PUBLICATION OF QUARTERLY STATEMENT AS OF 30 JUNE 2026

(PART 1)

UPDATE ON ASSET DISPOSAL PROGRAM AND SUPER SENIOR NOTES

25 August 2026

LETTER TO OUR SHAREHOLDERS AND NOTEHOLDERS

Dear shareholders and noteholders, ladies and gentlemen,

Corestate Capital Holding S.A. ("Corestate") is providing an update on the implementation of its asset disposal program and the resulting repayment schedule for the Super Senior Notes. Compared with the planning presented in the Q1 2026 reporting, the timing and expected volume of several asset disposals have changed. As a result, the further partial redemption of the Super Senior Notes originally planned for August 2026 will not take place as anticipated.

Asset Disposal Program

Expected disposal proceeds for 2026 have been revised from € 61.8 million to € 46.5 million. This adjustment mainly reflects the postponement of anticipated proceeds of € 10.1 million from Corestate Opportunity Deutschland from 2026 to 2027 as well as price adjustments of € 5.0 million relating to other financial instruments. Corestate received from Giessen € 11.1 million in Q2 and an additional € 2.1 million in Q3. In Q3, Corestate also generated € 6.6 million from other financial instruments. These transactions represent further progress in the implementation of the asset disposal program.

Expected disposal proceeds for 2027 have increased by € 4.6 million to € 69.3 million. The timing shift of € 10.1 million relating to Corestate Opportunity Deutschland is partly offset by a negative valuation effect of € 1.1 million and further negative valuation adjustments of € 4.5 million relating to other financial instruments. Overall, expected proceeds from the asset disposal program through the end of 2027 have decreased by € 10.7 million, or 4.8%, from € 223.0 million to € 212.3 million.

Repayment of the Super Senior Notes

As part of its Q1 2026 reporting, Corestate had announced partial redemptions of the Super Senior Notes for June and August 2026. Relevant Proceeds of € 11.1 million were available as of 30 June 2026. Following interest payments of approximately € 6.3 million under the Group's financing arrangements, the remaining proceeds were used for a partial redemption of approximately € 4.8 million of the Super Senior Notes, which was completed on 17 July 2026. Corestate did not elect to make a Minority PIK Interest Payment.

Due to the revised timing and lower volume of expected disposal proceeds, the additional partial redemption originally planned for August 2026 will not take place as anticipated.

LETTER TO OUR SHAREHOLDERS AND NOTEHOLDERS

The repayment schedule has therefore been adjusted to reflect the updated asset disposal planning. Full repayment of the approximately € 22.7 million remaining on the Super Senior Notes is now planned for the end of 2026.

Corestate remains committed to implementing its asset disposal program in a value-preserving manner and to applying future disposal proceeds to the repayment of outstanding notes liabilities in accordance with the notes documentation.

We thank our shareholders and noteholders for their continued trust and support.

Luxembourg, 25 August 2026

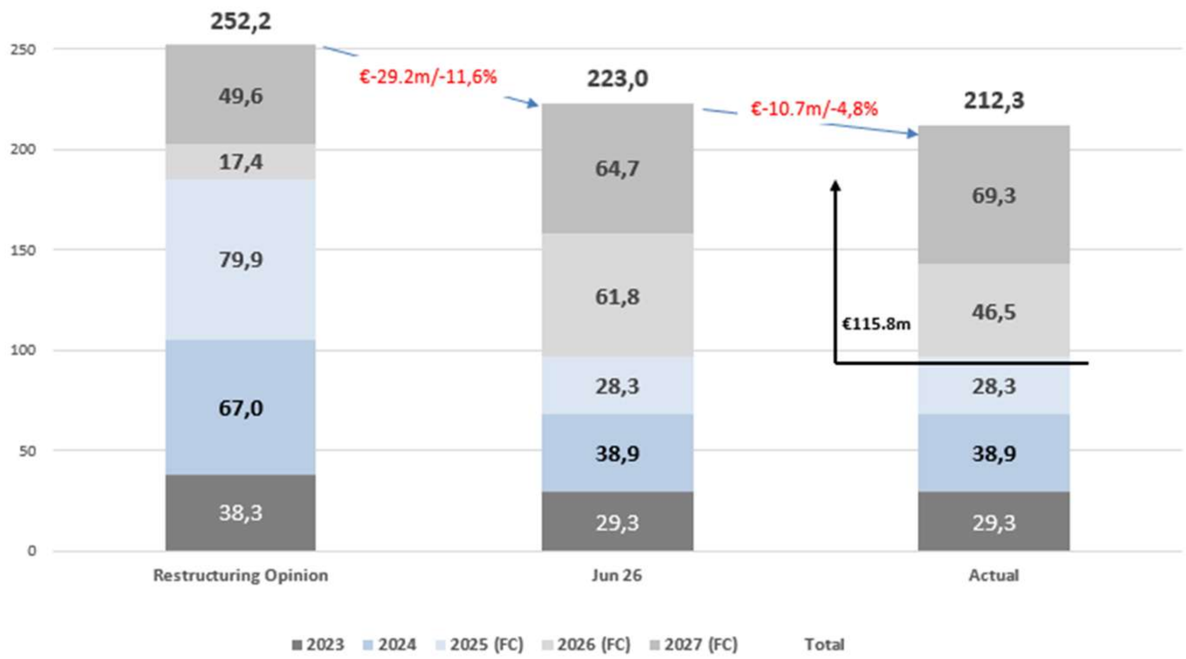
Dr. Nedim Cen

Chief Executive Officer and Chief Financial Officer

ASSET DISPOSAL PROGRAM 2023 – 2027 (08/2026)

Available asset run-off until 2026 remains almost unchanged by making use of portfolio measures

CORESTATE Capital Group



Comparison of 03/2026 & current asset disposal plans

The restructuring opinion foresaw total asset disposals in the total amount of € 252.2m / € 202.6m until 2026; based on the actual update, those values decreased to € 212.3m / € 143.0m.

- 2023: € 29.3m successfully monetized in 2023.
- 2024: € 38.9m successfully monetized in 2024. This includes the sale of CRM/ Apartments for € 12.1m. Monetization of investments of Corestate Opportunity Fund/ COD I are delayed into 2025, 2026 and 2027.
- 2025: Sales declined to € 28.3m, mainly Stratos II and IV due to legal disputes. The sale of the property in Liverpool (€ 15.8m) and STAM (€ 7.8m) are included in 2025. Further step-down is based on the postponement of several projects (mainly Mezz-Loan CCS and Giessen) until 2026.
- 2026: Sales have decreased from € 61.8m to € 46.5m mainly due to timing shifts from 2026 to 2027 of Corestate Opportunity Deutschland (COD) € 10.1m and price adjustments of other financial instruments of € -5.0m. € 13.2m from Giessen and € 6.6m from other financial instruments have already been received.
- 2027: Sales increased by € 4.6m, mainly driven by COD timing shift € 10.1m, partly offset by valuation effect € -1.1m and additional valuation effects of other financial instruments € -4.5m.

12 MONTH LIQUIDITY FORECAST - 2026 / 2027

Liquidity FC shows timing shifts in cash events, CC's repayment plans are overall on track

		Act				Forecast										
€m/year		2026									2027					
Month		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Balance Beginning				11,1	4,8	4,1	8,9	14,2	14,2	19,8		7,8	7,8	7,8	20,5	20,5
ADL (Asset disposal list)																
Asset Sales			11,1		4,1	4,9	5,3		5,6	15,5	7,8			12,6		9,9
Principal Repayment				-6,3	-4,8					-35,3						-20,5
thereof Interest				-6,3	-0,0					-6,1						-7,1
thereof Redemption					-4,8					-29,2						-13,4
thereof Super Senior Note					*-4,8*					*-22,7*						
thereof Senior Note Reinstated (2022 / 2023)										*-6,6*						*-13,4*
Balance Ending			11,1	4,8	4,1	8,9	14,2	14,2	19,8		7,8	7,8	7,8	20,5	20,5	9,9
Operating liquidity - CCHSA Group incl. Subsidiaries	10,4	5,8	8,8	7,4	2,8	4,4	9,2	10,4	11,0	9,0	8,4	8,0	7,4	6,4	5,2	5,2

Key assumptions

- Liquidity plan has been derived by management and is based on a direct liquidity forecast for each legal entity/ subgroup prepared by CORESTATE Controlling
- The starting balance € 10.4m represents operating liquidity for the Group incl. subsidiaries as per end of March 2026 plus "trapped/restricted" cash of € 4.7m.

Key Developments (main cash-in events from Asset Disposal)

- Q2, 2026: Mainly driven by sale of a warehousing asset (1st appr. € 11.5m) by end of June, partly offset by pre-financing fees (appr. € -0.4m).
- Q3, 2026: From the sale of a warehousing asset (2nd / 3rd payment: appr. € 7.4m, € 2.1m of which has already been received) and the sale of other financial instruments (appr. € 6.9m, already received € 6.6m) by end of September 2026.
- Q4, 2026: Mainly driven by the partial sale of warehousing asset (appr. € 4.0m) and sale of other financial instruments (appr. € 17.1m) by end of December.
- Q1 / Q2, 2027: Driven by sale of other financial instruments (appr. € 7.8m / appr. € 22.5m) respectively.

DISCLAIMER

Any actual financial information not specifically identified herein is not to be considered a forecast or guidance but should be regarded as objectives.

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