



Athens, 5th February 2026

ANNOUNCEMENT

The company under the corporate name “**NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY S.A.**” (hereinafter the “Company”) hereby announces to the investment community, in accordance with Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 (hereinafter the “Regulation 596/2014”), that:

(a) following a relevant notification received on 4–2–2026, the company under the corporate name “**VIOHALCO S.A.**” (hereinafter “Viohalco”) proceeded, on 3 February 2026, with the purchase of 2,001,882 ordinary registered shares of the Company, at a purchase price of EUR 2.80 per share, with a total transaction value of EUR 5,605,269.60.

Viohalco is, within the meaning of Article 3(1)(26) of Regulation (EU) 596/2014, a legal entity closely associated with a person discharging managerial responsibilities in the Company, in particular Mr. Efstratios Thomadakis, Member of the Company’s Investment Committee; and

(b) following a relevant notification received on 4–2–2026, the company under the corporate name “**SIDENOR STEEL INDUSTRY SINGLE-MEMBER S.A.**” (hereinafter “SIDENOR”), a 100% subsidiary of Viohalco, proceeded, on 3 February 2026, with the sale of 2,001,882 ordinary registered shares of the Company, at a sale price of EUR 2.80 per share, with a total transaction value of EUR 5,605,269.60.

SIDENOR is, within the meaning of Article 3(1)(26) of Regulation (EU) 596/2014, a legal entity closely associated with persons discharging managerial responsibilities in the Company, in particular Mr. Efstratios Thomadakis and Mr. Nikolaos Mariou, Members of the Company’s Investment Committee, and Mr. Michail Panagis, Vice - Chairman and Executive Member of the Company’s Board of Directors.