«NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY»

NOVAL PROPERTY

H.C.M.C. DEC. No. 6 / 832 / 30.11.2018 (Ref. no. 4599 / 7.12.2018) & H.C.M.C. DEC. No. 337 / 3.09.2019 (Ref. no. 3162/3.09.2019) [1]

REGISTERED SEAT: 2-4, Mesogeion Ave, Athens Tower, 11527 Athens Municipality, Attica Prefecture

INVESTMENT SCHEDULE dated 30.06.2026

(pursuant to article 53 of L. 5193 / 2025, published in FEK No 56 at 11/04/2025)

The Investment Schedule has been translated from the original Investment Schedule that was prepared in Greek. In the event that differences exist between this translation and the original in Greek, the Greek text prevails.

(A) INVESTMENT PROPERTY SCHEDULE

S/No	PROPERTY DESCRIPTION				PROPERTY VALUES (in €)				CURRENT USE OF PROPERTY [12]	TENANT	INFORMATION
	Land Plot & Building Description	Address	Surface (in sq.m.)		Acquisition cost [3]	Tax value [4]	Fair value [5]	% on Total Investments			
			Land plot [2]	Building							
1	Serviced Apartments and Rooms Building	Agiou Konstantinou 29, Athens, Attica	136,40	1.111,39	2.418.258,67	2.462.015,38	2.952.770,76	0,4%	Hospitality	ATHENAEUM HOTELING LTD	
2	Office	Akti Miaouli 81, Piraeus, Attica	1.099,00	503,18	667.194,45	885.059,00	953.845,06	0,1%	Offices	INTERNATIONAL SEAWAYS SINGLE MEMBER COMPANY, GLOBAL SEAWAYS SA	
3	Office Building	Amarousiou-Halandriou 33, Marousi, Attica	4.952,68	4.092,43	8.371.012,95	4.965.379,29	14.584.868,75	2,0%	Offices	HELLENIC CABLES SA, CORINTH PIPEWORKS SA	
4	Office and retail stores	Ethnikis Antistaseos 57, Halandri, Attica	4.053,40	6.914,21	9.411.532,86	6.842.057,61	15.485.791,47	2,1%	Offices	THE NEWTONS LABORATORY SA, PANTELAKIS SECURITIES SA, ASSET WISE SA, Multiple leases	On the roof of the second building there is a COSMOTE Mobile Base Station (leased to Cosmote by the property owner).
5	Retail Store	Evinou 7, Athens, Attica	990,00	283,00	314.256,16	194.779,20	375.419,60	0,1%	Retail	LG CNS CO	
6	Office	Mesogeion Ave. 2-4, Athens, Attica	5.124,21	83,00	107.505,04	94.122,00	158.371,60	0,0%	Offices	Multiple leases to Viohalco Group's companies	
7	Storage Building	Hellenic Cosmos 9, Moschato - Tavros, Attica	2.347,00	1.757,91	1.320.065,25	1.776.561,72	1.886.578,29	0,3%	Industrial	POWERZ SA	
8	Industrial Building	19th km, N.N.R. Athens - Corinth, Paralia, Aspropyrgos, Attica	12.912,00	4.017,60	2.731.262,34	2.351.024,26	3.058.266,64	0,4%	Industrial	SIDENOR SA	
9	Industrial Complex	60th km, N.R. Athens - Lamia, Oinofyta, Viotia	22.045,00	10.324,25	3.188.372,27	3.601.900,40	2.836.778,27	0,4%	Under development / to be developed	KAPONIS CHEMICALS IKE	
10	Storage Complex	Manou Katrakis 5th km Irakleiou - Foinikias, Irakleio, Crete	35.788,00	9.779,58	1.633.518,80	2.796.835,99	1.754.355,43	0,2%	Industrial	ANTIMET SA	There is a COSMOTE Mobile Base Station on the building's roof (sub-leased to Cosmote by the tenant).
11	"Mare West" Retail Park	5th km O.N.R. Corinth - Patras, Corinth	72.735,43	14.455,19	18.727.188,16	7.617.867,59	21.663.137,95	2,9%	Retail	GREEK HYPERMARKETS OF SKLAVENITIS SA, H&M HENNES & MAURITZ SA, LC WAIKIKI SINGLE MEMBER LTD, Multiple Leases	There is a COSMOTE Mobile Base Station on the land plot (leased to Cosmote by the property owner).
12	Hotel	Ahilleos 2, Karaiskaki Square, Athens, Attica	2.188,54	23.524,82	35.386.074,10	22.006.875,70	43.830.707,51	5,9%	Hospitality	ZEUS INTERNATIONAL URBAN HOTEL AND CONSTRUCTION SA	
13	Storage Complex	Sgalia, O.N.R. Athens - Halkida, Halkida, Evoia	132.632,44	20.337,26	5.122.591,30	12.280.350,88	6.028.338,08	0,8%	Industrial	ELVALHALCOR SA (ALUMINUM SECTOR), SYMETAL SA	
14	"River West" Retail Park [6]	Kifisou Ave. 96-98-100 and Proodou, Aigaleo, Attica	63.380,51	101.796,12	63.876.171,75	31.592.194,89	107.793.788,18	14,5%	Retail	INDITEX GROUP, LC WAIKIKI SINGLE MEMBER LTD, H&M HENNES & MAURITZ SA, INTERSPORT ATHLETICS SA, Multiple Leases	There is a COSMOTE Mobile Base Station on the building's roof (leased to Cosmote by the property owners).
15	Retail Store [6]	Kifisou Ave. 96-98-100 and Attaleias, Aigaleo, Attica		25.194,12	41.277.306,04	23.982.108,41	62.247.682,28	8,4%	Retail	HOUSEMARKET SA	
16	Industrial Complex	Pireos 248-252, Moschato - Tavros, Attica	69.615,94	44.585,80	46.348.174,13	43.333.676,40	47.050.218,64	6,3%	Under development / to be developed	SIDENOR STEEL INDUSTRIAL SA, HELLENIC CABLES SA, ELVALHALCOR SA (COPPER SECTOR), Multiple leases	There is a COSMOTE and a WIND Mobile Base Station on the building's roof (sub-leased to the said companies by one of the tenants of the property).
17	Industrial Building	7th km, N.R. Thessaloniki - Athens, Kalohori, Thessaloniki	11.250,00	3.302,55	1.020.814,04	895.322,83	1.337.517,85	0,2%	Industrial	HELLENIC CABLES SA	
18	Storage Complex	Iroon Polytehniou 4, Magoula, Elefsina, Attica	37.816,32	15.561,30	6.579.667,69	8.185.595,75	8.989.193,91	1,2%	Industrial	COSMOS ALUMINIUM SA	
19	Industrial Building	Pyli, Dervenohoria, Skala, Tanagra, Viotia	10.839,80	1.475,41	266.929,79	239.851,04	147.541,00	0,0%	Other		
20	Industrial Building	6th km, N.R. Thessaloniki - Athens, Kalohori, Thessaloniki	13.070,84	4.141,27	1.186.121,67	1.287.354,59	1.924.620,08	0,3%	Industrial	COSMOS ALUMINIUM SA, VIOMAL SA	

21	Industrial Building	Ag. Georgios Nato Ave., Aspropyrgos, Attica	15.627,68	3.785,46	1.937.885,71	2.056.141,86	3.063.273,90	0,4%	Industrial	ANAMET SA	There is a COSMOTE Mobile Base Station on the building's roof (leased to Cosmote by the property owner).
22	Industrial Complex	Ag. Athanasios, Thessaloniki	78.775,42	37.521,33	6.479.870,01	9.197.205,77	6.778.823,29	0,9%	Industrial	MYTHERM IKE	
23	Office Building	53, Nikola Y. Vaptsarov Boulevard, Sofia, Bulgaria	3.062,80	7.336,55	5.925.510,23	5.925.510,23	7.048.127,72	0,9%	Offices	Swift Technological Services, Tourist Service Rent a Car, Metalco Bulgaria EAD Multiple leases	
24	Offices & Retail Store Buildings	Apostolopoulou 26, Halandri, Attica	3.263,83	10.144,48	8.568.639,40	7.334.518,16	14.971.986,17	2,0%	Offices	BP HELLENIC SA ALBERTA SHIPMANAGEMENT LTD, CHEVRON MARINE PRODUCTS SA, Multiple leases	
25	Industrial Complex	Kilkis (1), O.N.R. Thessaloniki - Kilkis, Kilkis	52.073,41	20.160,19	3.207.477,23	5.656.458,80	3.396.681,92	0,5%	Other	SIDENOR SA, ETIL SA	
26	Industrial Building	Kilkis (2), O.N.R. Thessaloniki - Kilkis, Kilkis	11.452,00	1.500,00	186.217,86	360.176,97	174.677,34	0,0%	Other		
27	Holiday Residences [7]	Leivathous, Sarlata, Kefalonia	6.824,04	1.468,95	1.878.466,14	673.716,41	2.103.882,00	0,3%	Hospitality	Individual	There is a COSMOTE Mobile Base Station on one of the buildings' roof and other equipment in one of the buildings' basement (leased to COSMOTE by the property owner). Two of the land plots measuring 2.894,42 sq.m. and 1.573,002 sq.m. respectively, including residences built on them, are wholly owned by Noval Property, while the third land plot measuring 2.356,62 sq.m., including residences built on it, is owned by the Company by 95%.
28	Offices [7]	Olympioniki Tsiklitira 41, Marousi, Attica	621,70	1.678,64	2.395.744,11	1.233.454,99	4.062.566,20	0,5%	Offices	ELVALHALCOR SA (COPPER SECTOR), VIEXAL SA, STEELMET SA, VIOMAL	The property has been acquired by NOVAL PROPERTY through a 15-year financial lease contract with "PIRAEUS LEASES" dated 12.6.2018.
29	Offices & Retail Stores Buildings "The Orbit" [6]	Kifisias Ave. 115, Ampelokipoi, Athens, Attica	4.703,83	39.664,85	57.193.562,78	39.230.284,05	102.738.126,76	13,8%	Offices	KARATZA & PARTNERS LAW FIRM, NET COMPANY-INTRASOFT, KOUTALIDIS LAW FIRM, Multiple Leases	
30	Residential	Xenias 17, Kifisia, Attica	839,79	422,75	1.383.303,39	1.018.744,73	1.861.106,70	0,2%	Residential	Individual	
31	Retail Park [7]	Proodou 1-3-5, Aigaleo, Attica	20.117,67	22.489,58	22.688.529,87	13.728.758,14	22.866.416,83	3,1%	Retail	DEKATHLON HELLAS SPORTSWEAR LTD, DIXONS SOUTH-EAST EUROPE SA, George N. Moustakas Toys & Products for Children Hypermarket SA, Multiple leases	In relation to this property, a 40-year long-term lease agreement was concluded with "ELEFTHERIOS D. MOUZAKIS SA Industrial, Trade, Research and Investment Company" on 27.4.2017.
32	Retail Building	Haidariou 2, Piraeus, Attica	1.090,67	1.903,95	1.286.271,48	1.971.047,88	1.326.465,18	0,2%	Retail	Giannopoulos - Aggelopoulos SA	
33	Retail Store	George 20-22, Athens, Attica	201,50	156,80	210.586,20	243.594,80	184.229,05	0,0%	Other		
34	Parking Lots [7]	Anagnostopoulou 48, Kolonaki, Athens, Attica	461,42	0,00	29.000,00	8.367,19	35.804,57	0,0%	Other		NOVAL PROPERTY has 50% of the ab indiviso ownership of the property.
35	Appartments Building	Notara 51-53, Exarhia, Athens, Attica	381,78	642,04	1.393.726,69	885.598,68	1.406.407,36	0,2%	Under development / to be developed		
36	Appartment [7]	Anagnostopoulou 59, Kolonaki, Athens, Attica	561,75	309,85	816.167,51	466.702,46	879.946,28	0,1%	Other		NOVAL PROPERTY has 50% of the ab indiviso ownership of the property.
37	Residential	Agia Triada, Block 126, Spetses, P.U. Islands, Attica	771,90	435,09	1.412.346,84	353.005,57	1.406.845,55	0,2%	Under development / to be developed		

38	Storage spaces	Panagioti Karatza 4, Thessaloniki	474,45	560,12	65.212,89	154.861,98	60.772,26	0,0%	Other		
39	Industrial Building	Amarousiou-Halandriou 43, Marousi, Attica	1.543,13	945,32	1.806.045,39	1.283.048,15	1.789.459,29	0,2%	Under development / to be developed	ELVALHALCOR SA (ALLUMINUM SECTOR)	There is a COSMOTE Mobile Base Station on the property (leased to Cosmote by the property owner).
40	Logistics Centre	26th km, O.N.R.A.TH., Mandra - Eidyllia, Attica	25.528,37	9.814,17	11.355.345,34	5.028.220,72	11.431.271,35	1,5%	Industrial	LEMONIDIS IOANNIS & CO "DIRECT METAFORIKI"	
41	Appartments and office building	Arditou 40-42, Mets, Athens, Attica	839,95	4.258,35	21.979.804,46	9.405.416,28	23.410.946,11	3,1%	Residential	Individuals	
42	Office Building and Retail store	Chimarras 16 & Amarousiou-Halandriou, Marousi, Attica	10.164,29	25.391,69	46.217.816,16	19.604.957,33	59.640.690,25	8,0%	Offices	FULGOR SA,PR.A.K.SY.S SA, SIDENOR SA VIEXAL SA, STEELMET SA STEELMET PROPERTY SERVICES SINGLE MEMBER SA THE GRID SA BIENEP A.E.	
43	Office Building and Retail store	Kifissias Ave. 199, Marousi, Attica	2.074,11	6.753,43	25.593.256,55	8.054.951,24	28.144.330,31	3,8%	Offices	NOVARTIS (HELLAS) SA APOSTO SA, FOOD SERVICE AND GROCERY STORE BRANCH	
	Semi-Finished / Works in progress										
44	Residential	Nymfasia, Gortynia, Arkadia	8.195,63	429,95	546.050,30	68.008,14	561.020,82	0,1%	Other		
	TOTAL INVESTMENT PROPERTY		**752.628,63**	**491.013,93**	**474.510.854,00**	**311.333.683,46**	**644.403.648,56**	**86,5%**			
	Land Areas / Plots										
45	Land Area (former camping facilities)	Kalamaki, Sousaki, Loutraki - Ag. Theodoroi, Corinth	112.575,74	942,64	2.069.035,69	8.960.502,78	1.915.353,26	0,3%	Under development / to be developed		
46	Land Area	Pournias, Agia Marina, Stylida, Fthiotis	208.463,81	0,00	863.769,83	3.056.357,91	842.193,79	0,1%	Under development / to be developed		
47	Land Plots	O.N.R. Lamia - Stylida, Fthiotis	3.544,40	0,00	222.033,00	162.956,37	156.763,75	0,0%	Other		
48	Land Area	O.N.R. Corinth - Patras, Pourneri, Corinth	21.974,38	0,00	236.760,01	1.286.721,18	551.216,55	0,1%	Under development / to be developed		
49	Land Plots	Aspoi, Skyros, Evia, Sterea Ellada	31.602,03	0,00	1.660.675,31	2.281.797,53	1.618.507,97	0,2%	Other		
50	Land Plots	Xenias 60, Kifisia, Attica	3.444,86	0,00	791.664,06	1.571.628,74	761.368,77	0,1%	Other		
51	Land Area	Ag. Konstantinos, Kamena Vourla, Fthiotis, Sterea Ellada	31.586,70	0,00	932.377,65	944.607,89	863.335,36	0,1%	Other		
52	Land Plots	Agias Triadas, Block 125, Spetses, P.U. Islands, Attica	260,11	0,00	295.786,65	122.158,72	330.130,75	0,0%	Under development / to be developed		
53	Land Area	Ag. Aikaterini, Corfu, Ionian Islands	245.511,34	0,00	4.240.313,41	8.701.412,90	3.427.753,69	0,5%	Under development / to be developed		

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54	Land Plot	25th Martiou & Nato Ave., Magoula, Elefsina, Attica	28.373,12	18,00	3.071.958,21	1.199.828,63	3.841.577,92	0,5%	Land	AUTOMOTIVE LOGISTICS SA	
55	Land Plot	Amarousiou-Halandriou 45 & Fragkokklisias 17, Marousi, Attica	1.093,27	0,00	1.021.118,94	683.171,30	1.334.516,21	0,2%	Under development / to be developed	HELLENIC CABLES SA, CORINTH PIPEWORKS SA	
56	Land Plot	Chimarras 30 & Imittou, Marousi, Attica	378,22	0,00	433.001,00	230.820,10	472.908,52	0,1%	Under development / to be developed		
57	Land Plot	Chimarras 28, Marousi, Attica	201,33	0,00	188.934,50	152.769,20	205.903,55	0,0%	Under development / to be developed		
58	Land Plot	Chimarras 22, Marousi, Attica	241,67	0,00	231.324,49	161.025,60	235.094,06	0,0%	Under development / to be developed		
59	Land Plot [7]	Floias 4, Marousi Attica	1.070,37	0,00	349.876,68	780.095,68	183.428,85	0,0%	Land	NOVARTIS (HELLAS) SA	The property has been leased by Noval Property REIC to be used as parking facilities, in order to serve the needs of the property on 199 Kifisias Ave., Maroussi
	TOTAL LAND AREAS / PLOTS		**690.321,35**	**960,64**	**16.608.629,43**	**30.295.854,53**	**16.740.053,00**	**2,2%**			
	INVESTMENT PROPERTY & LAND AREAS / PLOTS TOTAL		**1.442.949,98**	**491.974,57**	**491.119.483,43**	**341.629.537,99**	**661.143.701,56**	**88,8%**			

(B) SCHEDULE OF PARTICIPATIONS IN COMPANIES WITH REAL ESTATE AS THEIR EXCLUSIVE SCOPE (NOT LISTED ON A REGULATED MARKET)

S/No	PROPERTY DESCRIPTION		PROPERTY VALUES (in €)								
	Land plot and building description and participation name	**Address**	**Surface (in sq.m.)**		**Acquisition cost [3]**	**Tax value [4]**	**Fair value [5]**	**% on Total Investments**	**CURRENT USE OF PROPERTY [12]**	**TENANT**	**INFORMATION**
			Land plot [2]	**Building**							
1	Semi-finished Office Campus "THE GRID AE" [8]	Chimarras 10-12 & Amarousiou-Halandriou, Marousi, Attica	16.119,28	61.520,59	11.982.578,00	26.709.477,22	34.970.672,06	4,7%	Under development / to be developed		Noval Property REIC holds 50% of the share capital of "THE GRID SA", which has full ownership of the property at Chimarras 10-12 & Amarousiou-Halandriou, Marousi, Attica, with total fair value of €186.507.510,09, according to the valuation report by P. DANOS & Associates S.A. After completion of the project, the total surface area of the building will be 61,520.59 sq m.
	NON-LISTED PARTICIPATIONS TOTAL		**16.119,28**	**61.520,59**	**11.982.578,00**	**26.709.477,22**	**34.970.672,06**	**4,7%**			
	REAL ESTATE INVESTMENTS & PARTICIPATIONS TOTAL (i)		**1.459.069,26**	**553.495,16**	**503.102.061,43**	**368.339.015,21**	**696.114.373,62**	**93,49%**			

(C) CASH & CASH EQUIVALENTS

S/No	Deposits Type						Balance (in €)	% on Total Investments
1	Cash						1.568,22	0,0%
2	Cash deposits [9]						12.842.302,62	1,7%
3	Time deposits [9]						34.360.000,00	4,6%
	CASH & CASH EQUIVALENTS TOTAL (ii)						**47.203.870,84**	**6,3%**

(D) FINANCIAL INSTRUMENTS

S/No	Financial Instruments Type						Fair value (30.06.2026)	% on Total Investments
1	Interest Rate Swap [10]						1.233.340,60	0,2%
	FINANCIAL INSTRUMENTS TOTAL (iii)						**1.233.340,60**	**0,2%**

INVESTMENTS AGGREGATE TOTAL (i + ii + iii)	**744.551.585,06**	**100,0%**

(E) RECEIVABLES - OTHER ASSETS - LIABILITIES **Reviewed**

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S/No	Type						Balance (in €)
1	Receivables						10.201.012,22
2	Loans to joint ventures						10.820.314,79
3	Liabilities						200.647.513,62

CONDENSED FINANCIAL STATEMENT (in €)	30.06.2026 Reviewed	31.12.2025 Audited
Total Assets (under IFRS)	776.884.535	767.340.828
Investment Property Fair Value based on L. 5193/2025	661.143.702	650.804.710
Investment Property % on Total Assets	85,10%	84,81%
Participations Fair Value based on L.5193/2025	34.970.672	32.397.662
Participations % on Total Assets	4,50%	4,22%
Securities Fair Value based on L. 5193/2025	1.233.341	1.291.518
Securities % on Total Assets	0,16%	0,17%
Cash & Cash Equivalents Total [9]	47.203.871	49.356.031
Cash & Cash Equivalents % on Total Assets [9]	6,08%	6,43%
Total receivables and loans to joint ventures	21.021.327	20.724.346
% receivables and loans to joint ventures	2,71%	2,70%

Notes:

1. Following decision of the H.C.M.C. dated 30.11.2018 [H.C.M.C. 6 / 832 / 30.11.2018 - (Ref.no. 4599 / 7.12.2018)] that authorized NOVAL PROPERTY, which was under incorporation (at that time) to operate as a REIC, the need for updating the financial data of the companies participating (either via merger or via contributions in-kind) in the corporate transformation that led to the incorporation of NOVAL PROPERTY, due to the lapse of a time period over six (6) months from the initial valuations. As a result of this update, amendment approval of the H.C.M.C [H.C.M.C. 337 / 3.09.2019 - (Ref.no. 3162 / 3.09.2019)] followed, regarding the new Share Capital of NOVAL PROPERTY, which was under incorporation at that time. The Board of Directors of the Capital Market Commission, at its 1096th/22.7.2026 meeting, decided to revoke the supplementary operating license as an AIFM of the company "NOVAL PROPERTY A.E.E.A.P.", following its request, in accordance with the provisions of par. 7 of article 63 of law 5193/2025.

2. Land Plot Surface always refers to the total surface of each land plot, even when it concerns horizontal properties [properties under S/No 2, 5, 6, 14, 15, 33, 34, 36 and 38] or Participation [(B) 1)].

3. Acquisition Cost refers to the value at which a property or participation was acquired by NOVAL PROPERTY. In the case where these were acquired either through merger via absorption or via contribution in-kind, the amount in this column refers to the value of each property, as such was calculated on the date of each corporate transformation (absorption or contribution in-kind), as per relevant valuation reports of independent valuators for the purposes of each corporate transformation, including all subsequent capital expenditure since then. Especially for the properties under S/No 14 and 15, in 2020, an act of establishment of divided properties took place and based on this act, henceforth, they are presented as two distinct properties in the Investment Schedule. For properties acquired through purchase, the acquisition cost refers to the agreed price of the respective contract. For participations, it refers to the acquisition cost of the respective participation.

4. Tax Value is based on the tax valuation system as of 30.06.2026, except for the property under S/No 23 (property in Sofia, Bulgaria), for which the contribution value of the property was used as the tax value.
For properties no. 31 "Retail - Proodou 1-3-5" and no. 59 "Plot - Floias 4", tax value on 30.06.2026 was calculated exclusively for presentation purposes in the Investment Schedule as they are under long-term lease.

5. Fair Value refers to the properties fair value as of 30.06.2026, as these were determined by independent valuators (AXIES S.A.- member of CBRE international network, Geoaxis Property & Valuation Services and Danos International Property Consultants and Valuers), pursuant to the provisions of L. 5193/2025. In relation to participations, fair value refers to each participation fair value as this was calculated on 30.06.2026.

6. As of 30.06.2026, NOVAL PROPERTY's real estate assets are free from encumbrances, except for the following, which carry liens of a total amount of up to € 127,2 mil:

- property under S/No 14 "River West Shopping Centre, 96-98-100, Kifisou Ave. and Proodou Str., Aigaleo, Attica" and property under S/No. 15 "IKEA Megastore, 96-98-100, ,Kifisou Ave. and Proodou Str., Aigaleo, Attica", bearing a lien in favor of National Bank of Greece of a total amount of up to € 82.800.000, and

- property under S/No 29 "Offices & Retail Stores Buildings - 115, Kifisias Ave. , Ampelokipoi, Athens, Attica", bearing a lien in favor of ALPHA BANK for of a total amount of up to € 44.400.000.

7. As of 30.06.2026, all properties are fully owned by the Company, except for the following:

- No 27 "Holiday residences - Leivathous, Sarlata, Kefalonia", for which two of the land plots measuring 2.894,42 sqm. and 1.573 sqm. respectively, including residences built on them, are wholly owned by Noval Property, while the third land plot measuring 2.356,62 sqm., including residences built on it, is owned by the Company by 95%,

- No 28 "Offices - 41, Olympioniki Tsiklitira Str., Marousi, Attica", which has been acquired by NOVAL PROPERTY through a financial leasing agreement with "PIRAEUS LEASES" on 12.6.2018, for a duration of 15 years, after the expiration of which the property is expected to be transferred to the Company for a price of €10,

- No 31 "Retail Stores - 1-3-5, Proodou Str., Aigaleo, Attica", in relation to which a 40-year long-term lease contract has been concluded with "ELEFTHERIOS D. MOUZAKIS Societe Anonyme of Industry, Commerce, Research and Investments" on 27.4.2017,

- No 34 "Residential, 48 Anagnostopoulou Str., Kolonaki, Athens, Attica", in relation to which NOVAL PROPERTY has a 50% ab indiviso ownership,

- No 36 "Residential, 59, Anagnostopoulou Str., Kolonaki, Athens, Attica", in relation to which NOVAL PROPERTY has a 50% ab indiviso ownership, and

- No 59 "Land Plot - Floias 4, Marousi, Attica", in relation to which a long-term lease agreement has been concluded with "Ishtar Properties EE" beginning on 22.11.2024 for a duration of nine (9) years,

8. It refers to a 50% Participation of NOVAL PROPERTY in a company under article 46 of L. 5193/2025, as in force. All relevant figures (except for the surface of the land plot, which is reported as a whole) reflect the proportion of participation of NOVAL PROPERTY in the said company. In addition, as of 30.06.2026, this specific property bears a 1st rank mortgage pre-notation in favor of PIRAEUS BANK for € 152.39 million (100%) in the context of financing through a bond loan agreement signed on 08.09.2023. The referenced participation has been appraised based on the Net Asset Value method.

9. NOVAL PROPERTY's cash and cash equivalents as of 30.06.2026, remain at high levels as a result of the primary Listing on the Athens Stock Exchange (ASE) of all the Company's shares through a Share Capital Increase with a Public Offering, through which funds of € 48.34 million were raised, before the deduction of issuance costs.
Cash deposits, include restricted deposits of € 1,707,678.

10. It refers to an Interest Rate Swap Agreement with ALPHA BANK, within the context of a Bond Loan pursuant to L.3156/2003 from the same bank of an initial amount of € 23 mil.

11. The Valuation as of 30.06.2026 refers to the values of properties or participations as determined on the aforementioned reference date by independent valuers, in accordance with the European Valuation Standards and the RICS Professional Valuation Standards, pursuant to Article 54 of Law 5193/2025, as currently in force. The percentage of total investments has been calculated based on the property values as assessed by the independent valuers.

12.Current Property Use refers to the categorization of properties based on the Company's business monitoring.

13. Values are expressed in euro (€).

ATHENS, 14 September 2026

THE CEO & **THE CFO** **THE CHIEF ACCOUNTANT**

EXECUTIVE MEMBER of the BoD

GEORGIOS KOUTSOPODIOTIS
ID No A01166719

EYFROSINI DIAKOGIANNI
ID No A02632705

MARIA TZAVA
ID No X067438

[Translation from the original text in Greek]

Agreed-Upon Procedures Report on the Investment Schedule of NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY

To the Board of Directors (hereinafter the "Management") of NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY

For submission to the Hellenic Capital Market Commission

Purpose of this Agreed-Upon Procedures Report and Restriction on Use and Distribution
Our report is solely for the purpose of assisting the company "NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY" (hereinafter the Company), in relation with the submission to the Hellenic Capital Market Commission of the Investment Schedule for the period ended as of June 30, 2026 in the context of its compliance with its obligations under the provisions of the article 53 of the Law 5193/2025 and the requirements of Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission as in force (hereinafter the "Subject Matter").

This report is not appropriate for any other purpose and is intended solely for the Management of the Company, therefore we do not assume any liability in connection with the performance of the following agreed-upon procedures to any third party, other than the Company. Accordingly, this report is not to be used or distributed to any other party other than for information purposes only to the Hellenic Capital Market Commission.

This report is limited to what is referred above and does not extend to the interim condensed financial information that was prepared by the Company for the six-month period ended 30 June 2026, for which we issued a separate Review Report.

Management's responsibilities
The Management of the Company, as Engaging Party, has acknowledged that the agreed-upon procedures are appropriate for the purpose of the assignment.

Furthermore, the Management of the Company, as Responsible Party, is responsible for the subject matter on which the agreed-upon procedures are performed.

Auditor's responsibilities
We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (revised) "Agreed-Upon Procedures Engagements". An agreed-upon procedures engagement involves our performing the procedures that have been agreed with the Management of the Company and reporting the findings, which are the factual results of the agreed-upon procedures conducted. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have to come to our attention that would have been reported.

Professional ethics and quality management
We have complied with the ethical requirements of the Code of Conduct for Professional Auditors of the Board of International standards of Ethics for Auditors ("ΣΔΠΔΕ" Code) and with the ethical and independence requirements of Law 4449/2017, as well as Regulation (EU) 537/2014.

Our firm applies International Standard on Quality Management (ISQM) 1, "Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements", and accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings
We have performed the procedures described below on the Subject Matter, as agreed with the Company's Management in the terms of the engagement dated 6 August 2026.

Procedures
1. Examine whether the information included in the Investment Schedule for the six-month period ended 30 June 2026 is in compliance with article 53 of the Law 5193/2025, as in force and the decision referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as in force.

2. Examine whether the descriptions of the investment properties which appear in the "Property Description" columns of the above-mentioned Investment Schedule is consistent with those described in the Valuation Reports as of 30 June 2026 issued by the responsible independent valuers.

3. Examine whether the fair values of the investment properties which appear in the "Fair Value" column of the above-mentioned Investment Schedule were derived from the Valuation Reports as of 30 June 2026 issued by the responsible independent valuers.

4. Examine whether the fair value of investments which appears in the "Fair Value of Participation" column of the above-mentioned Investment Schedule was derived from the reported net asset value of the company, in which the Company has invested, as presented in the accounting records maintained by the Company for the six-month period ended 30 June 2026, which were based on the fair value of the underlying investment property shown in the Valuation Report as of 30 June 2026 and determined by the responsible independent valuer.

5. Examine whether the total fair value of investment properties which appear in the above-mentioned Investment Schedule agrees with the corresponding value of Investment Properties presented in the accounting and supporting records maintained by the Company for the six-month period ended 30 June 2026.

6. Examine whether the financial information included in the above-mentioned Investment Schedule was extracted from the accounting records maintained by the Company for the six-month period ended 30 June 2026.

7. Check that the calculations in the above-mentioned Investment Schedule are arithmetically accurate.

«NOVAL PROPERTY REAL ESTATE INVESTMENT COMPANY»

NOVAL PROPERTY

H.C.M.C. DEC. No. 6 / 832 / 30.11.2018 (Ref. no. 4599 / 7.12.2018) & H.C.M.C. DEC. No. 337 / 3.09.2019 (Ref. no. 3162/3.09.2019) [1]

REGISTERED SEAT: 2-4, Mesogeion Ave, Athens Tower, 11527 Athens Municipality, Attica Prefecture

INVESTMENT SCHEDULE dated 30.06.2026

(pursuant to article 53 of L. 5193 / 2025, published in FEK No 56 at 11/04/2025)

Findings

1. The above-mentioned Investment Schedule for the six-month period ended 30 June 2026, includes all the information in compliance with article 53 of the Law 5193/y, as in force and the decision referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as in force.

2. The descriptions of the investment properties which are presented in the “Property Description” columns of the above-mentioned Investment Schedule are consistent with those described in the Valuation Reports as of 30 June 2026 prepared by the responsible independent valuers.

3. The fair values of the investment properties which are presented in the “Fair Value” column of the above-mentioned Investment Schedule were derived from the Valuation Reports as of 30 June 2026 prepared by the responsible independent valuers.

4. The fair value of investments which appears in the “Fair Value of Participation” column of the above-mentioned Investment Schedule was derived from the reported net asset value of the company, in which the Company has invested, as presented in the accounting records maintained by the Company for the six-month period ended 30 June 2026 were based on the fair value of the underlying investment property shown in the Valuation Report as of 30 June 2026 and determined by the responsible independent valuer.

5. The total fair value of investment properties which appear in the above-mentioned Investment Schedule agrees with the corresponding value of Investment Properties presented in the accounting and supporting records maintained by the Company for the six-month period ended 30 June 2026.

6. The financial information included in the above-mentioned Investment Schedule was extracted from the accounting records maintained by the Company for the six-month period ended 30 June 2026.

7. We checked that the calculations in the above-mentioned Investment Schedule are arithmetically accurate.

Athens, 14 September 2026
The Certified Auditor

Andreas Riris
SOEL Reg. No. 65601

PricewaterhouseCoopers
Certified Auditors - Accountants,
65 Kifissias Avenue, Marousi 15124
SOEL Reg. No. 113