

## Mandatory Prepayment Notification

To: **Joh. Berenberg, Gossler & Co. KG** as Agent

From: **Adler Group S.A.**  
55, Allée Scheffer  
2520 Luxembourg  
Grand Duchy of Luxembourg

Dated: 15 January 2026

**Adler Group S.A. – EUR 1,894,665,300 Facilities Agreement dated 22 April 2023, as amended and restated on 9 September 2024, on 21 January 2025 and on 11 February 2025 (the “Agreement”).**

- (a) We refer to the Agreement. This is a notification of a mandatory prepayment pursuant to clauses 7.3 and 7.4 of the Agreement.
- (b) We hereby notify you that Westgrund Immobilien IV. GmbH, a member of the ARE Sub-Group (as defined in the Agreement), has received Disposal Proceeds within the meaning and as defined in the Agreement and that we will apply an amount of **EUR 2,665,399** of the Disposal Proceeds received towards a mandatory prepayment in accordance with the Agreement (the “**Mandatory Prepayment Amount**”).
- (c) Details on the source of the Disposal Proceeds and a calculation of the Mandatory Prepayment Amount are set out in the [Annex \(Calculation of Mandatory Prepayment Amount\)](#).
- (d) The Mandatory Prepayment Amount is to be applied towards a mandatory prepayment in accordance with clause 7.4 (a) (i) of the Agreement. For this purpose, we will be transferring the Mandatory Prepayment Amount to the following bank account of the Agent on the date of this notice:

▪ EUR Payments	<input type="checkbox"/>
▪ Beneficiary	Berenberg Loan Management
▪ Beneficiary Bank	Joh. Berenberg, Gossler & Co. KG
▪ Beneficiary BIC Code	BEGODEHH
▪ Beneficiary IBAN	DE30 2012 0000 0982 7450 02
▪ Beneficiary Account Number	09 82745 002
▪ Payment Reference	Adler/Titanium Prepayment

*[Signature Page to follow]*

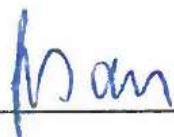
**Adler Group S.A.**



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Name: Dr. Karl Reinitzhuber

Title: CEO and Board Member



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Name: Thorsten Arsan

Title: CFO and Board Member

**ANNEX**  
*(Calculation of Mandatory Prepayment Amount)*

<b>Details:</b>	
<b>Type of proceeds:</b>	Disposal Proceeds, received by Westgrund Immobilien IV. GmbH an entity of Adler Real Estate GmbH Sub-Group in connection with an asset deal related to the sale of Parkhaus Loschwitzer Weg 5.
<b>Amount / date of proceeds received:</b>	EUR 2,777,000 on 31 December 2025.
<b>Amount of proceeds to be applied:</b>	EUR 2,665,399 to be applied as a mandatory prepayment in accordance with clauses 7.3 and 7.4 of the Agreement.
<b>Amount of proceeds not to be applied:</b>	EUR 0.00 following deduction of reasonable fees, costs and expenses and tax, the remainder of such amount is planned to be designated as part of the Designated Holdback Amount (as defined in the Agreement).