



NOVAL PROPERTY

NOTICE TO EXTRAORDINARY GENERAL MEETING OF THE SHAREHOLDERS OF THE COMPANY UNDER THE TRADE NAME “NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY” AND THE DISTINCTIVE TITLE “NOVAL PROPERTY” GENERAL COMMERCIAL REGISTER (G.E.MI.) NR.: 152321260000

Wednesday, October 15, 2025, at 10:00 a.m.

(Iterative Extraordinary General Meeting: Thursday, October 30, 2025, at 10:00 a.m.)

License No.: 6/832/30.11.2018

Pursuant to L. 4548/2018 and the Articles of Association of the real estate investment company under the trade name “NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY” and the distinctive title “NOVAL PROPERTY”, with registered seat in Athens (2 – 4 Mesogeion Ave., P.C. 11527) and General Commercial Register (G.E.MI.) Nr. 152321260000 (hereinafter, the “**Company**”), and following the decision of its Board of Directors dated as of **September 23rd 2025**, the Shareholders of the Company are hereby invited to participate in the Extraordinary General Meeting (“General Meeting”) to be held on Wednesday, October 15, 2025, at 10:00 a.m., with the physical presence of the shareholders at the **Athens Stock Exchange, at 110 Athinon Avenue, 10442 Athens**, and with the participation of the shareholders remotely in real-time via teleconference, in order to discuss and resolve on the following items of the agenda:

AGENDA

Item 1: Election of a new Board of Directors and designation of the independent non-executive members thereof.

Item 2: Defining of the type of the Audit Committee, its term, the number and capacity of its Members, as well as appointment of its Members, in case that it is designated as an independent committee, according to article 44 of L. 4449/2017.

In the event that the quorum required by law is not achieved at the General Meeting on **October 15, 2025**, the General Meeting will convene again in an Iterative Meeting with the physical presence of the shareholders at the **Athens Stock Exchange, at 110 Athinon Avenue, 10442 Athens**, and with the participation of the shareholders remotely in real-time via teleconference, as set forth below, on **Thursday, October 30, 2025**, at 10:00 a.m..

The items on the Agenda of the Iterative General Meeting shall be the above-mentioned.

It should be noted that no new notice for the Iterative General Meeting will be published, in accordance with article 130 par. 2 of L. 4548/2018.

In the same way, i.e. with the physical presence of the shareholders at the Athens Stock Exchange, at 110 Athinon Avenue, 10442 Athens, and with the participation of the shareholders remotely in real-time via teleconference, the persons of par. 1 and 2 of article 127 of L. 4548/2018 may also be present at the (initial and Iterative) General Meeting.

Furthermore, in accordance with the provisions of the Company's Articles of Association, the Company provides to shareholders the option to participate remotely, by mail vote, in the vote on the agenda items of the General Meeting on **October 15, 2025**, and the Iterative Meeting thereof, which will take place before the General Meeting, under the conditions stipulated by the current legislation and the specific provisions of the present Notice.

1. RIGHT TO PARTICIPATE AND VOTE IN THE GENERAL MEETING

Entitled to participate and vote in the General Meeting are only natural or legal persons having shareholder capacity at the start of the 5th day prior to the day of the session of the General Meeting, i.e. on October 10, 2025 ("**Record Date**"). The aforementioned Record Date shall also apply to the Iterative General Meeting of Thursday, October 30, 2025, at 10:00 a.m., as well as to any adjourned General Meeting, provided that the adjourned meeting is not more than thirty (30) days from the Record Date. If any adjourned General Meeting is more than thirty (30) days away from the Record Date, entitled to participate in such adjourned General Meeting is whoever has shareholder status according to the above at the beginning of the third (3rd) day before the day of the adjourned General Meeting.

Towards the Company, as shareholder entitled to participate and exercise voting right in the General Meeting is considered any person registered, on the Record Date, in the records of the Dematerialized Securities System ("DSS") of the Hellenic Central Securities Depository S.A. ("HCSD") or any person identified as such based on the relevant date through registered

intermediaries or other intermediaries, in line with the legislative provisions (L. 4548/2018, L. 4569/2018, L. 4706/2020 and Regulation (EU) 4 2018/1212), as well as the Rulebook of the Hellenic Central Securities Depository.

The shareholder status is verified by any means provided by law and in any case by means of information obtained by the Company until prior to the beginning of the General Meeting by the HCSD or through the above intermediaries in line with the above provisions. A shareholder may participate in the General Meeting through confirmations or notices of articles 5 and 6 of Regulation (EU) 2018/1212, which are provided by the intermediary, except if the General Meeting refuses said participation for good reason which justifies such refusal in line with the applicable provisions (art. 19 par. 1 L. 4569/2018, art. 124 par. 5 L. 4548/2018).

The exercise of the said rights does not require the blocking of the shares of the holder or the observance of any other similar procedure, which may restrict the ability to sell and transfer shares in the period between the Record Date and the relevant General Meeting (initial or Iterative).

Shareholders that do not comply with the deadline of par. 4 of article 128 of L. 4548/2018, i.e. that have not submitted in writing or by electronic means the appointment of proxy or representative, if any, to the Company at least forty-eight (48) hours before the designated date of the General Meeting, participate in the General Meeting, unless the General Meeting refuses such participation for important reason which justifies such refusal.

2. REMOTE PARTICIPATION AND VOTE AT THE GENERAL MEETING IN REAL TIME BY TELECONFERENCE

In order for shareholders to participate and vote in the General Meeting on **October 15, 2025**, or at the Iterative Meeting thereof, if any, remotely, in real-time by teleconference and by the use of electronic means, without their physical presence, they or their proxy, if any, must create and use an electronic shareholder account at the internet platform that has been developed by the Athens Exchange Group to provide remote General Meeting services, in real-time, by teleconference to listed companies on the website <https://axia.athexgroup.gr>.

The internet platform is provided by the company “Hellenic Central Securities Depository S.A.”, while the ZOOM tool/service team from ZOOM Video Communications Inc. is used for the teleconference.

In order to access the internet platform, a personal computer, a smartphone or a tablet, with a browser installed, and internet access are required.

In order for a shareholder or his/her proxy to create an account on the internet platform above, a valid electronic mail (email) account and a mobile telephone number are required by the shareholder or his/her proxy.

If, on accessing the internet platform, the above information entered by the shareholder does not match the data registered in the Dematerialized Securities System or the identification data and provided to the Company by the Hellenic Central Securities Depository S.A. or through intermediaries, in the context of services to facilitate shareholder identification for remote General Meetings, which are provided to listed companies in accordance with part 3 of Resolution Nr. 8 of the Board of Directors of the Hellenic Central Securities Depository S.A. “Technical terms and procedures for the provision of the Registry, Corporate and Other Related Actions Service”, as well as the document “Terms and conditions for the remote Extraordinary General Meeting of Shareholders”., the shareholder is required to amend or/and update of their above information in order to create the account.

To this end and in order to avoid any malfunctions, Shareholders are requested to address themselves to the Participant in the Securities Account in the D.S.S. or another intermediary acting as custodian of the Shareholder through which their shares are kept, so as to notify and/or update their valid email address and mobile telephone number for their identification.

Further instructions to participate in the General Meeting (initial and iterative) by teleconference will be posted on the Company’s website.

For any questions and instructions, shareholders may contact the Shareholders Service and Corporate Announcements Department of the Company, by e-mail to the electronic address ir@noval-property.com, or by phone to the phone nr. (+30) 2168619216 (responsible person: Mr. Georgios Karachalios) during business days, from 9:00 to 17:00.

Additionally, from the publication of this notice until the adjournment of the General Meeting, information and support will be provided to shareholders and their representatives regarding matters related to the conduct of the General Meeting through the AXIA e-Shareholders Meeting (AXIA e-SM) platform (e.g., connection, voting, etc.) at +30 210 3366426 or via email at AXIAeShareholdersMeeting@athexgroup.gr.

On the date of the General Meeting, in order to participate in the proceedings of the General Meeting, the shareholders should log in via the Online Platform in time, at least fifteen (15) minutes before the opening time of the General Meeting announced in the present Invitation and declare the number of voting rights with which they will participate in the General Meeting and vote and, if they wish, modify this number (to the lower one).

Shareholders who will participate in the General Meeting by teleconference in real-time are taken into consideration for the formation of the quorum and majority and will be able to exercise their rights effectively during the General Meeting.

Shareholders who are successfully connected to the internet platform will be able to participate in the General Meeting in real-time by teleconference through a link that will be sent to them via email.

By activating the ZOOM application through the link at the beginning of the General Meeting, the Shareholders will have the ability to:

- a) follow the proceedings of the General Meeting by electronic or audio-visual means,
- b) be given the floor and address the General Meeting orally during the General Meeting, while at the same time,

through the internet platform, they will have the ability to:

- c) vote in real time during the General Meeting on the agenda items,
- d) receive information on the recording of their vote.

3. PROCEDURE FOR REMOTE PARTICIPATION IN THE VOTE BEFORE THE GENERAL MEETING (MAIL VOTE)

I. In addition, shareholders have the option to participate remotely, **in person or by proxy**, in the vote on the agenda items of the General Meeting that will take place before the General Meeting, under the terms of article 126 of L. 4548/2018.

Specifically, shareholders that wish to participate in and vote remotely on the items of the General Meeting that will take place before the General Meeting, can make use of the following options:

- a) Either to exercise the right to vote before the General Meeting through the internet platform <https://axia.athexgroup.gr>, in which they will have previously created an account and will have

successfully registered as described in B above, during the time period from Saturday, 11.10.2025, at 10:00 a.m. and until twenty-four (24) hours before the date of the General Meeting (i.e. until 14.10.2025, at 10:00 a.m. at the latest).

b) Either to fill in, sign, with the signature authenticated, and send or deposit the «Mail Vote Form» to the registered offices of the Company (at 2-4 Mesogeion Ave., 11527 Athens) or to the Shareholders Service and Corporate Announcements Department of the Company (address: 16B Chimarras Str., 15125 Maroussi, Attica), or send it, digitally signed by using a recognized digital signature (qualified certificate) by the proxy or the shareholder, via e-mail to the electronic address ir@noval-property.com, **at least twenty-four (24) hours before the date of session of the General Meeting (i.e. until 14.10.2025, at 10:00 a.m., at the latest)**.

The “Mail Vote Form” is available to shareholders in printed form at the registered offices of the Company (at 2-4 Mesogeion Ave., 11527 Athens) and at the Shareholders Service and Corporate Announcements Department of the Company (address: 16B Chimarras Str., 15125 Maroussi, Attica), and in electronic form on the Company’s website (<https://noval-property.com/ependytes/shareholders-meetings/>).

c) Either to participate on the basis of confirmations or notifications of articles 5 and 6 of Regulation (EU) 2018/1212 provided by intermediaries.

Shareholders that vote as above before the General Meeting are counted to form the quorum and majority, provided that the votes in question have been received by the Company by 10:00 a.m. on 14.10.2025, at the latest.

II. It is noted that shareholders that wish to appoint proxies to participate remotely in the vote on the items of the General Meeting which will take place before the General Meeting, may appoint **up to one (1) proxy**. The appointment of a proxy must take place at least forty-eight (48) hours before the date of the General Meeting (i.e. by **10:00 a.m. on 13.10.2025**, at the latest), as specifically set forth below in 4 II.

After this deadline, it will not be possible to participate by proxy in the vote that will take place before the General Meeting.

III. If the quorum in order to decide the agenda, as required by Law and the Company’s Articles of Association, is not achieved during the session of **October 15, 2025**, at the Iterative General Meeting which will take place on **October 30, 2025**, at 10:00 a.m., the right to vote remotely, by

mail vote, must be exercised again, by a vote that will take place before the Iterative General Meeting, in the following ways:

a) Either by exercising again the right to vote before the Iterative General Meeting through the internet platform <https://axia.athexgroup.gr>, in which they will have previously created an account and will have successfully registered as described in B above, during the time period from Friday, October 24, 2025 at 10:00 a.m., and until twenty-four (24) hours before the date of the Iterative General Meeting (i.e. until October 29, 2025, at 10:00 a.m., at the latest).

b) Either by filling in, signing, with the signature authenticated, and sending or depositing the «Mail Vote Form» to the registered offices of the Company (at 2-4 Mesogeion Ave., 11527 Athens) or to the Shareholders Service and Corporate Announcements Department of the Company (address: 16B Chimarras Str., 15125 Maroussi, Attica), or sending it, digitally signed by using a recognized digital signature (qualified certificate) by the proxy or the shareholder, via e-mail to the electronic address ir@noval-property.com, at least twenty-four (24) hours before the date of session of the Iterative General Meeting (i.e. until 29.10.2025, at 10:00 a.m., at the latest).

c) Either to participate on the basis of confirmations or notifications of articles 5 and 6 of Regulation (EU) 2018/1212 provided by intermediaries.

Shareholders that vote as above before the Iterative General Meeting are counted for the formation of the quorum and majority, provided that the votes in question are received by the Company by 29.10.2025, at 10:00 a.m., at the latest.

IV. For the Iterative General Meeting on **30.10.2025**, if any, shareholders that had not appointed a proxy for the initial General Meeting, or shareholders that wish to replace the proxy that had been appointed, in order to participate remotely at the vote that will take place before the Iterative General Meeting, may **appoint up to one (1) proxy**, whose appointment must be made at least forty-eight (48) hours before the date of the Iterative General Meeting (i.e. by 28.10.2025, at 10:00 a.m., at the latest), as specifically mentioned below in 4 II.

After that date, it will not be possible to participate by proxy at the vote that will take place before the Iterative General Meeting.

For any questions and instructions, shareholders may contact the Shareholders Service and Corporate Announcements Department of the Company, by e-mail to the electronic address

ir@noval-property.com, or by phone to the phone nr. (+30) 2168619216 (responsible person: Mr. Georgios Karachalios) during business days, from 9:00 to 17:00.

In addition, shareholders are requested to confirm that the “Mail Vote Form” is successfully sent to and received by the Company, and may, for this purpose, contact the Shareholders Service and Corporate Announcements Department of the Company, by e-mail to the electronic address ir@noval-property.com, or by phone to the phone nr. (+30) 2168619216 (responsible person: Mr. Georgios Karachalios) during business days, from 9:00 to 17:00.

4. PARTICIPATION PROCESS AND VOTE BY PROXY

I. The shareholder may participate in the General Meeting and may vote either in person or by proxy. Each shareholder may appoint **up to three (3) proxy holders**. However, if the shareholder owns shares in the Company that appear in more than one Investor Securities Account, such limitation shall not prevent the shareholder from appointing, in respect of the General Meeting, separate proxy holders for the shares appearing in each Investor Securities Account. A proxy appointment can be freely revoked. A proxy holder holding proxies from several shareholders may cast votes differently for each shareholder.

Shareholders may appoint a proxy for one or more General Meetings and for a specific period of time. The proxy votes in accordance with the shareholder’s instructions, if there are any. Non-compliance by the proxy with the instructions received does not affect the validity of the decisions of the General Meeting, even if the proxy’s vote was decisive in achieving the majority. The shareholder’s proxy must file the voting instructions for at least one (1) year from the date of session of the initial General Meeting or the Iterative General Meeting.

The proxy holder must disclose to the Company, before the start of the General Meeting, any particular facts that may be of relevance for shareholders in assessing the risk that the proxy holder may pursue interests other than those of the shareholder. Within the meaning intended in this paragraph, a conflict of interest may arise in particular when the proxy holder: (a) is a controlling shareholder of the Company or is another entity controlled by such shareholder; (b) is a member of the Board of Directors or in general the management of the Company, or of a shareholder exercising control of the Company or of another legal person or entity controlled by a shareholder exercising control of the Company; (c) is an employee or an auditor of the Company, or of a shareholder exercising control of the Company or of another legal person or entity controlled by a shareholder exercising control of the Company; (d) is a spouse or a first degree relative of any of the natural persons referred to in cases (a) to (c) hereinabove.

The appointment and revocation or replacement of a proxy holder shall be made in writing or by electronic means that are submitted to the Company at least forty-eight (48) hours prior to the date of the General Meeting. The notification of the appointment, revocation, or replacement of a representative shall be made in writing and submitted by the shareholder to the Company's offices at 16B Chimarras Str., Marousi, Athens (Shareholder and Corporate Announcements Service Unit, responsible officer: Mr. Georgios Karachalios) or, in the case of shareholders being identified through intermediaries, based on confirmations or notifications of articles 5 and 6 of Regulation (EU) 2018/1212 provided by the intermediaries.

II. Specifically for the participation of the shareholders by proxy at the General Meeting on **October 15, 2025** (or the Iterative Meeting thereof), remotely in real-time by teleconference, or for the participation of the shareholders by proxy in the vote on the items of the General Meeting that will take place before the General Meeting, each shareholder or the Participant of the Securities Account in the D.S.S. or another intermediary acting as custodian of the Shareholder through which their shares are kept, can appoint **up to one (1) proxy**, whose appointment must be made at least forty-eight (48) hours before the date of the General Meeting (i.e. by 10:00 a.m. on 13.10.2025, 2025, at the latest, for the initial General Meeting, and by 28.10.2025, at 10:00 a.m., at the latest, for the Iterative General Meeting).

Upon receipt of the information above by the Company, and based on the email address and mobile telephone of the proxy, as stated in the proxy form, an account is created for the proxy on the internet platform and the proxy is informed by email in order to activate the account so as to be able to exercise the rights of the shareholder in accordance with the above referred under 2 and 3.

The Company has made available forms:

- a) To appoint a proxy to participate in the General Meeting on October 15, 2025; and
- b) To appoint a proxy to vote on the agenda items of the General Meeting that will take place before the General Meeting.

These forms are available to shareholders in printed form at the registered offices of the Company (2 – 4 Mesogeion Ave., 11527 Athens), at the Shareholders Service and Corporate Announcements Department of the Company (at 16B Chimarras Str., 15125 Maroussi, Attica), and in electronic form on the Company's website (<https://noval-property.com/ependytes/shareholders-meetings/>).

The respective form, must be completed, signed, with the signature authenticated, and sent or deposited to the registered offices of the Company (at 2-4 Mesogeion Ave., 11527 Athens) or to the Shareholders Service and Corporate Announcements Department of the Company (address: 16B Chimarras Str., 15125 Maroussi, Attica), or sent, digitally signed by using a recognized digital signature (qualified certificate), via e-mail to the electronic address ir@noval-property.com, at least forty-eight (48) hours before the date of session of the General Meeting (i.e. until 10:00 a.m. on 13.10.2025, at the latest, for the initial General Meeting, and by 28.10.2025, at 10:00 a.m., at the latest, for the Iterative General Meeting). Shareholders are requested to confirm the successful dispatch of the proxy appointment form and its receipt by the Company and may, for this purpose, contact the Shareholders Service and Corporate Announcements Department of the Company, by e-mail to the electronic address ir@noval-property.com, or by phone to the phone nr. (+30) 2168619216 (responsible person: Mr. Georgios Karachalios) during business days, from 9:00 to 17:00.

5. MINORITY SHAREHOLDERS' RIGHTS

(a) At the request of shareholders representing one twentieth (1/20) of the paid-up share capital, the Board of Directors shall include additional items in the agenda of the General Meeting, which has already been convened, provided that the relevant request is received by the Board of Directors until September 30, 2025, i.e. at least fifteen (15) days prior to the General Meeting. The additional items of the agenda must be published or notified, under the responsibility of the Board of Directors, in accordance with article 122 of L. 4548/2018, at least seven (7) days before the General Meeting, i.e. until October 8, 2025, inclusive. The request to include additional items in the agenda is accompanied by a justification or a draft decision for approval by the General Meeting and the revised agenda is published in the same manner as the previous agenda, on October 2, 2025, i.e. thirteen (13) days prior to the date of the General Meeting, and at the same time it is made available to the shareholders on the Company's website along with the justification or the draft resolution that has been submitted by the shareholders, according to the provisions of article 123 paragraph 4 of L. 4548/2018, as in force. If these items of the agenda are not published, the requesting shareholders are entitled to request the postponement of the general meeting in accordance with paragraph 5 of article 141 of L. 4548/2018 and to proceed to the publication themselves, as stipulated by the second subparagraph of this paragraph, at the Company's cost.

(b) Shareholders representing the one twentieth (1/20) of the paid-up share capital are entitled to submit draft resolutions on any items included in the original or any revised agenda of the General Meeting. The relevant request must be received by the Board of Directors until October 8, 2025, i.e. at least seven (7) days prior to the date of the General Meeting, the draft decisions being made available to the shareholders, according to the provisions of paragraph 3, 2 article 123 of L. 4548/2018, until October 9, 2025, at the latest, i.e. at least six (6) days prior to the date of the General Meeting.

(c) At the request of any shareholder submitted to the Company until October 9, 2025, i.e. at least five (5) full days before the General Meeting, the Board of Directors shall provide the General Meeting with any particular information requested in relation to the Company's affairs, in so far as such information is relevant to the items on the agenda. The Board of Directors may refuse to provide the requested information for probable material cause, which shall be stated in the minutes. The Board of Directors may respond in a unified way to shareholders' applications with the same content. No obligation to provide information exists when the relevant is already available on the Company's website, especially in the form of questions and answers.

(d) At the request of shareholders representing one twentieth (1/20) of the paid-up share capital submitted to the Company within the deadline set forth in above paragraph (c), the Board of Directors shall disclose to the General Meeting, if it is an Ordinary General Meeting, the amounts paid over the last two years to each member of the Board of Directors or the managers of the Company, as well as any other provision made to these persons for any reason or cause or contract between them and the Company. The Board of Directors may respond in a unified way to shareholders' applications with the same content. The Board of Directors may refuse to provide the requested information for probable material cause, which shall be stated in the minutes. Such a reason may be, depending on the circumstances, the representation of the requesting shareholders at the Board of Directors in accordance with articles 79 or 80 of L. 4548/2018.

(e) At the request of shareholders representing the one tenth (1/10) of the paid-up share capital which is submitted to the Company until October 9, 2025, i.e. at least five (5) full days before the General Meeting, the Board of Directors shall provide the General Meeting with information on the course of corporate affairs and the Company's financial standing. The Board of Directors may refuse to provide such information for probable material cause, which shall be stated in the minutes. Such a reason may be, depending on the circumstances, the representation of

the requesting shareholders at the Board of Directors in accordance with articles 79 or 80 of L. 4548/2018, provided that the respective members of the Board of Directors have received the relevant information in an adequate manner.

In all the aforesaid cases the shareholders making requests are required to prove their shareholder status as well as, except in case (c) above, the number of shares they hold as at the time of exercising the relevant right. The status of Shareholder is verified by any means provided by law and in any case by means of notification obtained by the Company from the central securities depository, if it provides registration services, or through participating and registered intermediaries in the central securities depository in any other case. For further details on minority rights, Shareholders should refer to the provisions of article 141 of L. 4548/2018.

6. DOCUMENTS AND INFORMATION AVAILABLE

The information of article 123 paragraphs 3 and 4 of L. 4548/2018, including:

- 1) the present Notice for the convocation of the Extraordinary General Meeting,
- 2) the draft resolutions on the agenda items,
- 3) the information of the shareholders by the Board of Directors of the Company regarding the candidates to be elected by the Board of Directors of the Company, in accordance with article 18 par. 1 of L. 4706/2020,
- 4) the forms for the participation – appointment of proxies and voting through a representative or proxy, with the physical presence at the venue of the General Meeting or by teleconference or before the General Meeting and for the mail vote,
- 5) the shareholder's voting form with physical presence at the venue of the General Meeting (ballot),
- 6) the total number of shares and voting rights integrated in such shares as on the date of the Notice,
- 7) the minority shareholders' rights (article 121 par. 4, subpar. a, point aa) L. 4548/2018),
- 8) the terms and conditions for the remote Extraordinary General Meeting,
- 9) the privacy data notice on the processing of personal data of the shareholders and other participants to the remote Extraordinary General Meeting and,

10) the detailed CVs of the proposed for election candidate members of the Board of Directors of the Company,

shall be available in electronic form on the Company's website <https://noval-property.com/ependytes/shareholders-meetings/>. The full text of the draft resolutions and the documents provided for in article 123 par. 4 of L. 4548/2018, shall be available in printed form at the Shareholders Service and Corporate Announcements Department of the Company (address: 16B Chimarras Str., 15125 Maroussi, Attica) during business days, from 9:00 to 17:00.

Athens, 23 September 2025

The Board of Directors of the Company