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Press release

THE AZUR SELECTION DRAWS ON ITS EQUITY FINANCING LINE

Athens, May 22, 2025¹ – The Azur Selection (the “Company”), (ISIN: GRS528003007 - Ticker: MLAZR), announces the drawdown of a first tranche under the equity financing facility signed with the LDA Capital (the “Investor”).²

On May 12, 2025, the Company sent to the Investor a notification of exercise relating to 150.580 shares (the “**Called Shares**”), corresponding to 20 times the average daily volume of the Company's traded shares during the 15 trading days preceding the notification date.

The subscription price of the Called Shares is of 0.8203 euros per share, corresponding to the average of the volume-weighted average prices of the Company's shares during the last 5 trading days, less a discount of 10%.

In accordance with the terms of the agreement, the final number of shares of the Company to be subscribed (the “**New Shares**”) will be between 50% and 200% of the number of Called Shares, at the Investor's discretion. The Company will inform the market of the number of New Shares, as confirmed by the Investor, at the end of a period of 60 trading days (the “**Reference Period**”), subject to certain contractual adjustments.

For information purposes, the issue of New Shares would represent a number of shares ranging from 75,290 shares (based on a number of New Shares equal to 50% of the number of Called Shares) and 301,160 shares (based on a number of New Shares equal to 200% of the number of Called Shares), representing approximately 0.33% to 1.31% of today's issued share capital (on an undiluted basis).

The main terms and conditions of this financing are described in the press release issued by the Company on October 28, 2024.

The Company will add a summary table of the new shares issued under the financing agreement on its website.

The public's attention is drawn to the risk factors relating to the Company and its business. The occurrence of all or part of these risks is likely to have an adverse effect on the Company's

¹ Note: press release published after the close of trading at the end of a five-day trading period following the issuance of a notification by the Company

² See the press release issued by the Company on October 28, 2024

business, financial position, results, development or prospects. The main risks associated with the transaction are as follows:

- Volatility and liquidity of the Company's shares and impact on the share price: the market price and volatility of the Company's shares could fluctuate significantly.
- Dilution: to the extent that shareholders are unable to participate in the transaction, they will suffer dilution upon the issuance of New Shares under the equity financing facility.
- Non-use of the entire equity financing facility: the Company may have to review its investment strategy if it is unable to use the entire equity financing facility. Given the characteristics of this transaction (in particular the amounts raised, which will depend on volumes or changes in the share price), there is no guarantee that the Company will be able to benefit from this financing facility up to the maximum amount envisaged.

ABOUT THE AZUR SELECTION

The Azur Selection invests in hotels and commercial property through a lease and sublease model and operates an investment management business through its subsidiaries and associated companies. The group focuses on hotel, hospitality and property investment in selected highly commercial geographical areas in Greece, the French Riviera and elsewhere.

Azur Selection S.A. (MLAZR) is listed on the Euronext Access + market in Paris.

<https://www.azurselection.com/about-azur>

ABOUT LDA CAPITAL

LDA Capital is a global alternative investment group with expertise in complex, cross border transactions. LDA Capital has successfully completed more than 300 financings and business partnerships with both listed and private companies in 43 countries, with a total transaction value of over US\$11 billion. LDA's real estate investment activities span Latin America, the Caribbean, and Europe, providing exposure to a diverse range of real estate asset classes within its varied portfolio.

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