German Stock Corporation Act (AktG) applies, e.g. because the counter-motion would lead to a resolution of the general meeting that is contrary to the law or the articles of association. The statement of grounds for a counter-motion need not be made available if it exceeds 5,000 characters in total. In addition to the exclusion criteria of section 126 (2) of the AktG, an election proposal need not be made accessible if the election proposal 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 a proposal for the election of supervisory board members, does not additionally contain information on memberships in other supervisory boards to be formed by law.

We would like to point out that it is no longer possible to submit a motion via the proxy appointed by the Company - as was the case at the last Annual General Meeting. Instead, counter motions and election proposals that are to be made accessible pursuant to section 126 or section 127 of the German Stock Corporation Act (AktG) shall be deemed to have been made at the Annual General Meeting if the shareholder making the motion or submitting the election proposal is duly authorised and registered for the Annual General Meeting.

Further information on the company's website

Further explanations pursuant to § 121 para. 3 sentence 3 no. 3 AktG and information pursuant to § 124a AktG are available on the internet at <https://www.accentro.ag/investor-relations/hauptversammlung/>.

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 share capital of the Company amounts to EUR 32,437,934.00 and is divided into 32,437,934 no-par value bearer shares with a pro rata amount of the share capital of EUR 1.00 each 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 Federal Gazette accordingly amounts to 32,437,934. No voting rights may be exercised from treasury shares held by the Company. The Company currently holds 200 treasury shares.

Information on data protection

The Company processes the following categories of personal data of shareholders, shareholder representatives and guests in the course of holding the Annual General Meeting: contact data (e.g. name or the e-mail address), information on the shares held by each individual shareholder (e.g. number of shares) and administrative data (e.g. the access card number as well as votes 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 (DSGVO). Accordingly, the processing of personal data is lawful if the processing is necessary for compliance with a legal obligation. The company is legally obliged to hold the general meeting of shareholders. In order to comply with this obligation, the processing of the above categories of personal data is indispensable. Shareholders of the Company cannot register for the general meeting without providing their personal data.

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

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

Personal data relating to the Company's shareholders will generally not be disclosed to third parties. By way of exception, third parties are given access to this data if they have been commissioned by the Company to provide services in connection with the conduct 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.

Within the scope of the legally prescribed right to inspect the list of participants of the Annual General Meeting, other participants and shareholders may inspect the data recorded about them in the list of participants. Their personal data will also be published in the context of requests for additions to the agenda, counter motions or nominations for election, if these requests are made by shareholders and shareholder representatives.

The above-mentioned data will be deleted after the end of the Annual General Meeting, unless the further processing of the data is still required in individual cases for the processing of applications, 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 pursuant to Section 129 (4) of the German Stock Corporation Act (AktG), the list of attendees 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 proxy to a proxy appointed by the Company shall be recorded in a verifiable manner for a period of three years pursuant to section 134 para. 3 sentence 5 of the German Stock Corporation Act (AktG).

For the virtual general meeting, additional personal data is processed in so-called "log files" to make the virtualisation technically possible and to simplify its administration. This concerns, for example, their IP address, the web browser they use and the date and time of the call. This data will be deleted after the Annual General Meeting has been held. The Company does not use this data for any other purposes than stated here.

Shareholders and shareholder representatives have the right to obtain, upon request and free of charge, information about the personal data stored about them. In addition, they have the right to correct incorrect data, the right to request the restriction of processing of data that has been processed too extensively and the right to have personal data that has been processed unlawfully or stored for too long deleted (insofar as this does not conflict with any legal obligation to retain data and no other reasons pursuant to Art. 17 (3) DSGVO). In addition, shareholders and shareholder representatives have the right to transfer all data they have provided to the company in a common file format (right to "data portability").

These rights can be exercised against the Company via the following contact details:

Accentro Real Estate AG
For the attention of the Data Protection Officer
Kantstraße 44/45
10625 Berlin
E-mail: datenschutz@accentro.de

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

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

Accentro Real Estate AG
For the attention of the Data Protection Officer
Kantstraße 44/45
10625 Berlin
E-mail: datenschutz@accentro.de

Berlin, July 2022

Accentro Real Estate AG
The Board of Directors