

**INVITATION of the Shareholders of the Société Anonyme “PREMIA REAL ESTATE  
INVESTMENT COMPANY SOCIETE ANONYME”**

**General Commercial Register (GEMI) No.: 861301000 Tax Number: 094321237**

Following its resolution taken in its meeting of May 9<sup>th</sup>, 2023, and in accordance with the provisions of the law and the Company’s Articles of Association, the Board of Directors invites the Shareholders of the Company **“PREMIA REAL ESTATE INVESTMENT COMPANY SOCIETE ANONYME”** at the Annual General Meeting to be held at 11:00 hours of Friday June 2<sup>nd</sup>, 2023. The General Meeting will be held at the Athens Stock Exchange (110, Athens Avenue, Athens) in the meeting room on the ground floor, in order to discuss and make decisions on the following items on the agenda:

**Agenda**

- 1. Approval of the Annual Financial Statements for the financial year 2022, along with the Board of Directors' Annual Report and the Auditors' Report.**
- 2. Approval of dividend distribution and provision of relevant authorization to the Board of Directors**
- 3. Approval, pursuant to article 108 of law 4548/2018, of the overall management for the financial year 2022 and discharge of the auditors.**
- 4. Election of Auditing Company for the financial year 2023 statutory audit and relevant authorization.**
- 5. Election of the Company’s Independent Valuer for the financial year 2023 and relevant authorization.**
- 6. Amendment of the Terms of the Company's stock option program**

**7. Approval of remuneration and compensation of the members of the Board of Directors for the year 2022 and pre-approval of the remuneration and compensation of the members of the Board of Directors for the year 2023.**

**8. Submission for discussion and voting by the General Meeting of the Remuneration Report for the year 2022.**

**9. Granting of permission, as per article 98 par. 1 of law 4548/2018 to the Members of the Board of Directors and Managers to participate on the board of directors and/or in the management of other companies.**

**10. Submission of the annual report of the activities of the Audit Committee for the corporate year from 01.01.2022 to 31.12.2022.**

**11. Submission of the Report of the Independent Non-Executive Members of the Company's Board of Directors in accordance with article 9 par. 5 of Law 4706/2020.**

**12. Grant of a special permit, in accordance with article 28 par. 4b of Law 2778/1999, as applicable, for the acquisition by the Company of a property belonging to a Company shareholder.**

**13. Other items**

In the event that the quorum required by law is not achieved, the Board of Directors hereby Tuesday June 13th, 2023, such meeting to be held at the aforementioned venue.

**A. Right to participate at the General Meeting:**

The participation of the shareholders in the General Meeting will be done by audiovisual or other electronic means (teleconference) as well as by correspondence, in accordance with the provisions of articles 125 and 126 of Law 4548/2018 and article 12 of the Company's Articles of Association. Shareholders, journalists and any third party except the members of the Board of Directors, the Secretary and the persons in charge of conducting the said Meeting will not be allowed to enter the premises of the General Meeting. Right to participate and vote at the general meeting have only

the natural persons or legal entities who have the status of shareholder at the beginning of the fifth (5th) day prior to the original general meeting, i.e. on May 28th, 2023 (record date). The aforementioned record date applies in the case of postponed or repeated meeting, given that the adjourned meeting or repeated meeting is not more than thirty (30) days from the record date pursuant to article 124 par. 6 of law 4548/2018. It is noted that in the case of repeated general meeting no new invitation will be published, in accordance with the provisions of article 130 of law 4548/2018. For the Company, shareholders who are entitled to participate in the general meeting and to exercise the right to vote are those that are registered on the record date in the Dematerialized Securities System (DSS) of the company "HELLENIC CENTRAL SECURITIES DEPOSITORY (ATHEXCSD)" or the ones identified as such based on the relevant date through registered intermediaries or other intermediaries in compliance with the provisions of the legislation (Law 4548/2018, Law 4569/2019, Law 4706/2020 and Regulation (EU) 2018/1212) as well as the Rulebook of Operation of the Hellenic Central Securities Depository (Government Gazette B/1007/16.03.2021). Proof of shareholding status may be evidenced by any legal means and in any case based on information received by the Company electronically by ATHEXCSD, if the latter provides registration services, the participating and registered intermediaries in the central securities depository in any other case. A shareholder may participate in the General Meeting, based on the confirmations or notices of Articles 5 and 6 of Regulation (EU) 2018/1212, provided by the intermediary, unless the General Meeting refuses such participation for a material cause, which justifies its refusal, in compliance with the relevant statutory provisions (Article 19 (1), Law 4569/2018 and Article 124, Law 4548/2018). Note that exercise of said rights does not presuppose blocking of the beneficiary's shares nor adherence to any other similar procedure, which restricts the possibility of the sale and transfer of such shares during the period between the record date and the relevant general meeting. The Shareholders may participate in the General Meeting in person or through a representative. Shareholders wishing to participate in the General Meeting through a representative must send the relevant representation authorization to the Company.

Each shareholder can appoint up to three (3) representatives. Legal entities participate in the General Assembly by appointing as their representatives up to three (3) natural persons. However, if the shareholder holds shares of the Company, which appear in more than one securities account, this restriction does not prevent that shareholder from appointing different representatives for the shares appearing in each securities account in relation to the General Meeting. A representative acting for more than one shareholder may vote differently for each shareholder. Shareholders who are entitled to participate at the general meeting may cast their vote either in person or by proxy. Each shareholder may appoint up to three (3) proxies. Legal entities participate at the general meeting by appointing up to three (3) natural persons as their representatives. However, if a shareholder holds shares in the Company, which appear in more than one securities' account, such restriction does not prevent such shareholder to appoint different proxy for the shares that appear in each securities' account in relation to the general 3 meeting. A shareholder may appoint a proxy for one or more general meetings and for specific timeframe. The proxy casts vote according to the instructions of the shareholder, if any. Non-compliance of the proxy with the received instructions does not affect the validity of the general meeting's resolutions, even if such proxy's vote was decisive for achieving the majority. Forms of appointment of proxies are available to the shareholders on the Company's website: <http://www.premia.gr/>. Forms of appointment as well as of revocation or replacement of the shareholder's representative are submitted to the Company's headquarters at the above address (59 Vas. Sofias street, Athens) or by post. The proxy is obliged to notify the Company, prior to the commencement of the general meeting, of any specific fact, which might be useful to the shareholders, in their assessment of the risk the proxy serving interests other than their own. Conflict of interest may arise in particular in cases where the proxy: a) is a controlling shareholder of the Company or is a legal person or entity controlled by such shareholder; b) is a member of the Board of Directors or in general of the management of the Company or of a controlling shareholder, or of another legal person or entity controlled by such shareholder; c) is an employee or an auditor of the Company or of a controlling shareholder, or of another legal person or entity controlled by a

controlling shareholder; d) is a spouse or a first degree relative of a natural person referred to in cases a to c above.

#### **B. Minority Rights:**

According to article 121 paragraph 4 of law 4548/2018, the shareholders are being informed that, amongst others, they have the following rights provided for in article 141 paragraphs 2, 3, 6 and 7 of law 4548/2018:

- i) At the request of shareholders representing 1/20 of the paid-up share capital, the board of directors is obliged to include additional items in the agenda of the general meeting, provided that the relevant request is received by the board of directors at least fifteen (15) days prior to the general meeting. The additional items must be published or disclosed under the responsibility of the board of directors in accordance with article 122 of law 4548/2018 at least seven (7) days prior to the general meeting. The request to include additional items in the agenda must be accompanied by a justification or by a draft decision to be adopted by the general meeting. The revised agenda must be published in the same manner as the previous agenda, thirteen (13) days before the date of the general meeting and at the same time must be also made available to shareholders on the Company's website, along with the justification or the draft decision submitted by the shareholders, in accordance with article 123 paragraph 4 of law 4548/2018. If these additional items are not published, the requesting shareholders are entitled to request the adjournment of the general meeting in accordance with article 141 paragraph 5 of law 4548/2018 and to make the publication themselves, in accordance with the second subparagraph of this paragraph (and article 141 paragraph 2 of law 4548/2018) at Company's expense.
- ii) Shareholders representing 1/20 of the paid-up share capital, have the right to submit draft decisions which have been included in the initial or revised agenda of the general meeting. Such request must be furnished to the board of directors at least seven (7) days before the date of the general meeting, and said draft decisions are made available to the shareholders

according to the provisions of article 123 paragraph 3 of law 4548/2018 at least six (6) days before the general meeting.

- iii) Following a request submitted to the Company by any shareholder at least five (5) full days prior to the general meeting, the board of directors is obliged to provide to the general meeting the requested specific information on the Company's affairs, to the extent that this 5 may be useful for the assessment of the items on the agenda. The board of directors may provide a single response to shareholders' requests with the same content. The obligation to provide information does not apply in the event that the information requested is already available on the Company's website, especially in the form of questions and answers.
- iv) At the request of shareholders representing at least one tenth (1/10) of the paid-up capital which is submitted to the Company within the period referred to in article 141 paragraph 6 of law 4548/2018, the board of directors is obliged to provide to the general meeting information on the course of the corporate affairs and assets of the Company. The board of directors may refuse to provide such information for substantive ground, as recorded in the minutes. Such a reason might be, as the case may be, the representation of the applicant shareholders on the Board, in accordance with articles 79 or 80 of law 4548/2018, provided that the respective members of the board of directors have received relevant information sufficiently.
- v) At the request of shareholders, representing one twentieth (1/20) of the paid-up capital, , the chairman of the meeting is obliged to postpone the decision-making of the general meeting once only, for all or some issues, setting a day for the continuation of the meeting, the one specified in the shareholders' request, which cannot be more than twenty (20) days from the date of the postponement. The post-adjourned general meeting is a continuation of the previous one and it is not necessary to repeat the formalities of publishing the shareholders' invitation. New shareholders can also participate in this meeting, subject to the relevant participation formalities.

- vi) At the request of shareholders, representing one twentieth (1/20) of the paid-up capital,, voting on an issue or issues on the agenda is done by open vote.

Proof of shareholder status is made by any legal means and in any case based on information received by the company from the central securities depository, if it provides registration services, or through the participating and registered intermediaries in the central securities depository in any other case.

**C. Information of par. 3 and 4 of article 123 of Law 4548/2018.**

The full text of the documents and draft decisions to be submitted to the General Meeting as well as the information of par. 3 and 4 of article 123 of law 4548/2018, as in force, are available at the offices of the Company, and on the website [www.premia.gr](http://www.premia.gr) but also by contacting the Shareholder Service Department at 210 6967600.

**Athens, May 9th, 2023**

**The Board of Directors.**